

S- 4119

LPD-a
L-15, P.V-18

4031/2024

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AF 970439

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 14TH day of
May....., Two Thousand Twenty Four (2024).

BETWEEN

certified that the document is admitted to
registration. The signature sheet and the
endorsement sheets attached with this
document are the part of this document

Addl. District Sub-Registrar
Sonarpur, South 24 Parganas

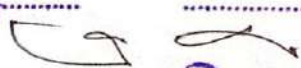
14 MAY 2024

07 FEB 2024

1124 নং জাঃ

মূল্য

ক্রমে



H. Sardar

Advocate

ভেদ্যার :- শ্রী প্রণব দে

Baruipur Civil Court

বারুইপুর সাব-রেজিস্ট্রারী অফিস

জেলা - দক্ষিণ ২৪ পরগণা



Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

14 MAY 2024

Identified by me
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1159, NBE MHRd
Ind-103

SRI RAJKUMAR AGARWAL alias **RAJ KUMAR AGARWAL**, (PAN-**AHAPA8485A**), (AADHAR-939783502221) son of Late Rajendra Kumar Agarwal, by Occupation- Business, by Religion - Hindu, by Nationality - Indian, presently residing at 26, Mahamaya Mandir Road, Mahamayatala, Garia, Police Station- Narandrapur formerly Sonarpur, Kolkata- 700084 duly represented by **SRI BIKASH AGARWAL** by virtue of a General Power of Attorney which was duly registered on 29/01/2015 before the office of the A.D.S.R. at Garia and recorded in its Book No. IV, CD, Volume No. 1, Pages from 217 to 226, Being No. 00019 for the year 2015, hereinafter collectively referred to as the **"OWNER/VENDOR"** (which terms 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 and assigns) of the **FIRST PART**.

AND

(1) **SRI PARVEEN AGARWAL**, (PAN- **AGPPA1802M**), (AADHAR-**683800972303**) (2) **SRI BIKASH AGARWAL**, (PAN- **AHAPA8484B**), (AADHAR-**272383048531**) both sons of Late Rajendra Kumar Agarwal, both by Occupation- Business, both by Religion - Hindu, both by Nationality - Indian, both presently residing at 26, Mahamaya Mandir Road, Mahamayatala, Garia, Police Station- Narandrapur formerly Sonarpur, Kolkata- 700084, owner no. (1) duly represented by **SRI BIKASH AGARWAL** by virtue of a General Power of Attorney which was duly registered on 29/01/2015 before the office of the A.D.S.R. at Garia and recorded in its Book No. IV, CD, Volume No. 1, Pages from 217 to 226, Being No. 00019 for the year 2015 hereinafter collectively referred to as the **"PURCHASERS"** (which terms 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 and assigns) of the **SECOND PART**.

WHEREAS one **Tarapada Mondal (R.S.Recorded Owner)** was the absolute owner of **ALL THAT** the piece and parcel of land measuring **11 Decimal** be the same a little more or less comprised in Mouza Rajpur, J.L. No.-55, Touzi-251, Pargana-Medanmalla, R.S. No. 109, R.S. Dag no.- 781 under R.S. Khatian No. 196, P.S. - Sonarpur, District - South 24 Parganas, West Bengal.

AND WHEREAS said Tarapada Mondal died intestate leaving behind his six sons namely 1) Gobinda Mondal 2) Satya Charan Mondal 3) Keshto Mondal 4) Tarun Mondal 5) Arun Mondal 6) Anil Mondal and two daughters namely 7) Latika Sandhukha 8) Sanaka Mondal as only his legal heirs and successors.



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AND WHEREAS said Anil Mondal died intestate leaving behind his wife namely Anima Mondal and two daughters namely Champa Sandhukha and Pampa Mondal as only his legal heirs and successors.

