

9161

T-9301/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

2/1643753/22

V 077671

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

[Signature]

Additional District Sub-Registrar,
Rajarhat, New Town, North 24 Pgs

2 JUN 2022

CONVEYANCE

1. Date: 2nd June, 2022

2. Place: Kolkata

3. Parties:

3.1 Pradip Mondal, son of Ajit Mandal, by Nationality – Indian, by Faith – Hindu, by Occupation – Business, residing at Garaguri, Post Office Patharghata, Police Station Rajarhat, Pin 700135, State West Bengal. [PAN ALJPM0272E and AADHAAR No. 238100742087]

(Vendor, include successors-in-interest)

Additional District Sub-Registrar,
Palahal, New Town, North 24-Pgs
02 JUN 2022



১৫২ : ৩৫০০ - (১৭৫২২)
স্বাক্ষর : মিন্টু পল
তারিখ : ০২ জুন ২০২২
স্মারক : ১৫২/৩৫০০
সিটি : পলাহাল, নতুন টাউন, উত্তর ২৪-পোস্ট
অতিরিক্ত জিলা সিনিয়র
সাব-রেজিস্ট্রার
পলাহাল
High Court, Calcutta
Advocate
Mintu Paul





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

GRN Details

GRN:	192022230041445991	Payment Mode:	Online Payment
GRN Date:	02/06/2022 15:09:38	Bank/Gateway:	IDBI Bank
BRN :	2749163040	BRN Date:	02/06/2022 15:10:27
Payment Status:	Successful	Payment Ref. No:	2001643753/4/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	NEHA UDYOG CO
Address:	HATIARA KOL-135
Mobile:	9051033251
Depositor Status:	Buyer/Claimants
Query No:	2001643753
Applicant's Name:	Mr MINTU PAUL
Identification No:	2001643753/4/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001643753/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	48223
2	2001643753/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	16415
Total				64638

IN WORDS: SIXTY FOUR THOUSAND SIX HUNDRED THIRTY EIGHT ONLY.

AND

3.2 **Neha Udyog Co** [PAN AASFN8952G], a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Eco-park (formerly Newtown), Kolkata 700157, represented by its Partner, namely (1) **Sk. Nasir**, [PAN ADSPN1335N, Aadhaar No. 984958654168] son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Eco-park (formerly Newtown), Kolkata 700157 and (2) **Rupsa Bibi**, [PAN AJLPB0681L and Aadhaar No. 996066204499] wife of Sk. Nasir, by faith Muslim, by nationality Indian, by occupation Business, residing at Hatiara, Paschimpara, Post Office Hatiara, Police Station Eco-Park, Kolkata – 700157.

(Purchaser, includes successors-in-interest)

Vendor and Purchase collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** *Danga* land measuring **4.929 (four point nine two nine) decimal**, comprised in **R.S./L.R. Dag No. 1503**, recorded in L.R. *Khatian* Nos. 129, 288, 342, 3262, 3434 and 169 *Mouza Jamalpara*, J. L. No. 42, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Rajarhat Bishnupur 2 No. Gram Panchayat (RBGP-2), District North 24 Parganas **Said Property, together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

5.1 **Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:

5.1.1 **Ownership of Pradip Mondal:** By a registered Deed of Conveyance, dated 18th January, 2022, registered in the office of A.D.S.R. Rajarhat, North 24 Parganas, in Book No-I, Volume No. 1523-2022, Pages 41668 to 41691, Being No. 152300853 for the year 2022, Alfa Molla *alias* Alfa Uddin Molla, Ansar Ali Molla *alias* Anchar Uddin Molla, Manu Molla, Ikbaru Uddin Molla *alias* Ikbaru Molla, Ranu Bibi, jointly sold conveyed and transferred their entire share of land measuring 1.250 decimal, comprised in R.S./L.R. *Dag* No. 1503, recorded in L.R. *Khatian* No. 342, *Mouza* Jamalpara, J. L. No. 42, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Rajarhat Bishnupur 2 No. Gram Panchayat (RBGP-2), District North 24 Parganas to Pradip Mondal, as consideration mentioned therein. **(First Part of Said Property)**

