

S.L. NO. 60

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Subrata Mondal

BEFORE THE GREEN TRIBUNAL, EASTERN ZONE BENCH AT KOLKATA

**O.A. No. 1 of 2024/EZ**

Ankur Sharma

..Applicant.

VS

The State of West Bengal and Ors

... Respondents

**AFFIDAVIT IN OPPOSITION ON BEHALF OF RESPONDENTS NO. 13**

Respondents no. 13 begs to state as follows:-

1. That the application is not maintainable in its present form as well as law and in facts and it is completely vexatious and malafide one.
2. That the application is hopelessly barred by law of Limitation.
3. That the application is completely devoid of any cause of action.
4. That the application is barred by the principles of Estoppels, Waiver, and Acquiescence.
5. That the application is barred by different provision of Specific Relief Act.
6. Save and except what are matters of records of this proceedings and except those what would be substantiated by the applicant herein, by production of material records at the time of hearing of the petition, the answering respondents deny each and every allegation contained therein which are contrary hereto and/or inconsistent therewith.

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Subrata Mondal

7. That before dealing with the contents of the application, the answering respondents would like to state as follows:

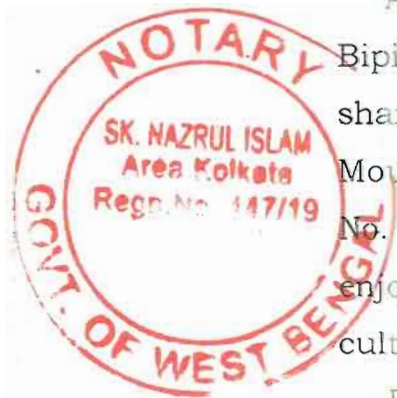
- i) Subrata Mondal purchased some plot of land lying and situated at District- South 24 Parganas, Mouza- Atghara, Police Station Sonarpur, JL No. 5, RS Khatian No. 73, RS Plot No. 157 & 156 measuring total about 35 Cottahs, along with an old structure standing thereon, by demarcated portion, adjacent to the 20 ft wide public pathway maintained by the local Panchayat, from Manabendra Nath Mondal, Rina Mondal, Minakshi Sardar by way of registered sale deed being No. 2659 of 2021, and became the absolute owner in respect of the aforesaid plot of land.

Photocopies of the aforesaid deeds are annexed hereto and marked with the letter "P-1".

- ii) In respect of the plot of land lying and situated at District-South 24 Parganas, PS- Sonarpur, JL No.5, Mouza Atghara, RS Khatian No. 73, RS Plot Nos. 157 & 156, Upendra Nath Mondal, Khagendranath Mondal, Bipin Bihari Mondal, and some other persons were the owner and Ram Das Mondal filed a Partition suit being No. 104, 131 of 1931 before the Learned Civil Court, of 2<sup>nd</sup> Judge at Alipore in respect of the aforesaid property along with other property and the same was decreed pursuant to which Upendranath Mondal, Khagendranath Mondal and Bipin Bihari Mondal became absolute owner in respect of plot No. 156 & 157.

And said Upendranath Mondal, Khagendranath Mondal and Bipin Bihari Mondal seized and possessed the undivided 1/3rd share each out of the aforesaid properties lying and situated at Mouza- Atghara, PS-Sonarpur, JL No. 5, RS No. 184, RS Khatian No. 73, comprised in RS Plot No. 156 & 157. And they used to enjoy the aforesaid plot of land by way of construction as well as cultivation.

Bipin Bihari died during the period of joint enjoyment of the property. Subodh Kumar Mondal being one of his legal heirs and his name was duly recorded in respect of LR Khatian No. 166/1. Subodh Kumar Mondal died in the year 2008 leaving his wife



Subrata Mondal

Tapasi, son Manabendra and daughters Rina and Minakshi. Tapasi subsequently died in the year 2015.

Subrata Mondal purchased the property from Manabendra, Rina and Minakshi by way of registered sale deed along with a structure standing thereon since long ago.

- iii) In respect of the plot of land lying and situated at District- South 24 Parganas, JL No. 5, Mouza- Atghara, RS Khatian No. 73, RS Plot Nos. 156 & 157, since the decree passed by the Learned Civil Court, of 2<sup>nd</sup> Sub Judge, at Alipore, the owners and their successors started to enjoy the right, title and interest over the said property in respect of their existing possession by constructing house and cultivation.

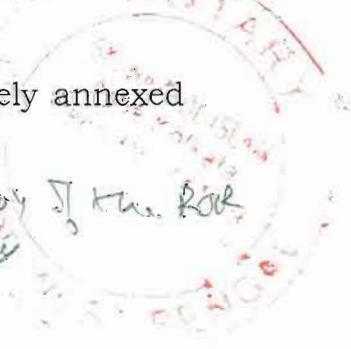
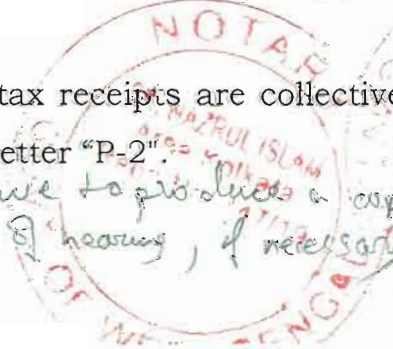
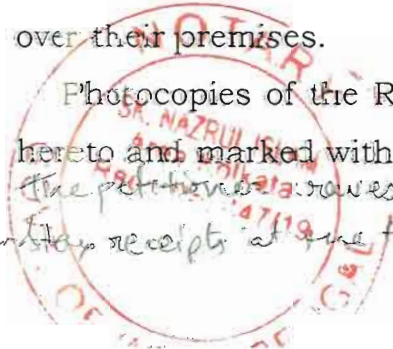
Though the classification of the aforesaid land was "Bil" but it lost its character and became plain land much prior to independence and Since 1931, with the lapse of time with the change of ownership in succession, many construction were raised over the aforesaid plot of land and subsequently they transferred several portion of the plot of land by way of demarcated plot to several persons, along with the structure standing thereon and the respondent herein by way of purchase became the owner by way of registered sale deed.

So much prior to the East Kolkata Wetlands (Conservation and Management) Act 2006 came into force it lost its character as water body as defined under the Provision of the act.

During the period of enjoyment of the property the vendors of Subrata Mondal duly mutated their name in respect of the property and they used to pay tax to the concerned authority, after the Subrata Mondal purchased the property he applied for mutation of the same and duly recorded the property in his and his wife's name and are also paying taxes to the concerned authority in accordance with the law and also enjoying electricity over their premises.

Photocopies of the ROR, tax receipts are collectively annexed hereto and marked with the letter "P-2".

*The petitioner saves leave to produce a copy of the ROR and tax receipts at the time of hearing, if necessary.*



Cont.

Subrata Mondal

v) Suddenly, Subrata Mondal received a notice from the East Kolkata Wetland Management Authority vide Memo No. 402 dated 13-10-2023 through police and in the said notice the authorities alleged that in violation of the East Kolkata Wetlands (Conservation and Management) Act, 2006 he has filled up water body and directed to appear before the authority on 02-11-2023 at 12 pm at their office.

Photocopy of the said notice is annexed hereto and marked with the letter "P-3".

vi) After Subrata Mondal came to know about the aforesaid notice he went before the Concerned authority and asked before the authority to supply him with the copy of the complaint and the enquiry report as stated in the notice and prayed time before them for producing necessary documents before the authority. he specifically stated before the concerned authority that he did not change the character of the land but for reasons best known to them the authority concerned did not pay any heed to his request.

vii) On 13-10-23 though Subrata Mondal visited the office of the authorities, asked for time for producing necessary documents but never admitted that he has constructed over the plot of land. He was under impression that another opportunity will be granted to him for producing necessary documents but surprisingly, he received an order vide Memo No. 510 dated 22-12-23 from the respondent authorities, received on 27/01/2024, directing him to restore the land into its original character or mode of use within 7 days.

