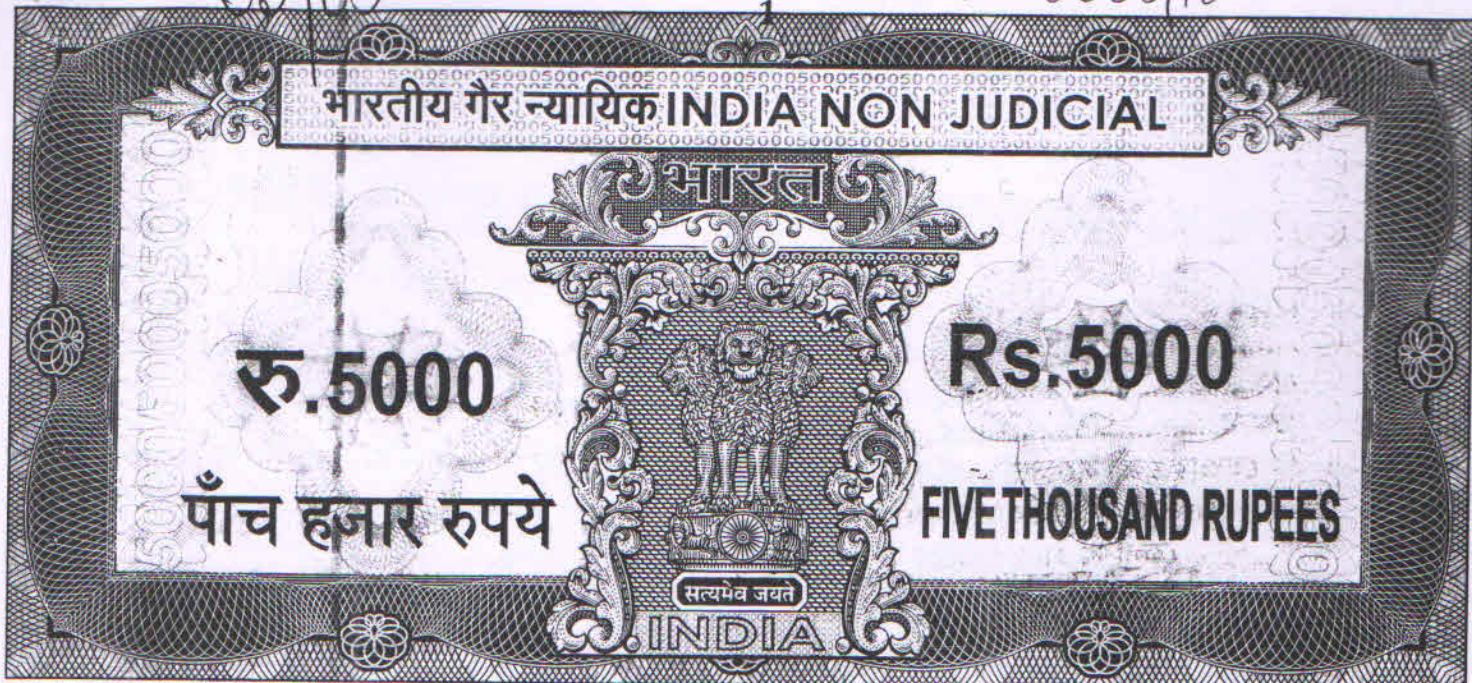


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1 - 3688/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 536068

Whereas the document is subject to registration, the signature sheets and the endorsement sheets attached with the document are part of this document.

03-893225/18

District Sub-Registrar-IV
Alipore, South 24-Pgs.

12 JUN 2018

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 12th day of June, Two Thousand Eighteen (2018).

BETWEEN

1123 নং. 29/01/18 টাকা
নাম. Om Prakash Agarwal (HUF)
ঠিকানা. 53, Tollygunge Circular Road
ভেভার : শ্রী সত্যেন্দ্রনাথ সরদার
বিষ্ণুপুর এ.ডি.এস.আর.অফিস
জেলা-দঃ ২৪ পরগণা
P.S - New Alipore
Pin No - 700053.



District Sub-Registrar-IV
Alipore, South 24-Pgs.

Chand Prakash Das
S/o, Sadananda Das
Alipore Judges Court
Kolkata - 700027
2 JUN 2018

(1) **MR. SOUVIK DATTA (Pan No. AVMPD2761Q)**, son of Asim Kumar Datta, by faith-Hindu, by occupation-Business, by Nationality - Indian, residing at Khastika, Post Office-Bakhrahat, Police Station- Bishnupur, Pincode-743377, Dist.- 24 Pargana (South) and (2) **MRS. BANSARI DUTTA (Pan No. ALWPD3147L)**, wife of Sri Siddhartha Sankar Dutta, by faith-Hindu, by occupation- Housewife, by Nationality - Indian, residing at Khastika, Post Office-Bakhrahat, Police Station- Bishnupur, Pincode-743377, Dist.- 24 Pargana (South), represented by her Constituted Attorney **MR. SIDDHARTHA SHANKER DATTA (Pan No. AFYPD6449M)**, son of Ashim Kumar Dutta, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at Village- Khastika, Police Station - Bishnupur, Post Office- Bakhrahat, District- 24 Parganas (South), Pin Code No. 743377, appointed by a Power of Attorney registered in the Office of the A.D.S.R., Bishnupur and recorded in Book No. IV, Volume No. 1613-2018, Pages from 2837 to 2853, being No. 161300154 for the year 2018, hereinafter jointly called and referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and

include their respective heirs, executors, administrators, legal representatives nominee or nominees and assigns) of the **FIRST PART.**

