11521/2022 (1) 10393/22

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ARA II AM 146345

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

1 12-17 03/09/22

2/263963 4/22

Certified that the document is submitted to Registration office for endorsement of the part of Additional Registrar of Assurances II Kolkata

Additional Registrar of Assurances-II Kolkata

- 3 SEP 2022

DEED OF SALE

THIS DEED OF SALE made this the 3rd day of September, Two thousand and Twenty two,

BETWEEN

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN:	192022230112948638	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	02/09/2022 15:06:18	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5599995691435	BRN Date:	02/09/2022 15:08:20
Gateway Ref ID:	394551772	Method:	Punjab National Bank - Retail and Corporate NB
Payment Status:	Successful	Payment Ref. No:	2002639634/4/2022 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	S S Singh
Address:	Alipore Judges Court Kolkata 700027
Mobile:	9331035270
EMail:	sssinghadvocate@gmail.com
Depositor Status:	Advocate
Query No:	2002639634
Applicant's Name:	Mr S S Singh
Identification No:	2002639634/4/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002639634/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	171467
2	2002639634/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	51900
			Total	**223367**

IN WORDS: **TWO LAKH TWENTY THREE THOUSAND THREE HUNDRED SIXTY SEVEN ONLY.**

SRI NANI GOPAL MONDAL, having PAN AKRPM3928Q, Aadhaar No. 5515 2388 5360, Son of Kala Chand Mondal, by faith : Hindu, by occupation : Business, by nationality : Indian, resident of 26/2, Purbanchal Road, Kolkata 700078 presently residing at 18, Lal Bahadur Sastri Road, Post Office : Haltu, Police Station : Purba Jadavpur, Kolkata – 700078, District South 24 Parganas, hereinafter referred to as *VENDOR* (which expression shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include his heirs, executors, administrators, representatives successors and assigns) of the *FIRST PART* ;

A N D

1) *SRI GAUTAM GOSWAMI*, having PAN ADWPG7561M, Aadhaar 6349 1189 0323, son of Late Rabindra Nath Goswami, by faith Hindu, by occupation Business, by nationality Indian, residing at 11, Narayan Roy Road, Post Office Barisha, Police Station – Thakurpukur, Kolkata – 700008, District : South 24 Parganas, and 2) *SRI UDDIPTA MISRA*, having PAN AHJPM7787J, Aadhaar No. 4667 3077 6208, son of Narayan Chandra Misra, by faith Hindu, by occupation Business, by nationality Indian, residing at 2K, Bediadanga 1st Lane, Post Office : Tiljala, Police Station : Kasba, Kolkata – 700039, District : South 24 Parganas, hereinafter jointly referred to as *PURCHASERS* (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, executors, administrators, representatives successors and assigns) of the *SECOND PART* ;

A N D

SRI PANCHA MONDAL, having PAN BDFPM0924E, Aadhaar No. 7416 0422 0905, Son of Khagen Mondal, by faith : Hindu, by occupation : Business, by nationality : Indian, residing at Block A, 22, Das Para, Shatabdi Park, Post Office : Mukundapur, Police Station : Purba Jadavpur, Kolkata – 700099, District South 24 Parganas, hereinafter referred to as *CONFIRMING PARTY* (which expression shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include his heirs, executors, administrators, representatives successors and assigns) of the *THIRD PART* ;

WHEREAS the vendor herein acquired the right, title & interest over the Schedule mentioned property, in lieu of valuable consideration, by virtue of a Deed of Sale in Bengali vernacular dated 13th day of April, 1984 duly executed by 1) Sri Bijoy Krishna Baidya, 2) Sri Palan Chandra Baidya, 3) Sri Haran Chandra Baidya, all three are sons of late Rajendra Nath Baidya and 2) Smt. Nanda Rani Baidya, widow of Late Rajendra Nath Baidya. The said Deed of Sale was duly registered at the Office of the District Sub-Registrar of Alipur, 24 Parganas and recorded in Book No. I, Volume No. 146, Pages from 153 to 161, Being No. 5119 for the year 1983 ;

