

02880

T-3690/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 087108

Notarized that the documents in connection with the registration, the signature sheets and the endorsement sheets attached with the documents are true and correct.

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

12 JUN 2018

DEED OF CONVEYANCE

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

BETWEEN

984 11/6/17 MS 5000-2  
 Date  
 name Suren Aggarwal (Huf)  
 address 270 Raja Ram Mohan R  
Alipore Judges Court  
Kolkata-700027  
 Senior: MAMATAJ UDDIN GAB  
 Alipore Judges Court  
 Kolkata-700027  
 Mamataj Uddin Gab  
 Signature of Vendor



District Sub-Registrar  
 Alipore, South 24-PGs.

12 JUN 2018

Grand Prakash Das  
 (Law Clerk)  
 S/o Sadananda Das  
 Alipore Judges Court  
 Kolkata - 700027

(1) **MRS. GOPA LAHA** (Pan No. **ALOPL1771A**) wife of Late Bhanu Kumar Laha, by faith-Hindu, by occupation-Housewife, residing at 3/1/B, Adhar Das Road, P.O. and P.S. Budge Budge, Kolkata-700143, Dist.- 24 Parganas (South), (2) **MRS. SUJATA DAS** (Pan No. **AIBPD5175A**), wife of Sri Sanjay Das, by faith-Hindu, by occupation-Housewife, residing at premises No. 55, Bose Para Road, P.O. and P.S. Thakurpukur, Kolkata-700008, District- 24 Parganas (South), represented by their 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 43 to 59, being No. 161300004 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**

**SURENDRA AGARWAL (HUF)**, (PAN NO. AAZHS3178N) a Hindu Undivided Family of 270, Raja Ram Mohan Roy Road, Police Station- Haridevpurpur previously Thakurpukur, Post Office- Paschim Putiari, Kolkata-700041, District - 24 Parganas(South) represented by its Karta **MR. SURENDRA KUMAR AGARWAL (Pan No. ACXPA6394A)**, son of Late Sagar Mal Agarwal, by faith- Hindu, by occupation- Business. by Nationality - Indian, residing at 270, Raja Ram Mohan Roy Road, Police Station- Haridevpurpur previously Thakurpukur, Post Office- Paschim Putiari, Kolkata-700041, District - 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 gift dated 25-01-2016 executed by Smt. Gita Dutta, wife of Late Tulsi Charan Dutta, registered in the Office of ADSR-Bishnupur and recorded in Book No. 1, C.D. Volume No. 1013-2016, Pages from 7075 to 7695, being deed no. 161300411 for the year 2016 the Vendors became absolute owners in respect of 30.749 decimal land comprised in R.S. Dag No. 676, LR Dag No. 460 (.50 Decimal out of Danga land measuring 2 decimal); R.S. Dag No. 101, L.R. Dag No. 462 (3.75 Decimal out of Danga land measuring 15 Decimal); R.S. Dag No. 647, L.R. Dag No. 451 (4.75 Decimal out of 19 Decimal Danga land), R.S. Dag No. 99, LR. Dag No. 452 (8.75 Decimal out of 35 Decimal bastu land); R.S. Dag No. 96, LR Dag No. 465 (.75 Decimal out of 3 Decimal Danga land); R.S. Dag No. 100, LR Dag No. 461 (10.75 Decimal out of 43 Decl danga land); R.S. Dag No. 404, L.R. Dag No. 502 (1.499 Decimal out of 42 Decimal Danga land) of Mouza Amtala, Pargana-Azimabad, J.L. No. 73, R.S. No. 14 and 17 Touzi No. 395 under-Chandi Gram Panchayet, P.S. Bishnupur, 24 Pargana (S).

