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पश्चिमवङ्ग पश्चिमबंगाल WEST BENGAL

213094148/22



H 426927

1-05
21/11/22
Additional Registrar of Assurances-4
Kolkata

Certified that the Documents submitted to
Registration are the original and the
true copy of the original document
Additional Registrar
of Assurances II Kolkata

21 NOV 2022

DEED OF CONVEYANCE

THIS INDENTURE is made on the ...21st/... day of
November, 2022 (Two Thousand Twenty Two) A. D.

BETWEEN

For [Signature]



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



192022230176176511

GRN Details

GRN:	192022230176176511	Payment Mode:	Online Payment
GRN Date:	16/11/2022 12:52:49	Bank/Gateway:	State Bank of India
BRN :	IK0BYXDYF2	BRN Date:	16/11/2022 12:53:53
GRIPS Payment ID:	161120222017617650	Payment Init. Date:	16/11/2022 12:52:49
Payment Status:	Successful	Payment Ref. No:	2003094148/3/2022
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	CREATIVE CONSTRUCTION
Address:	MADHYAMGRAM
Mobile:	6291247794
Contact No:	9830057471
Depositor Status:	Buyer/Claimants
Query No:	2003094148
Applicant's Name:	Mr BANAMALI GOSWAMI
Identification No:	2003094148/3/2022
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	16/11/2022
Period To (dd/mm/yyyy):	16/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003094148/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	1995020
2	2003094148/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	400014
3	2003094148/3/2022	Mutation/Conversion -Receipt	0029-00-800-028-27	5363
Total				2400397

IN WORDS: TWENTY FOUR LAKH THREE HUNDRED NINETY SEVEN ONLY.

1) SMT. SUSHILA DEVI (PAN - BIYPD1103N) (Aadhaar No. - 6033-5483-0676), wife of Late Girdharilal Tahlani, by Occupation : Housewife, 2) SMT. BHAVIKA TAHLANI (PAN - ADWPB5936H) (Aadhaar No. - 2967-1549-0562), wife of Late Manish Tahlani, by Occupation : Housewife, 3) SRI CHAITNYA TAHLANI (PAN - CEPPT1796F) (Aadhaar No. - 8849-7975-2397), by Occupation : Student, 4) MINOR ISHAAN TAHLANI (Aadhaar No. - 6473-2534-4972), by Occupation : Student, No. 3 & 4 both sons of Late Manish Tahlani, No. 1 to 4 all are residing at Flat No. 2A, Second Floor, Gitanjali Gardens, 71, Roy Bahadur Road, P.O. Punja Sahapur, P.S. Behala, Kolkata - 700 053, all are by faith : Hindu, by Nationality : Indian, hereinafter jointly and collectively called and referred to as the VENDORS/ OWNERS (which expression shall excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

The above mentioned MINOR ISHAAN TAHLANI, represented by his natural guardian mother SMT. BHAVIKA TAHLANI (PAN - ADWPB5936H), wife of Late Manish Tahlani, by Occupation : Housewife, residing at Flat No. 2A, Second Floor, Gitanjali Gardens, 71, Roy Bahadur Road, P.O. Punja Sahapur, P.S. Behala, Kolkata - 700 053, by faith : Hindu, by Nationality : Indian. [By Order No. - 09, dated - 20/09/2022, passed by the In the Court of Ld. District Judge, North 24 Parganas at Barasat (Misc. Case No. - 40 of 2022 (VIII), (CNR No. - WBNP01-001565-2022)]

AND

"CREATIVE CONSTRUCTION" (PAN - AAQFC3939E), a registered Partnership Firm having its office at 27, Vivekananda Sarani Bye Lane (Peyara Bagan), P. O. - Udayrajpur, P. S. - Madhyamgram, District - North 24 Parganas, Kolkata - 700129, represented by its Partners namely (1) SRI SISHIR DAS, (PAN - AICPD4913D), son of Late Gour Das, residing at

Vivekananda Sarani, Udayraipur, P.O.- Hridaypur, P.S.- Madhyamgram, Kolkata -700 129, Dist. North 24-Parganas, (2) SRI TAPAS HALDER, (PAN - AAZPH7327N), son of Late Kalyan Halder, residing at Pratichi, Netaji Subhas Road, P.O.- Hridaypur, P.S.- Barasat, Kolkata - 700 127, Dist. North 24-Parganas, (3) SRI AMAL KUMAR DEY (PAN- ADEPD1976F), son of Late Ananta Kumar Dey, residing at C.P.T.A, Block, Hridaypur, P.O. Hridaypur, P.S. Barasat, Kolkata - 700127, (4) SRI DEBU GHOSH (PAN- AFKPG2208M), son of Late Sunil Kumar Ghosh, residing at 34/21, Bank Park old Kolkata Road, Anandapuri, Barrackpore, P.O. Talpukur, P.S. Titagarh, Dist. North 24 Parganas, Kolkata - 700123, (5) SRI SUMAN GHOSH (PAN - AMAPG1926D), son of Sri Sankar Ghosh, residing at 41/B, Old Nimta Road, P. O. & P. S. - Belgharia, District - North 24 Parganas, Kolkata - 700056, (6) SRI ASHOK MITRA (PAN - AERPM2389F), son of Late Kashiswar Mitra, residing at Fortune City, 155 Old Jessore Road, P. O. - Ganganagar, P. S. - Madhyamgram, District - North 24 Parganas, Kolkata - 700132, (7) SMT. BEAUTY GHOSH (PAN - AFMPG3759B), wife of Late Arjun Kumar Ghosh, residing at 11/A, Chakraborty Para, 1st Lane, P. O. & P. S. - Barrackpore, District - North 24 Parganas, Kolkata - 700122, all are by faith : Hindu, by Occupation : Business, by Nationality : Indian, hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/ her/ their heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

*San
Art.*

WHEREAS one Girdharilal Tahlani, since deceased, son of Late Gakul Chand Tahlani, during his lifetime purchased ALL THAT piece and parcel of land measuring 7 Cottahs 11 Chittacks 12 Sq.ft. more or less out of 1 Bigha 4 Chittacks land, lying and situate at Mouza -Udayraipur, J.L. No. 43, R.S. No. 6, Touzi No. 146, comprised in C.S. Dag No. 1034, under Khatian No. 603, at

present within the limits of the Madhyamgram Municipality, Ward No. 5, Police Station - Barasat at present Madhyamgram, District : 24-Parganas now North 24-Parganas, from the then Owner Smt. Mira Chaudhuri, wife of Sri Ranadeb Chaudhuri of 34, Ballygunge Circular Road, Calcutta - 19, by virtue of an Indenture dated 23.11.1982, which was duly registered in the office of the Sub-Registrar Barasat, vide Book No. I, Volume No. 157, Pages from 195 to 201, Being No. 10279, for the year 1982, for a valuable consideration mentioned therein.

