

OS345/22

1. 5225/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

65AB 604175

4.4.22
 Ce-2/1603085

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 4th day of April in the year Two Thousand Twenty Two BETWEEN

Certified that the document is admitted at registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-III
Alipore, South 24-parganas

04 APR 2022

SRI ASHOK KUMAR DAS @ ASOK KUMAR DAS PAN No. ADQPD5262N, Aadhaar no. 655783825586, son of Late Kanai Lal Das, by faith Hindu, by occupation Service, by Nationality Indian, residing at 550, P. Majumder Road, Kolkata 700078, P.O. Haltu, P.S. - Garfa, District 24 Parganas(S), hereinafter called and referred as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, administrators, legal representatives and assignees) of the **FIRST PART**.

A N D

NITU AGARWAL, w/o Kushal Agarwal, PAN NO. AJAPA5539M, AADHAAR NO. 969615759799, by faith - Hindu, by occupation - Housewife, residing at 3 no. Vidyasagar Sarani, Garfa, Santoshpur, P.O.- Santoshpur, P.S. - Garfa, Kolkata - 700075 District: 24 Parganas (South), hereinafter called and referred to as the **"PURCHASER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, administrators, legal representatives and assignees) of the **OTHER PART** and herein after to as the **"PURCHASER"**.

WHEREAS the then landlords Anadi Das and Atindra Nath Das and others filed a rent suit No. 276 of 1935 in the Court of the Ld. First Munsif at Alipore against Syed Ahmed Hossain and Jobeda Khatun Bibi and others for realisation of arrear rent respect of the property comprised R.S. Dag No. 4159 relating to D.S. Khatian No. 206 and R.S. Khatian No. 1710, Mouza- Kasba, Police Station at present Kasba (previous Police Station Tollygunge) in the District of 24-Parganas.

AND WHEREAS the said Suit no. 276 of 1935 was decreed and the property involved in the said suit was put to auction Sale and one Sri Dinesh Chandra Choudhury son of Late Nishi Kanta Chowdhury of no. 141, Jatin Das Road, P.S. Tollygunge purchased the property relating to the said suit, on auction and took delivery of Khas possession thereof through Court.

AND WHEREAS the Judgment Debtor filed Suit no. 123 and 129 Of 1941 in the said court for setting aside the sale and succeeded.

AND WHEREAS thereafter the said auction purchaser filed Miscellaneous Appeal in the proper Court against the Judgment of the lower court and succeeded, thereafter the judgment debtors filed petitions no. 1783 and 1784 of 1942 before the Hon'ble High Court at Calcutta for revision of the Judgment of the lower court and after hearing, both the revision petitions were dismissed on contest.

AND WHEREAS thereafter the auction purchaser had been enjoying absolute right and exclusive possession over the land purchased by him on auction sale, a part of which is the portion of the land fully described in the schedule 'A' of the said Deed of Conveyance.

AND WHEREAS one Hiran Bala Chowdhury wife of Dinesh Chandra Chowdhury resident of Tollygunje purchased some land comprised in Dag No. 4160 pertaining to Khatian No. 434 and 511 in Mouza - Kasba, P.S.- at present Kasba, District - 24 Paraganas, by Deed no. 1914 for 1941 and Deed No. 6857 for 1941 and registered at Sadar Registration Office at Alipore.

AND WHEREAS one Dinesh Chandra Chowdhury husband of Hiran Bala Chowdhury purchased some land including 0.33 decimals of land of R.S. Plot No. 4159 under D.S. Khatian No. 206 corresponding to R.S. Khatian No. 1710 of Mouza- Kasba, P.S.- Kasba, District- 24 Paragans (S) in auction on 15.7.1940 in Rent Execution Case No. 66 of 1939 of the First Court of Munsif at Alipore.

AND WHEREAS the auction purchase was duly confirmed by the Ld. Court on 17.8.1940 and whereas the auction purchaser Dinesh Chandra Chowdhury got possession of the said auction purchased land on 10.9.1940 through Court.

AN WHEREAS the said Hiran Bala Chowdhury and Dinesh Chandra Chowdhury jointly executed one Deed of Conveyance on 20.9.1947 registered in the Office of the Sub Registry Office at Alipore, and recorded in Book No. - I, Volume No. 51, pages 174 to 190 Being No. 2863 for the year 1947 All that piece and parcel of 3 bigha 4.5 cottahs in favour of Subodh Kumar Dutta s/o Late Jnanendra Nath Dutta whereby they sold and transferred their respective right title and interest in the Land in R.S. Dag No. 4160 under D.S. Khatian No. 434 and 511 (corresponding to R.S. Khatian No. 2279 and Dag no. 4159 under D.S. khatian

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no. 206 corresponding to R.S. Khatian No. 1710) of Mouza- Kasba, J.L. No. 13, Touzi no. 145, P.S.- Kasba, District- 24 Paraganas (S) to Subodh Kumar Dutta.