**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 Vendors herein, therein jointly described as the First Party; Mr. Souvik Dutta and Mrs Bansari Dutta jointly described therein as the Second Party and other owners 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 herein jointly became absolute owners in respect of 30.75 decimal land comprised in L.R. Dag No. 460 (.33 decimal out of 2 decimal danga land); L.R. Dag No. 461 (7.17 decimal out of 43 decimal danga land); L.R. Dag No. 462 (15

decimal out of 15 decimal danga land); L.R. Dag No. 465 (3 decimal out of 3 decimal danga land); L.R. Dag No. 502 (5.25 Decimal out of 42 decimal Danga land) under L.R. Khatian Nos. 6018, 6019, 6062, 6063, 1529, 3750, 3751, 3752 and 4590 of R.S. Khatian Nos. 640 and 621 of Mouza-Amtala, Pargana-Azimabad, Touzi No. 395, J.L. No. 73, R.S. No. 14 under Chandi Gram Panchayet, P.S. Bishnupur, District-24 Pargana (S) which has been morefully described in schedule - "Ka" of the said deed and shown as plot "A" and bordered with RED color in the Map or Plan annexed with the said Deed of Partition dated 24-10-2016 in lieu of their joint ownership acquired in respect of 30.749 decimal land by virtue of the said deed of gift dated 20-01-2016.

**AND WHEREAS** the Vendors are thus well seized and possessed of 30.75 decimal jointly belongs to the Vendors comprised in L.R. Dag No. 460 (.33 Decimal Danga land); LR Dag No. 461 (7.17 decimal danga land), LR Dag No. 462 (15 decimal Danga land); L.R. Dag No. 465 (3 decimal danga land) and LR Dag No. 502 (5.25 decimal Danga land) in L.R. Khatian nos. 6018, 6019, 6062, 6063, 1529, 3750, 3751, 3752 and 4590 of 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 4.50 decimal comprised in LR Dag No. 462 (3.26 decimal Danga land); L.R. Dag No. 465 (0.48 decimal danga land) and LR Dag No. 502 (0.76 decimal Danga land) in L.R. Khatian nos. 6018 and 6019, 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) out of their said land measuring about 30.75 decimal acquired by virtue of the said Deed of Partition dated 24.10.2016 which is morefully described in the schedule hereunder written and hereinafter referred to as the said property at or for a total consideration of Rs. 16,50,000/-(Rupees Sixteen Lacs Fifty Thousand)only.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs. 16,50,000/-(Rupees Sixteen Lacs Fifty 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 lispendences 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 a demarcated plot of land measuring about 4.50 decimal comprised in LR Dag No. 462 (3.26 decimal Danga land); L.R. Dag No. 465 (0.48 decimal danga land) and LR Dag No. 502 (0.76 decimal Danga land) in L.R. Khatian nos. 6018 and 6019, Mouza-Amtala, Pargana- Azimabad, Touzi-No. 395, J.L. No. 73 R.S. No. 14 within-Chandi Garm Panchayet, Police Station- Bishnupur, District 24 Parganas (South), Pin Code No. 743398 as shown and delineated in the **RED** border lines in the Map or Plan annexed herewith together with all easements, rights and privileges in the adjoining paths and passages and other right privileges and profits attached to the said property, butted and bounded as follows:-

|                     |   |                                              |
|---------------------|---|----------------------------------------------|
| <b>On the North</b> | : | R. S. Dag No. 1689;                          |
| <b>On the South</b> | : | Portion of L.R. Dag Nos. 462, 465 and 502; — |
| <b>On the East</b>  | : | 20 feet wide Village Road(Non Metal); —      |
| <b>On the West</b>  | : | R. S. Dag No. 1675;                          |

**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. Ensaad Malla

Alipore Judge Court  
Kolkata - 700 027

Siddhartha Shanker Datta

(SIDDHARTHA SHANKER DATTA)

(As Constituted Attorney of the Vendors)

2. Chand Prakash Das

Alipore Judge Court  
Kolkata - 700 027

\_\_\_\_\_  
Signature of the VENDORS

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. 16,50,000/- (Rupees Sixteen Lacs Fifty Thousand) only being the full and final consideration money and/or total agreed price as per Memo below :-

| RTGS No          | Date       | Bank                                    | Amount          |
|------------------|------------|-----------------------------------------|-----------------|
| UBINH18162455024 | 11.06.2018 | Union Bank of India, New Alipore Branch | Rs. 16,50,000/- |
|                  |            | Total                                   | Rs. 16,50,000/- |

Rupees Sixteen Lacs Fifty Thousand only)