AND

OM PRAKASH AGARWAL (HUF), (PAN NO. AAAH05669R) a Hindu Undivided Family of 65, Tollygunge Circular Road, Police Station- New Alipore, Post Office- New Alipore, Kolkata-700053, Dist.- 24 Pargana (South), represented by its Karta **MR. OM PRAKASH AGARWAL (Pan No. ACWPA0579L)**, son of Mr. Radhe Shyam Agarwal, by faith-Hindu, by occupation- Business. by Nationality - Indian, residing at 65, Tollygunge Circular Road, Police Station- New Alipore, Post Office- New Alipore, Kolkata-700053, Dist.- 24 Parganas (South), 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 its family members, successors-in-Office, executors, administrators, legal representatives nominee or nominees and assigns) of the **OTHER PART.**

WHEREAS by a Bengali deed of conveyance dated 04-11-2015 the Vendor No. 1 purchased 7.66 Decimal land comprised in (i) R.S. & L.R. Dag No. 185, L.R. Khatian No. 724 (1 Decimal out of 51 Decimal Sali land) of Mouza-Kolaria, J.L. No. 133, R.S. No. 282, Touzi No. 331/332, P.S. Bishnupur, under Chaluari Gram Panchayet, Dist.- 24 Pgs. (S) (ii) R.S. Dag No. 99, L.R. Dag No. 452 (3 Decimal out of 35 Decimal bastu land and (iii) R.S. Dag No. 100, L.R. Dag No. 461 (3.66 Decimal out of 43 Decimal Danga land) in R.S. Khatian Nos. 497 and 830, L.R. Khatian No. 1726 of Mouza-Amtala, J.L. No. 73, Touzi No. 395, P.S. Bishnupur, Dist.- 24 Pgs. (S) and the said deed was registered in the Office of ADSR-Falta and recorded in Book No. 1, volume no. 1619-2015, Pages from 26774 to 26789 being deed no. 161902642 for the year 2015.

AND WHEREAS by another Bengali deed of conveyance dated 04-11-2015, the Vendor No. 2 purchased 7.66 Decimal land comprised in (i) R.S. and L.R. Dag No. 185, L.R. Khatian No. 724 (1 Decimal out of 51 Decimal Sali land) of (Mouza-Kolaria) J.L. No. 133, R.S. No. 282, Touzi No. 331/332, P.S. Bishnupur under-Chaluari Gram Panchayet, (ii) R.S. Dag No. 99, L.R. Dag No. 452 (3

Decimal out of 35 Decimal bastu land) (iii) R.S. Dag No. 100, L.R. Dag No. 461, R.S. Khatian No. 497 & 830, L.R. Khatian No. 1726, LR Dag No. 461 (3.66 Decimal out of 43 Decimal Danga land) of Mouza Amtala, J.L. No. 73, Touzi No. 395, P.S. Bishnupur, Dist. 24 Pargana (S) and the said deed was registered in the Office of ADSR-Falta and recorded in Book No. 1, CD Vol. No. 1619-2015, Pages from 26758 to 26773 being deed no, 161902640 for the year 2015.

AND WHEREAS by another Bengali deed of conveyance dated 05-11-2015 the Vendor nos. 1 and 2 jointly purchased 7.68 Decimal land comprised in (i) R.S. and LR Dag No. 185 (1 Decimal out of 51 Decimal Sali land), L.R. Khatian No. 724, J.L. No. 133, R.S. No. 282, Touzi No. 331/332 of Mouza-Kolaria Pargana , Muragacha, Touzi No. 331/332, J.L. No. 133, R.S. No. 282 under Chaluria Gram Panchayet, P.S. Bishnupur, Dist. 24 Pgs. (S) (ii) R.S. Dag No. 99, L.R. Dag No. 452 (3 Decimal out of 35 Decimal bastu land & (ii) R.S. Dag No. 100, L.R. Dag No. 461 (3.68 Decimal out of 43 Decimal danga land) in R.S. Khatian Nos. 497 and 830, L.R. Khatian No. 1726 of Mouza-Amtala, J.L. No. 73 Touzi No. 395, P.S. Bishnupur,

Dist.- 24 Pgs. (S) and the said deed was registered in the Office of ADSR-Falta and recorded in Book No. 100 C.D. Vol. No. 1619-2015, Pages from 26974 to 26990 being deed no. 161902645 for the year 2015.