Photocopy of the order dated 22-12-23 is annexed hereto and marked with the letter "P4"

viii) That finding no other alternative the answering respondent filed a writ application before the Hon'ble High Court at Calcutta being WFA No. 1265 of 2024 and the same is still pending for adjudication.

ix) That the respondent had previously filed an affidavit intimating the Hon'ble Tribunal that the writ application is pending before the

Hon'ble High Court. However, the said affidavit has not been a comprehensive one and hence the instant affidavit has been necessitated.

8. With regard to the statements made in paragraphs 1 and 2 of the said petition I deny and dispute all the allegations save and except what are matters of records. The answering respondents have not made any illegal construction and encroached upon any wetlands

9. With regard to the statements made in paragraphs 3, 4, 5, 6 and 7 of the said petition I deny and dispute all the allegations save and except what are matters of records. That the answering respondents have never been involved in any illegal filling up of water body, encroachment of any wetlands and illegal construction. Rather, the title of these respondents have been cleared and no cloud is cast over the title of the respondents.

10. With regard to the statements made in paragraphs 8, 9, 10, 11, 12, 13 and 14 of the said petition I deny and dispute all the allegations save and except what are matters of records. That the answering respondents further state that no law has been flouted the answering respondents. Rather, the authorities, in an overactive manner, sent a notice to these respondents which has been challenged before the Hon'ble High Court at Calcutta.

11. With regard to the statements made in paragraphs 15 to 36 of the said application I deny and dispute all the allegations save and except what are matters of records. That with respect to the land of the answering respondents the allegation made by the applicant is absolutely false, frivolous and as such the prayer of the applicant with respect to the said land is bad and not maintainable. These answering respondents have purchased the land upon thorough search and made construction therein after obtaining requisite permission from the authority.

As such, the prayer of the applicant with respect to the land of the answering respondents should fail and the application ought to be dismissed



Subrata Mondal

VERIFICATION

That the statement made in above in the foregoing paragraphs are all true to the best of knowledge and belief and I being one of the defendant put my signature in this verification on this        day of February, 2025 at court premises.

Prepared in my office.

Tsaha  
Advocate.

Subrata Mondal





**AFFIDAVIT**

I, **Subrata Mondal**, son of Subhas Mondal, aged about 45 years by faith Hindu by Occupation Business, residing at Vill- Atghara, Santi Park, P.O. Dhalua, P.S. Narendrapur, Kolkata 700152, do hereby solemnly declare, affirm and say as follows;-

1. That I am the defendant of the present suit and I am well conversant with the fact and circumstances of this case.  
It is true to the best of knowledge and belief.
2. That the statements made in paragraphs 1 to 11 in the written statement are all true to the best of my knowledge and belief.
3. That rest of our humble submission before this Ld. court.

That I am swearing this affidavit on this      day of February, 2025 at court premises.

*Subrata Mondal*

Signature of the Deponent.

Identified by me.

*Talha*

Advocate.

F/3090/2021



Solemnly Affirmed and Declared before me U/S 139 CPC, U/S 297 (C) CRPC

*SK. Nazrul Islam*  
Notary, Govt. of W.B.  
Regn. No. 447/19  
City Civil Court, Calc 'to

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No. 50

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AC 89

6/5/21/4

*[Handwritten Signature]*

District Sub-Registrar  
Registrar US 7 (A) of  
Registration Office  
North, South 24 Parganas  
30 MAR 2021

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE is made this the th day of

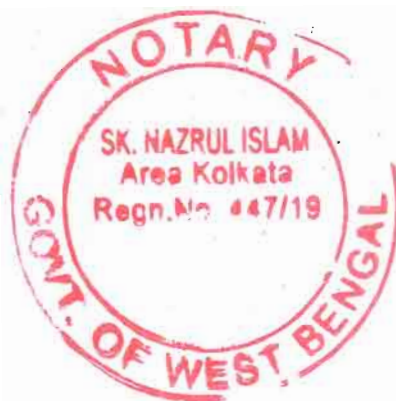
, 2021 (Two Thousand Twenty-One) BETWEEN ;



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1. SRI MANABENDRA NATH MONDAL, having PAN : BUCPM8662H, Aadhaar No. Not Provided by UIDAI, son of Late Subodh Kumar Mondal alias Subodh Mondal, by faith : Hindu, by nationality : Indian, by occupation : Service, residing at Ranabhutia, Post Office : Panichpota, Police Station : Narendrapur, Kolkata : 700152, District : 24 Parganas (South),

(2) SMT. RINA MONDAL, having PAN : CHSPM1783P, Aadhaar No.5094 0304 6373, daughter of Late Subodh Kumar Mondal alias Subodh Mondal, by faith : Hindu, by nationality : Indian, by occupation : House-Wife, residing at Tentulberia, Naskar Para, Post Office : Garia, Police Station : Narendrapur, Kolkata : 700084, District : 24 Parganas (South) and (2) SMT. MINAKSHI SARDAR, having PAN : CQAPS0817F, Aadhaar No.8647 9303 7970, wife of Biplab Sardar, by faith : Hindu, by nationality : Indian, by occupation : House-Wife, residing at N.B.M. Eye Hospital, Post Office : Garia, Police Station : Narendrapur, Kolkata : 700084, District : 24 Parganas (South), hereinafter collectively called and referred to as "the OWNERS/VENDORS" (which term or 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, legal representatives and assigns) of the FIRST PART. The



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Vendors Nos.2 & 3 are being represented by their appointed Attorneys (1) **SRI SUBHAS DAS**, having PAN : BIKPD5197G, Aadhaar No.4847 8858 4465, son of Sri Nakul Chandra Das, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at Village : Ranabhutia, Post Office : Panchpota, Police Station : Narendrapur, Kolkata : 700152, District : 24 Parganas (South), (2) **SRI TAPAN PANJA**, having PAN : CKPPP6288J, Aadhaar No.2327 7804 6227, son of Late Sarat Panja, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at Village : Ranabhutia, Post Office : Panchpota, Police Station : Narendrapur, Kolkata : 700152, District : 24 Parganas (South), (3) **SRI RIPAN HAOLADAR**, having PAN : AMPPH8725E, Aadhaar No.2930 5094 1804, son of Sri Premananda Haoladar, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at Village : Panchpota, Post Office : Panchpota, Police Station : Narendrapur, Kolkata : 700152, District : 24 Parganas (South) and (4) **SRI SHUMANGAL DEALI**, having PAN : AMXPD2295H, Aadhaar No.2991 5869 0626, son of Late Mahendra Dhai, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at Village : Panchpota, Post Office : Panchpota, Police Station : Narendrapur, Kolkata : 700152, District : 24 Parganas (South), duly appointed by virtue



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of a registered Power of Attorney, which was registered in the Office of the 19<sup>th</sup> June, 2019 in the Office of the Additional District Sub-Registrar at Garia and recorded in Book No.IV, Volume No.1629-2019, Pages from 6776 to 6796, Being No.162900365 for the year 2019.