**WITNESSES:**

1. Excced Molla  
Alipore Judge Court  
Kolkata. 27

*Siddhartha Shanker Datta*  
(SIDDHARTHA SHANKER DATTA)

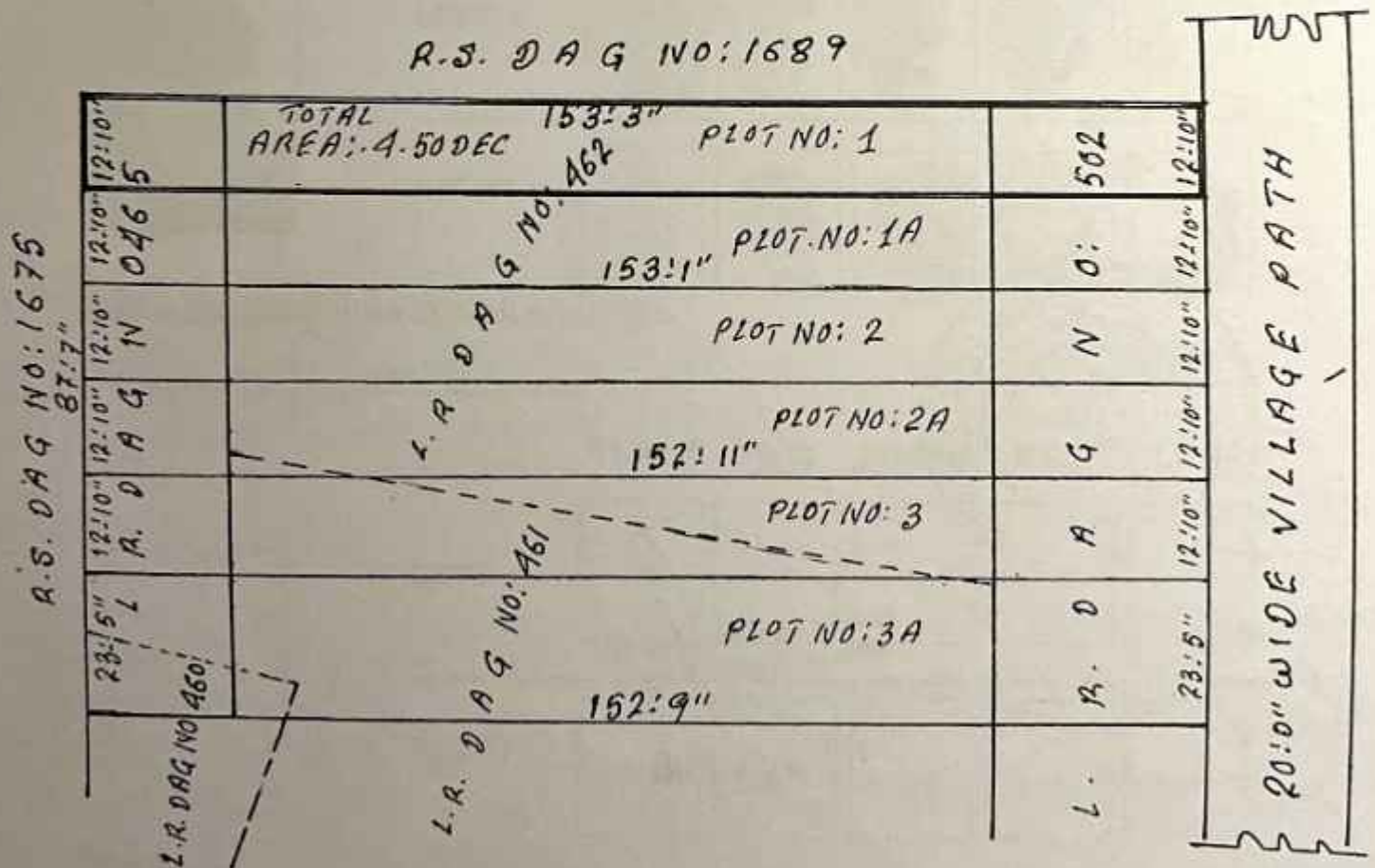
(As Constituted Attorney of the Vendors)

