

9022

I-9404/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

53AB 847993

2/1307226/22

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

Additional  
Registrar, New Town, North 24-Pgs

16 JUN 2022

**DEED OF CONVEYANCE**

1. Date: 27<sup>th</sup> Day of May, 2022 (Two Thousand and Twenty-Two)
2. Place: New Town, North 24 Parganas
3. Parties:



- 3.1 **Bithika Naskar**, wife of Avijit Naskar and daughter of Late Biswananda Naskar, by faith Hinduism, by nationality Indian, by occupation Housewife, residing at DC 61, Narayantala, Deshbandhunagar, Bidhanagar Municipal Corporation, Post Office Baguiati, Police Station Baguiati, District North 24 Parganas, Kolkata-700159, West Bengal [**PAN AGEPN1917F**], [**Aadhaar No. 4888 0369 6574**] & [**Phone No. 9830733319**]

herein after referred to as the **Vendor**, (which expression shall unless excluded by or repugnant to the subject context to be deemed to mean and include her executors, administrators, legal representatives, successors-in-interest and/or assignee or nominee)

**And**

- 3.4 **Rishi Agarwal**, son of Dinesh Agarwal, by faith Hinduism, by nationality Indian, by occupation Business, residing at Y11, Civil Township, Rour Kella, Ragunathapali, Sundergarh, Post Office Rourkella, PIN-769004, Police Station Raghunathpali, District Sundargarh, State of Odisha (**PAN ARPPA9098Q**) & (**Aadhaar No. 3548 7768 8182**)

herein after referred to as the **Purchaser**, (which expression shall unless excluded by or repugnant to the subject context to be deemed to mean and include her successors-in-interest and/or assignee or nominee) .

The Vendor and the Purchaser are hereinafter individually referred to as such or as **PARTY** and collectively as **PARTIES**.

#### **NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

#### **4. Subject Matter of Conveyance**

- 4.1 **Said Property:** Land classified as Shali measuring about **4.9500 (Four Point Nine Five Zero) decimal**, more or less, equivalent to 03 (Three) Cottah, more or less, out of 61 (Sixty One) decimal, being a portion of **R.S./L.R. Dag No. 602 (Six Hundred And Two)**, recorded in L.R. Khatian No. 2377 (Two Thousand Three Hundred And Seventy-Seven), Mouza Thakdari, J.L. No. 19, Police Station New Town (previously Rajarhat) within the limits of the Bidhan Nagar Municipal Corporation, Ward No. 27, Additional District Sub-Registrar Rajarhat, in the district of North 24 Parganas, Kolkata 700102, West Bengal, more fully described in the **Schedule** below, **TOGETHER WITH** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

#### **5. Background, Representations, Warranties and Covenants**



- 5.1 Representations and Warranties Regarding Title:** The Vendor has made the following representations and given the following warranties to the Purchaser regarding title:
- 5.1.1 **Ownership of Vendor:** The Vendor herein, is the sole and absolute owner and possessor of the Said Property, free from all encumbrances.
- 5.1.2 **Mutation:** The Vendor herein being the absolute owner and possessor of the Said Property got his name mutated in respect of the Said Property in the records of the Land Reforms Settlement of the Block Land and Land Reforms Office, Rajarhat, North 24 Parganas, under L.R. Khatian No. 2377, in Mouza Thakdari.
- 5.1.3 **Absolute Ownership of Vendor:** In the abovementioned circumstances, the Vendor has become the sole, absolute owner and possessor of the Said Property, free from all encumbrances.
- 5.2 Representations, Warranties and Covenants by Vendor:** The Vendor represents warrants and covenants as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling & Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge have been created by the Vendor



by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lispendens*, uses, debutters, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.
- 5.2.11 **Non-Encumbrances to Sell:** There is no restriction imposed any Government or Semi-Government Authority to transfer the Said Authority. Presently there is no such structure (Kachha or Pacca) over and above the Said Property. There is no Kachha or pacca road/path over and above the Said Property.

## 6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser are that the Vendor shall sell the Said Property to meet up the personal urgent need of money, to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with khas, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants Mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above (collectively **Representations**).

## 7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the portion of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, described in the Schedule below.
- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of **₹50,00,000.00 (Rupees Fifty Lakh)** only paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the



Receipts And Memo of Consideration hereunder written, admits and acknowledges.