5.1.2 **Ownership of Pradip Mondal:** By a registered Deed of Conveyance, dated 21st January, 2022, registered in the office of A.D.S.R. Rajarhat, North 24 Parganas, in Book No-I, Volume No. 1523-2022, Pages 52974 to 52993, Being No. 152301125 for the year 2022, Sabed Ali Molla sold conveyed and transferred his entire share of land measuring 1.92 decimal, comprised in R.S./L.R. *Dag* No. 1503, recorded in L.R. *Khatian* Nos. 3434, 169, *Mouza* Jamalpara, J. L. No. 42, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Rajarhat Bishnupur 2 No. Gram Panchayat (RBGP-2), District North 24 Parganas to Pradip Mondal, as consideration mentioned therein. **(Second Part of Said Property)**

5.1.3 **Ownership of Pradip Mondal:** By a registered Deed of Conveyance, dated 24th January, 2022, registered in the office of A.D.S.R. Rajarhat, North 24 Parganas, in Book No-I, Volume No. 1523-2022, Pages 58634 to 58668, Being No. 152301265 for the year 2022, Salim Pappana, Sahida Bibi, Salim Sarfaraj Molla, Salim Intehaj, Beauty Yeasmin Bibi *alias* Beauty Yeasmin, Loveli Bibi *alias* Loveli Yeasmin, Ujala Bibi, Mohasin Molla jointly sold conveyed and transferred their entire share of land measuring 1.884 decimal, comprised in R.S./L.R. *Dag* No. 1503, recorded in L.R. *Khatian* Nos. 288, 129, 3262, *Mouza*

Jamalpara, J. L. No. 42, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Rajarhat Bishnupur 2 No. Gram Panchayat (RBGP-2), District North 24 Parganas to Pradip Mondal, as consideration mentioned therein. (**Third Part of Said Property**).

5.1.4 **Absolute Ownership of Said Property:** In the aforesaid statuses, the Vendor has become the undisputed owner of land measuring **4.929 (four point nine two nine) decimal**, comprised in **R.S./L.R. Dag No. 1503**, recorded in L.R. *Khatian* Nos. 129, 288, 342, 3262, 3434 and 169 *Mouza* Jamalpara, J. L. No. 42, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Rajarhat Bishnupur 2 No. Gram Panchayat (RBGP-2), District North 24 Parganas, being the Said Property and which is Subject Matter of Conveyance.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the *Panchayat* Authority or Government or any Statutory Body.

5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.

5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.

- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendor will sell the Said Property to the Purchasers free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and **together with** *khas*, vacant, peaceful and physical possession and the

Purchasers will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sell, convey and transfer to the Purchasers the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **Schedule** below, being *Danga* land measuring **4.929 (four point nine two nine) decimal**, comprised in **R.S./L.R. Dag No. 1503**, recorded in L.R. *Khatian* Nos. 129, 288, 342, 3262, 3434 and 169 *Mouza* Jamalpara, J. L. No. 42, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Rajarhat Bishnupur 2 No. Gram Panchayat (RBGP-2), District North 24 Parganas (**Said Property**) **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
- 7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs. 16,40,100/- (Rupees sixteen lac forty thousand one hundred) only** paid by the Purchasers to the Vendor receipt of which the Vendor hereby as well as by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions,

vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnifies and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest and assigns by reason of the aforesaid.

8.2.2 **Transfer of Property Act:** all obligations and duties of Vendor and Purchasers as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 **Delivery of Possession:** *Khas*, vacant, physical and peaceful possession of the Said Property has been handed over by the Vendor to the Purchasers.

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date

of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.

- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchasers and the Purchasers' successors-in-interest and assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.6 **No Objection to Mutation:** The Vendor declares that the Purchaser shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendor hereby expressly (1) consent to the same and (2) appoint the Purchasers as the constituted attorney of the Vendor and empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.7 **No Objection to Ratification:** The Vendor declares that the Purchasers can rectified this deed, if anything found wrong in this deed, In this regard, the Vendor hereby authorizes and empowers the Purchasers to take all steps and to do all acts, deeds and things as may be necessary for and on behalf of the Vendor.
- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the

Purchasers and/or their successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**Schedule
(Said Property)**

Danga land measuring **4.929 (four point nine two nine) decimal**, comprised in **R.S./L.R. Dag No. 1503**, recorded in L.R. *Khatian* Nos. 129, 288, 342, 3262, 3434 and 169, **Mouza Jamalpara**, J. L. No. 42, **Police Station Rajarhat**, Additional District Sub-Registrar Office Rajarhat, within Rajarhat Bishnupur 2 No. **Gram Panchayat (RBGP-2)**, District North 24 Parganas and butted and bounded as follows:

Butted and bounded of Said Property

On the North	: By RS/LR Dag No. 971
On the East	: By Land Of M/S K. M. Enterprise.
On the South	: By 211 Bus Route (80 feet wide Metal Road)
On the West	: By RS/LR Dag No 1503.