AND WHEREAS Smt. Sushila Devi, wife of Late Girdharilal Tahlani, the Owner No. 1 herein purchased ALL THAT piece and parcel of land measuring 7 Cottahs 11 Chittacks 30 Sq.ft. more or less out of 1 Bigha 4 Chittacks land, lying and situate at Mouza- Udayrajpur, J.L. No. 43, R.S. No. 6, Touzi No. 146, comprised in C.S. Dag No. 1034, under Khatian No. 603, at present within the limits of the Madhyamgram Municipality, Ward No. 5, Police Station - Barasat at present Madhyamgram, District : 24-Parganas now North 24-Parganas, from the then Owner Smt. Mira Chaudhuri, wife of Sri Ranadeb Chaudhuri of 34, Ballygunge Circular Road, Calcutta -19, by virtue of an Indenture dated 23.11.1982, which was duly registered in the office of the Sub-Registrar Barasat, vide Book No. I, Volume No. 157, Pages from 202 to 208, Being No. 10280, for the year 1982, for a valuable consideration mentioned therein.

2. ✓ AND WHEREAS Sri Manish Kumar Tahlani, son of Late Girdharilal Tahlani, purchased ALL THAT piece and parcel of land measuring 4 Cottahs 13 Chittacks 3 Sq.ft. more or less out of 1 Bigha 4 Chittacks land, lying and situate at Mouza - Udayrajpur, J.L. No. 43, R.S. No. 6, Touzi No. 146, comprised in C.S. Dag No. 1034, under Khatian No. 603, at present within the limits of the Madhyamgram Municipality, Ward No. 5, Police Station - Barasat at present Madhyamgram, District : 24-Parganas now North 24-Parganas, from the then

Owner Smt. Mira Chaudhuri, wife of Sri Ranadeb Chaudhuri of 34, Ballygunge Circular Road, Calcutta - 19, by virtue of an Indenture dated 23.11.1982, which was duly registered in the office of the Sub-Registrar Barasat, vide Book No. I, Volume No. 157, Pages from 209 to 214, Being No. 10281, for the year 1982, for a valuable consideration mentioned therein.

AND WHEREAS during lifetime of said Girdharilal Tahlani, the said Girdharilal Tahlani, Smt. Sushila Devi and Sri Manish Kumar Tahlani, got their names recorded and/or mutated in the office of Madhyamgram Municipality and also in the office of the B.L. & L.R.O. concerned in respect of their respective plot of the aforesaid land being L.R. Khatian Nos. 7764, 7765 & 7766 respectively in L.R. Dag No. 2461 on payment of rents thereto.

AND WHEREAS subsequently, the said Girdharilal Tahlani, Smt. Sushila Devi and Sri Manish Kumar Tahlani, jointly amalgamated the aforesaid properties in one Holding in the record of Madhyamgram Municipality and got their names mutated with the records of the Madhyamgram Municipality and the same is now known as Municipal Holding No. 76, Jessore Road (North), under Ward No. 5 and enjoying the same by paying usual rents and taxes to the said Appropriate Authorities with exclusive rights of Ownership thereto, having unfettered right, title and interest thereto free from all encumbrances, liens, lispendens and attachments whatsoever.

AND WHEREAS the said Girdharilal Tahlani, died intestate on 05.01.2021 leaving behind his wife Smt. Sushila Devi, the Owner No. 1 herein, only son Sri Manish Kumar Tahlani, and only married daughter Smt. Preeti Dembla, as his legal heirs and successors and after his demise the aforesaid property left by him measuring an area of 7 Cottahs 11 Chittacks 12 Sq.ft. devolved upon his aforesaid three legal heirs and successors and each of them are entitled to undivided $1/3^{\text{rd}}$ share of the aforesaid property i.e. each of them are entitled to undivided equal 2 (two) Cottahs 9 (nine) Chittacks 4 (four) Sq.ft.

land with tile shed standing thereon. In the aforesaid manner the said Smt. Preeti Dembla the daughter of said Late Girdharilal Tahlani became the Owner in respect of 2 (two) Cottahs 9 (nine) Chittacks 4 (four) Sq.ft. land with tile shed standing thereon, lying under Mouza - Udayrajpur, J.L. No. 43, R.S. No. 6, Touzl No. 146, comprised in C.S. Dag No, 1034, appertaining to Khatian No, 603, corresponding to L.R. Dag No, 2461 under L.R. Khatian Nos. 7764,, 7765 & 7766, within the limits of the Madhyamgram Municipality, Ward No. 5 being Municipal Holding No. 76, Jessore Road (North), Police Station and A.D.S.R. Office Barasat, District : North 24-Parganas.

AND WHEREAS in the record of Municipal Authority the names of the aforesaid three legal heirs and successors are substituted in the place of said Girdharilal Tahlani, in respect of the property left by him measuring about 7 Cottahs 11 Chittacks 12 Sq.ft. more or less.

AND WHEREAS the said Smt. Preeti Dembla transferred her 1/3rd share of the said property measuring an area of 2 (two) Cottahs 9 (nine) Chittacks 4 (four) Sq.ft. land with tile shed standing thereon, in favour of her brother Sri Manish Tahlani alias Manish Kumar Tahlani, by a Deed of Gift executed and registered on 05.07.2021 at A.R.A. - III, Kolkata and recorded in Book No. I, Volume No. - 1903-2021, Pages from 250866 to 250892, Being No. 190305547 for the year 2021. In the aforesaid manner the said Sri Manish Kumar Tahlani, is the Owner in respect of undivided 5 (five) Cottahs 2 (two) Chittacks 8 (eight) Sq.ft. land with tile shed left by his deceased father Late Girdharilal Tahlani.

 AND WHEREAS while said Manish Kumar Tahlani had been possessing his respective share of property i.e. undivided 09 Cottah 15 Chittaks 11 sq.ft. with tile shed, he died on 20/12/2021 intestate leaving behind his wife Smt. Bhavika Tahlani and two sons namely Sri Chaitnya Tahlani & Minor Ishaan Tahlani and his mother Smt. Sushila Devi as his legal heirs and successors to inherit

the share of property left by said deceased Manish Kumar Tahlani. In the manner as aforesaid Smt. Sushila Devi (the owner/ vendor No. 1 herein), Smt. Bhavika Tahlani (the owner/ vendor No. 2 herein), Sri Chaitnya Tahlani (the owner/ vendor No. 3 herein) and Minor Ishaan Tahlani (the owner/ vendor No. 4 herein) jointly are the owners in respect of undivided 09 (Nine) Cottah 15 (Fifteen) Chittaks 11 (Eleven) sq.ft. with tile shed left by said deceased Manish Kumar Tahlani.

AND WHEREAS in the aforesaid manner the Owners/ Vendors herein are jointly entitled to ALL THAT piece and parcel of revenue paying BASTU land measuring 1 Bigha 4 Chittacks more or less, with tile shed standing thereon, lying under Mouza -Udayrajpur, J.L. No. 43, R.S. No. 6, Touzi No. 146, comprised in C.S. Dag No. 1034, appertaining to Khatian No. 603, corresponding to L.R. Dag No. 2461 under L.R. Khatian Nos. 7764 (Stands in the name of Girdharilal Tahlani), 7765 (Stands in the name of Sushila Devi), & 7766 (Stands in the name of Manish Kumar Tahlani), within the limits of the Madhyam Gram Municipality, Ward No. 5 being Municipal Holding No. 76, Jessore Road (North), Police Station and A.D.S.R. Office Barasat, District : North 24-Parganas, details of which have been described in the SCHEDULE written hereunder and hereinafter be referred to as "Said Property" for the sake of brevity.

