

7603/23 VC-1735/23

I-7322/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
 24-5-23
 E-58 E-21125246

K 270236

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

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

25-05-23

DEED OF SALE

THIS DEED OF SALE is made on this the 24th day of May, 2023 (TWO THOUSAND TWENTY THREE).

BETWEEN

SMT SHILA LAHA (PAN NO:ABAPL2448Q) (AADHAAR NO: 907192230176), wife of Sri Rammoy Laha, by faith-Hindu, by Nationality-Indian, by occupation: Housewife, residing at 20, Kankulia Road, P.O. and P. S. Gariahat, Kolkata - 700029, hereinafter jointly called and referred to as the **"OWNER/ VENDOR"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her respective heirs, executors, administrators, legal, representatives and/or assigns) of the **FIRST PART**.

AND

SRI BINOY BHAWAL (PAN NO. ADRPB9041L) (AADHAAR NO. 4515 6200 5249), son of Late Suresh Chandra Bhawal, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at 28A, Bedia Danga, Masjid Bari Bye Lane, P.O.- Tiljala, P.S.- Kasba, Kolkata- 700039, hereinafter called and referred to as the **"PURCHASER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his each heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS The Suburban Agricultural Diary & Fisheries Ltd. having its registered office at No.75, Badridas Temple Street, P.S. Manicktala, Calcutta-700004, filed a suit against Pratul Chandra Mondal and others in the 3rd court of the Sub-Ordinate Judge at Alipore being title suit No.16 of 1941 (The Suburban Agricultural Diary & Fisheries Ltd. -vs- Pratul Chandra Mondal and Ors.) for partition of their property which included land appertaining to R.S. Dag No.195 under Khatian Nos. 131, 132, of Mouza Nayabad Police Station Kasba, then Purba Jadavpur now Panchasayar in the District of South 24 Parganas.

AND WHEREAS by the preliminary Decree passed in the said suit the respective shares of the groups of Defendants were declared.

AND WHEREAS on the prayer Sri Pratul Chandra Mondal son of Raj Kishore Mondal was one of the defendants and during the hearing proceeding of the said suit.

AND WHEREAS on the prayer of some of the Defendants therein a Pleader commissioner was appointed to make separate allotment.

AND WHEREAS said Pratul Chandra Mondal (now deceased) died intestate leaving behind him the following legal heirs:-

- i) Labannya Prova Mondal.....wife
- ii) Malay Kumar Mondal.....son
- iii) Swapan Kumar Mondal.....son

AND WHEREAS in the report submitted by the Pleader Commissioner Labannya Prova Mondal one of the heir of the deceased said Pratul Chandra Mondal was allotted sali land appertaining to R.S. Plot No. 195 under Khatian Nos. 131, 132, of Mouza Nayabad, P.S. Kasba, then Purba Jadavpur now Panchasayar, District of South 24-Pparganas.

AND WHEREAS a final decree on 4th June, 1971 was passed by the court in the said suit accepting the said report of the Commissioner.

AND WHEREAS Labannya Prova Mondal being seized and possessed of the said land allotted to her under the final decree entered into an agreement for sale the same to Sri Naren Pramanik and Kusum Moitra for value consideration.

AND WIEREAS Labannya Prova Mondal sold out sali land to to Sri Naren Pramanik and Kusum Moitra.

AND WHEREAS Sri Naren Pramanik and Sri Kusum Moitra purchased the said land from said Labannya Prova Mondal by a registered Deed of Conveyance vide deed No. 8697 dated 16.5.1986 registered at the office of the D.S.R. Alipore.

AND WHEREAS said Sri Naren Pramanik and Sri Kusum Moitra while was in peaceful possession on the above said their purchased land, they sold, conveyed and transferred **ALL THAT** piece and parcel of sali land measuring about **5 Cottahs 13 Chittak 15 Sq.ft.** including area of common passage and the area of land after deducting the area of common passage net area 3 Cotthas 04 Chiitaks 20 Sq.ft. being Plot No.41 lying and situate at Mouza-Nayabad, J.L. No. 25, Touzi No. 56, comprising of part of Dag No. 195 under

Khatian No. 131, 132, P.S. Kasba then Purba Jadavpur now Panchasayar, Kolkata- 700099, under the Kolkata Municipal Corporation ward No. 109, District South 24 Parganas, in favour of the present Vendor Smt Shila Laha, by a duly registered Deed of Sale which was executed on 31st day of December, 1986 and registered at the office of the District Sub-Registrar, Alipore and recorded it in Book No. I, Volume No. 111, Page from 203 to 212, Deed No. 5044 of 1987.