Together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

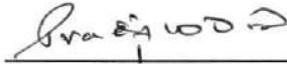
2
1
Q
D
K
C
P
R
O
C
E
D
U
R
E

Summary of the Said Property

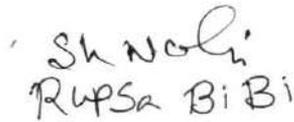
P.S. - Rajarhat			<i>Mouza</i> Jamalpara, J L No. 42			
Sl. No.	R.S/ L.R Dag No.	Total Area (in dec.)	L.R. Khatian No	Sold Area (in dec.)	Name of the Recorded Owner	Said Property (Mrk As)
1	1503	44	129	0.0836	Ujala Bibi	4.929 Decimal Said Property
	1503	44	288	0.9610	Golam Ahid Molla	
	1503	44	342	1.1250	Jasimuddin Molla	
	1503	44	3262	0.8448	Mahasin Molla	
	1503	44	3434 169	1.0824 0.84	Sabed Ali Molla	

9. Execution and Delivery

9.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.



Pradip Mondal
[Vendor]



Neha Udyog Co.
[Purchaser]

Signature Asit Ghosh.

Signature Subrata Debnata.

Name Asit Ghosh.

Name SUBRATA DEBNATA

Drafted by:

Mintu Paul
MINTU PAUL
Advocate
High Court, Calcutta
F/663/1713/2018

Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of **Rs. 16,40,100/- (Rupees sixteen lac forty thousand one hundred) only** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheq. No. 012657	01/06/2022	IDBI Bnak	16,40,100/-



Pradip Mondal
[Vendor]

Witnesses:

Signature Asif Ghosh

Name Asif Ghosh

Father's Name Dhyananjoy Ghosh

Address vill+p.o - Rashi nath Pur-
P.s- Rajan hat, Kol - 700135

Signature Subrata Debnath

Name SUBRATA DEBNATH

Father's Name Lamir Debnath

Address T-62, Teghoria Main
Road, Kol. 700157

SPECIMEN FORM TEN FINGER PRINTS

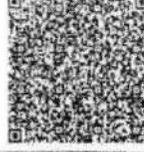
Sl. No.	Signature of the executants and/or Presentants						
	<p style="font-size: 1.2em; font-family: cursive;">Shwoli</p>						
		Little	Ring	Middle (Left Hand)	Fore	Thumb	
							
		Thumb	Fore	Middle (Right Hand)	Ring	Little	
	<p style="font-size: 1.2em; font-family: cursive;">Rupsa Bibi</p>						
		Little	Ring	Middle (Left Hand)	Fore	Thumb	
							
		Thumb	Fore	Middle (Right Hand)	Ring	Little	
	<p style="font-size: 1.2em; font-family: cursive;">PRADIP MONDAL</p>						
		Little	Ring	Middle (Left Hand)	Fore	Thumb	
							
		Thumb	Fore	Middle (Right Hand)	Ring	Little	



ভারত সরকার
Government of India



সুভ্রত দেবনাথ
Subrata Debnath
পিতা : সমীর দেবনাথ
Father : SAMIR DEBNATH
জন্মতারিখ / DOB : 29/10/1985
পুরুষ / Male



9174 0185 2065

সাধারণ - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার
Unique Identification Authority of India

ঠিকানা:
S/O: সমীর দেবনাথ, সুনিত
বানার্জী রোড, পানিহাটি (এম),
ঘোলা বাজার, উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ, 700111

Address:
S/O: Samir Debnath, SUNIT
BANERJEE ROAD, Panihati (m),
Ghola Bazar, North 24 Parganas,
West Bengal, 700111

9174 0185 2065

1947
*500 300 1947

✉
help@uidai.gov.in

WWW
www.uidai.gov.in

Major Information of the Deed

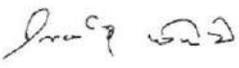
Deed No :	I-1523-09301/2022	Date of Registration	02/06/2022
Query No / Year	1523-2001643753/2022	Office where deed is registered	
Query Date	01/06/2022 6:58:26 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	MINTU PAUL HIGH COURT,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830202038, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 16,40,100/-	Rs. 16,40,100/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 49,223/- (Article:23)	Rs. 16,415/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-II, Mouza: Jamalpara, JI No: 42, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1503 (RS :-)	LR-129	Bastu	Danga	4.929 Dec	16,40,100/-	16,40,100/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road,
Grand Total :					4.929Dec	16,40,100 /-	16,40,100 /-	