AND WHEREAS the Owners/ Vendors declare that they have good marketable title over the said property and the said property is free from all sorts of encumbrances, attachments, liens, lispendence etc.

 AND WHEREAS due to some unavoidable circumstances and urgent need of money Vendors/ Owners herein jointly decided to dispose of ALL THAT piece and parcel of revenue paying BASTU land measuring 16 Cottah 04 sq.ft., be the same a little more or less, with tile shed standing thereon, out of 01 Bigha 04 Chittaks of land, lying under Mouza -Udayrajpur, J.L. No. 43, R.S.

No. 6, Touzi No. 146, comprised in C.S. Dag No. 1034, appertaining to Khatian No. 603, corresponding to L.R. Dag No. 2461 under L.R. Khatian Nos. 7764 (Stands in the name of Girdharilal Tahlani), 7765 (Stands in the name of Sushila Devi), & 7766 (Stands in the name of Manish Kumar Tahlani), within the limits of the Madhyam Gram Municipality, Ward No. 5, being Amalgamated Municipal Holding No. 76, Jessore Road (North), Police Station - Barasat at present Madhyamgram, A.D.S.R. Office Barasat, District : North 24-Parganas, at for total consideration of Rs. 4,00,00,000/- (Rupees Four Crores) Only and the purchaser (CREATIVE CONSTRUCTION) having come to know the said intention of the Vendors, agrees to purchase the same at the said market price.

AND WHEREAS it is pertinent to mention that during negotiation it has been came to the knowledge of both the parties that Minor's share could not be transfer without the order of the Ld. District Judge Court at Barasat, North 24 Parganas as such an Application has filed to obtain the necessary order to transfer the Minor's share by the Natural Guardian mother Smt. Bhavika Tahlani, in Misc. Case, being No. - 40/2022 for grant of permission to sale the Minor's Share and that on 20/09/2022, vide Order No. - 09, The Ld. District Judge Court at Barasat, North 24 Parganas was pleased and grant permission to the Applicant namely Smt. Bhavika Tahlani to dispose the Minor's Share, on behalf of the Minor. As per the Order (Order Sheet Vide No. 09, of 20/09/022) of The Ld. District Judge Court at Barasat, North 24 Parganas all the necessary directions have been complied. The said Order Sheet Vide No. 09, of 20/09/022 is annexed herewith and the same is a part of this Deed of Conveyance.

NOW THIS DEED OF SALE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 4,00,00,000/- (Rupees Four Crores) Only received by the Vendors in full from the

purchaser (CREATIVE CONSTRUCTION) hereof and these Vendors are executing and registering this Deed of Conveyance in favour of the Purchaser (CREATIVE CONSTRUCTION) in respect of the land with tile shed referred to above and as described in detail in the schedule hereunder written and that from this day the Vendors are totally divested of all rights, title of the land sold to the Purchaser who has become the full Owner with absolute right and title to the land with tile shed sold hereby and the purchaser (CREATIVE CONSTRUCTION) is entitled and empowered to mutate his/her/their/its name with the Govt. Sheristha and also in the Barasat Municipality and pay rents and taxes directly to them and all rights, title and possession including easement rights, right to common passage drainage whatsoever to the land also vest to the purchaser who will enjoy the property sold to him/her/them/it in his/her/their/its absolute right through his/her/their/its successor-in-interest, executors and assigns and further the purchaser will have all right and power to transfer the said land to anyone he/she/they/it like/s by sell, gift, lease, mortgage or by any other lawful means and right to improve it change its nature and character and make any construction over the said land.

THIS DEED ALSO WITNESSES that the property sold hereby have not been transferred by the Vendors hereto to any one by sell, gift, lease or mortgage nor have they contracted to sell the same to anybody else for such transfer nor have they encumbered the same in any way and the property sold hereby is free from all acts and manners of encumbrance and the property has not been attached to any court or any other institution and the Purchaser is hereby put in open peaceful possession thereof and the Vendors and/or their respective heirs, executors, administrators and assigns shall, and will and for all times to come at the request and cost of the purchaser do or execute or caused to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the right, title of the purchaser to the said property

and every part thereof and if the title to and possession in the land sold to the purchaser "CREATIVE CONSTRUCTION" be in any way hampered in consequence of any action/fraud/deed performed or done by the Vendors and if it is found that the said property hereby is not free from all encumbrances as herein before stated the Vendors , their heirs, successors, executors and assigns will be liable to the Purchaser "CREATIVE CONSTRUCTION" and will be bound to refund the aforesaid consideration money with interest and all costs thereon and also the property hereby sold is not Debuttar and Pirottor Property and free from all encumbrances.

PROVIDED ALWAYS the PURCHASER "CREATIVE CONSTRUCTION" shall have the absolute right to sell, transfer, gift, mortgage, let out, rent the said land with tile shed, in any manner as he/she/they/it likes.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of revenue paying BASTU land measuring 16 (Sixteen) Cottahs 04 (Four) Chittacks, be the same a little more or less, with 200 sq.ft. tile shed standing thereon, out of 01 Bigha 04 Chittaks of land, lying and situated at Mouza -Udayraipur, J.L. No. 43, R.S. No. 6, Touzi No. 146, Pargana - Anowarpur, comprised in C.S. Dag No. 1034, R. S. Dag No. - 598, appertaining to Khatian No. 603, L.R. Dag No. 2461 under L.R. Khatian Nos. 7764 (Stands in the name of Girdharilal Tahlani), 7765 (Stands in the name of Sushila Devi), & 7766 (Stands in the name of Manish Kumar Tahlani), the details are as under :-

L. R. Dag No.	L. R. Khatian No.	Sold Area of Land (Undivided)	Sold By
2461	7764	05 Cottah 11 Chittaks 12 sft.	Sushila Devi, Bhavika Tahlani, Chaitna Tahlani & Ishaan Tahlani

2461	7765	05 Cottah 11 Chittaks 30 sft.	Sushila Devi
2461	7766	04 Cottah 13 Chittaks 03 sft.	Sushila Devi, Bhavika Tahlani, Chaitna Tahlani & Ishaan Tahlani
Total Sold Area -		16 Cottah 04 Chittaks (M/l)	

Total Sold Area - 16 Cottah 04 Chittaks, be the same a little more or less, with 200 sq.ft. tile shed standing thereon, within the limits of the Madhyamgram Municipality, Ward No. 5, being Amalgamated Municipal Holding No. 76, Jessore Road (North), Police Station - Barasat at present Madhyamgram, A.D.S.R. Office Barasat, District : North 24-Parganas, which is fully shown and delineated in the plan annexed hereto and boundary line marked by colour RED and the said plan will be the treated as part of this Deed of Conveyance and the annual rent and taxes in respect proportionate share of land is payable to the Government of West Bengal through the collector of District North 24 Parganas. Which is butted and bounded in the manner as follows:-

On the North : By Other Property.