AND WHEREAS said Gobinda Mondal, Satya Charan Mondal, Keshto Mondal, Tarun Mondal, Arun Mondal, Latika Sandhukha, Sanaka Mondal, Anima Mondal, Champa Sandhukha and Pampa Mondal became the absolute joint owners of **ALL THAT** the piece and parcel of land measuring **11 Decimal** be the same a little more or less comprised in Mouza Rajpur, J.L. No.-55, Touzi-251, Pargana-Medanmalla, R.S. No. 109, R.S. Dag no.- 781 under R.S. Khatian No. 196, P.S. – Sonarpur, District – South 24 Parganas, West Bengal.

AND WHEREAS said Gobinda Mondal, Satya Charan Mondal, Kasto Mondal, Tarun Mondal, Arun Mondal, Latika Sandhukha, Sanaka Mondal, Anima Mondal, Champa Sandhukha and Pampa Mondal sold/transferred/conveyed **ALL THAT** the piece and parcel of land measuring **11 Decimal** be the same a little more or less comprised in Mouza Rajpur, J.L. No.-55, Touzi-251, Pargana-Medanmalla, R.S. No. 109, R.S. Dag no.- 781 under R.S. Khatian No. 196, P.S. – Sonarpur, within the limits of Rajpur Sonarpur Municipality under ward no. 17 (Previously 16), District – South 24 Parganas, West Bengal in favour of **Gajendra Raj Commerce Pvt. Ltd** by virtue of a Deed of Conveyance i.e. SAAF BIKRAY KOBALA which was duly registered before the Office of the Additional District Sub-Registrar at Sonarpur, and Being No. 5876 for the year 2007.

AND WHEREAS said **Gajendra Raj Commerce Pvt. Ltd** became the absolute and lawful owner of **ALL THAT** the piece and parcel of land measuring **11 Decimal** be the same a little more or less comprised in Mouza Rajpur, J.L. No.-55, Touzi-251, Pargana-Medanmalla, R.S. No. 109, R.S. Dag no.- 781 under R.S. Khatian No. 196, P.S. – Sonarpur, within the limits of Rajpur Sonarpur Municipality under ward no. 17 (Previously 16), District – South 24 Parganas, West Bengal.

AND WHEREAS one **Kshetra Mohan Mondal (R.S.Recorded Owner)** was the absolute owner of **ALL THAT** the piece and parcel of land measuring **16 Decimal** be the same a little more or less comprised in Mouza Rajpur, J.L. No.-55, Touzi-251, Pargana-Medanmalla, R.S. No. 109, R.S. Dag no.- 777 under R.S. Khatian No. 196, P.S. – Sonarpur, District – South 24 Parganas, West Bengal.

AND WHEREAS said **Kshetra Mohan Mondal** died intestate leaving behind his wife namely Amritabala Mondal and two sons namely Sashi Bhusan Mondal and Biswanath Mondal as only his legal heirs and successors.



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AND WHEREAS said Amritabala Mondal died intestate leaving behind her two sons namely Sashi Bhusan Mondal and Biswanath Mondal as only her legal heirs and successors.

AND WHEREAS said Sashi Bhusan Mondal and Biswanath Mondal sold/transferred/conveyed **ALL THAT** the piece and parcel of land measuring **16 Decimal** be the same a little more or less comprised in Mouza Rajpur, J.L. No.-55, Touzi-251, Pargana-Medanmalla, R.S. No. 109, R.S. Dag no.- 777 under R.S. Khatian No. 196, P.S. – Sonarpur, within the limits of Rajpur Sonarpur Municipality under ward no. 17 (Previously 16), District – South 24 Parganas, West Bengal in favour of **Aspective Commercial Pvt. Ltd.** by virtue of a Deed of Conveyance i.e. SAAF BIKRAY KOBALA which was duly registered before the Office of the Additional District Sub-Registrar at Sonarpur, and Being No. 5878 for the year 2007.

AND WHEREAS said **Aspective Commercial Pvt. Ltd.** became the absolute and lawful owner of **ALL THAT** the piece and parcel of land measuring **16 Decimal** be the same a little more or less comprised in Mouza Rajpur, J.L. No.-55, Touzi-251, Pargana-Medanmalla, R.S. No. 109, R.S. Dag no.- 777 under R.S. Khatian No. 196, P.S. – Sonarpur, within the limits of Rajpur Sonarpur Municipality under ward no. 17 (Previously 16), District – South 24 Parganas, West Bengal.

