

18731/23 VC-4400/23

I-17957/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 398503

K 398503

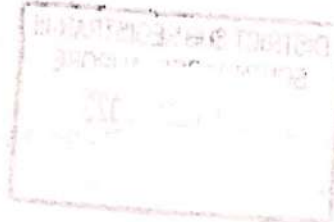
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certified that the document is admitted  
registration. The signature sheets and  
the endroement sheets attached with  
document are the part of this document.

X  
District Sub-Register-1/1  
Alipore, South 24-pargan-  
23.11.23

**DEED OF SALE**

THIS DEED OF SALE is made on this the 22<sup>nd</sup> day  
of ~~November~~ 2023 (TWO THOUSAND TWENTY THREE).



**BETWEEN**

*(Faint handwritten text, possibly names and addresses of the parties involved in the deed of sale.)*

**SRI SUBHOJIT ROY (PAN: GNMPR4596D), (AADHAAR NO.3178 8916 5097)** son of Sri Biswajit Roy, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 2879 Nayabad, Police Station and Post Office - Panchasayar, Kolkata - 700094, District South 24 Parganas, 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 his respective heirs, executors, administrators, legal, representatives and/or assigns) of the **FIRST PART**.

**AND**

**SRI PARESH KARMAKAR (PAN: BPOPK2871K), (AADHAAR NO.6556 5806 0778)** son of Sri Narendra Karmakar, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 367/4 M.B. Road, Nimta, Police Station and Post Office - Nimta, Kolkata - 700049, District North 24 Parganas, hereinafter jointly called and referred to as the **"CONFIRMING PARTY"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, executors, administrators, legal, representatives and/or assigns) of the **SECOND 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 **THIRD PART**.

**WHEREAS** one Suburban Agriculture Dairy and Fisheries Ltd., having its registered office at No. 75, Badridas Temple Street, Kolkata-700004, P.S. Maniktala filed a suit against Kumud Krisna Mondal and Others in the 3<sup>rd</sup> Court of the Sub-ordinate Judge at Alipore being Title suit No. 16 of 1941 (The Suburban Agriculture Dairy and Fisheries Ltd., - Vs - Pratul Chandra Mondal and Others) for partition of their properties which included land appertaining to C.S. Plot Nos. 195 and also different Dags under Khatian

Nos. 131, 132 and also other Khatians of Mouza Nayabad under the then Police Station Kasba in the District of 24 Parganas.

**AND WHEREAS** by the preliminary decree passed by the Learned Court in the said suit respective shares of the groups of Defendants were declared.

**AND WHEREAS** one Sri Pratul Chandra Mondal son of Late Raj Kishor Mondal who was one of the defendants, during the hearing proceedings of the suit, died intestate.

**AND WHEREAS** on the prayer of the some of the defendants therein a Pleader - Commissioner was appointed to make separate allotments.

**AND WHEREAS** Late Pratul Chandra Mondal had left the legal heirs (1) Smt. Labannya Prova Mondal - Wife, (2) Sri Malay Kumar Mondal - Son and (3) Sri Swapan Kumar Mondal - Son.

**AND WHEREAS** in the report submitted by the Pleader - Commissioner, said Smt. Labannya Prova Mondal, one of the legal heirs of the deceased Pratul Chandra Mondal was allotted Sali Land marked as "९३" appertaining to R.S. Plot No: 195, under Khatian No.145 of Mouza Nayabad, J.L. No.25, by virtue final decree was passed by the learned court in the said suit accepting the said report of the Commissioner on 4<sup>th</sup> day of June, 1971.

**AND WHEREAS** it is pertinent to mention that the said Smt. Labannya Prova Mondal obtained the demarcated plot of land in the said Partition Suit as one of the co-sharers of Pratul Chandra Mondal i.e. her husband according to Hindu Succession Act 1956 and also one of the Defendants substituted her name in the suit after the death of said Pratul Chandra Mondal whose name was published in the R.S. Record of Right as R.S. Khatian No. 145 comprising in different R.S. Dags including R.S. Dag No.195.

**AND WHEREAS** by virtue of a registered Deed of Sale dated 16.05.1986, registered in the office of District Registrar, Alipore and entered into Book No.1, Volume No.174, Page No.91 to 99, Deed No.8697, for the year 1986, the said Smt. Labannya Prova Mondal, due to valid legal reason and also being need of money sold, conveyed, transferred, assigned and granted out her Sali land measuring land area of 3 (Three) Bighas 10 cotthas more or

less in favour of one Sri Naren Pramanik, son of Late Basanta Pramanik, residing at Daspara, Nayabad and Sri Kusum Moitra, son of Bhusban Mohan Moitra, of 2/65, Gandhi Colony, P.S. Jadavpur, Kolkata - 700032.