## **8. Terms of Transfer**

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lispendens*, uses, debutters, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

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

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

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

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

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

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and



levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand have been made and is in the knowledge of the Vendor, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

- 8.5 **Holding Possession:** The Vendor hereby covenant that the Purchaser and the Purchaser's assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchasers shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly consents to the same and (2) consents to convert the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining highland. Notwithstanding, undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers if require by the Purchasers.
- 8.7 **No Further Claim:** The Vendor hereby covenant that save and except the Said Property, the Vendor do not own any other portion of the L.R. Dag in which the Said Property is comprised and shall not claim any right, title and interest in any other portion of the said L.R. Dag and the Vendor shall not at any point in future raise any claim or create any hindrance whatsoever or howsoever in the Purchaser.
- 8.8 **Further Acts:** The Vendor hereby covenant that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or their successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. That Vendor and its successors-in-interest shall always at all times and at the costs of the Purchaser make, do and register and cause to be made, done and registered all such further deed/deeds as shall be reasonably required for perfecting this deed and transfer of the Said Property hereby granted, sold, transferred and conveyed, unto the Purchaser as aforesaid; alternatively, that the Purchaser shall be entitled to rectify and/or

modify any material defect in this Deed of Conveyance singly through a declaration without affecting the right of the Vendor in any manner.

**Schedule**  
**(Said Property)**  
**(Subject Matter of Sale)**

Land classified as *Shali* measuring about **4.9500 (Four Point Nine Five Zero) decimal**, more or less, equivalents to 03 (Three) Cottah, more or less, out of 61 (Sixty One) decimal, being a portion of **R.S./L.R. Dag No. 602 (Six Hundred And Two)**, recorded in L.R. Khatian No. 2377 (Two Thousand Three Hundred And Seventy-Seven), *Mouza Thakdari*, J.L. No. 19, Police Station New Town (previously Rajarhat) within the limits of the Bidhan Nagar Municipal Corporation, Ward No. 27, Additional District Sub-Registrar Rajarhat, in the district of North 24 Parganas, Kolkata 700102, West Bengal, and the Said Dag is butted and bounded as follows:

**On the North** : By R.S./L.R. Dag No. 602  
**On the East** : By R.S./L.R. Dag No. 601 & 600  
**On the South** : By R.S./L.R. Dag No. 594 & 598  
**On the West** : By R.S./L.R. Dag No. 602/977

**TOGETHER WITH** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

The details of the Said Property are tabulated below:

L.R. Khatian No.	R.S./L.R. Dag No.	Name of Raiyats	Area Owned (Decimal)
2377	602	Bithika Naskar	4.9500

**9. Execution and Delivery**



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

Bithika Naskar

(Bithika Naskar)

**(Vendor)**

Read over and explained the contents of this document by me to the Vendor in their vernacular, who after understanding the contents, meaning and purport of this document, put their signature/left thumb impression in my presence.

Signature \_\_\_\_\_

Rishi Agarwal

(Rishi Agarwal)

**[Purchaser]**

**Prepared in my office:**

Sanjay Sadhu

(SANJAY SADHU)

Advocate

Enrolment No. WB/770/2000

District Judges Court, Barasat, North 24 Parganas

**Witnesses:**

Signature Avijit Naskar

**Name** Avijit Naskar

**Father's Name** Gosta Behari Naskar

**Address** DC 61, Narayantala,  
Deshbandhunagar, Bidhanagar  
Municipal Corporation, Post Office  
Baguiati, Police Station Baguiati,  
District North 24 Parganas,  
Kolkata-700159, West Bengal

Signature Bhaskar Naskar

**Name** Bhaskar Naskar

**Father's Name** Gosta Behari Naskar

**Address** F-3 Adarsha Co-operative  
P.S. Baguiati, Kol-700159



### Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **₹50,00,000.00 (Rupees Fifty Lakh)** only towards full and final payment of the Consideration for sale of the Said Property described in the Schedule above, in the following manner:

Mode	Date	Bank	Favouring	Amount (₹)
By Cheque No. "007797"	29.04.2022	ICICI Bank Ltd., Shibpur Branch	Bithika Naskar	5,00,000/-
Pay Order Vide No. '505388'	27.05.2022	ICICI Bank Ltd., Shibpur Branch	Bithika Naskar	45,00,000/-
				<b>50,00,000/-</b>

আমি তপশীল বর্ণিত মৌজা থাকদাড়ি ৬০২ নং দাগে ৪.৯৫ শতক জমি, অন্যের বিনা প্ররোচনায় ও সজ্ঞানে বিক্রয় করিয়া ৫০,০০,০০০/- টাকা বুঝিয়া পাইয়া ইশাদিগ্ণের উপস্থিতিতে বর্তমান সাফ কোবালা দলিল সহি সম্পাদন করিলাম।

Bithika Naskar  
(Bithika Naskar)  
(Vendor)

Read over and explained the contents of this document by me to the Vendor in their vernacular, who after understanding the contents, meaning and purport of this document, put their signature/ left thumb impression in my presence.