AND WHEREAS one **Kshetra Mohan Mondal (R.S.Recorded Owner)** was the absolute owner of **ALL THAT** the piece and parcel of land measuring **9 Decimal** be the same a little more or less comprised in Mouza Rajpur, J.L. No.-55, Touzi-251, Pargana-Medanmalla, R.S. No. 109, R.S. Dag no.- 778 under R.S. Khatian No. 196, P.S. – Sonarpur, District – South 24 Parganas, West Bengal.

AND WHEREAS said **Kshetra Mohan Mondal** died intestate leaving behind his wife namely Amritabala Mondal and two sons namely Sashi Bhusan Mondal and Biswanath Mondal as only his legal heirs and successors.

AND WHEREAS said Amritabala Mondal died intestate leaving behind her two sons namely Sashi Bhusan Mondal and Biswanath Mondal as only her legal heirs and successors.

AND WHEREAS said Sashi Bhusan Mondal and Biswanath Mondal sold/transferred/conveyed **ALL THAT** the piece and parcel of land measuring **9 Decimal** be the same a little more or less comprised in Mouza Rajpur, J.L. No.-55, Touzi-251, Pargana-Medanmalla, R.S. No. 109, R.S. Dag no.- 778 under R.S. Khatian No. 196, P.S. – Sonarpur, within the limits of Rajpur Sonarpur Municipality under ward no. 17 (Previously 16), District – South 24



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Parganas, West Bengal in favour of **Gangol Tracon Pvt. Ltd.** by virtue of a Deed of Conveyance i.e. SAAF BIKRAY KOBALA which was duly registered before the Office of the Additional District Sub-Registrar at Sonarpur, and Being No. 5877 for the year 2007.

AND WHEREAS said **Gangol Tracon Pvt. Ltd.** became the absolute and lawful owner of **ALL THAT** the piece and parcel of land measuring **9 Decimal** be the same a little more or less comprised in Mouza Rajpur, J.L. No.-55, Touzi-251, Pargana-Medanmalla, R.S. No. 109, R.S. Dag no.- 778 under R.S. Khatian No. 196, P.S. – Sonarpur, within the limits of Rajpur Sonarpur Municipality under ward no. 17 (Previously 16), District – South 24 Parganas, West Bengal.

AND WHEREAS said **Gajendra Raj Commerce Pvt. Ltd., Aspective Commercial Pvt. Ltd.** and **Gangol Tracon Pvt. Ltd.** sold/transferred/conveyed **ALL THAT** the piece and parcel of land measuring **36 Decimal** be the same a little more or less comprised in Mouza Rajpur, J.L. No.-55, Touzi-251, Pargana-Medanmalla, R.S. No. 109, R.S. Dag no.- 781, 777, 778 under R.S. Khatian No. 196, P.S. – Sonarpur, within the limits of Rajpur Sonarpur Municipality under ward no. 17 (Previously 16), District – South 24 Parganas, West Bengal in favour of **Parveen Agarwal, Bikash Agarwal, Rajkumar Agarwal** by virtue of a Deed of Conveyance which was duly registered before the Office of the A.R.A. I Kolkata, and recorded in Book No.1, CD Volume No.69, Pages from 3925 to 3945, Being No. 2829 for the year 2008.

AND WHEREAS said **Parveen Agarwal, Bikash Agarwal, Rajkumar Agarwal** became the absolute and lawful joint owners of **ALL THAT** the piece and parcel of land measuring **36 Decimal** be the same a little more or less comprised in Mouza Rajpur, J.L. No.-55, Touzi-251, Pargana-Medanmalla, R.S. No. 109, R.S. and L.R. Dag no.- 781, 777, 778 under R.S. Khatian No. 196, P.S. – Sonarpur, within the limits of Rajpur Sonarpur Municipality under ward no. 17 (Previously 16), District – South 24 Parganas, West Bengal and mutated their name in BL&LRO office and got new L.R. Khatian no. **4233, 4234 and 4235**.