AND WHEREAS by another Bengali Deed of Conveyance dated 20-11-2015 the Vendor No. 1 purchased 6.625 Decimal land (i) Comprised in R.S. and L.R. Dag No. 185, L.R. Khatian No. 724 (1 Decimal out of 51 Decimal) Sali land in Mouza-Kolaria, Pargana-Muragachha, Touzi No. 331/332, J.L. No. 133, R.S. No. 282 under-Chaluari Gram Panchayet, P.S.- Bishnupur, Dist.- 24 Pgs. (S), (ii) R.S. Dag No. 647, L.R. Dag No. 451 (2.375 Decimal out of 4.75 Decimal Danga land); (iii) R.S. Dag No. 676, L.R. Dag No. 460 (.25 Decimal out of .50 Decimal danga land) (iv) R.S. Dag No. 101, L.R. Dag No. 462 (1.875 Decimal out of 3.75 Decimal danga land); (v) R.S. Dag No. 96, L.R. Dag No. 465 (.375 Decimal out of .75 Decimal danga land); (iv) R.S. Dag No. 404, L.R. Dag No. 502 (0.75 Decimal out of 1.5 Decimal danga land) of Mouza-Amtala, Pargana Azimabad, Touzi No. 395, J.L. No. 73, R.S. Bishnupur, District-24 Pargana (S) and the said deed was registered in the Office of

ADSR-Falta and recorded in Book No. volume no. 1619-2015, Pages from 28800 to 28816 being deed no. 161902769 for the year 2015.

AND WHEREAS by another Bengali Deed of Conveyance dated 20-11-2015 the Vendor No. 2 purchased 6.625 Decimal land comprised in (i) R.S. and L.R. Dag No. 185 (1 Decimal out of 51 Decimal Sali land) in Mouza-Kolaria, Pargana-Murigachha, Touzi No. 331/332, J.L. No. 133, R.S. No. 282 under-Chaluari Gram Panchayet, P.S. Bishnupur, District-24 Pgs. (S) (ii) R.S. Dag No. 647, L.R. Dag No. 451 (2.375 Decimal out of 4.75 Decimal Danga land); (iii) R.S. Dag No. 676, L.R. Dag No. 460 (.25 Decimal out of .50 decimal); (iv) R.S. Dag No. 101, L.R. Dag No. 462 (1.875 Decimal out of 3.75 Decimal danga land); (v) R.S. Dag No. 96, L.R. Dag No. 465 (.375 Decimal out of .75 Decimal danga land); (vi) R.S. Dag No. 404, L.R. Dag No. 502 (0.75 Decimal out of 1.5 Decimal danga land of Mouza-Amtala, L.R. Khatian No. 1726, Touzi No. 395, J.L. No. 73, P.S.-Bishnupur, District-24 Pargana (S) and the said deed was registered in the Office of the ADSR-Falta and recorded

in Book No. 1, Vol. No.1619-2015, Pages from 28817 to 28833 being deed No. 161902768 for the year 2015.

AND WHEREAS thereafter for better use and enjoyment of their land the Vendors herein got their said landed properties in the aforesaid two Mouza namely Amtala and Kolaria amicably partitioned by metes and bounds by a deed of partition dated 24-10-2016 executed between the Mrs Gopa Laha and Mrs Sujata Das herein jointly described as the First Party; the Vendors Mr Souvik Dutta and Mrs Bansari Dutta therein jointly described as the Second Party and other co-owners herein, of the said properties namely Smt. Santana Dutta, Sri Subrata Dutta, Sri Sarthak Dutta, Smt. Konika Dutta and Sri Partha Sarathi Dutta therein jointly described as the Third Party and Smt. Pampa Dutta, therein described as the Fourth Party which was registered in the Office of the ADSR-Falta and recorded in Book No. 1, Volume No. 1619-2016, Pages from 46014 to 46057 being deed no. 161902816 for the year 2016.

AND WHEREAS by virtue of the said deed of partition dated 24-10-2016 the Vendors were jointly allotted 35.75 decimal land

comprised in L.R. Dag No. 451 (6.18 decimal out of 19 decimal Danga land); LR Dag No. 460 (1.67 decimal out of 2 decimal Danga land); LR Dag No. 461 (23.15 Decimal out of 43 decimal Danga land) and L.R. Dag No. 502 (4.75 decimal out of 42 decimal Danga land) in L.R. Khatian Nos. 6018, 6019, 6062, 6063, 1529, 3750, 3751, 3752 and 4590; R.S. Khatian Nos. 640 and 621 of Mouza-Amtala, Touzi No. 395 J.L. No. 73, R.S. No. 14 within Chandi Gram Panchayet, P.S. Bishnupur, Dist.- 24 Pargana (S) apart from 2 decimal Sali Land in R.S. & L.R. Dag No. 185, L.R. Khatian No. 724 of Mouza-Kolaria, J.L. No. 133 under Chaluria Gram Panchayet, Dist.- 24 Pgs. (S).

AND WHEREAS the Vendors are thus well seized and possessed of the said 35.75 decimal land comprised in LR Dag No. 451 (6.18 decimal danga land); L.R. Dag No. 460 (1.67 decimal danga land); L.R. Dag No. 461(23.15 decimal danga land); L.R. Dag No. 502 (4.75 decimal Danga land) in L.R. Khatian Nos. 6062 and 6063, Mouza-Amtala, Pargana- Azimabad, Touzi-No. 395, J.L. No. 73 R.S. No. 14 within-Chandi Garm Panchayet, P.S. Bishnupur, Dist.- 24 Pgs. (S) and are absolutely entitled to the same.