**AND WHEREAS** by virtue of a registered Deed of Sale dated 31.12.1986, registered in the office of District Registrar, Alipore and entered into Book No.1, Volume No.111, Page No.213 to 222, Deed No.5045, for the year 1987, the said Sri Naren Pramanik, son of Late Basanta Pramanik and Sri Kusum Moitra, due to valid legal reason and also being need of money jointly sold, conveyed, transferred, assigned and granted one plot of land measuring net land area of 03 (Three) Cottahs 04 (Four) Chittaks 38 (Thirty Eight) Sq.ft. and road area measuring 10 (Ten) Chittaks 31 (Thirty One) Sq.ft. i.e. total gross land area of 03 (Three) Cottahs 15 (Fifteen) Chittaks 24 (Twenty Four) Sq.ft. situated at Mouza-Nayabad, J.L. No.25, comprising in R.S. Dag No.195, under R.S. Khatian No.145, within the presently KMC ward No.109, presently P.S. previously Kasba then Purba Jadavpur then Panchasayar, Kolkata - 700099, in favour of Smt. Aparajita Laha for a valuable consideration.

**AND WHEREAS** the said Smt. Aparajita Laha recorded her name in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No. 4032, Nayabad, within Ward No.109, Assessee No. 31-109-08-4256-4, P.S. previously Kasba then Purba Jadavpur then Panchasayar, Kolkata - 700 099 and has been paying the taxes in favour of The Kolkata Municipal Corporation in respect of the said land property.

**AND WHEREAS** thereafter the said Smt. Aparajita Laha mutated and recorded her name in the record of the Ld. B.L. & L.R.O., Kolkata vide L.R. Khatian No. 3078 of L.R. Dag No.195, of Mouza - Nayabad, J.L. No.25 in connection with her entire purchased land measuring an area of 03 (Three) Cottahs 04 (Four) Chittaks 38 (Thirty Eight) Sq.ft.

**AND WHEREAS** thereafter the said Smt. Aparajita Laha converted her land from 'Shali' to 'Bastu' from the B.L. & L.R.O. Kolkata.

**AND WHEREAS** the said Smt. Aparajita Laha sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring an area of **03 (Three) Cottahs 04 (Four) Chittaks 38 (Thirty Eight) Sq.ft.** situated in Mouza - Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprising in R.S.

Dag and L.R. Dag No.195, under R.S. Khatian No.145, L.R. Khatian No-3078, known as K.M.C. Premises No. 4032, Nayabad, within Ward No.109, Assessee No. 31-109-08-4256-4, P.S. previously Kasba then Purba Jadavpur then Panchasayar, Kolkata - 700 099, District South 24 Parganas by virtue of a registered Deed of Conveyance dated 21<sup>st</sup> day of September, 2023 which was registered in the office of D.S.R.-IV, South 24 Parganas and recorded in Book no. I, Volume No. 1604-2023, Page from 358985 to 359012, being No. 160411603 for the year 2023 in favour of Sri Subhojit Roy, the Vendor herein for a valuable consideration.

**It was mentioned herein** that inadvertently during preparation of the said Principal Deed due to typographical mistake at line No. 3 of paragraph No. 2 of the Page No. 4 of the said Deed, The number of Deed of Conveyance of the said Smt. Aparajita Laha of the said Principal Deed has been wrongly written as 5044 instead of 5045 and wrongly written as page no. 203 to 212 instead of 213 to 222 and at line No. 2 of paragraph No. 1 of the Page No. 5 of the said Deed, the area of the land has been wrongly written as 3 (Three) Cottahs 3 (Three) Chittaks instead of 03 (Three) Cottahs 04 (Four) Chittaks 38 (Thirty Eight) Sq.ft.

**AND WHEREAS** the said Sri Subhojit Roy, the Vendor herein recorded his name in the record of The Kolkata Municipal Corporation known as **K.M.C. Premises No. 4032, Nayabad**, within Ward No.109, **Assessee No. 31-109-08-4256-4**, P.S. previously Kasba then Purba Jadavpur then Panchasayar, Kolkata - 700 099 and has been paying the taxes in favour of The Kolkata Municipal Corporation in respect of the said land property.