AND WHEREAS said **Parveen Agarwal, Bikash Agarwal, Rajkumar Agarwal** gifted **ALL THAT** the piece and parcel of land measuring **16 Decimal** which was **physically measured 13.93 Decimal** be the same a little more or less comprised in Mouza Rajpur, J.L. No.-55, Touzi-251, Pargana-Medanmalla, R.S. No. 109, R.S. and L.R. Dag no.- 777 under R.S. Khatian No. 196 appertaining to L.R. Khatian no. **4233, 4234 and 4235**, P.S. – Sonarpur, within the limits of Rajpur Sonarpur Municipality under ward no. 17 (Previously 16), District – South 24 Parganas, West Bengal in favour of Rajpur-Sonarpur Municipality by virtue of a Deed of Gift which was duly registered before the Office of the



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A.D.S.R. Sonarpur, and recorded in Book No.1, CD Volume No.23, Pages from 2531 to 2547, Being No. 9044 for the year 2010.

AND WHEREAS said **Rajkumar Agarwal alias Raj Kumar Agarwal** the absolute and lawful owner of **ALL THAT** the piece and parcel of undivided land measuring **6.7 Decimal** out of **20 Decimal** be the same a little more or less comprised in Mouza Rajpur, J.L. No.-55, Touzi-251, Pargana-Medanmalla, R.S. No. 109, R.S. and L.R. Dag no.- 781, 778 under R.S. Khatian No. 196 appertaining to L.R. Khatian no. 4235 P.S. – Sonarpur, within the limits of Rajpur Sonarpur Municipality under ward no. 17 (Previously 16), Kolkata-700149, District – South 24 Parganas, West Bengal.

AND WHEREAS the **VENDOR** herein, owing to urgent need of money intended and declared to sale, transfer or convey **ALL THAT** the piece and parcel of undivided land measuring **6.7 Decimal** out of **20 Decimal** be the same a little more or less comprised in Mouza Rajpur, J.L. No.-55, Touzi-251, Pargana-Medanmalla, R.S. No. 109, R.S. and L.R. Dag no.- 781, 778 under R.S. Khatian No. 196 appertaining to L.R. Khatian no. 4235 P.S. – Sonarpur, within the limits of Rajpur Sonarpur Municipality under ward no. 17 (Previously 16), Kolkata-700149, District – South 24 Parganas, West Bengal, herein after called and referred to as the **SAID PROPERTY** absolutely to the intending buyer or buyers at and for a total consideration of **Rs. 6,70,000/- (Rupees Six Lac Seventy Thousand) only** being the highest market price of the locality.

AND WHEREAS the **PURCHASER** approached the **VENDOR** and agreed to purchase the **SAID PROPERTY** being **ALL THAT** the piece and parcel of undivided land measuring **6.7 Decimal** out of **20 Decimal** be the same a little more or less comprised in Mouza Rajpur, J.L. No.-55, Touzi-251, Pargana-Medanmalla, R.S. No. 109, R.S. and L.R. Dag no.- 781, 778 under R.S. Khatian No. 196 appertaining to L.R. Khatian no. 4235 P.S. – Sonarpur, within the limits of Rajpur Sonarpur Municipality under ward no. 17 (Previously 16), District – South 24 Parganas, Kolkata-700149, West Bengal, herein after called and referred to as the **SAID PROPERTY** absolutely to the intending buyer or buyers at and for a total consideration of **Rs. 6,70,000/- (Rupees Six Lac Seventy Thousand) only** being the highest market price of the locality, and the **VENDOR** has agreed and accepted the said proposal of the **PURCHASER**.