2. Chand Prakash Das  
Alipore Judge Court  
Kolkata. 27

*Signature of the VENDORS*

ru

R.S. DAG NO: 1689



Greenery Uye  
C. S. Sander

Siddhanta Shankar Datta

SIG. OF VENDOR



*Siddhartha Shanker Datta*

LEFT : 

| Thumb | First | Middle | Ring | Little |
|-------|-------|--------|------|--------|
|       |       |        |      |        |

RIGHT : 

|  |  |  |  |  |
|--|--|--|--|--|
|  |  |  |  |  |
|--|--|--|--|--|

Name: SIDDHARTHA SHANKER DATTA

Signature: *Siddhartha Shanker Datta*



27

LEFT : 

| Thumb | First | Middle | Ring | Little |
|-------|-------|--------|------|--------|
|       |       |        |      |        |

RIGHT : 

|  |  |  |  |  |
|--|--|--|--|--|
|  |  |  |  |  |
|--|--|--|--|--|

Name: MR. SURENDRA KUMAR AGARWAL

Signature: *Surendra*



LEFT : 

| Thumb | First | Middle | Ring | Little |
|-------|-------|--------|------|--------|
|       |       |        |      |        |

RIGHT : 

|  |  |  |  |  |
|--|--|--|--|--|
|  |  |  |  |  |
|--|--|--|--|--|

Name:

Signature: \_\_\_\_\_

GOVT. OF WEST BENGAL  
Directorate of Registration & Stamp Revenue  
e-Challan

3690/18

GRN: 19-201819-024768636-1

Payment Mode Online Payment

GRN Date: 11/06/2018 17:57:07

Bank : Central Bank of India

BRN : CBI110618271448

BRN Date: 11/06/2018 17:58:35

DEPOSITOR'S DETAILS

Id No. : 16040000888500/4/2018

[Query No./Query Year]

Name : SURENDRA AGARWAL HUF

Contact No. : Mobile No. : +91 9836469429

E-mail :

Address : 270 RAJA R M ROY ROAD KOLKATA 70004

Applicant Name : Mr Abu Naser

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

| Sl. No. | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount[ ₹] |
|---------|-----------------------|------------------------------------------|--------------------|------------|
| 1       | 16040000888500/4/2018 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 141024     |
| 2       | 16040000888500/4/2018 | Property Registration- Registration Fees | 0030-03-104-001-16 | 29247      |
| 3       | 16040000888500/4/2018 | Mutation/Conversion -Receipt             | 0029-00-800-028-27 | 180        |

Total

170451

In Words : Rupees One Lakh Seventy Thousand Four Hundred Fifty One only



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

|                                         |                                                                                                                                                         |                                                            |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| Query No./Year                          | 1604-0000888500/2018                                                                                                                                    | Office where deed will be registered                       |
| Query Date                              | 06/06/2018 8:06:05 PM                                                                                                                                   | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas |
| Applicant Name, Address & Other Details | Abu Naser<br>Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831727477, Status : Advocate |                                                            |
| Transaction                             | Additional Sale                                                                                                                                         |                                                            |
| [0101] Sale, Sale Document              | [4308] Agreement [No of Agreement : 2]                                                                                                                  |                                                            |
| Self Forth Value                        | Market Value                                                                                                                                            |                                                            |
| Rs. 16,50,000/-                         | Rs. 29,20,082/-                                                                                                                                         |                                                            |
| Total Stamp Duty Payable (SD)           | Total Registration Fee Payable                                                                                                                          |                                                            |
| Rs. 1,46,024/- (Article:23)             | Rs. 29,247/- (Article:A(1), E, M(b), H)                                                                                                                 |                                                            |
| Mutation Fee Payable                    | Expected Date of Presentation of Deed                                                                                                                   | Amount of Stamp Duty on New/Revised/Amended Stamp          |
| Rs. 180/-                               |                                                                                                                                                         | 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 ROF | Area of Land   | Self Forth Value (in Rs.) | Market Value (in Rs.) | Other Details                   |
|----------|-------------|----------------|-------------------|--------------|----------------|---------------------------|-----------------------|---------------------------------|
| L1       | LR-462      | LR-6018        | Bastu             | Danga        | 3.26 Dec       | 12,33,037/-               | 21,82,163/-           |                                 |
| L2       | LR-465      | LR-6018        | Bastu             | Danga        | 0.48 Dec       | 2,90,482/-                | 5,14,080/-            |                                 |
| L3       | LR-502      | LR-6018        | Bastu             | Danga        | 0.76 Dec       | 1,26,481/-                | 2,23,839/-            | Width of Approach Road: 20 Ft., |
|          |             | TOTAL :        |                   |              | 4.50000000 Dec | 16,50,000 /-              | 29,20,082 /-          |                                 |
|          |             | Grand Total :  |                   |              | 4.50000000 Dec | 16,50,000 /-              | 29,20,082 /-          |                                 |