AND WHEREAS one Deed of Declaration was executed by the Vendor herein Smt. Shila Laha on 19th June. 2001 which was registered in the office of D.S.R.-III, Alipore, South 24 Parganas being No. 3153 for the year 2001 as there was inadvertently typographical mistake found that in the above mention Sale Deed being No. 5044 for the year 1987, the R.S. Dag No. of the said land was wrongly mention as 191 in place of R.S. Dag No. 195.

AND WHEREAS after deducting the common passage area i.e. 2 Cottahs 8 Chittaks 40 sq.ft., the said Smt Rita Laha, the Vendor herein became the absolute owner of **ALL THAT** piece and parcel of sali land measuring about **3 Cotthas 04 Chiitaks 20 Sq.ft.** being Plot No.41 lying and situate at Mouza-Nayabad, J.L. No. 25, Touzi No. 56, comprising of part of Dag No. 195 under Khatian No. 131, 132, P.S. Kasba then Purba Jadavpur now Panchasayar, Kolkata- 700099, under the Kolkata Municipal Corporation ward No. 109, District South 24 Parganas.

AND WHEREAS the said Smt Shila Laha, the Vendor herein mutated her names in the office of Kolkata Municipal Corporation vide **Assessee No. 31-109-08-2833-6** and the Land known and numbered as **2714, Nayabad** and the Vendor herein also mutated her name in the office of B.L&L.R and she got **L.R. Khatian No.2912** and also applied for conversion of land from Sali to Bastu vide case No. CN/2023/1630/355.

AND WHEREAS the said Smt Shila Laha, the Vendor herein decided to sale, transfer, convey **ALL THAT** a plot of Bastu Land measuring about **3 Cotthas 04 Chiitaks 20 Sq.ft.** being Plot No.41 lying and situate at Mouza-Nayabad, J.L. No. 25, Touzi No. 56, comprising in part of R.S. Dag No. 195 corresponding L.R. Dag No.195, under R.S. Khatian No. 131, 132 corresponding L.R. Khatian No. 2912, **K.M.C. Premises No. 2714,**

Nayabad, P.S. previously Purba Jadavpur now Panchasayar, Kolkata-700099, under the Kolkata Municipal Corporation ward No. 109, Borough No. XII, A.D.S.R. Office at Sealdah, **Assessee No. 31-109-08-2833-6**, District 24 Parganas (South), which is more fully described in **SCHEDULE** hereinafter referred to as "**said Property**".

AND WHEREAS the said Vendor wants to sale the said Property and the Purchaser herein who have come to know of the intention of the Vendor to transfer the said Property and after inspection and verification of title documents and related papers of the said property, the Purchaser has been satisfied and approached the Vendor to purchase the same at or for a full consideration of **Rs.61,00,000/- (Rupees Sixty One Lakh) only**, inclusive of all right, interest, title and possession and others whatsoever applicable under **TRANSFER OF PROPERTY ACT** and the Owner/Vendor accepted said offer of the **PURCHASER** and finally agreed to sell aforesaid Property more fully mentioned hereunder **SCHEDULE** with true intent and purposes at or for a said full consideration of **Rs.61,00,000/- (Rupees Sixty One Lakh) only**, as per terms and condition hereunder written. Excluding all statutory payments like stamp duty & registration charges, etc. will be from **PURCHASER'S** account.

NOW THIS INDENTURE WITNESSETH that in consideration of the said sum of **Rs.61,00,000/- (Rupees Sixty One Lakh) only** paid by the **PURCHASER** to the **VENDOR** at or before the execution of these presents (the receipt whereof the **VENDOR** doth as well as by the receipt hereunder written admit and acknowledge and of and from the payment of the same and every part thereof doth hereby acquit, release and discharge forever the **PURCHASER** as well as the said land and premises hereby granted and conveyed) the **VENDOR** doth hereby grant, convey and transfer, sell assign and assure unto and to the use and benefit of the **PURCHASER** free from all encumbrances and liabilities whatsoever **ALL THAT** a plot of Bastu Land measuring about **3 Cotthas 04 Chiitaks 20 Sq.ft.** being Plot No.41 lying and situate at Mouza-Nayabad, J.L. No. 25, Touzi No. 56, comprising in part of R.S. Dag No. 195 corresponding L.R. Dag No.195, under R.S. Khatian No. 131, 132 corresponding L.R. Khatian No. 2912, **K.M.C. Premises No. 2714**, **Nayabad**, P.S. previously Purba Jadavpur now Panchasayar, Kolkata-