AND WHEREAS the Vendors have agreed with the Purchaser for absolute sale of a demarcated plot of land measuring about 8.73 decimal comprised in L.R. Dag No. 460 (0.28 decimal danga land); L. R. Dag No. 461 (6.80 decimal danga land) and L. R. Dag No. 502 (1.65 decimal danga land) out of their 35.75 decimal land acquired by virtue of the said Deed of Partition dated 24.10.2016 which is morefully described in the schedule hereunder written and depicted in **RED** border lines in the map or plan annexed herewith and hereinafter referred to as the said property at or for a total consideration of Rs. 34,25,000/-(Rupees Thirty Four Lacs Twenty Five Thousand)only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 34,25,000/-(Rupees Thirty Four Lacs Twenty Five Thousand)only of the lawful money of the Union of India, well and truly paid to the Vendors by the Purchaser at or immediately before the execution of these presents towards full and final price or consideration of the said property described in schedule herein below, the receipt whereof the Vendors doth hereby as well as the receipt hereunder written, admit and acknowledge and of and

from the payment of the same and every part thereof acquit, release and forever discharge the purchaser, its family members and successors-in-Office and every one of them as well as the said property hereby conveyed and every part thereof, the Vendors as beneficial owners do by these presents indefeasibly and absolutely grant, sell, convey, transfer, assign and assure unto and to the use of the said purchaser free from all encumbrances, charges, liens, mortgages, attachments and other defects in title **ALL THAT** the said property morefully described in the **SCHEDULE** below together with all user and easement right on path and passage and all other appurtenances attached thereto which is morefully described in schedule hereunder written and shown in RED border lines in the Map or Plan annexed herewith **OR HOWSOEVER OR OTHERWISE** the said property now or heretofore were or was situated butted bounded called known numbered described and distinguished **TOGETHER WITH** the land or ground thereupon or on part whereof the usufructs thereof with all rights benefits advantages or amenities or other rights liberties easements quasi easement privileges appendages and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining to or with the same or belong or be appurtenant

thereto AND THE reversion and/or reversions remainder or remainders rents issues and profits thereof and every part thereof together with all the estate right title inheritance use trust property claim and demand whatsoever both at law and in equity of the Vendors into and upon the said property or every part thereof and All the deeds pattahs muniments writing and evidence of title in anywise relating to the said property or any part or parcel thereof and which now are or is or hereafter shall or may be in the custody power or possession of the Vendors or any person or persons from whom they can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD own possess and enjoy the said plot of land and every part thereof hereby granted sold conveyed and transferred or expressed or intended so to be with all rights and appurtenances unto and to the use of the purchaser forever and for good and discharged from or other wise by the Vendors well and sufficiently indemnified of and from and against all encumbrances claims demands liens lispences charges etc. whatsoever created or suffered by the vendors to these presents and the Vendors doth hereby covenant with the purchaser that notwithstanding any act deed or things whatsoever by the Vendors or by any of their predecessor-in-title done or executed

or knowingly suffered to the contrary the vendors at all material times heretofore and now has good right full power absolute authority and indefeasible title to grant sell convey transfer assign and assure the said property hereby granted sold conveyed and transferred or expressed or intended so to be unto and to the absolute use and enjoyment of the purchaser, its family members and successors-in-Office, administrators legal representatives and /or assigns in the manner aforesaid **AND FURTHER** that the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or their predecessor- in- title shall or will from time to time and at all times hereafter at the request and costs of the purchaser, its family members and successors-in-Office, administrators and assigns do and execute or cause to be done or executed all such acts deed 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 according to the true intent and meaning of these presents as shall or may reasonably required.

AND FURTHER the vendors declares that by virtue of these presents the purchaser shall have the right to occupy possess and

enjoy the said property in any manner whatsoever without any lawful eviction or restriction from the vendors or any other person or persons related to them or in trust for the Vendors and the purchaser hereafter shall have every right to mutate the said property in its name with the with the appropriate authority and to that effect if necessary the Vendors shall co-operate with the purchasers in all respect **AND FURTHER THAT** the purchaser shall have every right to use the said land for further development, construction and/or reconstruction purposes etc and also the purchaser hereafter has attained the right power and authority to sell, convey and transfer the same to any intending purchase or purchasers at any time hereafter at any price or consideration at the absolute discretion of the purchaser and to use and enjoy the same freely and clearly without any obstruction or interruption from any corner whatsoever.