**AND**

**SRI SUBRATA MONDAL** having PAN : EUPPM5443A, Aadhaar No.6785 3656 9162, son of Subhash Mondal, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at Village : Mankaryard, Post Office : Mankar, Police Station : Buddbud, District : Purba Burdwan, Pin : 713144, 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 heirs, executors, administrators, legal representatives and assigns) of the

**SECOND PART****AND**

~~**UNITA NIRMAN**, a Partnership Firm, having PAN : ABBFR3367H, having its Office at 7, Krishak Pally, Post Office :~~



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Mukundapur, Police Station : Purba Jadavpur, Kolkata :  
 700099, District : 24 Parganas (South), represented by its  
 Partners viz. (1) **SRI RANJIT MONDAL**, having PAN :  
 BBGPM5859P, Aadhaar No.9729 2697 0632, son of Sri  
 Arabindu Mondal and (2) **SMT. RITA MONDAL**, having PAN :  
 EYQPM9542H, Aadhaar No.2733 5117 6091, wife of Sri Ranjit  
 Mondal, both are by faith : Hindu, by nationality : Indian, by  
 occupation : Business, both are residing at 7, Krishak Pally,  
 Post Office : Mukundapur, Police Station : Purba Jadavpur,  
 Kolkata : 700099, District : 24 Parganas (South), hereinafter  
 called and referred to as "the **CONFIRMING PARTY**" (which  
 term or expression shall unless excluded by or repugnant to the  
 subject or context be deemed to mean and include its  
 successors-in-office and assigns) of the **THIRD PART**.

**WHEREAS** originally one Subodh Kumar Mondal alias Subodh  
 Mondal was joint recorded Owners in respect of the landed  
 property, lying and situate at situate and lying at Mouza :  
 Atghara, Pargana : Kalitola, J.L. No.5, Touzi No.2998, under R.S.  
 Khatian No.73, appertaining to R.S. Dag Nos.156 & 157, within  
 the limits of Kheyadaha No.2 Gram Panchayet, under Police  
 Station : previously Sonarpur at present Narendrapur, District



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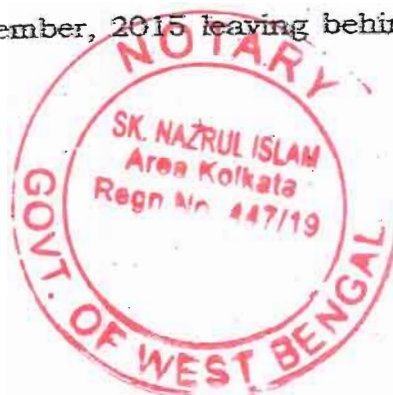
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sub-Registry Office at Alipore, District : 24 Parganas (South) along with vast properties.

**AND WHEREAS** while absolutely seized and possessed the aforesaid properties as joint Owners thereof, the name of said Subodh Kumar Mondal alias Subodh Mondal was recorded with the Office of the B.L. & L.R.O. in respect of land measuring about 2.29 Acres under L.R. Khatian No.166/1 in L.R. Dag Nos.167, 185, 225, 226, 227, 233 & 234 and finally published the same and he used to pay the necessary rents and khajnas to the said Authority.

**AND WHEREAS** while absolutely seized and possessed the aforesaid property as Owner thereof, said Subodh Kumar Mondal alias Subodh Mondal died intestate on 2<sup>nd</sup> November, 2008 leaving behind him surviving his wife Smt. Tapasi Mondal, one son Manabendra Nath Mondal and two daughters viz. Smt. Rina Mondal and Smt. Minakshi Sardar as his only legal heirs and successors, who jointly inherited the aforesaid property as per Hindu Succession Act, 1956.

**AND WHEREAS** thereafter said Smt. Tapashi Mondal also died intestate on 22<sup>nd</sup> November, 2015 leaving behind surviving his



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aforesaid son and daughters as her only legal heirs and successors, who jointly inherited the undivided share of the aforesaid property left by their mother as per Hindu Succession Act, 1956.

**AND WHEREAS** after such inheritance, said Manabendra Nath Mondal, Smt. Rina Mondal and Smt. Minakshi Sardar became the joint Owners of the aforesaid property and absolutely seized and possessed the aforesaid property as joint Owners thereof.

**AND WHEREAS** meanwhile said Smt. Rina Mondal and Smt. Minakshi Sardar executed one Power of Attorney in favour of Subhas Das, Tapan Panja, Ripan Haoladar and Shumangal Dhali empowering themselves to do all acts, deeds and things in respect of their undivided 2/3<sup>rd</sup> share of the aforesaid property in their names and on their behalf, which was registered in the Office of the 19<sup>th</sup> June, 2019 in the Office of the Additional District Sub-Registrar at Garia and recorded in Book No.IV, Volume No.1629-2019, Pages from 6776 to 6796, Being No.162900365 for the year 2019.

**AND WHEREAS** while absolutely sized and possessed of the aforesaid property as joint Owners thereof, said Manabendra



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Nath Mondal for self and Smt. Rina Mondal and Smt. Minakshi Sardar through their constituted aforesaid Attorneys entered into an Agreement for Sale with the Confirming Party herein for selling, transferring and conveying land measuring about 5 (Five) Cottahs more or less which includes 8' wide common passage on the Northern side, out of their aforesaid property and took the total consideration money of Rs.24,00,000/- (Rupees Twenty-Four Lac) only from the Confirming Party herein.

**AND WHEREAS** now the Confirming Party herein showed its unwillingness to purchase the aforesaid property in their favour accordingly informed the same to Vendors herein and also requested the Vendors herein to refund their paid money to them by selling out of the said property to their nominated person/s, to which the Vendors herein have agreed.

**AND WHEREAS** at this juncture, the Vendors herein declared to sell **ALL THAT** piece and parcel of bastu land measuring about 5 (Five) Cottahs more or less which includes 8' wide common passage on the Northern side, together with R.T. shed structure having an area of 100 (One Hundred) Square Feet more or less



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standing thereon being Plot No.8, lying and situate at situate and lying at Mouza : Atghara, Pargana : Kalitala, J.L. No.5, Touzi No.2998, under R.S. Khatian No.73, corresponding to L.R. Khatian No.166/1, appertaining to R.S. Dag No.157, corresponding to L.R. Dag No.226, within the limits of Kheyadaha No.2 Gram Panchayet, under Police Station : previously Sonarpur at present Narendrapur, District Sub-Registry Office at Alipore, District : 24 Parganas (South), for the sake of brevity the said land with R.T. shed structure standing thereon is to be hereinafter called and referred to as "the **SAID PROPERTY**, morefully described and written in the **SCHEDULE** hereunder and the said land with R.T. shed structure has been delineated with "**RED**" border line in the **MAP** or **PLAN** annexed herewith being the part of these presents, in favour of any intending Purchaser/s.

**AND WHEREAS** relying upon the aforesaid declaration made by the Vendors herein and believing the same to be true and acting on good faith, the Purchaser herein approached the Vendors herein and has made a proposal to purchase the said property after offering to pay a sum of Rs.24,00,000/- (Rupees Twenty-Four Lac) only towards the total consideration for the said property.



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**AND WHEREAS** the Vendors herein considering the quantum of consideration money as fair, reasonable and completely in conformity with the market price has agreed to sell and has accepted the proposal of the Purchaser herein and relying upon the aforesaid representation and declaration of the Vendors herein including the title of the said property, the Purchaser herein has agreed to purchase the said property, at a total consideration of Rs.24,00,000/- (Rupees Twenty-Four Lac) only and accordingly one verbal Agreement was held amongst the Parties herein to that effect, wherein it was agreed that the Purchaser herein shall pay the entire consideration amount of Rs.24,00,000/- (Rupees Twenty-Four Lac) only to the Confirming Party herein because the Vendors herein have already received their consideration amount in respect of the said property from the Confirming Party herein.