Seller Details :

| Sr. No. | Name & address                                                                                                                                                                                                                                                                                            | Status     | Execution Admission Details |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------------------|
| 1       | Mrs Gopa Laha<br>Wife of Late Bhanu Kumar Laha, 3/1/A, Adhar Das Road, Post Office: Budge Budge, District: South 24-Parganas, West Bengal, India, PIN - 700143<br>Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ALOPL1771A, Status : Individual, Executed by: Attorney | Individual | Executed by: Attorney       |

Siddhartha Shankar Datta



|   |                                                                                                                                                                                                                                                                                                                         |            |                       |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------------|
| 2 | Mrs Sujata Das<br>Wife of Mr Sanjay Das, 55, Bose Para Road, Post Office:<br>Thakurpukur, Thakurpukur, District:-South 24-Parganas, West<br>Bengal, India, PIN - 700008<br>Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen<br>of: India, PAN No. AIBPD5175A, Status :Individual, Executed by:<br>Attorney | Individual | Executed by: Attorney |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------------|

#### Buyer Details :

| S. No. | Name & address                                                                                                                                                                                                                         | Status       | Execution Commissioner Details |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------------------|
| 1      | Surendra Agarwal HUF ( HUF )<br>270, Raja Ram Mohan Roy Road, Post Office: Paschim Putiari,<br>Thakurpukur, District:-South 24-Parganas, West Bengal, India,<br>PIN - 700041<br>PAN No. AAZHS3178N, Status :Organization, Not Executed | Organization | Not Executed                   |

#### Attorney Details :

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

#### Representative Details :

| S. No. | Name & Address                                                                                                                                                                                                                                                                                        | Representative of                  |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| 1      | Mr Surendra Kumar Agarwal<br>Son of Late Sagar Mal Agarwal 270, Raja Ram Mohan Roy Road, Post Office:<br>Paschim Putiari, Thakurpukur, District:-South 24-Parganas, West Bengal, India,<br>PIN - 700041<br>Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.<br>ACXPA6394A | Surendra Agarwal HUF (as<br>Karta) |

#### Identifier Details :

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

*Siddhartha Shanker Datta*



| Transfer of property for L1 |                |                               |
|-----------------------------|----------------|-------------------------------|
| Sl.No                       | From           | To. with area (Name-Area)     |
| 1                           | Mrs Gopa Laha  | Surendra Agarwal HUF-1.63 Dec |
| 2                           | Mrs Sujata Das | Surendra Agarwal HUF-1.63 Dec |
| Transfer of property for L2 |                |                               |
| Sl.No                       | From           | To. with area (Name-Area)     |
| 1                           | Mrs Gopa Laha  | Surendra Agarwal HUF-0.24 Dec |
| 2                           | Mrs Sujata Das | Surendra Agarwal HUF-0.24 Dec |
| Transfer of property for L3 |                |                               |
| Sl.No                       | From           | To. with area (Name-Area)     |
| 1                           | Mrs Gopa Laha  | Surendra Agarwal HUF-0.38 Dec |
| 2                           | Mrs Sujata Das | Surendra Agarwal HUF-0.38 Dec |