SCHEDULE OF PROPERTY**(As referred to above)**

ALL THAT piece and parcel of the demarcated plot of land measuring about 8.73 decimal comprised in L.R. Dag No. 460 (0.28 decimal danga land); L. R. Dag No. 461 (6.80 decimal danga land) and L. R. Dag No. 502 (1.65 decimal danga land) out of their 35.75 decimal land in L.R. Khatian Nos. 6062 and 6063, Pargana- Azimabad, Mouza-Amtala, Touzi No. 395 J.L. No. 73, R.S. No. 14 within Chandi Gram Panchayet, Police Station- Bishnupur, District 24 Parganas (South), Pin Code No. 743398 as shown and delineated in **RED** border lines in the Map or Plan annexed hereto together with all easements, right and privileges in the adjoining paths and passages and other right privileges and profits attached to the said property, butted and bounded as follows:-

On the North	:	Portion of L.R. Dag No. 460, 461 and 502; ✓
On the South	:	Portion of L.R. Dag No. 461 and 502; ✓
On the East	:	20 feet wide Village Road (Non Metal); ✓
On the West	:	R.S. Dag No 1677 and 461; ✓

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

SIGNED SEALED & DELIVERED

by the Parties in the presence of :-

WITNESSES:-

1. Eased Molla
Alipore Judge court
Kolkata - 700027

Souvik Datta
(SOUVIK DATTA)

Siddhartha Shanker Datta
(SIDDHARTHA SHANKER DATTA)

(As Constituted Attorney of the Vendor No.2)

2. Chand Prakash Das
Alipore Judge's Court
Kolkata - 700027

Signature of the VENDORS

OM PRAKASH AGARWAL (HUF)

Om Prakash Agarwal
Signature of the PURCHASER KARTA

Drafted by me :

Abu Naser

ABU NASER (Advocate)
Enrolment No. F/538/865 of 1995
Alipore Judges' Court, Kolkata - 700 027

Computer print by :

Chand Prakash Das
Alipore Judges' Court, Kolkata - 700 027

MEMO OF CONSIDERATION

RECEIVED by the within named **VENDORS** from the within named Purchaser the within mentioned sum of Rs. 34,25,000/- (Rupees Thirty Four Lacs Twenty Five Thousand) only being the full and final consideration money and/or total agreed price as per Memo below :-

RTGS/Cheque No	Date	Bank	Amount
Cheque No 127663	04.09.2017	United Bank Of India Amtala Branch	Rs. 2,00,000/-
Cheque No 127671	07.10.2017	United Bank Of India Amtala Branch	Rs. 2,00,000/-
BARBX18155117469	04.06.2018	Bank of Baroda, Kidderpore Branch	Rs. 20,00,000/-
BARBZ18159050280	08.06.2018	Bank of Baroda, Kidderpore Branch	Rs. 10,25,000/-
		Total	Rs. 34,25,000/-

(Rupees Thirty Four Lacs Twenty Five Thousand) only

WITNESSES:

1. E. S. C. D. H. L. L. L.
Alipore Judge Court
Kolkata - 27

Souvik Datta
(**SOUVIK DATTA**)

Siddhartha Shanker Datta
(**SIDDHARTHA SHANKER DATTA**)

(As Constituted Attorney of the Vendor No.2)

2. Chandra Prasad Das
Alipore Judge's Court
Kolkata - 27

Signature of the VENDORS

SALE DEED PLAN

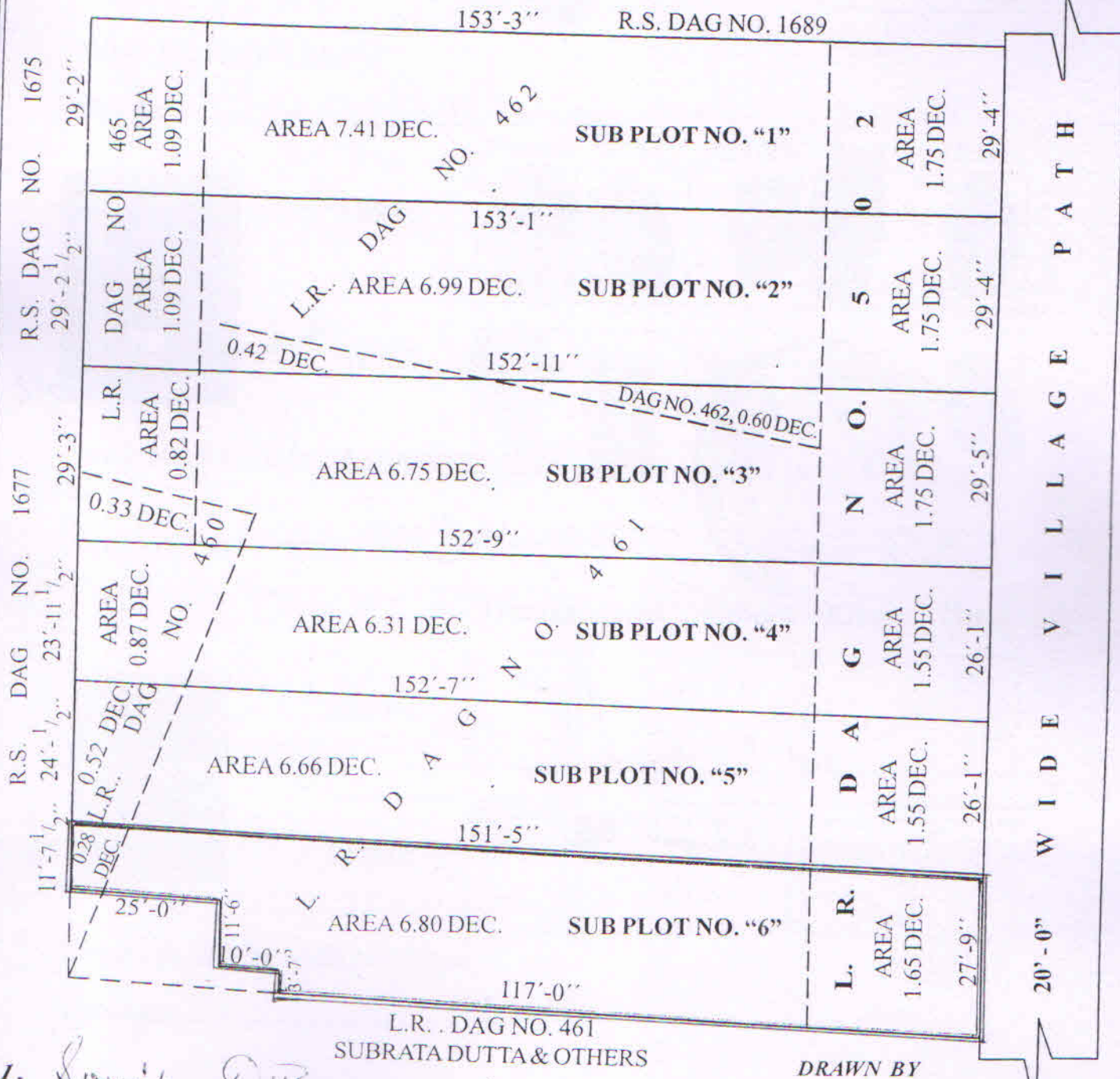
AT MOUZA - AMTALA, J.L. NO- 73, P.S. BISHNUPUR, UNDER CHANDI
GRAM-PANCHAYET, DIST. SOUTH 24-PGS. L.R. KHATIAN NO. 6062 & 6063,
L.R. DAG NO. 460, AREA 0.28 DEC. L.R. DAG NO. 461, AREA 6.80 DEC.
L.R. DAG NO. 502, AREA 1.65 DEC. TOTAL AREA 8.73 DEC. SHOWN BY
RED BORDER UNDER SUB PLOT NO. - '6'