Seller Details :

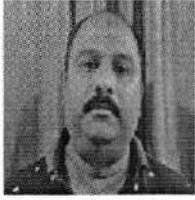
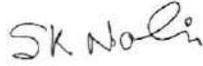
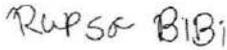
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PRADIP MONDAL Son of Mr AJIT MONDAL Executed by: Self, Date of Execution: 02/06/2022 , Admitted by: Self, Date of Admission: 02/06/2022 ,Place : Office			
	02/06/2022		LTI 02/06/2022	02/06/2022

GARAGURI, City:- Not Specified, P.O:- PATHARGHATA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx2E, Aadhaar No: 23xxxxxxxx2087, Status :Individual, Executed by: Self, Date of Execution: 02/06/2022 , Admitted by: Self, Date of Admission: 02/06/2022 ,Place : Office

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NEHA UDYOG CO HATIARA, PASCHIMPARA, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AAxxxxxx2G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SK NASIR (Presentant) Son of SK RASHID Date of Execution - 02/06/2022, , Admitted by: Self, Date of Admission: 02/06/2022, Place of Admission of Execution: Office			
		Jun 2 2022 7:05PM	LTI 02/06/2022	02/06/2022
	HATIARA, PASCHIMPARA, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx5N, Aadhaar No: 98xxxxxxxx4168 Status : Representative, Representative of : NEHA UDYOG CO (as partner)			
2	Name	Photo	Finger Print	Signature
	RUPSA BIBI Wife of SK NASIR Date of Execution - 02/06/2022, , Admitted by: Self, Date of Admission: 02/06/2022, Place of Admission of Execution: Office			
		Jun 2 2022 7:12PM	LTI 02/06/2022	02/06/2022
	HATIARA, PASCHIMPARA, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx1L, Aadhaar No: 99xxxxxxxx4499 Status : Representative, Representative of : NEHA UDYOG CO (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Subrata Debnath Son of Samir Debnath Ghola Bazar, City:- Panihati, P.O:- GHOLA BAZAR, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700111			

	02/06/2022	02/06/2022	02/06/2022
Identifier Of Mr PRADIP MONDAL, SK NASIR, RUPSA BIBI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PRADIP MONDAL	NEHA UDYOG CO-4.929 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-II, Mouza: Jamalpara, JI No: 42, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1503, LR Khatian No:- 129	Owner:উজলা বিবি ., Gurdian:আবুল কামেম, Address:নিজ , Classification:ডাঙ্গা,	Mr PRADIP MONDAL

Or: 02-06-2022

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 17:16 hrs on 02-06-2022, at the Office of the A.D.S.R. RAJARHAT by SK NASIR ,.

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 16,40,100/-

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

Execution is admitted on 02/06/2022 by Mr PRADIP MONDAL, Son of Mr AJIT MONDAL, GARAGURI, P.O: PATHARGHATA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Indetified by Subrata Debnath, , , Son of Samir Debnath, Ghola Bazar, P.O: GHOLA BAZAR, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by profession Service

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

Execution is admitted on 02-06-2022 by SK NASIR, partner, NEHA UDYOG CO (Partnership Firm), HATIARA, PASCHIMPARA, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Subrata Debnath, , , Son of Samir Debnath, Ghola Bazar, P.O: GHOLA BAZAR, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by profession Service

Execution is admitted on 02-06-2022 by RUPSA BIBI, partner, NEHA UDYOG CO (Partnership Firm), HATIARA, PASCHIMPARA, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Subrata Debnath, , , Son of Samir Debnath, Ghola Bazar, P.O: GHOLA BAZAR, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 16,415/- (A(1) = Rs 16,401/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 16,415/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/06/2022 3:10PM with Govt. Ref. No: 192022230041445991 on 02-06-2022, Amount Rs: 16,415/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2749163040 on 02-06-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 49,223/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 48,223/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 3350, Amount: Rs.1,000/-, Date of Purchase: 19/04/2022, Vendor name: S Bose
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/06/2022 3:10PM with Govt. Ref. No: 192022230041445991 on 02-06-2022, Amount Rs: 48,223/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2749163040 on 02-06-2022, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2022, Page from 384864 to 384884

being No 152309301 for the year 2022.



Digitally signed by SANJOY BASAK
Date: 2022.06.07 10:58:40 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 2022/06/07 10:58:40 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)