## Land Details as per Land Record

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

| Sch No | Plot & Khatian Number                                                   | Details of Land                                                                                                    |
|--------|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| L1     | LR Plot No:- 462(Corresponding RS Plot No:- 101), LR Khatian No:- 6018  | Owner:গোপা লাহা, Gurdian:ভানু কুমার লাহা, Address:3/1/বি, অধর দাস রোড বজবজ, Classification:ডাঙ্গা, Area:0.07 Acre, |
| L2     | LR Plot No:- 465(Corresponding RS Plot No:- 96), LR Khatian No:- 6018   | Owner:গোপা লাহা, Gurdian:ভানু কুমার লাহা, Address:3/1/বি, অধর দাস রোড বজবজ, Classification:ডাঙ্গা, Area:0.02 Acre, |
| L3     | LR Plot No:- 502(Corresponding RS Plot No:- 1692), LR Khatian No:- 6018 | Owner:গোপা লাহা, Gurdian:ভানু কুমার লাহা, Address:3/1/বি, অধর দাস রোড বজবজ, Classification:ডাঙ্গা, Area:0.02 Acre, |

### Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 20/07/2018 for registration.
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

*Siddhant Shankar Datta*



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

GRN: 19-201819-024768636-1

Payment Mode Online Payment

GRN Date: 11/06/2018 17:57:07

Bank : Central Bank of India

BRN : CBI110618271448

BRN Date: 11/06/2018 17:58:35

**DEPOSITOR'S DETAILS**

Id No. : 16040000888500/4/2018

[Query No./Query Year]

Name : SURENDRA AGARWAL HUF

Contact No. : Mobile No. : +91 9836469429

E-mail :

Address : 270 RAJA R M ROY ROAD KOLKATA 700041

Applicant Name : Mr Abu Naser

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 4

**PAYMENT DETAILS**

| Sl. No. | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount (₹) |
|---------|-----------------------|------------------------------------------|--------------------|------------|
| 1       | 16040000888500/4/2018 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 141024     |
| 2       | 16040000888500/4/2018 | Property Registration- Registration Fees | 0030-03-104-001-16 | 29247      |
| 3       | 16040000888500/4/2018 | Mutation/Conversion -Receipt             | 0029-00-800-028-27 | 180        |

**Total**

**170451**

In Words : Rupees One Lakh Seventy Thousand Four Hundred Fitty One only

### Major Information of the Deed

|                                         |                                                                                                                                                         |                                                           |            |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|------------|
| Deed No :                               | I-1604-03690/2018                                                                                                                                       | Date of Registration                                      | 12/06/2018 |
| Query No / Year                         | 1604-0000888500/2018                                                                                                                                    | Office where deed is registered                           |            |
| Query Date                              | 06/06/2018 8:06:05 PM                                                                                                                                   | D.S.R. - IV SOUTH 24-PARGANAS, District South 24-Parganas |            |
| Applicant Name, Address & Other Details | Abu Naser<br>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. 16,50,000/-                         | Rs. 29,20,082/-                                                                                                                                         |                                                           |            |
| Stamp duty Paid (SD)                    | Registration Fee Paid                                                                                                                                   |                                                           |            |
| Rs. 1,46,024/- (Article:23)             | Rs. 29,247/- (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 Proposed | Land Use ROR | Area of Land  | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                  |
|--------|----------------------|----------------|-------------------|--------------|---------------|-------------------------|-----------------------|--------------------------------|
| L1     | LR-462               | LR-6018        | Bastu             | Danga        | 3.26 Dec      | 12,33,037/-             | 21,82,163/-           |                                |
| L2     | LR-465               | LR-6018        | Bastu             | Danga        | 0.48 Dec      | 2,90,482/-              | 5,14,080/-            |                                |
| L3     | LR-502               | LR-6018        | Bastu             | Danga        | 0.76 Dec      | 1,26,481/-              | 2,23,839/-            | Width of Approach Road: 20 Ft. |
|        |                      | <b>TOTAL :</b> |                   |              | <b>4.5Dec</b> | <b>16,50,000 /-</b>     | <b>29,20,082 /-</b>   |                                |
|        | <b>Grand Total :</b> |                |                   |              | <b>4.5Dec</b> | <b>16,50,000 /-</b>     | <b>29,20,082 /-</b>   |                                |