AND WHEREAS after the above purchase the said Sri Nanigopal Mondal mutated his name in the records of BL & LRO, ATM - Kasba in LR Khatian No. 223 w.r.t. LR Dag No. 40/53 ;

AND WHEREAS the Confirming Party herein had intended to purchase the said property and paid an advance, but due to his present financial crunch, backed out from said deal, and on receipt of refund of advance, hereby relinquishes all his claim over the said property ;

AND WHEREAS the present Vendor Sri Nanigopal Mondal, expressed his desire to sell his said property, which is mentioned in the Schedule hereunder written offered to sell and the Purchaser herein coming to know of the said offer agree to purchase the said land, which is mentioned in the Schedule hereunder written at or for the consideration fixed at Rs. 41,00,000/- (Rupees Forty One Lakh) only free from all sorts of encumbrances.

NOW THIS INDENTURE WITNESSETH and it is hereby agreed and declared by and between the parties as follows : In consideration of Rs. 41,00,000/- (Rupees Forty One Lakh) only of lawful money of the Indian Union to *VENDOR*, paid by the *PURCHASERS* as per memo below at or immediately before the execution of presents (the receipt whereof the Vendor doth hereby admit and acknowledge) and doth hereby admit, release and discharge the Purchasers as well as the said land particularly described in the schedule hereunder written. The Vendor doth hereby grant, convey, transfer, sale, alienate and assure the Purchasers the property morefully described in the schedule below together with courtyard, drain, common path, sewer, compounds, ditches, ways, path, passage, common passage, common fences, walls, common walls, water, water courses, soils thereof, light, roads, liberties, privileges, easement and appurtenances belonging

to or appertaining thereof and the reversion or reversions, remainder or remainders rents issue and profits and every part thereof *TOGETHER WITH* the benefits of all covenants and indemnifies heretofore executed in respect of and in favour of or in any manner relating to the said land and also *TOGETHER WITH* all rights, advantages, benefits, privileges, liberties in respect of the said land hereby conveyed and *ALL THE ESTATE* rights, titles, interests, claims and demands whatsoever of the Vendor unto or upon the land hereditament or any part thereof. *ALSO TOGETHER WITH* absolute power, full right, liberty and easement for his/her, them and together with deeds, pattas, muniments of title exclusively relating to or concerning the said land hereditament, or any portion thereof *TO HAVE AND TO HOLD* the said land granted or expresses or intended so to be unto and to the use of the Purchasers absolutely forever and free from all encumbrances.

AND the Vendor doth hereby covenant that notwithstanding any deed or things by the or any of his predecessors and ancestors-in-title done executed or knowingly suffered to the contrary the Vendor is now rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted or expressed or intended so to be unto and to the use of the Purchasers' absolutely for ever and free from all encumbrances, *AND* the Vendor doth hereby further covenant with the Purchasers that notwithstanding any deed or things by the Vendor or any of his predecessor or ancestors-in-title done executed or knowingly suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently

entitled to the said land hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate equivalent thereto without any manner and condition, use, trust or other things whatsoever to alter defect encumber or make void the same. *AND* that notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor hath now good right full power and absolute authority and indefeasible title to grant convey, transfer and assign or expressed or intended to be with the appurtenances unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents ;