VENDEE

OMPRAKASH AGARWAL
C/O RADHESHYAM AGARWAL

VENDORS

1. SRI SOUVIK DUTTA
2. SMT. BANSARI DUTTA



1. Sowick Datta
2. Siddhartha Shankar Datta

SIGNATURE OF VENDORS

DRAWN BY

LAL MOHAN SHEE (PLANNER)

Regd. No. WBS/001510

Vill. & P.O. BAKHRAHAT P.S. BISHNUPUR
DIST. SOUTH 24-PARGANAS.

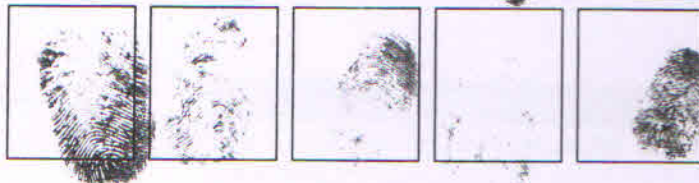


Souvik Datta

LEFT :



RIGHT :



Name: MR. SOUVIK DATTA

Signature: *Souvik Datta*



Siddhartha Shanker Datta

LEFT :



RIGHT :



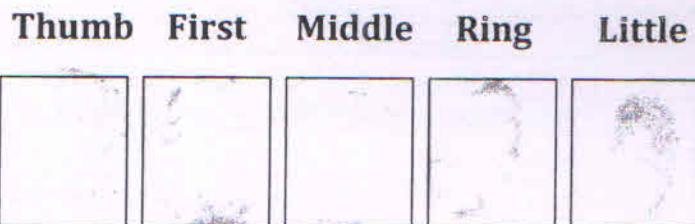
Name: MR. SIDDHARTHA SHANKER DATTA

Signature: *Siddhartha Shanker Datta*



Om Prakash Agarwal

LEFT :



RIGHT :



Name: MR. OM PRAKASH AGARWAL

Signature: *Om Prakash Agarwal*



**Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip**

Query No / Year	1604-0000893225/2018	Office where deed will be registered
Query Date	07/06/2018 1:37:46 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Abu Naser Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831727477, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 34,25,000/-	Rs. 51,20,183/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 2,56,029/- (Article:23)	Rs. 51,248/- (Article:A(1), E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Rs. 349/-		Rs. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Bishnupur, Gram Panchayat: CHANDI, Mouza: Amtala Pin Code : 743398

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-460	LR-6063	Bastu	Danga	0.28 Dec	54,762/-	82,467/-	
L2	LR-461	LR-6063	Bastu	Danga	6.8 Dec	30,47,538/-	45,51,750/-	
L3	LR-502	LR-6063	Bastu	Danga	1.65 Dec	3,22,700/-	4,85,966/-	Width of Approach Road: 20 Ft.,
		TOTAL :			8.73000000 Dec	34,25,000 /-	51,20,183 /-	
		Grand Total :			8.73000000Dec	34,25,000 /-	51,20,183 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr Souvik Datta Son of Mr Asim Kumar Datta, Village- Khastika, Post Office: Bakhrahat, Bishnupur, District: South 24-Parganas, West Bengal, India, PIN - 743377 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AVMPD2761Q, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

Souvik Datta

Om Prakash A...