700099, under the Kolkata Municipal Corporation ward No. 109, Borough No. XII, A.D.S.R. Office at Sealdah, **Assessee No. 31-109-08-2833-6**, District 24 Parganas (South), more fully and particularly described in the Schedule hereunder written and herein after referred to as the "the said Property" **OR HOWSOEVER OTHERWISE** the said land, messuages and premises now is or at any time or times heretofore were or was situated butted bounded described called known and numbered **TOGETHER WITH** the trees, fences, lights, privileges, liberties, easements and appurtenance whatsoever to the said property belonging or in any way appertaining thereto **AND the REVERSION OR REVRSIONS REMAINDER OR REMAINDERS** and the rents, issues and profits thereof and all the estate right title interest property claim or demand whatsoever both at law and in equity of the **VENDOR** into or upon the same or any part thereof **AND ALL** the deeds, puttahs, muniments, writings and evidences of title which exclusively relate to "the said premises" hereby granted **TO HAVE AND TO HOLD** the said "the said premises" hereby transferred assigned and assured or intended so to be unto and to the use of the **PURCHASER** absolutely and forever free from all encumbrances charges and attachments whatsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

- i. Notwithstanding any act, deed, matter or thing what so ever done by the Vendor or any of the Vendor's predecessors-in-title may have done, commit, execute or knowingly suffered to the contrary, the Vendors now hath good right, full power, absolute authority, indefeasible title or otherwise is well and sufficiently entitled to grant, sell, convey, transfer, assign and assure the Schedule property and all rights and benefits hereby granted, sold, conveyed, transferred, assigned and assure or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid according to the true intent and meaning of these presents.
- ii. And that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged from and by the Vendor and well and sufficiently saved, defended, kept, harmless and indemnified of and from or against all manner of former or other rights, title, interest, liens, charges, attachments and encumbrances whatsoever made, done occasioned

and/or suffered by the Vendor and/or any person or persons rightfully claiming through or under or in trust of the Vendors.

- iii. It shall be lawful for the Purchaser from time to time and at all times hereafter to enter into and upon and to use hold and enjoy the said property, hereby conveyed and every part thereof and to receive the rents, issues and profits thereof without any interruption, disturbances, claims or demands whatsoever from or by the Vendor and/or any person or persons claiming through under or in trust for them and freed and cleared from and against all manner of encumbrances, trust, liens and attachments whatsoever.
- iv. The Vendor shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser make, do, acknowledge, execute and perfect all such further and/or other lawful and reasonable acts, deeds, matters, and things whatsoever for further, better or more perfectly assuring the subject property hereby conveyed, transferred, assigned and assured unto the Purchaser the manner aforesaid as shall or may be reasonably required by the Purchaser.
- v. The Vendor shall not do anything or make by grant whereby the right of the Purchaser hereunder may be prejudicially affected and shall do all acts as the necessary to cause the rights available to the Purchaser as granted conveyed and/or sold, hereunder.
- vi. The Vendor doth hereby accord their consents and assist to the Purchaser for mutation of the said property in the Assessment Records of the Kolkata Municipal Corporation and B.L. & L.R.O. and all other appropriate Government and/or Semi-Government or any other competent authority.
- vii. That the said property has not been acquired by the State Government, KMDA or any other Authority nor the Vendor received any notice for acquisition or requisition for the said property or any part thereof.
- viii. If any of the representations or covenants made hereinbefore by the Vendor, is subsequently found to be false or any fraud is detected hereafter, the Vendor shall be liable to compensate the loss if sustained by the Purchaser.
- ix. The Vendor shall duly fulfill and perform all their obligations and covenants elsewhere herein expressly contained.