AND WHEREAS the vendor herein purchased All that piece and parcel of demarcated 4 cottahs 15 chittacks 11 sq.ft. agricultural land comprised in R.S. Dag No. 4160 under D.S. Khatian No. 434 and 511 corresponding to R.S. Khatian No. 2279 of Mouza- Kasba, J.L. No. 13, Touzi no. 145, P.S.- Kasba, District- 24 Paraganas (S) by virtue of a Deed of Conveyance on 23.8.1985 registered in the Office of the Sub Registry Office at Alipore, and recorded in Book No. – I, Volume No. 133, pages 227 to 230, Being No 7527 for the year 1985.

AND WHEREAS the vendor herein during stay over the All that piece and parcel of land measuring about **4 (Four) cottah 15 chittack 11 sq.ft. more or less land** comprised in R.S. Dag No. 4160 under D.S. Khatian No. 434 and 511 corresponding to R.S. Khatian No. 2279 of Mouza- Kasba, J.L. No. 13, under K.M.C. ward no. 106 being premises no. 550, P. Majumder Road and mailing address 21/14 & 15/B Purbachal Canal South Road, Kolkata-700078, District – South 24 Paraganas converted changed the character of the land from shali to bastu by virtue of a certificate of mutation dated 9.10.2018 and also prepared a building plan vide no. 202012027 dated 15-12-2020 from the K.M.C. Be it mentioned that while taking the physical measurement of the land it was found that there is **4 (Four) cottah 15 chittack land instead of 4 (Four) cottah 15 chittack 11 sq.ft. more or less land.**

AND WHEREAS the Vendor herein while seized and possessed of All that piece and parcel of land measuring about **4 (Four) cottah 15 chittack more or less land** under Mouza - Kasba, J.L. No.13, Touzi No.145, R.S. Dag No. 4160, R.S. Khatian No. 2279, under K.M.C. ward no. 106 being premises no. 550, P. Majumder Road and mailing address 21/14 & 15/B Purbachal Canal South Road, Kolkata-700078, District – South 24 Paraganas decided and declared to sale the same which is free from all encumbrances, charges, liens, to anybody.

AND WHEREAS the purchaser approached the vendor herein to purchase All that piece and parcel of land measuring about **4 (Four) cottahs 15 chittack**

more or less land under Mouza - Kasba, J.L. No.13, Touzi No.145, R.S. Dag No. 4160, R.S. Khatian No. 2279, under K.M.C. ward no. 106 being premises no. 550, P. Majumder Road and mailing address 21/14 & 15/B Purbachal Canal South Road, Kolkata-700078, District - South 24 Paraganas, for the sake of brevity said Bastu **Land is** to be called and referred to as the "**Said Property**" which is morefully described and written in the "**SCHEDULE**" hereunder, at a total Consideration of **Rs. 1,60,00,000/- (One Crore Sixty Lakhs) only** and the Vendor herein have agreed to sell and the purchaser herein have agreed to purchase the said property, which is morefully described and written in the **Schedule** hereunder, at a total consideration of **Rs. 1,60,00,000/- (One Crore Sixty Lakhs) only** which is the highest market price of the said property as per prevailing market.

AND WHEREAS the Vendor herein have agreed to sale and the Purchaser herein have agreed to purchase the **Said Property** with common parts, common conveniences, common amenities and facilities thereto belonging to the said property at or for **Rs. 1,60,00,000/- (One Crore Sixty Lakhs only)** which has been paid by the purchaser herein to the Vendor herein and the possession thereof has already been delivered to the purchaser herein by the Vendor.

AND WHEREAS all the parties herein have discussed among themselves regarding the terms and conditions on which the **Said Property** can be sold out and purchased and all the parties herein have accepted the terms and conditions as written hereunder after verifying and being satisfied about the genuinity of all the documents related to the said property.