AND FURTHER THE VENDORS and all persons having lawfully or equitably claiming any estate or interest in the said land and every part thereof from under or in trust for the Vendor or his predecessors or ancestors-in-title or any of them shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or caused to be done or executed all such acts and things whatsoever for further better and more perfectly assuring the said land hereby granted, conveyed, transferred and assigned and every part thereof unto and to the use of the said Purchasers in manner aforesaid as shall it may reasonably required. *AND* the said land or any and every part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax authorities or Department or under the provision of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office or certificate officer under the provision of Public Demand Recovery Act and no steps taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax

and/or Estate Duty Authorities. *AND* that no notice issued under the Public Demand Recovery Act, has been served upon neither of the Vendor nor any such notice has been published. *AND* that the Vendor has not yet received any notice of the requisition or acquisition of the property described in the schedule below; *AND* the Vendor delivers this day Khas possession of the said land unto the Purchasers.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of Land (recorded as Sali) having an area of 2 (two) Cottahs 12 (twelve) Chittaks 12.35 (twelve point three five) Square Feet, be a little more or less upon physical measurement, together with RTS structure having an area of 100 Square Feet (more or less) on the Ground Floor, under LR Khatian No. 223, LR Dag No. 40/53, under Mouza : Chakguniyagachi, J.L. No. 24, being Municipal Premises No. 2154, Mukundapur Ward No. 109, Zone (Mukundpur - Dagp Chak G of The Kolkata Municipal Corporation, Assessee No. 31-109-07-9309-7 and under jurisdiction of Police Station : Purba Jadavpur, Additional District Sub-Registry office : Sealdah, District : South 24 Parganas. The said land is butted and bounded in the manner following that is to say

Goswami

Gautam

ON THE NORTH : 20 feet wide common passage ; and
ON THE SOUTH : Scheme Plot No. 28 ; and
ON THE EAST : Scheme Plot No. 22 ; and
ON THE WEST : 20 feet wide common passage.

Morefully delineated in the Map or Plan annexed hereto and bordered with *RED*

IN WITNESS WHEREOF the Vendor hereunto set and subscribed her respective hand and seal on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the Vendor in the presence of : -

Deep chakraborty
S/o Santosh Chakraborty
1. 3/38, Jadavgarh, P.O- Haltu.
Kol- 700078.
P.S- Garia.
Business.

Nani gopal mondal.

Signature of *NANI GOPAL MONDAL*

VENDOR

Gautam Goswami

2. Nihar Chowdhury
S/o Narayan Chowdhury
8/B/11 Mukundapur
P.S. Purbajadavpur
Business

Uddipta Misra

Signature of *GAUTAM GOSWAMI* &

UDDIPTA MISRA

PURCHASERS

পঞ্চা মন্ডল

Signature of *PANCHA MONDAL*

CONFIRMING PARTY

Drafted by :

S. S. Singh

(SHIO SHANKER SINGH)
Advocate,
Alipore Judges, Court,
Kolkata : 700027
WB/225/1994

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchasers the within mentioned sum of **Rupees 41,00,000/- (Rupees Forty One Lakh) only** being the full amount of consideration payable under these presents.

By A/C Payee Demand Draft No. 504142 dated 02/09/2022 drawn on ICICI Bank, Parnashree issued in favour of Nani Gopal Mondal.	::	16,00,000/-
By A/C Payee Demand Draft No. 037923 dated 02/09/2022 drawn on Bandhan Bank, Rashbehari, issued in favour of Nani Gopal Mondal.	::	16,00,000/-
By A/C Payee Demand Draft No. 504141 dated 02/09/2022 drawn on ICICI Bank, Parnashree, issued in favour of Pancha Mondal.	::	9,00,000/-
Total	::	41,00,000/-

(Rupees Forty One Lakh only)

WITNESSES ::