### Seller Details :

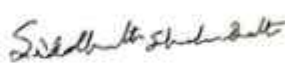
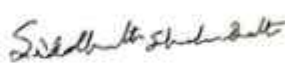
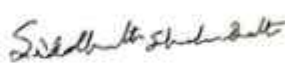
| Sl No | Name, Address, Photo, Finger print and Signature                                                                                                                                                                                                                                                                                                 |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Mrs Gopa Laha</b><br>Wife of Late Bhanu Kumar Laha 3/1/A, Adhar Das Road, P.O:- Budge Budge, P.S:- Budge Budge, District:- South 24-Parganas, West Bengal, India, PIN - 700143 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ALOPL1771A, Status :Individual, Executed by: Attorney, Executed by: Attorney |
| 2     | <b>Mrs Sujata Das</b><br>Wife of Mr Sanjay Das 55, Bose Para Road, P.O:- Thakurpukur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AIBPD5175A, Status :Individual, Executed by: Attorney, Executed by: Attorney            |

### Buyer Details :

| Sl No | Name, Address, Photo, Finger print and Signature                                                                                                                                                                                       |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Surendra Agarwal HUF</b><br>270, Raja Ram Mohan Roy Road, P.O:- Paschim Putiari, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700041, PAN No.: AAZHS3178N, Status :Organization, Status : Not Executed |

Major Information of the Deed :- I-1604-03690/2018-12/06/2018

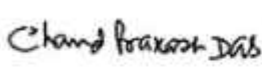
**Attorney Details :**

| Sl No                                                                                                                                                                                                                                                                        | Name Address Photo Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                   |                                                                                     |              |           |                                                                                                                                                                                                            |                                                                                   |                                                                                   |                                                                                     |  |                    |                |            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--|--------------------|----------------|------------|
| 1                                                                                                                                                                                                                                                                            | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Siddhartha Shanker Datta (Presentant)</b><br/> Son of Ashim Kumar Datta<br/> Date of Execution - 12/06/2018, , Admitted by: Self, Date of Admission: 12/06/2018, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Jun 12 2018 1:15PM</td> <td>LTI 12/06/2018</td> <td>12/06/2018</td> </tr> </tbody> </table> | Name                                                                              | Photo                                                                               | Finger Print | Signature | <b>Mr Siddhartha Shanker Datta (Presentant)</b><br>Son of Ashim Kumar Datta<br>Date of Execution - 12/06/2018, , Admitted by: Self, Date of Admission: 12/06/2018, Place of Admission of Execution: Office |  |  |  |  | Jun 12 2018 1:15PM | LTI 12/06/2018 | 12/06/2018 |
| Name                                                                                                                                                                                                                                                                         | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Finger Print                                                                      | Signature                                                                           |              |           |                                                                                                                                                                                                            |                                                                                   |                                                                                   |                                                                                     |  |                    |                |            |
| <b>Mr Siddhartha Shanker Datta (Presentant)</b><br>Son of Ashim Kumar Datta<br>Date of Execution - 12/06/2018, , Admitted by: Self, Date of Admission: 12/06/2018, Place of Admission of Execution: Office                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |  |              |           |                                                                                                                                                                                                            |                                                                                   |                                                                                   |                                                                                     |  |                    |                |            |
|                                                                                                                                                                                                                                                                              | Jun 12 2018 1:15PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | LTI 12/06/2018                                                                    | 12/06/2018                                                                          |              |           |                                                                                                                                                                                                            |                                                                                   |                                                                                   |                                                                                     |  |                    |                |            |
| Village- Khasika, 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 Gopa Laha, Mrs Sujata Das |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                   |                                                                                     |              |           |                                                                                                                                                                                                            |                                                                                   |                                                                                   |                                                                                     |  |                    |                |            |

**Representative Details :**

| Sl No | Name Address Photo Finger print and Signature                                                                                                                                                                                                                                                                                                                                    |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Mr Surendra Kumar Agarwal</b><br>Son of Late Sagar Mal Agarwal 270, Raja Ram Mohan Roy Road, P.O:- Paschim Putiari, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700041, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACXPA6394A Status : Representative, Representative of : Surendra Agarwal HUF (as Karta) |