NOW THIS DEED WITNESSETH that in consideration of the said sum of **Rs. 1,60,00,000/- (One Crore Sixty Lakhs) only** of the true and lawful money of the Union of India in hand well and truly paid by the Purchaser to the Vendor herein as per Memo of Consideration mentioned below on or before the execution of these presents the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof the Vendor doth

hereby acquit, release and forever discharge the said Purchaser and also the **said property**, morefully and particularly written and described in the Schedule hereunder, the Vendor herein doth hereby grant convey, transfer, sale, assign and assure unto the Purchaser of all that said property **TOGETHER WITH** all easement and appurtenance attached therein including all right of easement of the said property and, more fully and particularly described and written in the Schedule hereunder **OR HOWSOEVER OTHERWISE** the said property thereof now are or hereto before were or was situated, butted and bounded called known numbered and described or distinguished **TOGETHER WITH** all passages, common fences and all rights, liberties, privileges, easements and appendages and appurtenances to the said property belonging to or in anywise appertaining to or have or at any time hereto held, acquired, enjoyed, reputed, deemed taken or known or part parcel of number thereof or appurtenant thereto **AND** all the estate rights, title, interests, inheritances use trust possession in the property claim and demand whatsoever both at law and in equity of the Vendor whatsoever into and upon the said property or any part thereof together with all deeds, pattahs, documents writings and evidences of title, whatsoever which exclusively related to or concerning the said property and/ or any part thereof which are now are hereinafter shall or may be in the custody power or control of the Vendor or any other person or persons from whom they can or may procure the same without any action or suit **AND TO HAVE AND TO HOLD** the said property described in the Schedule herein or expressed or intended so to be with her **AND** to the use of the Purchaser absolutely and forever **AND THAT NOTWITHSTANDING** any act deed thing by the Vendor done executed and/or knowingly suffered to the contrary, the Vendor now have good rightful power and is now lawfully rightly and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted or expressed so to be and every part for perfect and indefeasible estate and inheritance without any right to alter, defeat, encumber or make void the same **AND NOTWITHSTANDING** any such act deed or thing whatsoever power to convey the said property and hereby conveyed or expressed so to be unto and to the use of the Purchaser in absolute and forever and in the manner aforesaid and the Vendor is divested from right, title, interest and possession from the said

property to the Purchaser and the Purchaser is put in khas possession of the same from today and the Purchaser shall and may at all times hereinafter subject to the payment or rents and other outgoings payable to the K.M.C, peacefully and quietly possess and enjoy the said property and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons from the Vendor and that free and clear and freely and clearly and absolutely raised harmless and keep indemnified against all estate and encumbrances created by the Vendor or any person or persons lawfully and equitably claiming from under or in trust for them **FURTHER THAT** the Vendor and all persons having lawfully and equitably claiming any estate and interest in the said property or any part thereof under or in trust for the Vendor herein shall and will from time to time and at all time hereinafter at the request and cost of the Purchaser do and execute or cause to be done such act, deeds and things whatsoever for further and more perfectly assuring the said property and every part thereof and to the use of the Purchaser herein in the manner aforesaid as shall or may be reasonably required.

BE IT STATED THAT the Vendor herein shall support any application made by the Purchaser for mutation of her name in Office of the local B.L. & L.R. Office, K.M.C and any competent authority, the cost of the Purchaser herein do all that she may be required to do for that purpose.

The Vendor herein also declares that the said property hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien, lispensens or any attachment whatsoever. There is no case, suit or proceeding pending before any Court of Law against the said property. The Vendor herein have sold the said property while having good, clear and marketable title therein and free from all encumbrances and delivered peaceful vacant and khas possession of the said property to the Purchaser herein.

If any of the Statements or covenants made herein before by the Vendor herein are found to be false, untrue or any defect in title is detected hereinafter, the Vendor and it's successors and assigns, successors and assigns shall and will be liable for the same.

If any error or omission is found to have taken place in this Deed in future, the Vendor herein shall at the cost and request of the Purchaser herein do and execute or cause to be done and executed any supplementary deed or deed of rectification/ declaration in favour of the Purchaser herein.

The Vendor herein hereby further declare that in event the said property hereby conveyed and described in the Schedule hereunder written are wholly or partly requisitioned or acquisitioned by the Government or any other authority concerned the Vendor herein and it's successors in office and assigns shall and will have no right to claim or demand for any compensation in that regard and the Purchaser herein named will have sole authority for Compensation.

SCHEDULE ABOVE REFERRED TO

(Said Property)

All that piece and parcel of land measuring about **4 (Four) cottah 15 chittack more or less land with situated** under Mouza - Kasba, J.L. No.13, Touzi No.145, R.S. Dag No. 4160, R.S. Khatian No. 2279, under K.M.C. ward no. 106 being **premises no. 550, P. Majumder Road** and mailing address 21/14 & 15/B Purbachal Canal South Road, Kolkata-700078, District - South 24 Paraganas, which is butted and bounded as follows :-

On the North : 16 ft. wide KMC Road

On the East : Part of Plot No. 12

On the West : Part of Plot No. 16

On the South : Part of C.S. Dag No. 4269.