1. Dip Chakraborty

2. Nihar Chowdhury

Nani Gopal Mondal

Signature of *NANI GOPAL MONDAL*

VENDOR

পঞ্চা মণ্ডল

Signature of *PANCHA MONDAL*

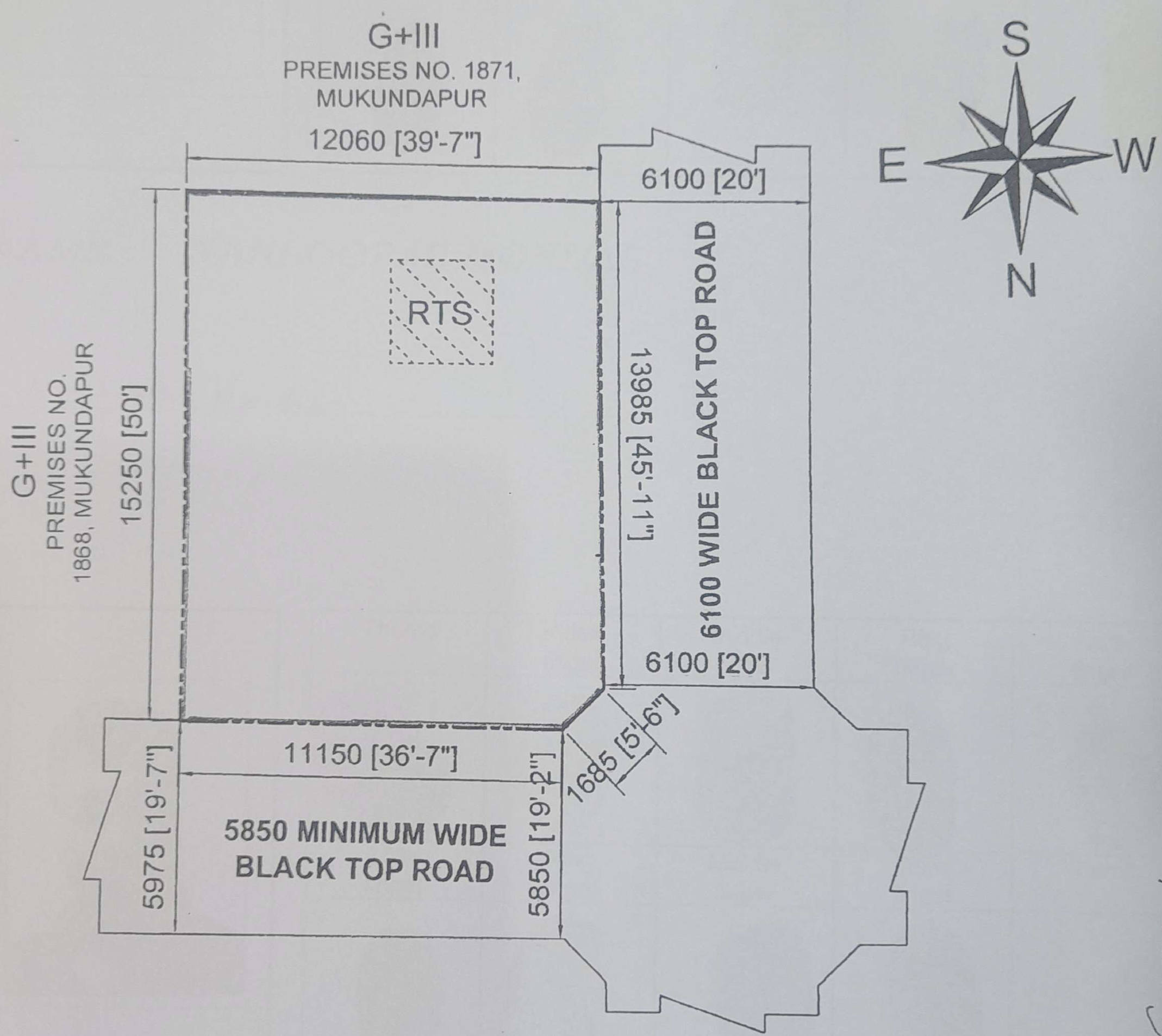
CONFIRMING PARTY

SITE PLAN AT PREMISES NO. 2154, MUKUNDAPUR, KOLKATA:- 700 099, SHOWING BOUNDARY MEASURMENT UNDER K.M.C. WARD NO. 109, BOROUGH NO. XII, ASSESSEE NO. 31-109-07-9309-7, UNDER MOUZA :- CHAKGUNIYAGACHI, J. L. - 24, OF R. S. & L. R. DAG NO. - 40/53, R. S. KHATIAN NO. 29 & L. R. KHATIAN NO. - 223, P. S. - PANCHASAYAR.