Query No: 1604-0-000893225 of 2018

Siddhartha Shankar Datta

AS- 1 of 3

2	Mrs Banshari Datta Wife of Mr Siddhartha Shanker Datta, Village- Khastika, Post Office: Bakhrahat, Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743377 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ALWPD3147L, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
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Buyer Details :

Sl No	Name & address	Status	Execution Admission Details
1	Om Prakash Agarwal HUF (HUF) ,65, Tollygunge Circular Road, Post Office: New Alipore, New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 PAN No. AAAHO5669R, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Attorney Details :

Sl No	Name & Address	Attorney of
1	Mr Siddhartha Shanker Datta Son of Ashim Kumar Datta Village- Khastika, Post Office: Bakhrahat, Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743377 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFYPD6449M	Mrs Banshari Datta

Representative Details :

Sl No	Name & Address	Representative of
1	Mr Om Prakash Agarwal Son of Mr Radhe Shyam Agarwal 65, Tollygunge Circular Road, Post Office: New Alipore, New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACWPA0579L	Om Prakash Agarwal HUF (as Karta)

Identifier Details :

Name & address
Mr Chand Prakash Das Son of Late Sadananda Das Alipore Judges Court, Post Office: Alipore, Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Mr Souvik Datta, Mr Siddhartha Shanker Datta, Mr Om Prakash Agarwal

Souvik Datta

Om Prakash Agarwal



Query No: 1604-0-000893225 of 2018

Siddhartha Shanker Datta

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

3688/18

GRN: 19-201819-024767948-1

Payment Mode Online Payment

GRN Date: 11/06/2018 17:37:58

Bank : Central Bank of India

BRN : CBI110618271440

BRN Date: 11/06/2018 17:38:45

DEPOSITOR'S DETAILS

Id No. : 16040000893225/3/2018

[Query No./Query Year]

Name : OM PRAKASH AGARWAL HUF

Contact No. : Mobile No. : +91 9836469429

E-mail :

Address : 65 T C ROAD KOLKATA 700053

Applicant Name : Mr Abu Naser

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16040000893225/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	251029
2	16040000893225/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	51248
3	16040000893225/3/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	349

Total

302626

In Words : Rupees Three Lakh Two Thousand Six Hundred Twenty Six only

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-024767948-1

GRN Date: 11/06/2018 17:37:58

BRN: CBI110618271440

Payment Mode Online Payment

Bank: Central Bank of India

BRN Date: 11/06/2018 17:38:45

DEPOSITOR'S DETAILS

Name : OM PRAKASH AGARWAL HUF
Contact No. : Mobile No. : +91 9836469429
E-mail :
Address : 65 T C ROAD KOLKATA 700053
Applicant Name : Mr Abu Naser
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 3

Id No. : 16040000893225/3/2018
[Query No./Query Year]

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In Words : Rupees Three Lakh Two Thousand Six Hundred Twenty Six only

Total

302626

Major Information of the Deed

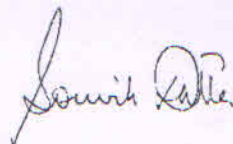
Deed No :	I-1604-03688/2018	Date of Registration	12/06/2018
Query No / Year	1604-0000893225/2018	Office where deed is registered	
Query Date	07/06/2018 1:37:46 PM	D.S.R. - IV SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	Abu Naser Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831727477, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 34,25,000/-	Rs. 51,20,183/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,56,029/- (Article:23)	Rs. 51,248/- (Article:A(1), E, M(b), H)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: CHANDI, Mouza: Amtala

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-460	LR-6063	Bastu	Danga	0.28 Dec	54,762/-	82,467/-	
L2	LR-461	LR-6063	Bastu	Danga	6.8 Dec	30,47,538/-	45,51,750/-	
L3	LR-502	LR-6063	Bastu	Danga	1.65 Dec	3,22,700/-	4,85,966/-	Width of Approach Road: 20 Ft.,
		TOTAL :			8.73Dec	34,25,000 /-	51,20,183 /-	
	Grand Total :				8.73Dec	34,25,000 /-	51,20,183 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Souvik Datta Son of Mr Asim Kumar Datta Executed by: Self, Date of Execution: 12/06/2018 , Admitted by: Self, Date of Admission: 12/06/2018 ,Place : Office			
		12/06/2018	LTI 12/06/2018	12/06/2018
	Village- Khastika, P.O:- Bakhrahat, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743377 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AVMPD2761Q, Status :Individual, Executed by: Self, Date of Execution: 12/06/2018 , Admitted by: Self, Date of Admission: 12/06/2018 ,Place : Office			