Signature \_\_\_\_\_

#### Witnesses:

Signature Avijit Naskar

Name Avijit Naskar

Father's Name Gosta Behari

Naskar

Address DC 61, Narayantala, Deshbandhunagar, Bidhanagar Municipal Corporation, Post Office Baguiati, Police Station Baguiati, District North 24 Parganas, Kolkata-700159, West Bengal

Signature Bhaskar Naskar

Name Bhaskar Naskar

Father's Name Bhuvanda Naskar

Address F-3 Adarsha Cooperative  
P.S.-Baguiati, Kol-700159



## SPECIMEN FORM OF TEN FINGER PRINTS

Signature of the executants  
and/or purchaser  
Presentants



Signature-

*Bithika Naskar*

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little

Name- **Bithika Naskar**



Signature-

*Rishi Agarwal*

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little

Name- **Rishi Agarwal**



Signature-

*Anujit Naskar*

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little

Name-





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

GRN Details

GRN:	192022230036049788	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	26/05/2022 23:39:28	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9766108830133	BRN Date:	26/05/2022 23:41:06
Gateway Ref ID:	893158926	Method:	Axis Bank-Retail NB
Payment Status:	Successful	Payment Ref. No:	2001307226/7/2022
			[Query No*/Query Year]

Depositor Details


Depositor's Name:	SANJAY SADHU
Address:	JUDGES' COURT, BARASAT, NORTH 24 PARGANAS
Mobile:	9674406377
Email:	ADVOCATESADHU@GMAIL.COM
Depositor Status:	Advocate
Query No:	2001307226
Applicant's Name:	Mr SOMBHU BISWAS
Identification No:	2001307226/7/2022
Remarks:	Sale, Sale Document Payment No 7


Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001307226/7/2022	Property Registration- Stamp duty	0030-02-103-003-02	200020
2	2001307226/7/2022	Property Registration- Registration Fees	0030-03-104-001-16	50014
Total				250034

IN WORDS: TWO LAKH FIFTY THOUSAND THIRTY FOUR ONLY.

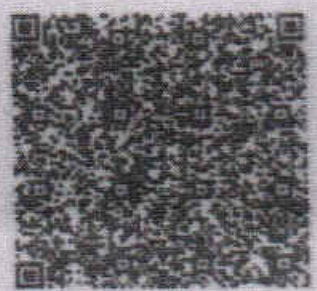


 **ভারত সরকার**  
**Government of India**


 **অভিজিত নস্কর**  
**AVIJIT NASKAR**  
পিতা : গোস্টা বিহারী নস্কর  
**Father : Gosta Behari Naskar**

জন্মতারিখ/DOB: 10/01/1966  
পুরুষ / Male

**7934 5611 4127**




**আধার - সাধারণ মানুষের অধিকার**


 **ভারত সরকার**  
**Unique Identification Authority of India**


ঠিকানা: ডিপি, নারায়ণতলা পশ্চিম  
দেশবন্ধুনগর, বাগুইয়াটি  
রাজ্যরহাটি গোপালপুর (এম)  
দেখ বহু নগর, উত্তর ২৪ পরগণা  
পশ্চিম বঙ্গ,

Address: DC 61,  
NARAYANTALA WEST,  
DESHBANDHUNAGAR,  
BAGUIATI, Rajarhat  
Gopalpur (m), North 24  
Parganas, Jyangra, West  
Bengal, 700059

**7934 5611 4127**

 1947  
1800 300 1947

 [help@uidai.gov.in](mailto:help@uidai.gov.in)

 [www.uidai.gov.in](http://www.uidai.gov.in)

*Avijit Naskar*



## Major Information of the Deed

Deed No :	I-1523-09404/2022	Date of Registration	06/06/2022
Query No / Year	1523-2001307226/2022	Office where deed is registered	
Query Date	02/05/2022 8:37:26 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SOMBHU BISWAS K K RAM DAS ROAD,Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700049, Mobile No. : 9830754410, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 50,00,000/-		Rs. 50,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 2,00,030/- (Article:23)		Rs. 50,014/- (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:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Thakdari, Mouza: Thakdari, JI No: 19, Pin Code : 700102