Road Zone : (Khal Parh -- Purbachal Rd),

IN WITNESS WHEREOF the PARTIES hereto have set and subscribed their respective hands and seals this the day, month and year first above written.

SIGNED, SEALED & DELIVERED

at Kolkata in presence of :

WITNESSES :

1. Sarmila Das
21/14 & 15 B,
Purbachal Canal
South Rd.
Kolkata - 78

Aashu Kumar Das

SIGNATURE OF THE VENDOR

2. Rajesh Sharma,
10, Bhabha Nanda Road
Col. 26, P.S. - Tollygunge

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Nitu Agarwal

SIGNATURE OF THE PURCHASER

Drafted by

Surajit Sen Gupta

Advocate F-935/2006
Alipore Judges' Court,
Kolkata - 700027

(As per photo copy of documents supplied by the purchaser)

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MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs. 1,60,00,000/- (One Crore Sixty Lakhs) only** as full and final consideration money in respect of the said property, morefully described and written in Schedule herein above as follows :

1. By cheque no. 845613 dated 7.3.22 drawn on SBI Pal Bazar Branch for	Rs. 1,00,000/-
2. By cheque no. 845617 dated 25.3.22 drawn on SBI Pal Bazar Branch for	Rs. 25,00,000/-
3. By cheque no. 845618 dated 25.3.22 drawn on SBI Pal Bazar Branch for	Rs. 30,00,000/-
4. By cheque no. 845620 dated 2.4.22 drawn on SBI Pal Bazar Branch for	Rs. 92,40,000/-
5. By cheque no. 845622 dated 2.4.22 drawn on SBI Pal Bazar Branch for	Rs. 10,00,000/-
	<hr/>
	Rs. 1,58,40,000/-
TDS 1%	Rs. 1,60,000/-
	<hr/>
	Total Rs. 1,60,00,000/-

(Received **Rupees One Crore Sixty Lakhs** only).

SIGNED, SEALED AND DELIVERED












In presence of : -

WITNESSES:

- 1) *Sarmila Das*
- 2) *Rajesh Sharma*





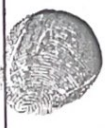






Asok Kumar Das

SIGNATURE OF THE VENDOR

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name... NITU AGARWAL

Signature... Nitu Agarwal

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name... ASHOK KUMAR DAS

Signature... Ashok Kumar Das

	Thumb	1st finger	middle finger	ring finger	small finger
<p style="text-align: center;">PHOTO</p>	left hand				
	right hand				

Name.....

Signature.....

SITE PLAN AT PREMISES NO. 550, P. MAZUMDAR ROAD, MOUZA, KASBA, J.L. NO. 13, TOUZI NO. 145, R.S. PLOT NO. 4160, R.S. KHATTIAN NO. 2279,
P. S. KASBA, WARD NO. 106, UNDER BOROUGH XII, UNDER KOLKATA MUNICIPAL CORPORATION.

AREA OF LAND :- 04 K. - 15 CH. - 00 SQ.FT. i.e. 330,257 SQ.MT. i.e. 3555 SQ.FT. (SHOW IN RED BORDER)

SCALE 1 : 125
(UNLESS OTHERWISE MENTIONED)



IV
21/13B, PURBACHAL
CANAL SOUTH ROAD
10800

25/8C, PURBACHAL
CANAL SOUTH ROAD

VACANT LAND
35/5C, PURBACHAL
CANAL SOUTH ROAD

ST-II
35/4C, PURBACHAL
CANAL SOUTH ROAD
30300

ST-II
35C/3, PURBACHAL
CANAL SOUTH ROAD

10899
VACANT LAND
550/1, P. MAZUMDAR ROAD

30300

4.878 MT. WIDE K.M.C. BLACK TOP ROAD

VACANT LAND
21/15B, PURBACHAL
CANAL SOUTH ROAD

As per Original.

Sanjiv Kumar Das
SIGNATURE OF OWNER

MILJA GHOSH
Registered Architect
Reg. No. CA/19/14389
Milja Ghosh
DRAWN BY

Major Information of the Deed

Deed No :	I-1603-05225/2022	Date of Registration	04/04/2022
Query No / Year	1603-2001003085/2022	Office where deed is registered	
Query Date	30/03/2022 10:53:56 AM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	SUROJIT SENGUPTA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9231851468, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,60,00,000/-	Rs. 1,77,74,997/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 8,88,770/- (Article:23)	Rs. 1,77,796/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: P. Majumder Road, Road Zone : (Khal Parh -- Purbachal Rd) , , Premises No: 550, , Ward No: 106 Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 15 Chatak	1,60,00,000/-	1,77,74,997/-	Width of Approach Road: 16 Ft.,
Grand Total :				8.1469Dec	160,00,000 /-	177,74,997 /-	