On the South : By Property of Mira Chaudhuri (Mira Garden Housing Complex).

On the East : By Property of Dag No. 1034 (Mira Garden Housing Complex).

On the West : Property of Vendors.

Annexed Blue Print Map or Plan, Finger Prints and Photographs of the Parties will be treated as a Part of this Deed of Conveyance.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

WITNESSES :-

1. *P. Anamali Goswami,*
Prosdipn. P.O. & P.S.
Barasat. Kot-124.
2. *Danjoy Kr. Lakshman,*
95/A T.C. Rd
Kot- 53

Sushila Devi
(SMT. SUSHILA DEVI)

Bhavika Tahlan
(SMT. BHAVIKA TAHLANI)
[As Natural Guardian Mother of
MINOR ISHAAN TAHLANI & Self]

Drafted by-

Pranab Kumar Saha
(Pranab Kumar Saha) Adv.
Advocate
Barasat Judges Court
Barasat, North 24 Parganas
Enrollment No. - WB/1886/2001

Chaitanya Tahlan
(SRI CHAITNYA TAHLANI)

SIGNATURE OF THE VENDORS
/OWNERS

Sushila Devi
Bhavika Tahlan
Danjoy Kr. Lakshman
Devi Ghosh.
Sumit Ghosh
Ashutosh Mishra

Beautu Ghosh
SIGNATURE OF THE PURCHASER
(Partners of CREATIVE
CONSTRUCTION)

Printed by-

Chaitanya
K.N.C. Road, Barasat

MEMO OF CONSIDERATION

Received of and from the within the named Purchaser the sum of Rs. 4,00,00,000/- (Rupees Four Crores) Only as total consideration by the Owners/ Vendors as per schedule below:-

Date	Cash/ Cheque No.	Bank/ Branch	Amount
17/03/2021	661161	U. B. I.	Rs. 5,00,000/-
17/03/2021	073039	Axis Bank	Rs. 5,00,000/-
17/03/2021	019759	IDBI	Rs. 5,00,000/-
17/03/2021	019760	IDBI	Rs. 5,00,000/-
17/03/2021	004150	ICICI	Rs. 5,00,000/-
17/03/2021	004151	ICICI	Rs. 5,00,000/-
17/03/2021	004152	ICICI	Rs. 5,00,000/-
17/03/2021	004153	ICICI	Rs. 5,00,000/-
21/06/2021	156499	IDBI	Rs. 13,00,000/-
24/06/2021	156501	IDBI	Rs. 6,00,000/-
24/06/2021	004154	ICICI	Rs. 5,00,000/-
24/06/2021	004155	ICICI	Rs. 5,00,000/-
24/06/2021	004156	ICICI	Rs. 5,00,000/-
24/06/2021	939091	P. N. B.	Rs. 9,00,000/-
24/06/2021	003524	Bank of India	Rs. 8,00,000/-
24/09/2021	753253	Indusind Bank	Rs. 10,00,000/-
24/09/2021	864475	Indusind Bank	Rs. 5,00,000/-
24/09/2021	023178	IDBI	Rs. 9,00,000/-
24/09/2021	023179	IDBI	Rs. 8,50,000/-
21/06/2021	064029	Axis Bank	Rs. 5,00,000/-
24/06/2021	003528	Axis Bank	Rs. 8,00,000/-
24/06/2021	151311	P. N. B.	Rs. 4,00,000/-
24/06/2021	RTGS (Bank of India)		Rs. 7,00,000/-
24/06/2021	698915	P. N. B.	Rs. 6,00,000/-
24/06/2021	127357	Axis Bank	Rs. 4,00,000/-
24/09/2021	064034	Axis Bank	Rs. 6,25,000/-
24/09/2021	290619	S. B. I.	Rs. 5,00,000/-

24/09/2021	290620	S. B. I.	Rs. 5,00,000/-
24/09/2021	014968	Bank of India	Rs. 11,00,000/-
24/09/2021	073043	Axis Bank	Rs. 5,25,000/-
28/09/2022	Through RTGS No. IBKLR92022092800024774/IDBI Bank		Rs. 62,00,000/-
21/11/2022	Through RTGS No. IBKLR 92022112100032998		Rs. 23,00,000/-
21/11/2022	Through RTGS No. IBKLR92022112100032974		Rs. 62,50,000/-
21/11/2022	Through RTGS No. IBKLR 92022112100032988		Rs. 62,50,000/-
Total -			Rs. 4,00,00,000/-

Bhavika Tahlani

(TOTAL RUPEES FOUR CRORES ONLY).

SIGNED SEALED AND
DELIVERED

in presence of Witnesses:-

1. Banamali, Rosanand,
Pratap, R.D. & R.S.,
Rasarat, Ral. 129.
2. Ganjap K. Lakshman

Sushila Devi
(SMT. SUSHILA DEVI)

Bhavika Tahlani
(SMT. BHAVIKA TAHLANI)
[As Natural Guardian Mother of
MINOR ISHAAN TAHLANI &
Self]

Chaitanya Tahlani
(SRI CHAITNYA TAHLANI)

**SIGNATURE OF THE VENDORS
/OWNERS**

Dist: North 24 Parganas

In the Court of Lt. District Judge at Baranout

Misc. Case No - 40/22

Bhavika Tahbani

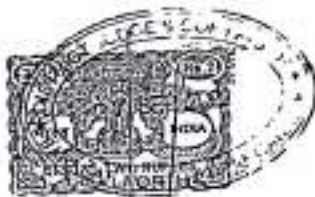
... .. Petitioner

Petition No- X15092 dt- 21/9/22

Assessed on - 26/9/22

Folio Filed on - 26/9/22

C-138



Checked by

in the Court of Learned District Judge, North 24 Parganas at Barasat

Present : Smt. Nabanita Ray, (WB-01137)

District Judge, North 24 Pgs.

Misc. Case No.40 of 2022 (VIII)

[CNR No.WBNP01-001565-2022]

Smt. Bhavika Tahlani..... Petitioner

And

Ishaan Tahlani Minor

Order No.09

Dated 20.09.2022

Petitioner is present by filing her hazira through her Learned Advocate.
The record is taken up for hearing.

Heard parties.

Perused the materials on record and considered.

The petitioner, Smt. Bhavika Tahlani, the mother of the minor child namely, Ishaan Tahlani has examined herself as PW1 and has tendered her evidence under Order 18 Rule 4 of the C.P.C.

The petitioner has filed her original Aadhaar Card marked as Exhibit - 1, original death certificates of her husband, Manish Tahlani and her father-in-law, Girdhari Lal Tahlani issued by the appropriate authority marked Exhibit - 2 series, original birth certificate of her minor son namely, Ishaan Tahlani issued by the appropriate authority marked Exhibit - 3, two numbers of original Deeds of Indenture being No.1-10279 and 1-10281 marked Exhibit - 4 series, original Deed of Gift being No.5547/2021 marked Exhibit - 5, original Agreement for Sale dated 05.01.2022 marked Exhibit - 6 and E-Assessment Slip to show the valuation of the property involved in this case marked Exhibit -

7

Perused the petition, evidence and the documents filed.
Considered.