Major Information of the Deed :- I-1604-03688/2018-12/06/2018

2 **Mrs Banshari Datta**

Wife of Mr Siddhartha Shanker Datta Village- Khastika, P.O:- Bakhrahat, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743377 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ALWPD3147L, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Om Prakash Agarwal HUF 65, Tollygunge Circular Road, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 , PAN No.: AAAHO5669R, Status :Organization, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Siddhartha Shanker Datta (Presentant) Son of Ashim Kumar Datta Date of Execution - 12/06/2018, , Admitted by: Self, Date of Admission: 12/06/2018, Place of Admission of Execution: Office			
		Jun 12 2018 1:08PM	LTI 12/06/2018	12/06/2018
Village- Khastika, P.O:- Bakhrahat, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743377, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFYPD6449M Status : Attorney, Attorney of : Mrs Banshari Datta				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Om Prakash Agarwal Son of Mr Radhe Shyam Agarwal Date of Execution - 12/06/2018, , Admitted by: Self, Date of Admission: 12/06/2018, Place of Admission of Execution: Office			
		Jun 12 2018 1:07PM	LTI 12/06/2018	12/06/2018
65, Tollygunge Circular Road, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACWPA0579L Status : Representative, Representative of : Om Prakash Agarwal HUF (as Karta)				

Major Information of the Deed :- I-1604-03688/2018-12/06/2018

Identifier Details :

Name & address	
Mr Chand Prakash Das Son of Late Sadananda Das Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Mr Souvik Datta, Mr Siddhartha Shanke Datta, Mr Om Prakash Agarwal	
Chand Prakash Das	12/06/2018

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr Souvik Datta	Om Prakash Agarwal HUF-0.14 Dec
2	Mrs Banshari Datta	Om Prakash Agarwal HUF-0.14 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mr Souvik Datta	Om Prakash Agarwal HUF-3.4 Dec
2	Mrs Banshari Datta	Om Prakash Agarwal HUF-3.4 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Mr Souvik Datta	Om Prakash Agarwal HUF-0.825 Dec
2	Mrs Banshari Datta	Om Prakash Agarwal HUF-0.825 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: CHANDI, Mouza: Amtala

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 460(Corresponding RS Plot No:- 1676), LR Khatian No:- 6063	Owner:বাঁশরী দত্ত, Gurdian:সিদ্ধার্থ শঙ্কর দত্ত, Address:খাসটিকা, Classification:ডাঙ্গা, Area:0.01000000 Acre,
L2	LR Plot No:- 461(Corresponding RS Plot No:- 100), LR Khatian No:- 6063	Owner:বাঁশরী দত্ত, Gurdian:সিদ্ধার্থ শঙ্কর দত্ত, Address:খাসটিকা, Classification:ডাঙ্গা, Area:0.09000000 Acre,
L3	LR Plot No:- 502(Corresponding RS Plot No:- 94/ 95/ 101/ 103/ 1648/ 1662/ 1686/ 1687/ 1688/ 1689/ 1692), LR Khatian No:- 6063	Owner:বাঁশরী দত্ত, Gurdian:সিদ্ধার্থ শঙ্কর দত্ত, Address:খাসটিকা, Classification:ডাঙ্গা, Area:0.01000000 Acre,

Endorsement For Deed Number : I - 160403688 / 2018

Major Information of the Deed :- I-1604-03688/2018-12/06/2018

On 07-06-2018

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 51,20,183/-



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

On 12-06-2018

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 12:54 hrs on 12-06-2018, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Siddhartha Shanker Datta .

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

Execution is admitted on 12/06/2018 by Mr Souvik Datta, Son of Mr Asim Kumar Datta, Village- Khastika, P.O: Bakhrahat, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743377, by caste Hindu, by Profession Business

Indetified by Mr Chand Prakash Das, , Son of Late Sadananda Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 12-06-2018 by Mr Om Prakash Agarwal, Karta, Om Prakash Agarwal HUF (HUF), 65, Tollygunge Circular Road, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053

Indetified by Mr Chand Prakash Das, , Son of Late Sadananda Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Executed by Attorney

Execution by Mr Siddhartha Shanker Datta, , Son of Ashim Kumar Datta, Village- Khastika, P.O: Bakhrahat, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743377, by caste Hindu, by profession Business as the constituted attorney of Mrs Banshari Datta Village- Khastika, P.O: Bakhrahat, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743377 is admitted by him

Indetified by Mr Chand Prakash Das, , Son of Late Sadananda Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 51,248/- (A(1) = Rs 51,202/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 51,248/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/06/2018 5:38PM with Govt. Ref. No: 192018190247679481 on 11-06-2018, Amount Rs: 51,248/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI110618271440 on 11-06-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1604-03688/2018-12/06/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,56,029/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,51,029/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1123, Amount: Rs.5,000/-, Date of Purchase: 29/01/2018, Vendor name: Satyendra Nath Sardar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WE
Online on 11/06/2018 5:38PM with Govt. Ref. No: 192018190247679481 on 11-06-2018, Amount Rs: 2,51,029/-,
Bank: Central Bank of India (CBIN0280107), Ref. No. CBI110618271440 on 11-06-2018, Head of Account 0030-02
103-003-02

Pradipta Kishore Guha

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

Major Information of the Deed :- I-1604-03688/2018-12/06/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2018, Page from 108794 to 108834
being No 160403688 for the year 2018.



Digitally signed by PRADIPTA KISHORE
GUHA

Date: 2018.06.14 17:57:56 +05:30

Reason: Digital Signing of Deed.

Pradipta



(Pradipta Kishore Guha) 14-06-2018 17:57:24
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)