**AND WHEREAS** accordingly after receiving the full consideration money as agreed upon, the Vendors herein have this day execute and register the Deed of Conveyance in respect of the said property, morefully described in the **SCHEDULE** hereunder written, in favour of the Purchaser herein, free from all encumbrances.



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NOW THIS INDENTURE WITNESSETH in pursuance of the said Agreement and in consideration of a sum of Rs.24,00,000/- (Rupees Twenty-Four Lac) only paid by the Purchaser herein to the Confirming Party herein on or before the execution of these presents (the receipt whereof the Confirming Party herein do hereby admit and acknowledge to have received and of and from the same and every part thereof as per Memo below, the Vendors herein do hereby release, acquit, exonerate and discharge the Purchaser herein and the said property hereby conveyed), the Vendors herein do hereby indefeasibly grant, sell, convey, transfer, assign and assure **ALL THAT** piece and parcel of bastu land measuring about 5 (Five) Cottahs more or less which includes 8' wide common passage on the Northern side, together with R.T. shed structure having an area of 100 (One Hundred) Square Feet more or less standing thereon being Plot No.8, lying and situate at situate and lying at Mouza : Atghara, Pargana : Kalitala, J.L. No.5, Touzi No.2998, under R.S. Khatian No.73, corresponding to L.R. Khatian No.166/1, appertaining to R.S. Dag No.157, corresponding to L.R. Dag No.226, within the limits of Kheyadaha No.2 Gram Panchayet, under Police Station : previously Sonarpur at present Narendrapur, District Sub-Registry Office at Alipore, District : 24 Parganas (South), for



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the sake of brevity the said land with R.T. shed structure standing thereon is to be hereinafter called and referred to as the **SAID PROPERTY**, morefully described and written in the **SCHEDULE** hereunder as shown and delineated in the **MAP** or **PLAN** annexed hereto and marked with "**RED**" border thereon, free from all encumbrances, charges, liens, mortgages, lispendences and attachments whatsoever to the said property **OR HOWSOEVER OTHERWISE** the said property or any part thereof now are or is or hereto before were/was situated, tenanted, butted & bounded, called, known, numbered, described or distinguished together with land and also to have all rights of easements for water, taps, pipes of water connections, electric coil, cables, telephones, gas and other usual right to enter upon under and along the said property and all other benefits and amenities provided and/or may be provided in future and the paths, passages, sewers, drains, water, water courses, light and/or rights, liberties, privileges, easements and appurtenances whatsoever to the said property belonging or enjoyed therewith or reputed to belong or appurtenant thereto and all the estate right, title and interest ~~claim or demands whatsoever both at law or in equity of the~~ Vendors herein unto and upon the said property or any part



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thereof together with all deeds, pattas, muniments of title whatsoever in anywise relating to or concerning the said property or any part thereof which the Vendors herein shall deliver to the Purchaser herein and all rights and advantages of the Vendors herein and **TO HAVE AND TO HOLD** the said property hereby granted, conveyed, transferred and assured expressed so to be including the rights of way etc. mentioned above unto and to the use of the Purchaser herein absolutely and forever and free from all encumbrances and in a vacant condition and the Vendors herein do hereby covenant with the Purchaser herein **THAT NOTWITHSTANDING** any act, deed of things by the Vendors herein or by their predecessor-in-title done or knowingly suffered to the contrary, the Vendors herein have good right full power and absolute authority to grant, convey, transfer and assure the said property hereby granted or expressed so to be unto and to the use of the Purchaser herein in the manner aforesaid and the Purchaser herein shall and may at all times hereafter quietly enter and peaceably possess and enjoy the said property and receive the rents and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors herein or any person or persons lawfully or equitably claiming from under or



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interest from their or under their successors or predecessors-in-title, liens, equipments, dispendences and that free from all encumbrances whatsoever made or suffered by the Vendors herein or any of their successors and predecessor-in-title or any person/s lawfully or equitably claiming as aforesaid. **AND THAT** the Vendors herein covenants to save harmless and keep indemnified the Purchaser herein from or against all encumbrances, charges and equities whatsoever and further that the Vendors herein and all persons have or equitably claiming any estate or interest in the said property or any part thereof from under or in trust for the Vendors herein or from or under any of their successors or predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser herein do and execute to cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or reasonably required and the Vendors herein shall handover and deliver to the Purchaser herein all the original documents of title papers relating to the said property hereby granted and conveyed, more particularly described in the **SCHEDULE** hereunder written at the time of



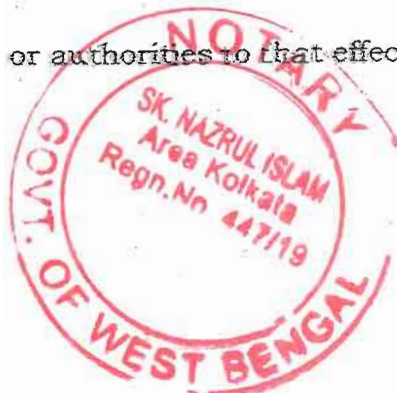
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registration of the present Deed of Sale. The Vendors herein shall assist the Purchaser herein to mutate its name in respect of the said property with the Office of the B.L. & L.R.O. as well as also Kheyadaha No.II Gram Panchayet and the Vendors hereby declare that if the free and marketable title of the said property are not found in future in favour of the Vendors herein then the Vendors herein will be liable to refund the entire consideration of this property with all cost and damages to the Purchaser herein or his nominee/s.

**THE VENDORS HEREIN do HEREBY COVENANT WITH THE PURCHASER HEREIN** as follows :-

1. **THAT** the Vendors herein have got free clear and marketable title therein and Vendors herein are in physical possession of the said property and except the Vendors herein no other person/s has/have any right, title and interest over the said property and/or any part thereof.
2. **THAT** the said property is not subject to any acquisition or requisition proceedings and the Vendors herein have no knowledge of and has not received any such notice from any authority or authorities to that effect.



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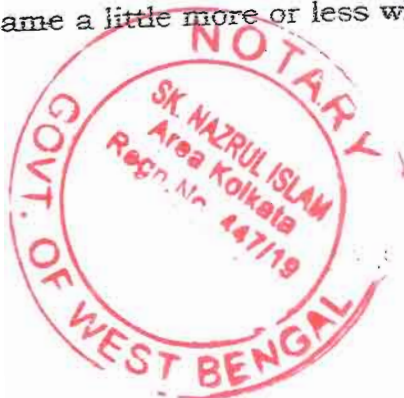
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3. **THAT** the said property or any part thereof is not charged and/or mortgaged with any bodies, Banks any Financial Institutions etc. by the Vendors herein.
4. **THAT** the Vendors herein confirmed and undertake that they will be liable to execute and sign all documents, forms, petitions, applications in favour of the Purchaser herein regarding the said property or its any part for the betterment of the title of the said property and other purposes at the request of the Purchaser herein.
5. **THAT** the Vendors herein confirm that they will keep indemnify the Purchaser herein regarding any claims and/or demands by anybody in respect of said property in future.
6. **THAT** the Vendors herein admit and confirm that if any statements or declarations made in these present regarding the title of the said property are to be found not true and false then they will be liable to be implicated in present law.