After going through the materials on record, I find that total market value of the minor's share has been fixed at Rs.72,14,625/-. It appears from the Examination-in-Chief of the petitioner that the consideration money of the minor's share is Rs.61,41,975/-. Petitioner prays for selling out the said share in which minor has undivided, un-demarcated share of property and undertakes to deposit the sale proceeds in Nationalized Bank till his attainment. Considering all aspects the prayer of the petitioner is allowed.

Accordingly, the petitioner, Smt. Bhavika Tahlani is permitted to sell the property of the minor's share being All that the piece and parcel of undivided bastu land measuring about 2 Cottahs 7 Chittacks 36 Square Feet alongwith

Cont'd Page 2

Checked by

proportionate share of dilapidated structure standing thereon in Mouza - Udayrajpur comprised to C.S. Dag No.1034 under C.S. Khatian No.603 corresponding to L.R. Dag No.2461 under L.R. Khatian No.7764, 7765, 7766, J.L. No.43, Touzi No.146, P.S. - Madhyamgram (former Barasat), within the District - 24-Parganas (North) under Madhyamgram Municipality, Ward No.5, Amalgamated Holding No.76, Jessore Road (North).

The Branch Manager, Canara Bank, New Alipore Branch is directed to keep the Fixed Deposit amount of Rs.61,41,975/- in the name of the minor in the same account or other fixed deposit account, which would be benefited for the minor and shall not disburse the same unless and until she is directed by any competent Court of law or the minor attains the age of 18 years.

Let the copies of this order be sent to the D.S.R. - III, North 24-Parganas as well as to the Branch Manager, Canara Bank, New Alipore Branch for information and necessary action.

Fix 3.11.22 for furnishing bond.

Dict. & corrected by me :-

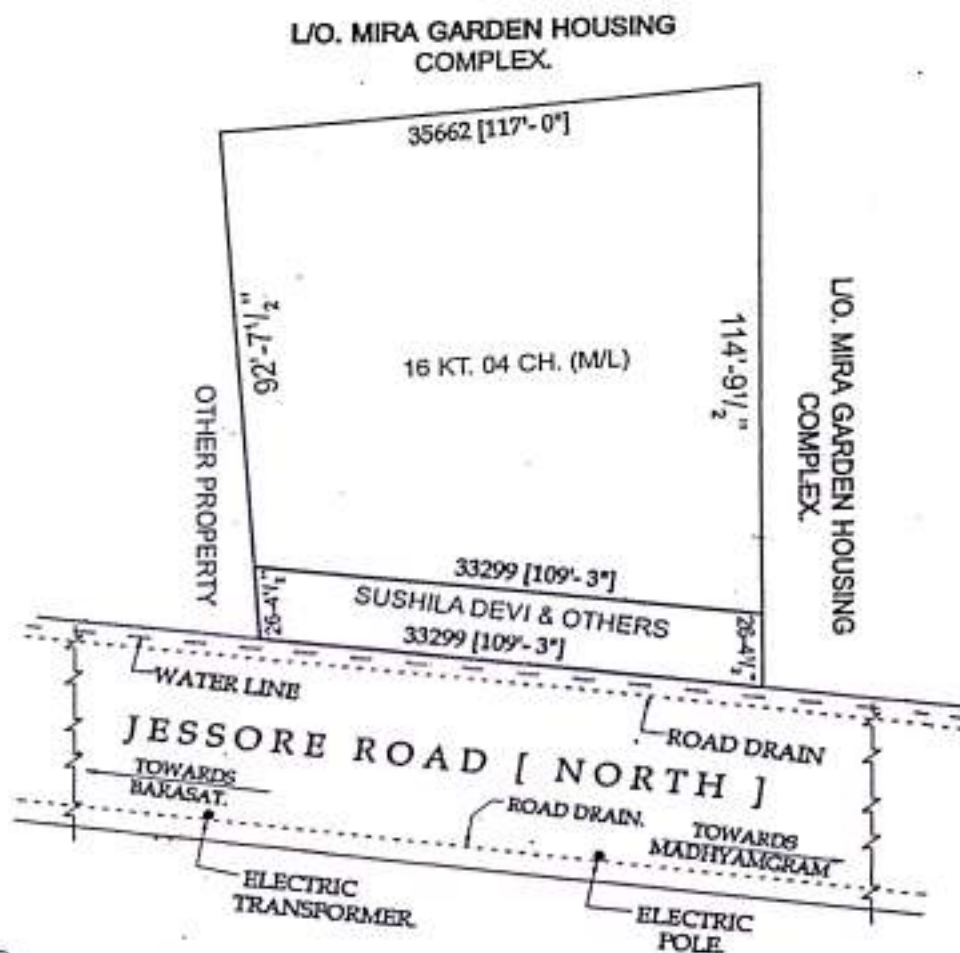
District Judge, North 24 Pgs.

District Judge, North 24 Pgs.

Checked by

SITE PLAN OF A LAND WITH TILE SHED AT MOUZA - UDAYRAJPUR, J. L. NO. - 43, RE. SA. NO. - 6, C. S. DAG NO. - 1034, R. S. DAG NO. - 598, KHATIAN NO. - 603, L. R. DAG NO. - 2461, L. R. KHATIAN NOS. - 7764, 7765 & 7766, AMALGAMATED MUNICIPAL HOLDING NO. - 76, WARD NO. - 5, JESSORE ROAD (NORTH), P. S. - BARASAT, DDISTRICT - NORTH 24 PARGANAS.

AREA OF LAND - 16 COTTAH 04 CHITTAK 00 SFT. (M/L)
WITH 200 SFT. (M/L) TILE SHED



SITE PLAN

Sushila Devi
 (SMT. SUSHILA DEVI)

Bhavika Tahlan
 (SMT. BHAVIKA TAHLANI)
 [As Natural Guardian Mother
 of MINOR ISHAAN
 TAHLANI & Self]

Chaitanya Tahlan
 (SRI CHAITNYA TAHLANI)
 SIGNATURE OF THE VENDORS

Sandeep Kumar
 CREATIVE CONSTRUCTION
 SANDHEE KUMAR
 Licence No.-MM/LBS-II/02

DRAWN AS PER PARTIES INSTRUCTION

Sandeep Kumar
Amal Kr. Roy
Debu Ghosh
Sunil Kumar
Ashutosh Mitra
Beautu Ghosh

SIGNATURE OF THE PURCHASER
 (Partners of CREATIVE CONSTRUCTION)

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name **SMT. SUSHILA DEVI**

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Smt. Sushila Devi

Signature of the Presentant

Executant/ Claimant / Attorney / Principal / Guardian / Testator (Tick the appropriate status)

(2) Name **SMT. BHAVIKA TAHLANI**

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Bhavika Tahlani

Signature of the Presentant

Executant/ Claimant / Attorney / Principal / Guardian / Testator (Tick the appropriate status)

(3) Name **SRI CHAITNYA TAHLANI**

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Chaitnya Tahlani

All the above fingerprints are of the above named person and attested by the said person

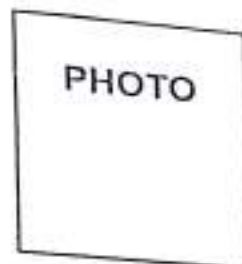
Signature of the Presentant

Executant/ Claimant / Attorney / Principal / Guardian / Testator (Tick the appropriate status)

ORDER RULE 44A OF THE I.R. ACT 1908

(1) Name SMT. BHAYIKATANI

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



PHOTO

L.H.