Major Information of the Deed



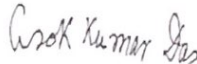
Deed No :	I-1603-05225/2022		Date of Registration	04/04/2022
Query No / Year	1603-2001003085/2022		Office where deed is registered	
Query Date	30/03/2022 10:53:56 AM		D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	SUROJIT SENGUPTA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9231851468, Status : Advocate			
Transaction	[0101] Sale, Sale Document			
Set Forth value	Rs. 1,60,00,000/-			
Stampduty Paid(SD)	Rs. 8,88,770/- (Article:23)			
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)			
	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
	Market Value	Rs. 1,77,74,997/-		
	Registration Fee Paid	Rs. 1,77,796/- (Article:A(1), E)		

Land Details :



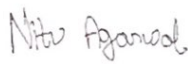
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: P. Majumder Road, Road Zone : (Khal Parh -- Purbachal Rd) , , Premises No: 550, , Ward No: 106 Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 15 Chatak	1,60,00,000/-	1,77,74,997/-	Width of Approach Road: 16 Ft.,
Grand Total :				8.1469Dec	160,00,000 /-	177,74,997 /-	



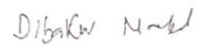
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ASOK KUMAR DAS, (Alias: Mr ASHOK KUMAR DAS) Son of Late Kanai Lal Das Executed by: Self, Date of Execution: 04/04/2022 , Admitted by: Self, Date of Admission: 04/04/2022 ,Place : Office	Photo  04/04/2022	Finger Print  LTI 04/04/2022	Signature  04/04/2022
550, P. Majumder Road, City:- Not Specified, P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx2N, Aadhaar No: 65xxxxxxxx5586, Status :Individual, Executed by: Self, Date of Execution: 04/04/2022 , Admitted by: Self, Date of Admission: 04/04/2022 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs NITU AGARWAL (Presentant) Wife of Mr KUSHAL AGARWAL Executed by: Self, Date of Execution: 04/04/2022 , Admitted by: Self, Date of Admission: 04/04/2022 ,Place : Office	Photo  04/04/2022	Finger Print  LTI 04/04/2022	Signature  04/04/2022
Wife of Mr KUSHAL AGARWAL VIVEK NAGAR, 3, City:- Not Specified, P.O:- SANTOSH PUR, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJxxxxxx9M, Aadhaar No: 96xxxxxxxx9799, Status :Individual, Executed by: Self, Date of Execution: 04/04/2022 , Admitted by: Self, Date of Admission: 04/04/2022 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DIBAKAR MONDAL Son of Mr SHYAMAL MONDAL VILLAGE- PARBATIPUR, City:- Not Specified, P.O:- MONDAL O GAZIPARA, P.S.-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503	 04/04/2022	 04/04/2022	 04/04/2022
Identifier Of Mr ASOK KUMAR DAS, Mrs NITU AGARWAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ASOK KUMAR DAS	Mrs NITU AGARWAL-8.14688 Dec

Endorsement For Deed Number : I - 160305225 / 2022

On 04-04-2022

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 13:32 hrs on 04-04-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mrs NITU AGARWAL, Claimant.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,77,74,997/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 04/04/2022 by 1. Mr ASOK KUMAR DAS, Alias Mr ASHOK KUMAR DAS, Son of Late Kanai Lal Das Das, 550, P. Majumder Road, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Retired Person, 2. Mrs NITU AGARWAL, Wife of Mr KUSHAL AGARWAL, VIVEK NAGAR, 3, P.O: SANTOSHPUR, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife

Indetified by Mr DIBAKAR MONDAL, , , Son of Mr SHYAMAL MONDAL, VILLAGE- PARBATIPUR, P.O: MONDAL O GAZIPARA, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,77,796/- (A(1) = Rs 1,77,750/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 1,77,764/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/03/2022 12:00AM with Govt. Ref. No: 192021220214532482 on 30-03-2022, Amount Rs: 1,77,764/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90028041 on 31-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,88,770/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 8,88,760/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 604175, Amount: Rs.10/-, Date of Purchase: 17/03/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/03/2022 12:00AM with Govt. Ref. No: 192021220214532482 on 30-03-2022, Amount Rs: 8,88,760/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90028041 on 31-03-2022, Head of Account 0030-02-103-003-02

Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 222628 to 222650
being No 160305225 for the year 2022.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2022.04.28 12:43:08 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/04/28 12:43:08 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)