**THE SCHEDULE ABOVE REFERRED TO**

(DESCRIPTION OF THE PROPERTY HEREBY CONVEYED)

**ALL THAT** piece and parcel of bastu land measuring an area of 5 (Five) Cottahs be the same a little more or less which includes



24

- 27 -

common passage, together with R.T. shed structure having an area of 100 (One Hundred) Square Feet more or less with cemented flooring standing thereon being Plot No.8, lying and situate at situate and lying at Mouza : Afghara, Pargana : Kalitala, J.L. No.5, Touzi No.2998, under R.S. Khatian No.73, corresponding to L.R. Khatian No.166/1, appertaining to R.S. Dag No.157, corresponding to L.R. Dag No.226, within the limits of Kheyadaha No.2 Gram Panchayet, under Police Station : previously Sonarpur at present Narendrapur, District Sub-Registry Office at Alipore, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto. The property hereby conveyed is more particularly shown and delineated in the **MAP** or **PLAN** annexed hereto and marked with **"RED"** border thereon, which will be treated as an integral part of this Deed. The said premises is butted & bounded by :

- ON THE NORTH** : 16' wide Kancha Common Passage ;
- ON THE SOUTH** : Land of Plot No.9 ;
- ON THE EAST** : 20' wide Kancha Road ;
- ON THE WEST** : Land of Plot No.7.



28

- 28.

18

**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribed their respective hands on the day, month and year first above written.

**SIGNED, SEALED & DELIVERED**

by the Parties at Kolkata  
in the presence of :-

**WITNESSES :-**

1. Antardoot Mandal  
Adv.  
Alipore Judges' Court
2. ...  
...

Ripon Hazra  
Suman Prasad  
Subhas Das  
...

Signature of the **OWNERS/ VENDORS**

Drafted by me :-

Antardoot Mandal  
**ANTARDOOT MANDAL**

Advocate  
Enroll No. F-1424/2008.  
**ANTARDOOT MANDAL & ASSOCIATES**  
(LAW FIRM)  
e-mail : [antardootmandal@gmail.com](mailto:antardootmandal@gmail.com)  
MOB : 8584881111 & 9831919244.  
Alipore Judges' Court, Kol : 27.

Selata Mandal

Signature of the **PURCHASER**

RINITA NIRMAN RINITA NIRMAN  
Partner

Signature of the **CONFIRMING PARTY**

Computer Typed by :-

Debasish Naskar  
**DEBASISH NASKAR**  
Alipore Judges' Court, Kol : 27.



26

- 29 -

19

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named Purchaser the within mentioned sum of Rs.24,00,000/- (Rupees Twenty-Four Lac) only being the consideration in full towards sale of the said property, as mentioned in the **SCHEDULE** hereinabove written, as per Memo below :-

**MEMO**

Sl. No.	DATE	MODE OF PAYMENT	AMOUNT
1.	17/02/21	UPI/CR/104886401790	Rs. 1,00,000/-
2.	18/02/21	UPI/CR/104914000888	Rs. 1,00,000/-
3.	22/02/21	UPI/CR/105384779836	Rs. 1,00,000/-
4.	23/02/21	UPI/CR/105408628932	Rs. 1,00,000/-
5.	23/02/21	IMPS/105421716018	Rs. 50,000/-
6.	23/02/21	UPI/CR/105647010307	Rs. 1,00,000/-
7.	27/02/21	UPI/CR/105881844065	Rs. 1,00,000/-
8.	27/02/21	IMPS/105810575036	Rs. 1,00,000/-
9.	27/02/21	IMPS/105810576322	Rs. 1,00,000/-
10.	28/02/21	UPI/CR/105973182105	Rs. 5,00,000/-
11.	29/03/21		Rs. 10,00,000/-
12.	29/03/21		Rs. 50,000/-
Total :.....			Rs. 24,00,001/-

**(RUPEES TWENTY-FOUR LAC) ONLY**

**WITNESSES :-**

1. Anindita Mukherjee 27/5/21 Partner

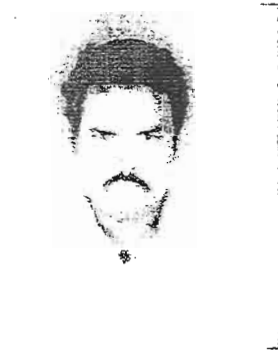
RINITA NIRMAN RINITA NIRMAN Partner

Signature of the **CONFIRMING PARTY**



28

**SPECIMEN FORM FOR THE FINGERPRINTS**



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NOTARY  
 J. T. OF WEST BENGAL

28

**SPECIMEN FORM FOR THE FINGERPRINTS**



*Manabendra Nath Mondal*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Subhas Chandra*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



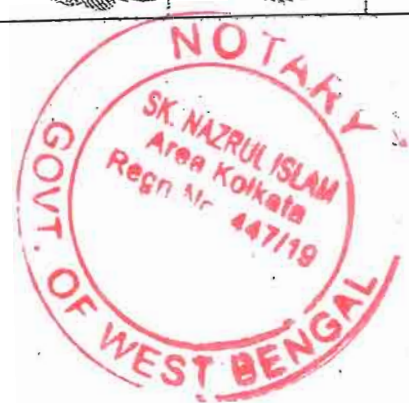
*Sanjay*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Rajendra Prasad*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					





29

**Government of West Bengal  
Directorate of Registration & Stamp Revenue**

**e-Assessment Slip**

Query No / Year	2000615759/2021	Office where deed will be registered
Query Date	19/03/2021 10:47:54 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	ANTARDOOT MANDAL ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8584881111, Status : Advocate	
Transaction	[0101] Sale, Sale Document	Additional Transaction
Set Forth value	Rs. 24,00,000/-	Market Value
Total Stamp Duty Payable(SD)	Rs. 1,66,521/- (Article:23)	Total Registration Fee Payable
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		Rs. 50/-

**Land Details :**

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: KHEYADAHAN-II, Mouza: Atghara, JI No: 5, Pin Code : 700152

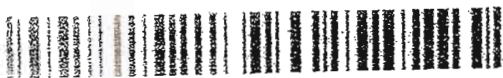
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-157	RS-73	Bastu Bil	5 Katha	23,80,000/-	33,00,000/-	Width of Approach Road: 20 Ft.
Grand Total :				8.25Dec	23,80,000 /-	33,00,000 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	20,000/-	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	20,000 /-	30,000 /-
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Query No: 2000615759 of 2021, Printed On: Mar 30 2021 12:02PM, Generated from Registration office.