AREA OF LAND = 02 K. - 12 CH. - 12.35 SFT. (185.094 SQ.M.)

SHOWN IN RED BORDER

ALL DIMENSIONS ARE IN MM., SCALE :- 1:200



Pintu Sarkar

PINTU SARKAR
CLASS-I, L.
NO:1194, K.
B/35, RABINDRA
KOLKATA-70

SIGN. OF L.B.S.

Goutam Goswami

Uddipta Misra

SIGN. OF PURCHASER'S

Nani gopal Mondal

SIGN. OF VENDOR

Major Information of the Deed

Deed No :	I-1902-10393/2022	Date of Registration	03/09/2022
Query No / Year	1902-2002639634/2022	Office where deed is registered	
Query Date	02/09/2022 7:54:24 AM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	S S Singh Alipore Judges Court, Kolkata 700027,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9331035270, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 9,00,000/-]	
Set Forth value		Market Value	
Rs. 41,00,000/-		Rs. 42,88,650/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,71,567/- (Article:23)		Rs. 51,984/- (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: MUKUNDA PUR, Road Zone : (Mukundapur More -- Daspara/Chak Garia) , , Premises No: 2154, , 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		2 Katha 12 Chatak 12.35 Sq Ft	40,70,000/-	42,58,650/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
	Grand Total :				4.5658Dec	40,70,000 /-	42,58,650 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	100 sq ft	30,000 /-	30,000 /-	

Endorsement For Deed Number : I - 190210393 / 2022

On 03-09-2022

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 13:43 hrs on 03-09-2022, at the Office of the A.R.A. - II KOLKATA by Mr GAUTAM GOSWAMI , one of the Claimants.

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 42,88,650/-

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

Execution is admitted on 03/09/2022 by 1. Mr NANI GOPAL MONDAL, Son of Mr KALA CHAND MONDAL, 18, Road: Lal Bahadur Sastri Road, , P.O: HALTU, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business, 2. Mr PANCHA MONDAL, Son of Mr KHAGEN MONDAL, 22, Das Para Shatabdi Pak, Sector: A, P.O: Mukundapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business, 3. Mr GAUTAM GOSWAMI, Son of Late Rabindra Nath Goswami, 11, Narayan Roy Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 4. Mr UDDIPTA MISRA, Son of Narayan Chandra Misra, 2K, Bediadanga 1st Lane, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business

Indetified by Mr Tarak Dey, , , Son of Late Basu Dey, 6/C, 275, Mukundapur, P.O: Mukundapur, Thana: Purba Jadabpur , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 51,984/- (A(1) = Rs 42,886/- ,B = Rs 9,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 51,900/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/09/2022 3:08PM with Govt. Ref. No: 192022230112948638 on 02-09-2022, Amount Rs: 51,900/-, Bank: SBI EPay (SBIePay), Ref. No. 5599995691435 on 02-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,71,567/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,71,467/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 16901, Amount: Rs.100/-, Date of Purchase: 18/08/2022, Vendor name: M GHOSH

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/09/2022 3:08PM with Govt. Ref. No: 192022230112948638 on 02-09-2022, Amount Rs: 1,71,467/-, Bank: SBI EPay (SBIePay), Ref. No. 5599995691435 on 02-09-2022, Head of Account 0030-02-103-003-02

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 370280 to 370299

being No 190210393 for the year 2022.

Seal of the Additional Registrar of Assurances-II, Kolkata ★

Digitally signed by SATYAJIT BISWAS
Date: 2022.09.08 12:11:30 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2022/09/08 12:11:30 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.

(This document is digitally signed.)