LITTLE

RING

MIDDLE

FORE

THUMB

THUMB

FORE

MIDDLE

RING

LITTLE

R.H.

All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

(2) Name SRI. SISHIR DAS

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE

RING

MIDDLE

FORE

THUMB

THUMB

FORE

MIDDLE

RING

LITTLE

R.H.

All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

(3) Name SRI. TAPAS HALDER

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE

RING

MIDDLE

FORE

THUMB

THUMB

FORE

MIDDLE

RING

LITTLE

R.H.

All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name **SRI AMAL KUMAR DEY**

INDEX	MIDDLE	FORE	THUMB
			
THUMB	FORE	MIDDLE	RING
			



Amal K. Dey
Signature of the Presentant

Executive / Claimant / Attorney / Principal / Guardian / Testator (Tick the appropriate status)

(2) Name **SRI DEBU GHOSH**

INDEX	MIDDLE	FORE	THUMB
			
THUMB	FORE	MIDDLE	RING
			



Debu Ghosh
Signature of the Presentant

Executive / Claimant / Attorney / Principal / Guardian / Testator (Tick the appropriate status)

(3) Name **SRI SUMAN GHOSH**

INDEX	MIDDLE	FORE	THUMB
			
THUMB	FORE	MIDDLE	RING
			



Suman Ghosh
Signature of the Presentant

Executive / Claimant / Attorney / Principal / Guardian / Testator (Tick the appropriate status)

All the above fingerprints are of the above named person and attested by the said person

UNDER RULE 44A OF THE I. R. ACT 1

(1) SRI ASHOK MITRA

Name

Status - Presentant



Ashok

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person.

Ashok Mitra

Signature of the presentant



(2) SMT. BEAUTY GHOSH

Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/I

Beauty

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the above named person and attested by the said person.

Beauty Ghosh

Signature of the Presentant/Executant

Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

Major Information of the Deed

Deed No :	I-1902-13911/2022	Date of Registration :	21/11/2022
Query No / Year	1902-2003094148/2022	Office where deed is registered	
Query Date	31/10/2022 4:44:52 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	BANAMALI GOSWAMI Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830057471. Status :Deed Writer		
Transaction	Additional Transaction :		
[0101] Sale, Sale Document	[4305] Other than Immovable Property. Declaration [No of Declaration : 2]		
Set Forth value	Market Value :		
Rs. 4,00,00,000/-	Rs. 4,00,00,000/-		
Stamp duty Paid (SD)	Registration Fee Paid :		
Rs. 20,00,020/- (Article:23)	Rs. 4,00,098/- (Article:A(1). E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Jessore Rd, Road Zone :
(Madhyagram Crossing – Champadali More Off Road) , Mouza: Udayrajpur, , Ward No: 5, Holding No:76 JI No: 43,
Pin Code : 700129

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2461 (RS :-)	LR-7764	Bastu	Bastu	5 Katha 11 Chatak 12 Sq Ft	1,34,73,000/-	1,34,73,000/-	Width of Approach Road: 1 Ft., Adjacent to Metal Road,
L2	LR-2461 (RS :-)	LR-7765	Bastu	Bastu	5 Katha 11 Chatak 30 Sq Ft	1,34,73,000/-	1,34,73,000/-	Width of Approach Road: 1 Ft., Adjacent to Metal Road,
L3	LR-2461 (RS :-)	LR-7766	Bastu	Bastu	4 Katha 13 Chatak 3 Sq Ft	1,30,00,000/-	1,30,00,000/-	Width of Approach Road: 1 Ft., Adjacent to Metal Road,
TOTAL :					26.8125Dec	399,46,000 /-	399,46,000 /-	
Grand Total :					26.8125Dec	399,46,000 /-	399,46,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	200 Sq Ft.	54,000/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 3 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	54,000 /-	54,000 /-	

Seiler Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt SUSHILA DEVI Wife of Late GIRDHARILAL TAHLANI Executed by: Self, Date of Execution: 21/11/2022 , Admitted by: Self, Date of Admission: 21/11/2022 ,Place : Office	 21/11/2022	 LTI 21/11/2022	 21/11/2022
FLAT NO. 2A, SECOND FLOOR, GITANJALI GARDENS, 71, ROY BAHADUR ROAD, City:- , P.O:- PUNJA SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: B1xxxxxx3N, Aadhaar No: 60xxxxxxxx0676, Status :Individual, Executed by: Self, Date of Execution: 21/11/2022 , Admitted by: Self, Date of Admission: 21/11/2022 ,Place : Office				
2	Smt BHAVIKA TAHLANI Wife of Late MANISH TAHLANI Executed by: Self, Date of Execution: 21/11/2022 , Admitted by: Self, Date of Admission: 21/11/2022 ,Place : Office	 21/11/2022	 LTI 21/11/2022	 21/11/2022
FLAT NO. 2A, SECOND FLOOR, GITANJALI GARDENS, 71, ROY BAHADUR ROAD, City:- , P.O:- PUNJA SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ADxxxxxx6H, Aadhaar No: 29xxxxxxxx0562, Status :Individual, Executed by: Self, Date of Execution: 21/11/2022 , Admitted by: Self, Date of Admission: 21/11/2022 ,Place : Office				
3	Shri CHAITANYA TAHLANI Son of Late MANISH TAHLANI Executed by: Self, Date of Execution: 21/11/2022 , Admitted by: Self, Date of Admission: 21/11/2022 ,Place : Office	 21/11/2022	 LTI 21/11/2022	 21/11/2022
FLAT NO. 2A, SECOND FLOOR, GITANJALI GARDENS, 71, ROY BAHADUR ROAD, City:- , P.O:- PUNJA SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.: CExxxxxx6F, Aadhaar No: 88xxxxxxxx2397, Status :Individual, Executed by: Self, Date of Execution: 21/11/2022 , Admitted by: Self, Date of Admission: 21/11/2022 ,Place : Office				

Shri ISHAAN TAHLANI

Son of Late MANISH TAHLANI FLAT NO. 2A, SECOND FLOOR, GITANJALI GARDENS, 71, ROY BAHADUR ROAD, City:- , P.O:- PUNJA SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.: ADxxxxxx6H, Aadhaar No: 64xxxxxxxx4972, Status :Minor, Executed by: Guardian, Executed by: Guardian

Buyer Details :