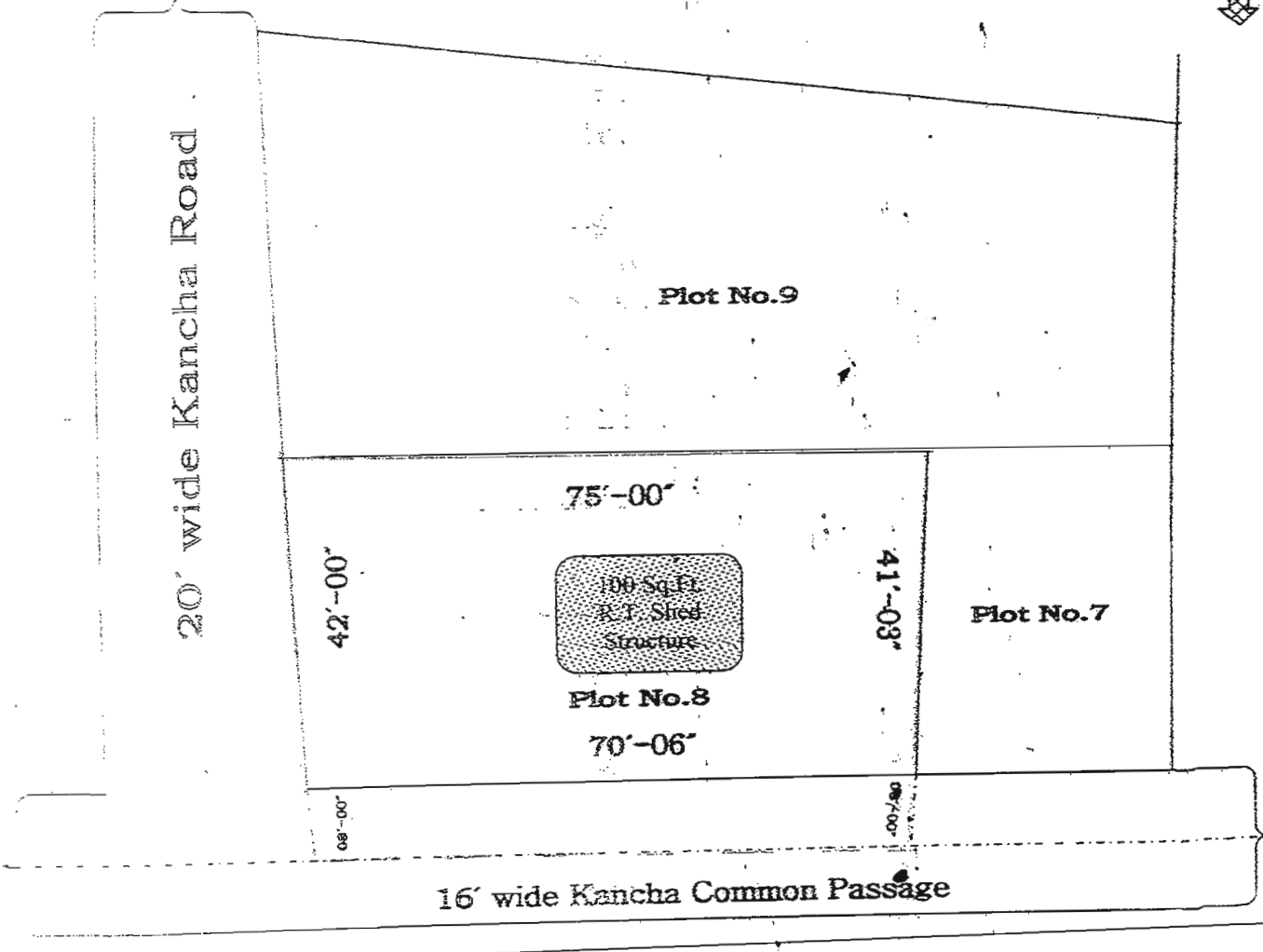
AS- 1 of 4



30

Site Plan of bastu land 5 Cottahs more or less which includes 8' wide common passage on the Northern side, together with R.T. shed structure having an area of 100 (One Hundred) Square Feet more or less with cemented flooring standing thereon being Plot No.8, lying and situate at situate and lying at Mouza : Atghara, Pargana : Kalitala, J.L. No.5, Touzi No.2998, under R.S. Khatian No.73, corresponding to L.R. Khatian No.166/1, appertaining to R.S. Dag No.157, corresponding to L.R. Dag No.226, within the limits of Kheyadaha No.2 Gram Panchayet, under Police Station : previously Sonarpur at present Narendrapur, Additional District Sub-Registry Office at Sonarpur, District : 24 Parganas (South).

The Land is shown in **RED** border line



*Handwritten signatures of vendors:*  
 Subhan Khan  
 VENDORS

**NOTARY**  
 SK. NAZMUL ISLAM  
 Area Kolkata  
 Regn. No. 12212  
 PURCHASER

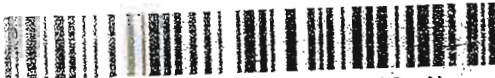
31

## Seller Details :

Sl No	Name & address	Status	Execution/Admission Details
1	Mr MANABENDRA NATH MONDAL Son of Late SUBODH KUMAR MONDAL ALIAS SUBODH MONDAL RANABHUTIA, P.O:- PANCHPOTA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BUxxxxxx2H, Aadhaar No: 94xxxxxxxx9781, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Smt RINA MONDAL Daughter of Late SUBODH KUMAR MONDAL ALIAS SOBODH MONDAL TENTULBERIA NASKAR PARA, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CHxxxxxx3P, Aadhaar No: 50xxxxxxxx6373, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
3	Smt MINAKSHI SARDAR Wife of Mr BIPLAB SARDAR N B M EYE HOSPITAL, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CQxxxxxx7F, Aadhaar No: 86xxxxxxxx7970, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
4	RINITA NIRMAN 7 KRISHAK PALLY, P.O:- MUKUNDAPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099 PAN No.:: ABxxxxxx7H, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative	Organization as Confirming Party	Executed by: Representative

## Buyer Details :

Sl No	Name & address	Status	Execution/Admission Details
1	Mr SUBRATA MONDAL Son of Mr SUBHASH MONDAL BURDWAN, P.O:- BURDWAN, P.S:- Bardhaman, District:-Purba Bardhaman, West Bengal, India, PIN - 743326 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EUxxxxxx3A, Aadhaar No: 67xxxxxxxx9162, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2000615759 of 2021, Printed On : Mar 30 2021 11:52AM, Generated from Registration Office



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

GRN Details

GRN:	192020210251275331	Payment Mode:	Online Payment
GRN Date:	30/03/2021 12:34:22	Bank/Gateway:	AXIS Bank
BRN:	317369438	BRN Date:	30/03/2021 12:03:08
Payment Status:	Successful	Payment Ref. No:	2000615759/16/2021 [Query No*/Query Year]

Depositor Details

Depositor's Name: antardoot mandal  
 Address: alipore  
 Mobile: 8584881111  
 Depositor Status: Advocate  
 Query No: 2000615759  
 Applicant's Name: Mr ANTARDOOT MANDAL  
 Identification No: 2000615759/16/2021  
 Remarks: Sale, Sale Document Payment No 16

Payment Details

Sl No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000615759/16/2021	Property Registration- Stamp duty	0030-02-103-003-02	166471
2	2000615759/16/2021	Property Registration- Registration Fees	0030-03-104-001-16	57314
			<b>Total</b>	<b>223785</b>

IN WORDS: TWO LAKH TWENTY THREE THOUSAND SEVEN HUNDRED EIGHTY FIVE ONLY.



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**Major Information of the Deed**

No.	I-1604-02659/2021	Date of Registration	30/03/2021
Deed No / Year	1604-2000615759/2021	Office where deed is registered	
Query Date	19/03/2021 10:47:54 AM		1604-2000615759/2021
Applicant Name, Address & Other Details	ANTARDOOT MANDAL ALIPORE POLICE COURT, Thana . Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8584881111, Status : Advocate		
Transaction	Additional Transaction		
[101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 24,00,000/-]	
Set Forth value		Market Value	
Rs. 24,00,000/-		Rs. 33,30,000/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 1,66,521/- (Article:23)		Rs. 57,346/- (Article:A(1), E.)	
Remarks			

**Land Details :**

District: South 24-Parganas, P S:- Sonarpur, Gram Panchayat: KHEYADAHA-II, Mouza: Atghara. JI No: 5, Pin C 700152

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Det
11	RS-157	RS-73	Bastu	Bill	5 Katha	23,80,000/-	33,00,000/-	Width of App Road: 20 Ft.,
Grand Total :					8.25Dec	23,80,000 /-	33,00,000 /-	

**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.	20,000/-	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	20,000 /-	30,000 /-
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34

Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr MANABENDRA NATH MONDAL</b> Son of Late SUBODH KUMAR MONDAL ALIAS SUBODH MONDAL Executed by: Self, Date of Execution: 30/03/2021 Admitted by: Self, Date of Admission: 30/03/2021, Place : Office			
	30/03/2021	LTI 30/03/2021	30/03/2021