**AND WHEREAS** the said Sri Subhojit Roy, the Vendor herein has decided to sale, transfer, convey **ALL THAT** piece and parcel of land measuring an area of **03 (Three) Cottahs 04 (Four) Chittaks 38 (Thirty Eight) Sq.ft.** situated in Mouza - Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprising in R.S. Dag and L.R. Dag No.195, under R.S. Khatian No.145, L.R. Khatian No-3078, known as **K.M.C. Premises No. 4032, Nayabad, within Kolkata Municipal Corporation Ward No.109, Assessee No. 31-109-08-4256-4, P.S. previously Kasba then Purba Jadavpur then Panchasayar, Kolkata - 700 099, District South 24 Parganas**, which is more fully described in **SCHEDULE** hereinafter referred to as "**said Property**".

**AND WHEREAS** the said Sri Paresh Karmakar, the Confirming Party herein knowing the intention of the Vendor and wanted to purchase the said Property and the Vendor has agreed to sale the said property and both of them entered into an Agreement for Sale dated 9<sup>th</sup> October, 2023 and due to paucity of money the said Sri Paresh Karmakar unable to purchase the said property.

**AND WHEREAS** the said Vendor along with the said Sri Paresh Karmakar, the Confirming Party, due to their urgent need of money want to sale the said Property and the Purchaser herein who has 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. 62,00,000/- (Rupees Sixty Two 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. 62,00,000/- (Rupees Sixty Two 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. 62,00,000/- (Rupees Sixty Two 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** piece and parcel of land measuring an area of **03 (Three) Cottahs 04 (Four) Chittaks 38 (Thirty Eight) Sq.ft.** situated in Mouza - Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprising in R.S. Dag and L.R. Dag No.195, under R.S. Khatian No.145, L.R. Khatian No-3078, known as **K.M.C. Premises No. 4032,**

Nayabad, within Kolkata Municipal Corporation Ward No.109, Assessee No. 31-109-08-4256-4, P.S. previously Kasba then Purba Jadavpur then Panchasayar, Kolkata - 700 099, District South 24 Parganas, 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 property" hereby granted **TO HAVE AND TO HOLD** the said "the said property" 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 Vendor 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 Vendor.

- 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 him 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 makes, does, acknowledges, executes 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 his 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 his 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** does or executes 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 **VENDOR** has 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 his 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** has 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** piece and parcel of a plot of Bastu land measuring an area of **03 (Three) Cottahs 04 (Four) Chittaks 38 (Thirty Eight) Sq.ft.** situated in Mouza - Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprising in **R.S. Dag and L.R. Dag No. 195**, under **R.S. Khatian No. 145, L.R. Khatian No. 3078**, together with all easement rights of over path and passage or road for egress and ingress from and to the main road within the former Sub-Register at Alipore at present. Which is at present within the jurisdiction of the Kolkata Municipal Corporation being **K.M.C. Premises No. 4032, Nayabad**, within **Ward No. 109, Assessee No. 31-109-08-4256-4, P.S. previously Kasba then Purba Jadavpur then Panchasayar**, Kolkata - 700099, District South 24 Parganas within the limit of Kolkata Municipal Corporation and the said property has been delineated by the **RED** border lines in the plan annexed herewith, which is butted, and bounded as follows:

**ON THE NORTH** : 30' ft. Wide common Road;

**ON THE SOUTH** : Plot No.39;

**ON THE EAST** : Block 'D';

**ON THE WEST** : Plot No.41;

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

**WITNESSES:-**

1) *Biswajit Roy*  
2879, Nayabada  
Kolkata,

*Subhojit Roy*

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

2) *Somnath Dey*  
*Kamrabad.*  
Sonarpur, Kol-700150

*Prasanna Kumar Maikar*

**SIGNATURE OF THE CONFIRMING PARTY  
PARTY OF THE SECOND PART**

*Bijoy Ghosal*

**SIGNATURE OF THE PURCHASER  
PARTY OF THE THIRD 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 Basu.*

Advocate  
Enrolment No. *WB 2138109*  
Alipore Police Court,  
Kolkata - 700027

# MONEY RECEIPT

Received with thanks from within named **PURCHASER, SRI BINOY BHAWAL**, the **FIRST PART / VENDOR** herein a sum of **Rs.45,00,000/- (Rupees Forty Five Lakh) only** as Part consideration money out of full Consideration of **Rs. 62,00,000/- (Sixty Two Lakh) only** to confirm absolute sale of the land with Structure mentioned in the Schedule and the payments are

Date	Mode of Transaction	Bank	Amount
20.11.2023	DD NO. 009140	AXIS BANK	Rs. 39,55,000/-
18.11.2023	Cheque No. 189774	AXIS BANK	Rs. 5,00,000/-
20.11.2023	BSR Code 6360014 Challan No. 00688	Bank Reference No. 38709383 CIN : 23112000029438UTIB	Rs. 45,000/-
<b>TOTAL</b>			<b>Rs.45,00,000/-</b>