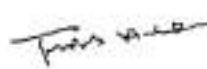
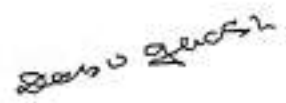
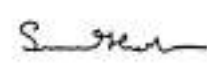
Sl No	Name,Address,Photo,Finger print and Signature
1	CREATIVE CONSTRUCTION 27 VIVEKANANDA SARANI BYE LANE (PEYARABAGAN), City:- Madhyamgram, P.O:- UDAYRAJPUR, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 , PAN No.: AAxxxxxx9E, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

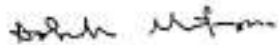
Guardian Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Smt BHAVIKA TAHLANI Wife of Late MANISH TAHLANI Date of Execution - 21/11/2022, , Admitted by: Self, Date of Admission: 21/11/2022, Place of Admission of Execution: Office		 Nov 21 2022 3:42PM	 LTI 21/11/2022	 21/11/2022
FLAT NO. 2A, SECOND FLOOR, GITANJALI GARDENS, 71, ROY BAHADUR ROAD, City:- , P.O:- PUNJA SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.: ADxxxxxx6H, Aadhaar No: 29xxxxxxxx0562 Status : Guardian, Guardian of : Shri ISHAAN TAHLANI				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri SISHIR DAS (Presentant) Son of Late GOUR DAS Date of Execution - 21/11/2022, , Admitted by: Self, Date of Admission: 21/11/2022, Place of Admission of Execution: Office	 Nov 21 2022 3:44PM	 LTI 21/11/2022	 21/11/2022
VIVEKANANDA SARANI, UDAYRAJPUR, City:- , P.O:- HRIDAYPUR, P.S:-Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Alxxxxxx3D, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CREATIVE CONSTRUCTION (as Partner)				

Name	Photo	Finger Print	Signature
2 Shri TAPAS HALDER Son of Late KALYAN HALDER Date of Execution - 21/11/2022, , Admitted by: Self, Date of Admission: 21/11/2022, Place of Admission of Execution: Office	 Nov 21 2022 3:45PM	 LTI 21/11/2022	 21/11/2022
PRATICHI, NETAJI SUBHAS ROAD, City:- , P.O:- HRIDAYPUR, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700127, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAxxxxxx7N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CREATIVE CONSTRUCTION (as Partner)			
3 Shri AMAL KUMAR DEY Son of Late ANANTA KUMAR DEY Date of Execution - 21/11/2022, , Admitted by: Self, Date of Admission: 21/11/2022, Place of Admission of Execution: Office	 Nov 21 2022 3:45PM	 LTI 21/11/2022	 21/11/2022
C.P.T.A. BLOCK, HRIDAYPUR, City:- , P.O:- HRIDAYPUR, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700127, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx6F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CREATIVE CONSTRUCTION (as Partner)			
4 Shri DEBU GHOSH Son of Late SUNIL KUMAR GHOSH Date of Execution - 21/11/2022, , Admitted by: Self, Date of Admission: 21/11/2022, Place of Admission of Execution: Office	 Nov 21 2022 3:45PM	 LTI 21/11/2022	 21/11/2022
34/21, BANK PARK OLD KOLKATA ROAD, ANANDAPURI, BARRACKPORE, City:- , P.O:- TALPUKUR, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CREATIVE CONSTRUCTION (as Partner)			
5 Shri SUMAN GHOSH Son of Shri SANKAR GHOSH Date of Execution - 21/11/2022, , Admitted by: Self, Date of Admission: 21/11/2022, Place of Admission of Execution: Office	 Nov 21 2022 3:47PM	 LTI 21/11/2022	 21/11/2022
41/B, OLD NIMTA ROAD, City:- , P.O:- BELGHARIA, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx6D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CREATIVE CONSTRUCTION (as Partner)			

6	Name Shri ASHOK MITRA Son of Late KASHISWAR MITRA Date of Execution - 21/11/2022, , Admitted by: Self, Date of Admission: 21/11/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		Nov 21 2022 3:47PM	LTI 21/11/2022	21/11/2022
155 OLD JESSORE ROAD, City:- , P.O:- GANGANAGAR, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700132, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx9F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CREATIVE CONSTRUCTION (as Partner)				
7	Name Smt BEAUTY GHOSH Wife of Late ARJUN KUMAR GHOSH Date of Execution - 21/11/2022, , Admitted by: Self, Date of Admission: 21/11/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		Nov 21 2022 3:48PM	LTI 21/11/2022	21/11/2022
11/A, CHAKRABORTY PARA, 1ST LANE, City:- , P.O:- BARRACKPORE, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700122, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx9B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CREATIVE CONSTRUCTION (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SANJOY KUMAR LAKHMANI Son of Late DHARAM DAS LAKHMANI 95/A, TOLLYGUNJ CIRCULAR ROAD, City:- , P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053			
	21/11/2022	21/11/2022	21/11/2022
Identifier Of Smt SUSHILA DEVI, Smt BHAVIKA TAHLANI, Shri CHAITANYA TAHLANI, Smt BHAVIKA TAHLANI, Shri SISHIR DAS, Shri TAPAS HALDER, Shri AMAL KUMAR DEY, Shri DEBU GHOSH, Shri SUMAN GHOSH, Shri ASHOK MITRA, Smt BEAUTY GHOSH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt SUSHILA DEVI	CREATIVE CONSTRUCTION-2.35297 Dec
2	Smt BHAVIKA TAHLANI	CREATIVE CONSTRUCTION-2.35297 Dec
3	Shri CHAITANYA TAHLANI	CREATIVE CONSTRUCTION-2.35297 Dec
4	Shri ISHAAN TAHLANI	CREATIVE CONSTRUCTION-2.35297 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt SUSHILA DEVI	CREATIVE CONSTRUCTION-9.45313 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt SUSHILA DEVI	CREATIVE CONSTRUCTION-1.98688 Dec
2	Smt BHAVIKA TAHLANI	CREATIVE CONSTRUCTION-1.98688 Dec
3	Shri CHAITANYA TAHLANI	CREATIVE CONSTRUCTION-1.98688 Dec
4	Shri ISHAAN TAHLANI	CREATIVE CONSTRUCTION-1.98688 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt SUSHILA DEVI	CREATIVE CONSTRUCTION-50.00000000 Sq Ft
2	Smt BHAVIKA TAHLANI	CREATIVE CONSTRUCTION-50.00000000 Sq Ft
3	Shri CHAITANYA TAHLANI	CREATIVE CONSTRUCTION-50.00000000 Sq Ft
4	Shri ISHAAN TAHLANI	CREATIVE CONSTRUCTION-50.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Jessore Rd, Road Zone : (Madhyagram Crossing -- Champadali More Off Road) , Mouza: Udayrajpur, , Ward No: 5, Holding No:76 JI No: 43, Pin Code : 700129

Sch No	Plot & Khatian Number	Details Of Land	Ownername in English as selected by Applicant
L1	LR Plot No:- 2461, LR Khatian No:- 7764	Owner:বিরিঞ্চী দাস ভাঙ্গলী, Gurdian:বোহুল চ দাস, Address:সিঙ্গা, Classification:বাড়, Area:0.12500000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 2461, LR Khatian No:- 7765	Owner:সুশীলা দেবী, Gurdian:বিরিঞ্চীদাস, Address:সিঙ্গা, Classification:বাড়, Area:0.12500000 Acre,	Smt SUSHILA DEVI
L3	LR Plot No:- 2461, LR Khatian No:- 7766	Owner:বনীশ কুমার ভাঙ্গলী, Gurdian:বিরিঞ্চীদাস, Address:সিঙ্গা, Classification:বাড়, Area:0.08000000 Acre,	Seller is not the recorded Owner as per Applicant.