RANABHUTIA, P.O:- PANCHPOTA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal  
 PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: 3Uxxxxxx2H, Aadhaar No: 94xxxxxxx9781, Status :Individual, Executed by: Self, Date of execution: 30/03/2021  
 Admitted by: Self, Date of Admission: 30/03/2021 ,Place : Office

2 **Smt RINA MONDAL**  
 Daughter of Late SUBODH KUMAR MONDAL ALIAS SOBODH MONDAL TENTULBERIA NASKAR PAF GARIA P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CHxxxxxx3P, Aadhaar No: 50xxxxxxx6373, Individual, Executed by: Attorney, Executed by: Attorney

3 **Smt MINAKSHI SARDAR**  
 Wife of Mr BIPLAB SARDAR N B M EYE HOSPITAL, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Pa West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: Indi No.:: CQxxxxxx7F, Aadhaar No: 86xxxxxxx7970, Status :Individual, Executed by: Attorney, Executed by: Attorney

4 **RINITA NIRMAN**  
 7 KRISHAK PALLY, P.O:- MUKUNDAPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Ber India, PIN - 700099, PAN No.:: ABxxxxxx7H, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No Name, Address, Photo, Finger print and Signature




Name	Photo	Finger Print	Signature
<b>Mr SUBRATA MONDAL</b> Son of Mr SUBHASH MONDAL Executed by: Self, Date of Execution: 30/03/2021 Admitted by: Self, Date of Admission: 30/03/2021, Place : Office			
	30/03/2021	LTI 30/03/2021	30/03/2021

Son of Mr SUBHASH MONDAL Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: I PAN No.:: EUxxxxxx3A, Aadhaar No: 67xxxxxxx9162, Status :Individual, Executed by: Self, of Execution: 30/03/2021  
 Admitted by: Self, Date of Admission: 30/03/2021, Place : Office



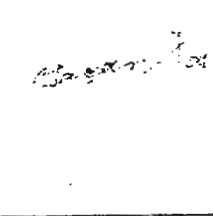


Details


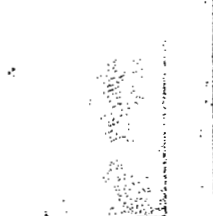
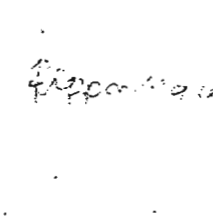
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr SUBHAS DAS</b> Son of Mr MINAKSHI CH DAS Date of Execution 30/03/2021, Admitted by Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office			
Mar 30 2021 2:03PM LTI 30/03/2021 30/03/2021			


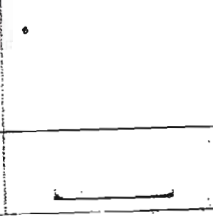
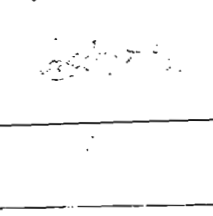
RANABHUTIA, P.O:- PANCHPOTA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, In  
 PIN - 700152. Sex: Male. By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:  
 B1xxxxxx7G, Aadhaar No: 48xxxxxxx4465 Status : Attorney, Attorney of : Smt RINA MONDAL, S  
 MINAKSHI SARDAR

Name	Photo	Finger Print	Signature
<b>Mr TAPAN PANJA</b> Son of Late SARAT PANJA Date of Execution 30/03/2021, Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office			
Mar 30 2021 2:54PM LTI 30/03/2021 30/03/2021			

RANABHUTIA, P.O:- PANCHPOTA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, In  
 PIN - 700152. Sex: Male. By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:  
 CKxxxxxx8J, Aadhaar No: 23xxxxxxx6227 Status : Attorney, Attorney of : Smt RINA MONDAL, S  
 MINAKSHI SARDAR

Name	Photo	Finger Print	Signature
<b>Mr RIPAN HAOLADAR</b> Son of Mr PREMANANDA HAOLADAR Date of Execution 30/03/2021, Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office			
Mar 30 2021 2:55PM LTI 30/03/2021 30/03/2021			

PANCHPOTA, P.O:- PANCHPOTA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, In  
 PIN - 700152. Sex: Male. By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:  
 AMxxxxxx5E, Aadhaar No: 29xxxxxxx4804 Status : Attorney, Attorney of : Smt RINA MONDAL, S  
 MINAKSHI SARDAR



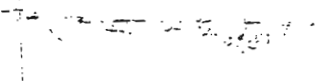
Name	Photo	Finger Print	Signature
<b>Mr SHUMANGAL DHALI</b> Son of Late MAHENDRA DHALI Date of Execution 30/03/2021, Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office			
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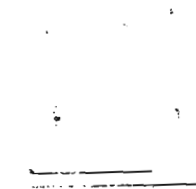
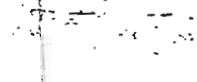
36

700152 Sex: Male. By Caste: Hindu. Occupation: Business. Citizen of: India, PAN No.:  
xxxxxx5H Aadhaar No: 29xxxxxxxx0626 Status : Attorney, Attorney of : Smt RINA MONDA  
ANAND SARDAR

Representative Details :


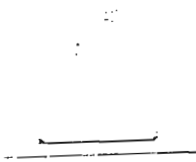
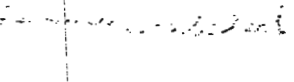
Sl No	Name,Address,Photo,Finger print and Signature		
Name	Photo	Finger Print	Signature
1	<p><b>Mr RANJIT MONDAL</b> (Presentant ) Son of Mr. AKABINDU MONDAL Date of Execution: 30/03/2021 Admitted by: Self, Date of Admission: 30/03/2021 Place of Admission of Execution: Office</p>  <p>Mar 30 2021 1:29PM</p>	 <p>LTI 30/03/2021</p>	 <p>30/03/2021</p>

7 KRISHNAK PALLY, P.O:- MUKUNDAPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India. PIN - 700099. Sex: Male. By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No :- BRxxxxxx9P Aadhaar No: 97xxxxxxx0632 Status : Representative, Representative of : RINA NIRMAL

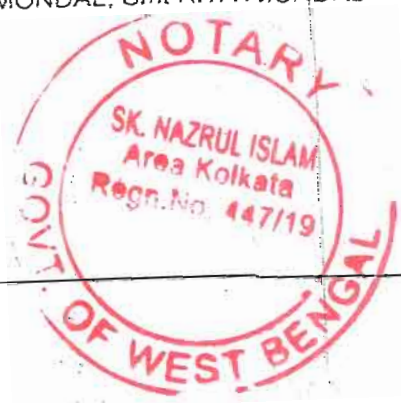
Name	Photo	Finger Print	Signature
<p><b>Smt RITA MONDAL</b> Wife of Mr. RANJIT MONDAL Date of Execution: 30/03/2021, Admitted by: Self, Date of Admission: 30/03/2021 Place of Admission of Execution: Office</p>  <p>Mar 30 2021 1:29PM</p>	 <p>LTI 30/03/2021</p>	 <p>30/03/2021</p>	

7 KRISHNAK PALLY, P.O:- MUKUNDAPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India. PIN - 700099, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No :- EYxxxxxx2H. Aadhaar No: 27xxxxxxxx6091 Status : Representative, Representative of : RINA NIRMAL

Identifier Details :