IT IS FURTHER AGREED AND DECLARED BY THE PARTIES AS BELOW :

- i. It shall be lawful for the **PURCHASER** at all times hereafter peacefully and quietly to enter into and upon and hold occupy and enjoy the said land hereditaments, messuages and premises hereby granted in khas or through tenants and receive the rents issues and profits thereof without any hindrance interruption disturbances claims or demand whatsoever from or by the **VENDOR** or any person or persons claiming any estate right title or interest from under through or in trust for the **VENDOR** and that free and clear and freely and clearly and absolutely acquitted exonerate and forever discharged or otherwise by the **VENDOR** well and sufficiently saved defended kept harmless and indemnified of and from and against all charges and encumbrances whatsoever made done executed or knowingly suffered by the **VENDOR**.
- ii. The **VENDOR** and all persons claiming any right title or interest in the said premises hereby granted through from under or in trust for the **VENDOR** shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the **PURCHASER** do or execute or cause to be done or executed all such lawful acts deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part there of hereby granted transferred conveyed assured and assigned unto the **PURCHASER** as may be reasonably required according to the true intent and meaning of this **DEED**.
- iii. If any error or omission is found in this **DEED** in future the **VENDOR** at the costs and expenses of the **PURCHASER** shall do execute and registrar a **DEED OF DECLARATION/RECTIFICATION** in favour of the **PURCHASER** or his heirs executors legal representatives and assign.
- iv. There is no charge, lien, lispendents or any attachment whatsoever and there is no Case, Suite or Proceedings pending before any Court of Law against the said property and the **VENDORS** have not made done or executed nor entered into any agreement for Sale and transfer of the said property.
- v. If any of the statements made herein is found to be false or any defect in title is detected hereinafter then the **VENDOR** shall be liable to execute necessary Rectification Deed or Deed of Declaration at their own cost and if

after execution of necessary Rectification Deed or Deed of Declaration, there is still default found in the title, then the **VENDOR** have to return back the total consideration and the total cost of registration fees and stamp duly with bank interest which is paid by the **PURCHASER** at the time of registration of this deed.

THE SCHEDULE PROPERTY REFERRED TO ABOVE

ALL THAT a plot of Bastu Land measuring about **3 Cotthas 04 Chiitaks 20 Sq.ft.** being Plot No.41 lying and situate at Mouza-Nayabad, J.L. No. 25, Touzi No. 56, comprising in part of R.S. Dag No. 195 corresponding L.R. Dag No.195, under R.S. Khatian No. 131, 132 corresponding L.R. Khatian No. 2912, **K.M.C. Premises No. 2714, Nayabad, P.S.** previously Purba Jadavpur now Panchasayar, Kolkata- 700099, under the Kolkata Municipal Corporation ward No. 109, Borough No. XII, A.D.S.R. Office at Sealdah, **Assessee No. 31-109-08-2833-6**, District 24 Parganas (South), together with all easement and quasi-easement rights alongwith right to use for ingress in and egress and in or over road/passage on the Northern and Western side of the above said land hereby sold, on which the Purchaser shall have every right to take all sorts of connections in or underneath the said road/passage thereto. The aforesaid landed property (hereby sold) is shown in annexed Map/Plan herewith and demarcated with **RED** border line, and this Map/Plan is a part of this Deed.

ON THE NORTH : by 30 ft. wide Road;

ON THE SOUTH : by Plot No.38;

ON THE EAST : by Plot No.40;

ON THE WEST : by 30 ft. wide Road.

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

SIGNED, SEALED & DELIVERED

In the presence of

WITNESSESS:-

1) Biswajit Ray
2879, Nayabpur
KOL-94
840810155

Shila Laha

**SIGNATURE OF THE VENDOR
PARTY OF THE FIRST PART**

2) Tarak Das
Block B. Satabdi Park
KOL-99.

Bijay Bhawal

**SIGNATURE OF THE PURCHASER
PARTY OF THE SECOND PART**

Drafted and Typed at my office & I read over & Explained in Mother Languages to all parties to this deed and all of them admitted that the same has been correctly written as per their instruction.

Bodhisatwa Das
Advocate
Enrolment No. MB 213809
Alipore Police Court,
Kolkata - 700027

←

MONEY RECEIPT

Received with thanks from within named **PURCHASER, SRI BINOY BHAWAL**, the **SECOND PART** herein a sum of **Rs.61,00,000/- (Rupees Sixty One Lakh) only** as full consideration money to confirm absolute sale of the land mentioned in the Schedule and the payments are:

Date	Cheque/DD No.	Bank	Amount
22.05.2023	DD NO. 008794	AXIS BANK	Rs. 60,39,000/-
22.05.2023	BSR Code 0002271 Challan No. 29838	Bank Reference No. IKOCGJHTM7 CIN : 23052200134531SBIM	Rs. 61,000/-
TOTAL			Rs.61,00,000/-

(Rupees Sixty One Lakh) only

WITNESSES :