NOW THEREFORE in consideration of the mutual covenants, terms and conditions and understanding set forth of this Deed of Conveyance, the **VENDOR** and **PURCHASER** with the intent to be legally bound hereby agree as follows:

1. That in pursuance of the aforesaid property and in consideration of the said amount of Rs. 6,70,000/- (Rupees Six lakh Seven Thousand) only of



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purchaser to the VENDOR herein and the details whereof are given in the Memo of Consideration and the VENDOR doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the payment of the same and every part thereof doth hereby acquit, release, discharge and exonerate forever the PURCHASER as well as the said land hereby granted and conveyed the VENDOR doth hereby grant, convey, transfer, sell, assign and assure unto and to the use and benefit of the PURCHASER free from all encumbrances and liabilities whatsoever **ALL THAT** the piece and parcel of undivided land measuring **6.7 Decimal** out of **20 Decimal** be the same a little more or less comprised in Mouza Rajpur, J.L. No.-55, Touzi-251, Pargana-Medanmalla, R.S. No. 109, R.S. and L.R. Dag no.- 781, 778 under R.S. Khatian No. 196 appertaining to L.R. Khatian no. 4235 P.S. – Sonarpur, A.D.S.R Sonarpur, within the limits of Rajpur Sonarpur Municipality under ward no. 17 (Previously 16), District – South 24 Parganas, West Bengal more fully and particularly described in the **SCHEDULE** hereunder written and herein after referred to as the "the said land" with all claims, demands, easements, privileges, appurtenances and other incidental rights belonging or appertaining thereto, to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject to the terms and conditions hereinafter appearing.

2. That the VENDOR doth hereby covenant with the Purchaser that the Vendor are absolute joint lawful owners of the Said land in question and that its right, title, interest and possession to in and over the same is in no manner defective and is in no manner encumbered by way of lease, mortgage whatsoever, and should it in future transpire that its right, title, interest and possession to, in and over the Said land hereby sold is in any manner, defective or in any manner encumbered and if by any one or more reasons above the Purchaser are disposed or put to any other loss or obstructions, the Vendor shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.
3. That relying upon the representations made by the Vendor set out in recitals aforesaid and believing the same to be true and indisputable, the Purchaser have approached the Vendor to provide all necessary documents required for the process.
4. That on or before execution of this Deed of Conveyance the VENDOR have not entered into any Agreement for Sale and/or Deed of Conveyance whatsoever in respect of the said land which is morefully described in the Schedule hereunder written with any person and/or persons other than the Purchaser herein and have not sold the same to any other person and/or persons other than the Purchaser herein and did not take any type of loan against the same.



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5. That the VENDOR hereby assure the Purchaser herein that, the Government rents and taxes and all outgoings of the said land have been paid, and if there would be any due the Vendor shall bear all Government rents and taxes, or any other respect of the property till the execution of this Deed of Conveyance.
6. That the VENDOR and its ancestors or predecessors-in-title shall and will at all times hereafter upon every reasonable request and at the cost of the purchaser do or execute or cause to be done or executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the purchaser in the manner aforesaid as shall and may reasonably be required.
7. That in case of any disturbance or hindrance or interruption in the peaceful possession and enjoyment of the said land by the purchaser or in case of any hostile assertion of title against the purchaser be made by any third party/parties or any of the successor, successor-in-office and/or assigns, they shall do all that reasonably and lawfully so required and shall undertake necessary act/acts to maintain the quiet and peaceful possession of the Purchaser and help the purchaser to avert such disturbance and hostility.
8. That the VENDOR doth hereby declare that the said land is free from all debts, charges, lien, lispendences and encumbrances whatsoever and has got the absolute marketable right, title and interest over the said land as described in the Schedule hereunder and the said land is not Debuttar/Pirottar/Public Trust property and no notice have/had ever been served upon the said Vendor for acquisition of the property and there is no alignment for any road over the property.
9. That the Vendor herein unconditionally and irrevocably agrees to indemnify and keep always indemnified the purchaser herein and save it harmless from and against any loss, harm and injury caused in respect of the said land on account of the default on the part of the Vendor for non-compliance and/or violation of any laws, regulations, guidelines, government regulations which are to be complied/fulfilled by the Vendor.
10. That the said land is not hit by the provisions of the Urban Land (Ceiling and Regulation) Act, 1956 or that the same is not hit by any other Regulatory issues and the said land is not a property of Bargadar and no suit has been pending in respect of the said land.
11. That if any of the representation and/or representations, covenant and/or covenants made and/or assured by the VENDOR are found to be false or any fraud is surfaced hereinafter, the VENDOR shall be liable and/or responsible for the same and shall be bound to refund/repay the said consideration money mentioned herein with other charges if any, to the Purchaser, in default thereof




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the Purchaser shall have the right to take appropriate and necessary legal steps and/or action against the VENDOR as per law of the land.