(Rupees Forty Five Lakh) only

**WITNESSES :**

1. *Biswajit Roy*  
2879, Nayabada  
Kolkata-94.
2. *Somnath Dey*  
Kamrabad.  
Sonarpur, Kolkata-700150

*Subhojit Roy*

\_\_\_\_\_  
SIGNATURE OF THE VENDOR

## MONEY RECEIPT

Received with thanks from within named **PURCHASER, SRI BINOY BHAWAL**, the **SECOND PART/ CONFIRMING PARTY** herein a sum of **Rs.17,00,000/- (Rupees Seventeen Lakh) only** as Part consideration money out of full Consideration of **Rs. 62,00,000/- (Sixty Two Lakh) only** to confirm absolute sale of the land mentioned in the Schedule and the payments are

Date	Mode of Transaction	Bank	Amount
20.11.2023	DD NO. 009139	AXIS BANK	Rs. 16,83,000/-
20.11.2023	BSR Code 6360014 Challan No. 02625	Bank Reference No. 38755781 CIN : 23112000094380UTIB	Rs.17,000/-
TOTAL			Rs.17,00,000/-

(Rupees Seventeen Lakh) only

**WITNESSES :**

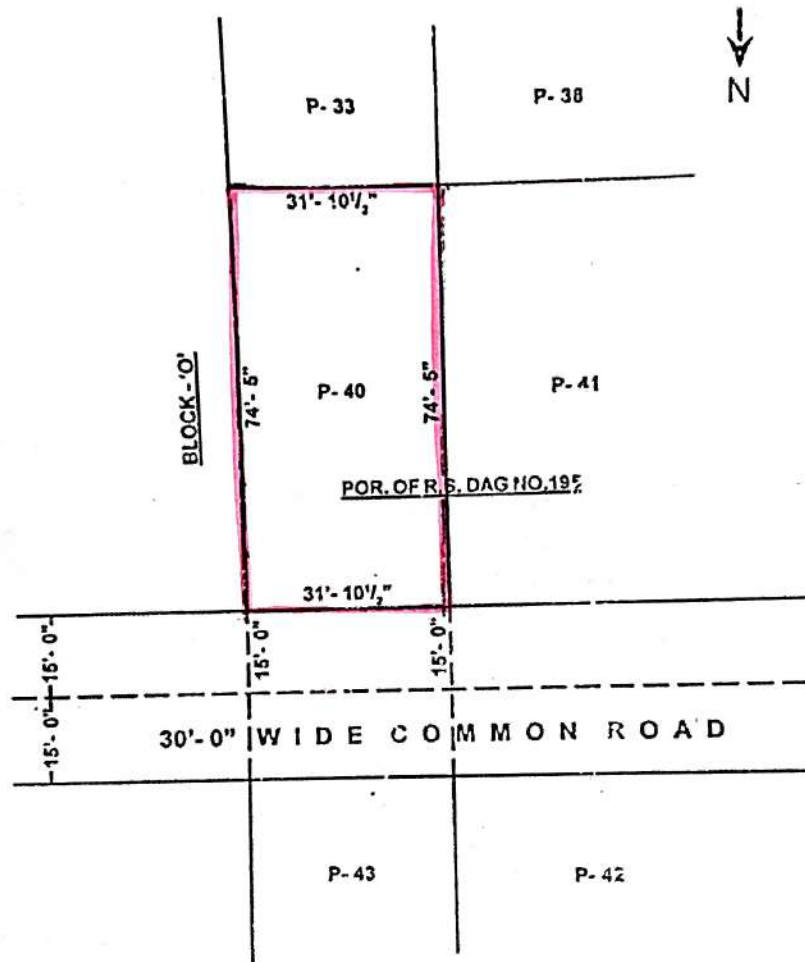
1. *Biswajit Roy*  
2879, Nuyatrad  
Kot-94
2. *Somnath Dey.*  
Kamrabad.  
Sonarpur. Kot-700150

*Pooja Karmakar*

**SIGNATURE OF THE CONFIRMING PARTY**

SITE PLAN FOR A PLOT OF LAND AT MOUZA-NAYABAD, J.L. No. 25, TOUZI NO. 56, COMPRISING IN R.S. DAG NO. 195 CORRESPONDING L.R. DAG NO.195, UNDER R.S. KHATIAN NO. 145 CORRESPONDING L.R. KHATIAN NO. 3078, K.M.C. PREMISES NO. 4032, NAYABAD, P.S. PREVIOUSLY KASBA THAN PURBA JADAVPUR NOW PANCHASAYAR, KOLKATA- 700099, UNDER THE KOLKATA MUNICIPAL CORPORATION WARD NO. 109, ASSESSEE NO. 31-109-08-4256-4, DISTRICT 24 PARGANAS (SOUTH).