1. *Bismit Ray*

2. *Tanaka Dey*

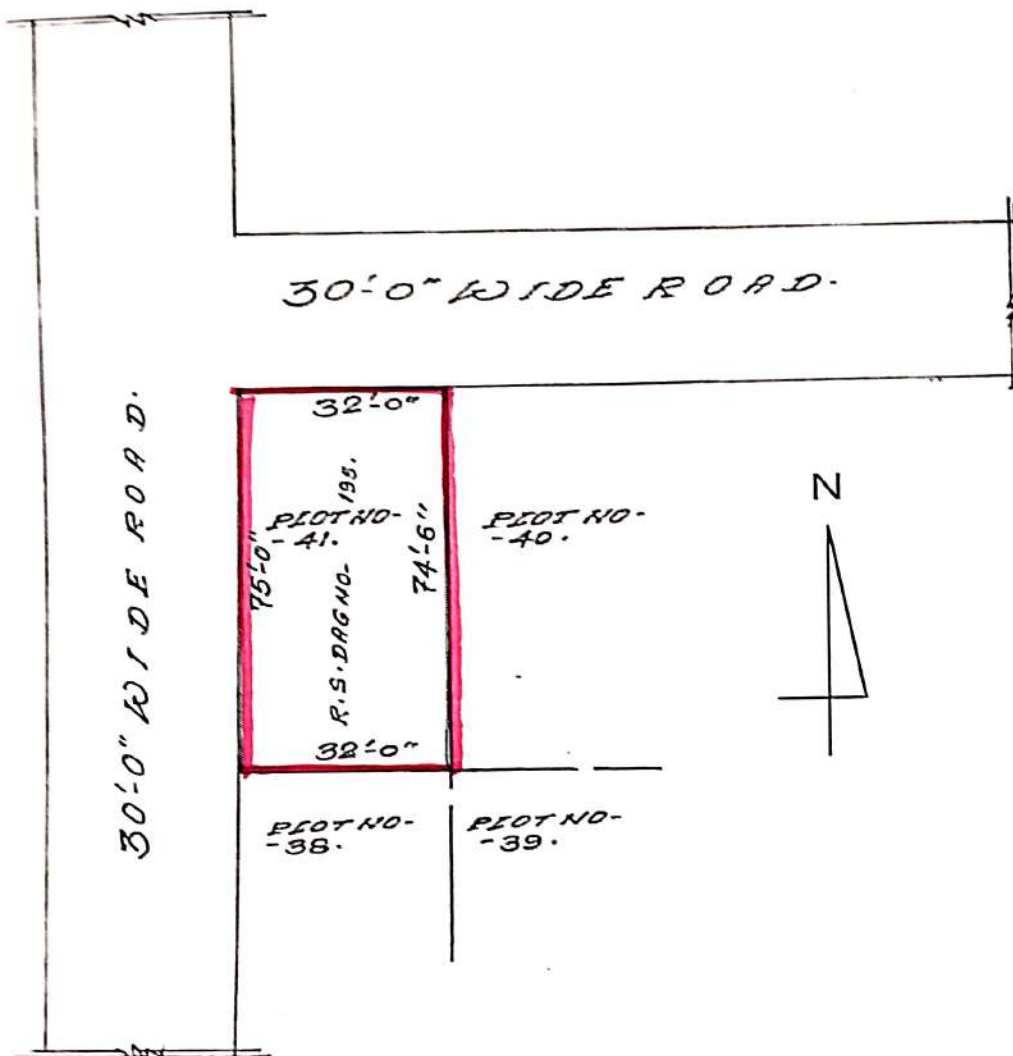
Shila Laha

SIGNATURE OF THE VENDOR

←

SITE PLAN FOR A PLOT OF LAND AT MOUZA-NAYABAD, J.L. No. 25, TOUZI NO. 56, COMPRISING IN PART OF R.S. DAG NO. 195 CORRESPONDING L.R. DAG NO.195, UNDER R.S. KHATIAN NO. 131, 132 CORRESPONDING L.R. KHATIAN NO. 2912, K.M.C. PREMISES NO. 2714, NAYABAD, P.S. PREVIOUSLY PURBA JADAVPUR NOW PANCHASAYAR, KOLKATA- 700099, UNDER THE KOLKATA MUNICIPAL CORPORATION WARD NO. 109, BOROUGH NO. XII, A.D.S.R. OFFICE AT SEALDAH, ASSESSEE NO. 31-109-08-2833-6, DISTRICT 24 PARGANAS (SOUTH).