12. That the purchaser shall pay proper stamp duties, registration fees and shall get and executed and registered a proper Deed of Conveyance on his own and the VENDOR shall co-operate with the Purchaser in this regard on or before the execution of the Deed of Conveyance.

13. That the VENDOR herein execute and register this Deed of Conveyance on the aforesaid date and the VENDOR also agreed to correct any error in this deed at the cost of the Purchaser if any is found in future.

14. That after the registration of the Deed of Conveyance the Vendor shall vacate the said land and handover the same to the Purchaser as it was at the time of execution of this Deed.

15. That this Deed is binding upon all the legal heirs of the VENDOR, and PURCHASER

16. That this Deed of Conveyance shall be construed and the legal relations between the Parties hereto shall be determined and governed according to the Law of India. On arising of any difference and/or legal matter in the event of any dispute or confusion arising between the parties hereto, the same shall be resolved amicably in the first instances; otherwise all disputes/issues arising out of and/or concerning this transaction will be adjudicated by the respective Courts at Kolkata.

17. That all the parties agree to abide by all terms and conditions of this Deed.

18. That without any kind of persuasion, pressure or under any undue influence or coercion the VENDOR have hereby consulted with his respective legal advisers in the matter of the instant transfer and deliver of the property and make this transfer for valuable and satisfactory consideration after signing this conveyance on the day, month and year first above written.



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SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of undivided land measuring **6.7 Decimal** out of **20 Decimal** be the same a little more or less split up of the land given below

R.S. & L.R. Dag	R.S. Khatian	L.R. Khatian	Total Area in Decimal	Selling area in Decimal
781	196	4235	11	3.7
778	196	4235	9	3
Total			20	6.7

comprised in Mouza Rajpur, J.L. No.-55, Touzi-251, Pargana-Medanmalla, R.S. No. 109, R.S. and L.R. Dag no.- 781, 778 under R.S. Khatian No. 196 appertaining to L.R. Khatian no. 4235 P.S. – Sonarpur, A.D.S.R Sonarpur, within the limits of Rajpur Sonarpur Municipality under ward no. 17 (Previously 16),, Holding No. 116, Ishan Mitra Lane, Kolkata -700149, District – South 24 Parganas, West Bengal.

The SAID PROPERTY is nearby/adjacent to 20 (twenty) ft. Wide Ishan Mitra Lane.




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

SIGNED, SEALED & DELIVERED

at Kolkata in the presence of :

WITNESSES: -

1. Shreya Roy
Kolkata-61
2. Bisal Shaw
Kolkata-700147


As lawful Constituted attorney of
Rajkumar Agarwal

SIGNATURE OF THE VENDOR


As lawful Constituted attorney of
Parveen Agarwal



SIGNATURE OF THE PURCHASERS

Drafted by:

Prigya Chakraborty
Alipore Judges Court
F/3041/2414/2021



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Memo of Consideration

Received of and from the within named Purchasers the within mentioned sum of **Rs. 6,70,000/- (Rupees Six Lack Seventy Thousand) only** being the full consideration money in respect of the SAID PROPERTY in the following manner:-

<u>Mode of Payment</u>	<u>Date</u>	<u>Bank</u>	<u>Cheque Amount</u>
Chq-882574	14.05.2024	AXIS	3,00,000/-
Chq-000172	14.05.2024	HDFC	3,70,000/-
TOTAL			Rs. 6,70,000/-

Rs. 6,70,000/- (Rupees Six Lack Seventy Thousand) only

WITNESSES

- 1) Shreya Roy
Kolkata-61
- 2) Bishal Shaw
Kolkata-700147


 As lawful Constituted attorney of
 Rajkumar Agarwal

Signature of the VENDOR/OWNER



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	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME BIKASH AGARWAL