AREA OF LAND 3 COTTAHS 4 CHITTAKS 38 SQ.FT.  
SHOWN IN RED COLOUR



Subhojit Roy  
SIGNATURE OF VENDOR

Panchakumar  
SIGNATURE OF CONFIRMING  
PARTY

Biny Bhowal  
SIGNATURE OF PURCHASER

SPECIMEN FORM FOR TEN FINGER PRINTS



Subhojit Roy

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



Parag Kumar Kar

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



Binay Bhui

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



Bodhisatwa Das

	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 2479-9335/7330, CRIMINAL 2479-1477

Card No. .... I/P/1390



Name **BODHISATWA BASU** Advocate

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

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

Date .....

*Subroto Bardan*  
.....  
(SUBROTO BARDAN)  
ASSISTANT SECRETARY



### Major Information of the Deed

Deed No :	I-1603-17957/2023	Date of Registration	23/11/2023
Query No / Year	1603-2002835785/2023	Office where deed is registered	
Query Date	20/11/2023 11:45:59 AM	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. : 8777290339, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 17,00,000/-]		
Set Forth value	Market Value		
Rs. 62,00,000/-	Rs. 62,42,249/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,49,711/- (Article:23)	Rs. 79,468/- (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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 4032, , 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 38 Sq Ft	62,00,000/-	62,42,249/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1604-I -11603-2023
Grand Total :				5.4496Dec	62,00,000 /-	62,42,249 /-	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr SUBHOJIT ROY</b>                      Son of Mr BISWAJIT ROY 2879 NAYABAD, City:- , P.O:- PANCHASAYAR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: GNxxxxxx6D, Aadhaar No: 31xxxxxxx5097, Status :Individual, Executed by: Self, Date of Execution: 22/11/2023                      , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/11/2023                      , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Pvt. Residence</p>

**2 Mr PARESH KARMAKAR**

Son of Mr NARENDRA NATH KARMAKAR 367/4, M.B. ROAD, City:- Dum Dum, P.O:- NIMTA, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BPxxxxxx1K, Aadhaar No: 65xxxxxxxx0778, Status :Confirming Party, Executed by: Self, Date of Execution: 22/11/2023  
, Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/11/2023  
, Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Pvt. Residence

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr BINOY BHAWAL (Presentant )</b> 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: 45xxxxxxxx5249, Status :Individual, Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Pvt. Residence

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr BODHISATWA BASU</b> Son of Mr PK BASU ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr SUBHOJIT ROY, Mr PARESH KARMAKAR, Mr BINOY BHAWAL			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr SUBHOJIT ROY	Mr BINOY BHAWAL-5.44958 Dec

**Endorsement For Deed Number : I - 160317957 / 2023**

**On 22-11-2023**

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

Presented for registration at 16:35 hrs on 22-11-2023, at the Private residence by Mr BINOY BHAWAL ,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 62,42,249/-

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

Execution is admitted on 22/11/2023 by 1. Mr SUBHOJIT ROY, Son of Mr BISWAJIT ROY, 2879 NAYABAD, P.O: PANCHASAYAR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Business, 2. Mr PARESH KARMAKAR, Son of Mr NARENDRA NATH KARMAKAR, 367/4, M.B. ROAD, P.O: NIMTA, Thana: Nimta, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Business, 3. Mr 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 PK BASU, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



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

**On 23-11-2023**

**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 79,468.00/- ( A(1) = Rs 62,422.00/- ,B = Rs 17,000.00/- ,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 79,436/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2023 12:11PM with Govt. Ref. No: 192023240288455848 on 20-11-2023, Amount Rs: 79,436/-, Bank: SBI EPay ( SBIEPay), Ref. No. 9865590712032 on 20-11-2023, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,49,711/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,44,711/-

#### Description of Stamp

1. Stamp Type: Impressed, Serial no 26648, Amount: Rs.5,000.00/-, Date of Purchase: 21/11/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2023 12:11PM with Govt. Ref. No: 192023240288455848 on 20-11-2023, Amount Rs: 2,44,711/-, Bank: SBI EPay ( SBlePay), Ref. No. 9865590712032 on 20-11-2023, 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

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being No 160317957 for the year 2023.



*[Handwritten signature]*

Digitally signed by Debasish Dhar  
Date: 2023.11.23 12:16:38 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 23/11/2023

**DISTRICT SUB-REGISTRAR**

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

**West Bengal.**