**Identifier Details :**

| Name & address                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Mr Chand Prakash Das</b><br>Son of Late Sadananda Das<br>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 Siddhartha Shanker Datta |
|                                                                                                                                                                                                               |
| 12/06/2018                                                                                                                                                                                                                                                                                       |

| Transfer of property for L1 |                |                               |
|-----------------------------|----------------|-------------------------------|
| Sl.No                       | From           | To. with area (Name-Area)     |
| 1                           | Mrs Gopa Laha  | Surendra Agarwal HUF-1.63 Dec |
| 2                           | Mrs Sujata Das | Surendra Agarwal HUF-1.63 Dec |
| Transfer of property for L2 |                |                               |
| Sl.No                       | From           | To. with area (Name-Area)     |
| 1                           | Mrs Gopa Laha  | Surendra Agarwal HUF-0.24 Dec |
| 2                           | Mrs Sujata Das | Surendra Agarwal HUF-0.24 Dec |
| Transfer of property for L3 |                |                               |
| Sl.No                       | From           | To. with area (Name-Area)     |
| 1                           | Mrs Gopa Laha  | Surendra Agarwal HUF-0.38 Dec |
| 2                           | Mrs Sujata Das | Surendra Agarwal HUF-0.38 Dec |

Major Information of the Deed :- I-1604-03690/2018-12/06/2018

## 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:- 462(Corresponding RS Plot No:- 101), LR Khatian No:- 6018                                                        | Owner:গোপা লাহা, Gurdian:ভানু কুমার লাহা, Address:3/1/বি, অধর দাস রোড বজবজ, Classification:ডাসা, Area:0.07000000 Acre, |
| L2     | LR Plot No:- 465(Corresponding RS Plot No:- 96), LR Khatian No:- 6018                                                         | Owner:গোপা লাহা, Gurdian:ভানু কুমার লাহা, Address:3/1/বি, অধর দাস রোড বজবজ, Classification:ডাসা, Area:0.02000000 Acre, |
| L3     | LR Plot No:- 502(Corresponding RS Plot No:- 94/ 95/ 101/ 103/ 1648/ 1662/ 1686/ 1687/ 1688/ 1689/ 1692), LR Khatian No:- 6018 | Owner:গোপা লাহা, Gurdian:ভানু কুমার লাহা, Address:3/1/বি, অধর দাস রোড বজবজ, Classification:ডাসা, Area:0.02000000 Acre, |

Endorsement For Deed Number : I - 160403690 / 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 29,20,082/-

*Pradipta Kishore Guha*

**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 12:37 hrs on 12-06-2018, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Siddhartha Shanker Datta .

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 1. Mrs Gopa Laha 3/1/A, Adhar Das Road, P.O: Budge Budge, Thana: Budge Budge, South 24-Parganas, WEST BENGAL, India, PIN - 700143, 2. Mrs Sujata Das 55, Bose Para Road, P.O: Thakurpukur, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700008 is admitted by him

Major Information of the Deed :- I-1604-03690/2018-12/06/2018

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 29,247/- ( A(1) = Rs 29,201/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 29,247/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 11/06/2018 5:58PM with Govt. Ref. No: 192018190247686361 on 11-06-2018, Amount Rs: 29,247/-, Bank Central Bank of India ( CBIN0280107), Ref. No. CBI110618271448 on 11-06-2018, Head of Account 0030-03-104-001-16

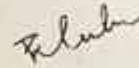
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,46,024/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,41,024/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 984, Amount: Rs.5,000/-, Date of Purchase: 11/06/2018, Vendor name: Mamataj Uddin Gazi

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 11/06/2018 5:58PM with Govt. Ref. No: 192018190247686361 on 11-06-2018, Amount Rs: 1,41,024/-, Bank: Central Bank of India ( CBIN0280107), Ref. No. CBI110618271448 on 11-06-2018, Head of Account 0030-02-103-003-02



**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-1604-03690/2018-12/06/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2018, Page from 108877 to 108914  
being No 160403690 for the year 2018.



Digitally signed by PRADIPTA KISHORE  
GUHA

Date: 2018.06.14 18:02:50 +05:30

Reason: Digital Signing of Deed.

*Pradipta*

(Pradipta Kishore Guha) 14-06-2018 18:02:43

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.



(This document is digitally signed.)