Name	Photo	Finger Print	Signature
<p><b>Mr ANTARDOOT MANDAL</b> Son of PABITRA KUMAR MONDAL 10/10/1 JUDGES COURT P.O. 10/10/1 P.S. Alipore, Kolkata, District:- South 24 Parganas, West Bengal, India. PAN :- 33027</p>  <p>30/03/2021</p>	 <p>30/03/2021</p>	 <p>30/03/2021</p>	

WITNESSES: ANABENDRA NATH MONDAL, Mr SUBRATA MONDAL, Mr SUBHAS DAS, Mr TAPAN PANJA  
ANABENDRA NATH MONDAL, Mr SHUMANGAL BHALLI, Mr RANJIT MONDAL, Smt RITA MONDAL



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Transfer of property for L1

From	To, with area (Name-Area)
Mr MANABENDRA NATH MONDAL	Mr SUBRATA MONDAL-8.25 Dec

Transfer of property for S1

Sl No	From	To, with area (Name-Area)
	Mr MANABENDRA NATH MONDAL	Mr SUBRATA MONDAL-33.33333333 Sq Ft
	Smt RINA MONDAL	Mr SUBRATA MONDAL-33.33333333 Sq Ft
	Smt MINAKSHI SARDAR	Mr SUBRATA MONDAL-33.33333333 Sq Ft



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**Endorsement For Deed Number : I - 160402659 / 2021**

23-2021

**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 n of Indian Stamp Act 1899

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

Presented for registration at 13:25 hrs on 30-03-2021. at the Office of the D.S.R. - IV SOUTH 24-PARGANAS, MONDAL

**Certificate of Market Value(WB PUVI rules of 2001)**

The declared market value of this property which is the subject matter of the deed has been assessed at Rs. 30,00,000

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

Execution is admitted on 30/03/2021 by 1. Mr MANABENDRA NATH MONDAL, Son of Late SUBODH KUMAR MONDAL ALIAS SUBODH MONDAL, RANABHUTIA, P.O: PANCHPOTA, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Service. 2. Mr SUBRATA MONDAL, Smt SUBHASH MONDAL, BURDWAN, P.O: BURDWAN, Thana: Bardhaman

Purba Bardhaman, WEST BENGAL, India, PIN - 743326, by caste Hindu, by Profession Business

Identified by Mr ANTARDOOT MANDAL, Son of PABITRA KUMAR MONDAL, ALIPORE JUDGES COURT ALIPORE, Thana: Alipore, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, Hindu by profession Advocate

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

Execution is admitted on 30-03-2021 by Mr RANJIT MONDAL, PARTNER, RINITA NIRMAN, 7 KRISHAK P, P.O: MUKUNDAPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099

Identified by Mr ANTARDOOT MANDAL, Son of PABITRA KUMAR MONDAL, ALIPORE JUDGES COURT ALIPORE, Thana: Alipore, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, Hindu by profession Advocate

Execution is admitted on 30-03-2021 by Smt RIJTA MONDAL, PARTNER, RINITA NIRMAN, 7 KRISHAK P, MUKUNDAPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099

Identified by Mr ANTARDOOT MANDAL, Son of PABITRA KUMAR MONDAL, ALIPORE JUDGES COURT ALIPORE, Thana: Alipore, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, Hindu by profession Advocate

**Executed by Attorney**

Execution by Mr SUBHAS DAS, Son of Mr NAKUL CH DAS, RANABHUTIA, P.O: PANCHPOTA, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Business constituted attorney of 1 Smt RINA MONDAL, TENTULBERIA NASKAR PARA, P.O: GARIA, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, 2. Smt MINAKSHI SARDAR N B M EYE HOSPITAL, GARIA, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084 is admitted by him

Identified by Mr ANTARDOOT MANDAL, Son of PABITRA KUMAR MONDAL, ALIPORE JUDGES COURT ALIPORE, Thana: Alipore, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, Hindu by profession Advocate

Execution by Mr TAPAN PANJA, Son of Late SARAT PANJA, RANABHUTIA, P.O: PANCHPOTA, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Business constituted attorney of 1. Smt RINA MONDAL, TENTULBERIA NASKAR PARA, P.O: GARIA, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, 2. Smt MINAKSHI SARDAR N B M EYE HOSPITAL, GARIA, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084 is admitted by him

Identified by Mr ANTARDOOT MANDAL, Son of PABITRA KUMAR MONDAL, ALIPORE JUDGES COURT ALIPORE, Thana: Alipore, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, Hindu by profession Advocate

Execution by Mr RIPAN HAQLADAR, Son of Mr PREMANANDA HAQLADAR, PANCHPOTA, P.O: PANCHPOTA, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Business constituted attorney of 1 Smt RINA MONDAL, TENTULBERIA NASKAR PARA, P.O: GARIA, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, 2. Smt MINAKSHI SARDAR N B M EYE HOSPITAL, GARIA, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084 is admitted by him.



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Mr ANTARDOOT MANDAL, Son of PABITRA KUMAR MONDAL, ALIPORE JUDGES COUF  
Thana Alipore. City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 70002  
y profession Advocate

Execution by Mr SHUMANGAL DHAL: Son of Late MAHENDRA DHALI, PANCHPOTA, P.O: PANCHF  
za Sonarpur. South 24-Parganas. WEST BENGAL, India, PIN - 700152, by caste Hindu, by professic  
and constituted attorney of 1. Smt RINA MONDAL TENTULBERIA NASKAR PARA, P.O: GARIA, Thana  
South 24-Parganas, WEST BENGAL India, PIN - 700084, 2. Smt MINAKSHI SARDAR N B M EYE HOSF  
KARIA Thana Sonarpur. South 24-Parganas, WEST BENGAL, India, PIN - 700084 is admitted by him

Attested by Mr ANTARDOOT MANDAL, Son of PABITRA KUMAR MONDAL, ALIPORE JUDGES COUR  
TORGa Thana Alipore. City/Town, KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 70002.  
y profession Advocate

**Payment of Fees**

The required Registration Fees payable for this document is Rs.57,346/- ( A(1) = Rs 33,300/- ,B = R  
s 14 = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 57,314  
by Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Gov  
t of West Bengal on 30-03-2021 12:35PM with Govt. Ref. No: 192020210251275331 on 30-03-2021, Amount Rs: 57,3  
14/- (AXIS Bank ( UTIB0000005), Ref. No. 317369438 on 30-03-2021, Head of Account 0030-03-104-001-1

**Payment of Stamp Duty**

The required Stamp Duty payable for this document is Rs. 1,66,521/- and Stamp Duty paid by Stamp  
Duty Online = Rs 1,66,471/-

**Description of Stamp**

Stamp Type: Impressed. Serial no 3157. Amount: Rs.50/-, Date of Purchase: 24/03/2021, Vendor name: S  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt  
of West Bengal Online on 30/03/2021 12:35PM with Govt. Ref.No: 192020210251275331 on 30-03-2021, Amount Rs: 1,66,  
521/- (AXIS Bank ( UTIB0000005), Ref. No: 317369438 on 30-03-2021, Head of Account 0030-02-103-003-02

**Pradipta Kishore Guha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUT**  
**PARGANAS**  
**South 24-Parganas, West Beng**



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Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1604-2021, Page from 106973 to 107024  
being No 160402659 for the year 2021.



Digitally signed by PRADIPTA KISHORE GUHA  
Date: 2021.03.30 17:30:53 +05:30  
Reason: Digital Signing of Deed.

Pradipta Kishore Guha) 2021/03/30 05:30:53 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

*Subrata Mondal*  
**NOTARY**  
SK. NAZRUL ISLAM  
Area Kolkata  
Regn. No. 4719  
~~9832585217~~  
9832585217  
**OF WEST BENGAL**

(This document is digitally signed.)