PLOT NO. 41
AREA OF LAND 3 COTTAHS 4 CHITAKS 20 SQ.FT.
SHOWN IN RED COLOUR



Shila Lahar

SIGNATURE OF VENDOR

Biny Bhal

SIGNATURE OF PURCHASER

SPECIMEN FORM FOR TEN FINGER PRINTS



Shilpa Patra

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Biny Bhowm

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Abhishek Jais

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

IDENTITY CARD



ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)
KOLKATA - 700 027

PHONE CIVIL 2479-8335/7330, CRIMINAL 2479-1477

Card No. I/P/1390



Name **BODHISATWA BASU** Advocate

Father's/husband's Name **PRADIP KUMAR BASU**

WB Bar Council Enrollment No **WB/2138/2009**

Date

Subroto Sardan
.....
(SUBROTO SARDAN)
ASSISTANT SECRETARY

Major Information of the Deed

Deed No :	I-1603-07322/2023	Date of Registration	25/05/2023
Query No / Year	1603-2001252480/2023	Office where deed is registered	
Query Date	16/05/2023 8:28:58 PM	D.S.R. - III SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	BODHISATWA BASU ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8017932758, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 61,00,000/-	Rs. 61,94,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,47,820/- (Article:23)	Rs. 61,996/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2714, , Ward No: 109 Pin Code : 700099

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	3 Katha 4 Chatak 20 Sq Ft	61,00,000/-	61,94,999/-	Width of Approach Road: 30 Ft.,
Grand Total :				5.4083Dec	61,00,000 /-	61,94,999 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Smt SHILA LAHA Wife of Shri RAMMOY LAHA 20, KANKULIA ROAD, SARAT BOSE ROAD, City:- , P.O:- GARIAHAT, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ABxxxxxx8Q, Aadhaar No: 90xxxxxxxx0176, Status :Individual, Executed by: Self, Date of Execution: 24/05/2023 , Admitted by: Self, Date of Admission: 24/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/05/2023 , Admitted by: Self, Date of Admission: 24/05/2023 ,Place : Pvt. Residence</p>

Details :

Name,Address,Photo,Finger print and Signaturo

Shri BINOY BHAWAL (Presentant)

Son of Late SURESH CHANDRA BHAWAL 28A BEDIA DANGA, MASJID BARI BYE LANE, City:- , P.O:-
TILJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu,
Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx1L, Aadhaar No: 45xxxxxxxx5349, Status :Individual,
Executed by: Self, Date of Exocution: 24/05/2023
. Admitted by: Self, Date of Admission: 24/05/2023 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signaturo
Mr BODHISATWA BASU Son of Mr P.K BASU ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			

Identifier Of Smt SHILA LAHA, Shri BINOY BHAWAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SHILA LAHA	Shri BINOY BHAWAL-5.40833 Dec

23-05-2023
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
1,94,999/-

Shan

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 24-05-2023

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

Presented for registration at 18:55 hrs on 24-05-2023, at the Private residence by Shri BINOY BHAWAL ,Claimant.

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

Execution is admitted on 24/05/2023 by 1. Smt SHILA LAHA, Wife of Shri RAMMOY LAHA, 20, KANKULIA ROAD, SARAT BOSE ROAD, P.O: GARIAHAT, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 2. Shri BINOY BHAWAL, Son of Late SURESH CHANDRA BHAWAL, 28A BEDIA DANGA, MASJID BARI BYE LANE, P.O: TILJALA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business

Indetified by Mr BODHISATWA BASU, , Son of Mr P.K BASU, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Shan

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 25-05-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 61,996.00/- (A(1) = Rs 61,950.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 61,964/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/05/2023 6:12PM with Govt. Ref. No: 192023240064861808 on 22-05-2023, Amount Rs: 61,964/-, Bank: SBI EPay (SBIPay), Ref. No. 7209744045523 on 22-05-2023, Head of Account 0030-03-104-001-16

ment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 2,47,820/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,42,820/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 27001, Amount: Rs.5,000.00/-, Date of Purchase: 22/05/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/05/2023 6:12PM with Govt. Ref. No: 192023240064861808 on 22-05-2023, Amount Rs: 2,42,820/-,
Bank: SBI EPay (SBlePay), Ref. No. 7209744045523 on 22-05-2023, 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 1603-2023, Page from 205545 to 205564

being No 160307322 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.05.25 11:52:22 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/05/25 11:52:22 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)