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-602 (RS :- )	LR-2377	Bastu	Shali	4.95 Dec	50,00,000/-	50,00,000/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road,
Grand Total :					4.95Dec	50,00,000 /-	50,00,000 /-	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Bithika Naskar</b> Wife of Avijit Naskar DC 61, Narayantala, Deshbandhunagar, Bidhanagar Municipal Corporation, City:- Not Specified, P.O:- Baguiati, P.S:-Baguiati, District:-North24-Parganas, West Bengal, India, PIN:- 700159 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGxxxxxx7F, Aadhaar No: 48xxxxxxxx6574, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Pvt. Residence



**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Rishi Agarwal (Presentant )</b> Son of Dinesh Agarwal Y11, Civil Township, RourKella, Ragunathapali, Sundergarh,, City:- Not Specified, P.O:- Rourkella, P.S:-RAGHUNATHPALI, District:-Sundargarh, Orissa, India, PIN:-769004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx8Q, Aadhaar No: 35xxxxxxxx8182, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Pvt. Residence

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Avijit Naskar</b> Son of Gosta Behari Naskar DC 61, Narayantala, Deshbandhunagar, Bidhanagar Mu, City:- Not Specified, P.O:- Baguiati, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159			
Identifier Of Bithika Naskar, Rishi Agarwal			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Bithika Naskar	Rishi Agarwal-4.95 Dec

**Land Details as per Land Record**

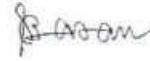
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Thakdari, Mouza: Thakdari, JI No: 19, Pin Code : 700102 . .

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 602, LR Khatian No:- 2377	Owner:বিখীকা নস্কর, Gurdian:বিশ্বানন্দ নস্কর (মৃত), Address:নিজ , Classification:শালি, Area:0.07000000 Acre,	Bithika Naskar

On 24-05-2022

**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 50,00,000/-



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

On 27-05-2022

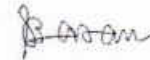
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 15:55 hrs on 27-05-2022, at the Private residence by Rishi Agarwal ,Claimant.

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

Execution is admitted on 27/05/2022 by 1. Bithika Naskar, Wife of Avijit Naskar, DC 61, Narayantala, Deshbandhunagar, Bidhanagar Municipal Corporation, P.O: Baguiati, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession House wife, 2. Rishi Agarwal, Son of Dinesh Agarwal, Y11, Civil Township, RourKella, Ragunathapali, Sundergarh,, P.O: Rourkella, Thana: RAGHUNATHPALI, , Sundargarh, ORISSA, India, PIN - 769004, by caste Hindu, by Profession Business

Indetified by Avijit Naskar, , , Son of Gosta Behari Naskar, DC 61, Narayantala, Deshbandhunagar, Bidhanagar Mu, P.O: Baguiati, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Business



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

On 31-05-2022

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 50,014/- ( A(1) = Rs 50,000/- ,E = Rs 14/- ) and Registration Fees paid by by online = Rs 50,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/05/2022 11:41PM with Govt. Ref. No: 192022230036049788 on 26-05-2022, Amount Rs: 50,014/-, Bank: SBI EPay ( SBlePay), Ref. No. 9766108830133 on 26-05-2022, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,00,020/- and Stamp Duty paid by online = Rs 2,00,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 26/05/2022 11:41PM with Govt. Ref. No: 192022230036049788 on 26-05-2022, Amount Rs: 2,00,020/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 9766108830133 on 26-05-2022, Head of Account 0030-02-103-003-02



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

**On 06-06-2022**

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

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,00,020/- and Stamp Duty paid by Stamp Rs 10/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1688, Amount: Rs.10/-, Date of Purchase: 07/03/2022, Vendor name: S Bose



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2022, Page from 390558 to 390575

being No 152309404 for the year 2022.



Digitally signed by SANJOY BASAK  
Date: 2022.06.08 17:31:15 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2022/06/08 05:31:15 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)



Dated this 27<sup>th</sup> day of May, 2022



**DEED No. 152309404 of 2022**

**CONVEYANCE**

**Sanjay Sadhu**  
Advocate  
District Judges Court At Barasat  
Kolkata-700124  
Mobile No. 09674406377  
e-mail ID: advocatesadhu@gmail.com