21-11-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899,

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

Presented for registration at 15:07 hrs on 21-11-2022, at the Office of the A.R.A. - II KOLKATA by Shri SISHIR DAS ,

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 4,00,00,000/-

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

Execution is admitted on 21/11/2022 by 1. Smt SUSHILA DEVI, Wife of Late GIRDHARILAL TAHLANI, FLAT NO. 2A, SECOND FLOOR, GITANJALI GARDENS, 71, ROY BAHADUR ROAD, P.O: PUNJA SAHAPUR, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife, 2. Smt BHAVIKA TAHLANI, Wife of Late MANISH TAHLANI, FLAT NO. 2A, SECOND FLOOR, GITANJALI GARDENS, 71, ROY BAHADUR ROAD, P.O: PUNJA SAHAPUR, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife, 3. Shri CHAITANYA TAHLANI, Son of Late MANISH TAHLANI, FLAT NO. 2A, SECOND FLOOR, GITANJALI GARDENS, 71, ROY BAHADUR ROAD, P.O: PUNJA SAHAPUR, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Student
Indetified by Shri SANJOY KUMAR LAKHMANI, , Son of Late DHARAM DAS LAKHMANI, 95/A, TOLLYGUNJ CIRCULAR ROAD, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Business

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

Execution is admitted on 21-11-2022 by Shri DEBU GHOSH, Partner, CREATIVE CONSTRUCTION (Partnership Firm), 27 VIVEKANANDA SARANI BYE LANE (pEYARABAGAN), City:- Madhyamgram, P.O:- UDAYRAJPUR, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Indetified by Shri SANJOY KUMAR LAKHMANI, , Son of Late DHARAM DAS LAKHMANI, 95/A, TOLLYGUNJ CIRCULAR ROAD, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Business

Execution is admitted on 21-11-2022 by Shri SUMAN GHOSH, Partner, CREATIVE CONSTRUCTION (Partnership Firm), 27 VIVEKANANDA SARANI BYE LANE (pEYARABAGAN), City:- Madhyamgram, P.O:- UDAYRAJPUR, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Indetified by Shri SANJOY KUMAR LAKHMANI, , Son of Late DHARAM DAS LAKHMANI, 95/A, TOLLYGUNJ CIRCULAR ROAD, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Business

Execution is admitted on 21-11-2022 by Shri ASHOK MITRA, Partner, CREATIVE CONSTRUCTION (Partnership Firm), 27 VIVEKANANDA SARANI BYE LANE (pEYARABAGAN), City:- Madhyamgram, P.O:- UDAYRAJPUR, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Indetified by Shri SANJOY KUMAR LAKHMANI, , Son of Late DHARAM DAS LAKHMANI, 95/A, TOLLYGUNJ CIRCULAR ROAD, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Business

Execution is admitted on 21-11-2022 by Smt BEAUTY GHOSH, Partner, CREATIVE CONSTRUCTION (Partnership Firm), 27 VIVEKANANDA SARANI BYE LANE (pEYARABAGAN), City:- Madhyamgram, P.O:- UDAYRAJPUR, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Indetified by Shri SANJOY KUMAR LAKHMANI, , Son of Late DHARAM DAS LAKHMANI, 95/A, TOLLYGUNJ CIRCULAR ROAD, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Business

Execution is admitted on 21-11-2022 by Shri SISHIR DAS, Partner, CREATIVE CONSTRUCTION (Partnership Firm), 27 VIVEKANANDA SARANI BYE LANE (pEYARABAGAN), City:- Madhyamgram, P.O:- UDAYRAJPUR, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Indetified by Shri SANJOY KUMAR LAKHMANI, , Son of Late DHARAM DAS LAKHMANI, 95/A, TOLLYGUNJ CIRCULAR ROAD, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Business

Execution is admitted on 21-11-2022 by Shri TAPAS HALDER, Partner, CREATIVE CONSTRUCTION (Partnership Firm), 27 VIVEKANANDA SARANI BYE LANE (pEYARABAGAN), City:- Madhyamgram, P.O:- UDAYRAJPUR, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Indetified by Shri SANJOY KUMAR LAKHMANI, , Son of Late DHARAM DAS LAKHMANI, 95/A, TOLLYGUNJ CIRCULAR ROAD, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Business

Execution is admitted on 21-11-2022 by Shri AMAL KUMAR DEY, Partner, CREATIVE CONSTRUCTION (Partnership Firm), 27 VIVEKANANDA SARANI BYE LANE (pEYARABAGAN), City:- Madhyamgram, P.O:- UDAYRAJPUR, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Indetified by Shri SANJOY KUMAR LAKHMANI, , Son of Late DHARAM DAS LAKHMANI, 95/A, TOLLYGUNJ CIRCULAR ROAD, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Business

Executed by Guardian

Execution is admitted by Smt BHAVIKA TAHLANI, , Wife of Late MANISH TAHLANI, FLAT NO. 2A, SECOND FLOOR, GITANJALI GARDENS, 71, ROY BAHADUR ROAD, P.O: PUNJA SAHAPUR, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession House wife as the guardian of minor Shri ISHAAN TAHLANI FLAT NO. 2A, SECOND FLOOR, GITANJALI GARDENS, 71, ROY BAHADUR ROAD, P.O: PUNJA SAHAPUR, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053

Indetified by Shri SANJOY KUMAR LAKHMANI, , Son of Late DHARAM DAS LAKHMANI, 95/A, TOLLYGUNJ CIRCULAR ROAD, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,00,098.00/- (A(1) = Rs 4,00,000.00/- , E = Rs 14.00/- , I = Rs 55.00/- , M(a) = Rs 25.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 4,00,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/11/2022 12:53PM with Govt. Ref. No: 192022230176176511 on 16-11-2022, Amount Rs: 4,00,014/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0BYXDYF2 on 16-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,00,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 19,95,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4687, Amount: Rs.5,000.00/-, Date of Purchase: 16/11/2022, Vendor name: S BASU
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/11/2022 12:53PM with Govt. Ref. No: 192022230176176511 on 16-11-2022, Amount Rs: 19,95,020/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0BYXDYF2 on 16-11-2022, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1902-2022, Page from 473746 to 473779
being No 190213911 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.11.24 12:22:48 -08:00
Reason: Digital Signing of Deed.

fin
(Satyajit Biswas) 2022/11/24 12:22:48 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)