SIGNATURE Bikash Agarwal

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Left Hand					
Right Hand					

NAME

SIGNATURE

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME

SIGNATURE

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME

SIGNATURE



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



192024250046107908

GRN Details

GRN:	192024250046107908	Payment Mode:	SBI Epay
GRN Date:	14/05/2024 12:15:34	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9113599893115	BRN Date:	14/05/2024 12:19:50
Gateway Ref ID:	IGARGKKMK4	Method:	State Bank of India NB
GRIPS Payment ID:	140520242004610789	Payment Init. Date:	14/05/2024 12:15:34
Payment Status:	Successful	Payment Ref. No:	2001177061/5/2024
[Query No*/Query Year]			

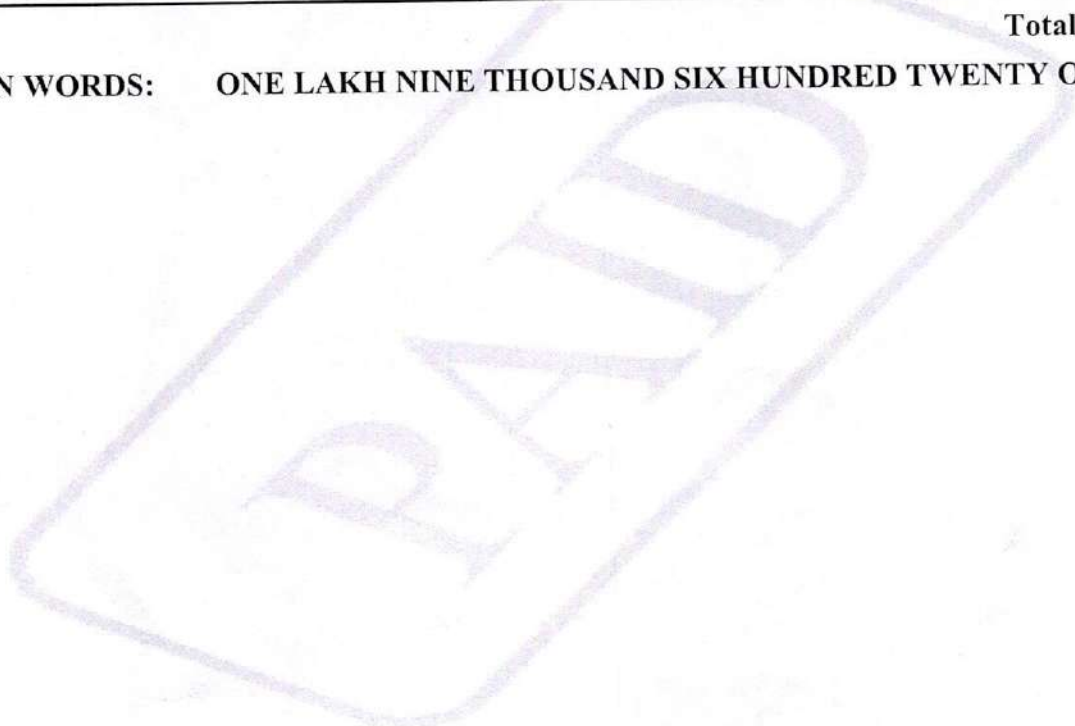
Depositor Details

Depositor's Name:	Mr BIKASH AGARWAL
Address:	26, MAHAMAYA MANDIR ROAD, KOL-700084
Mobile:	8820607014
Period From (dd/mm/yyyy):	14/05/2024
Period To (dd/mm/yyyy):	14/05/2024
Payment Ref ID:	2001177061/5/2024
Dept Ref ID/DRN:	2001177061/5/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001177061/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	87679
2	2001177061/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	21941
Total				109620

IN WORDS: ONE LAKH NINE THOUSAND SIX HUNDRED TWENTY ONLY.





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



140520242004610789

GRIPS Payment Detail

GRIPS Payment ID:	140520242004610789	Payment Init. Date:	14/05/2024 12:15:34
Total Amount:	109620	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9113599893115	BRN Date:	14/05/2024 12:19:50
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

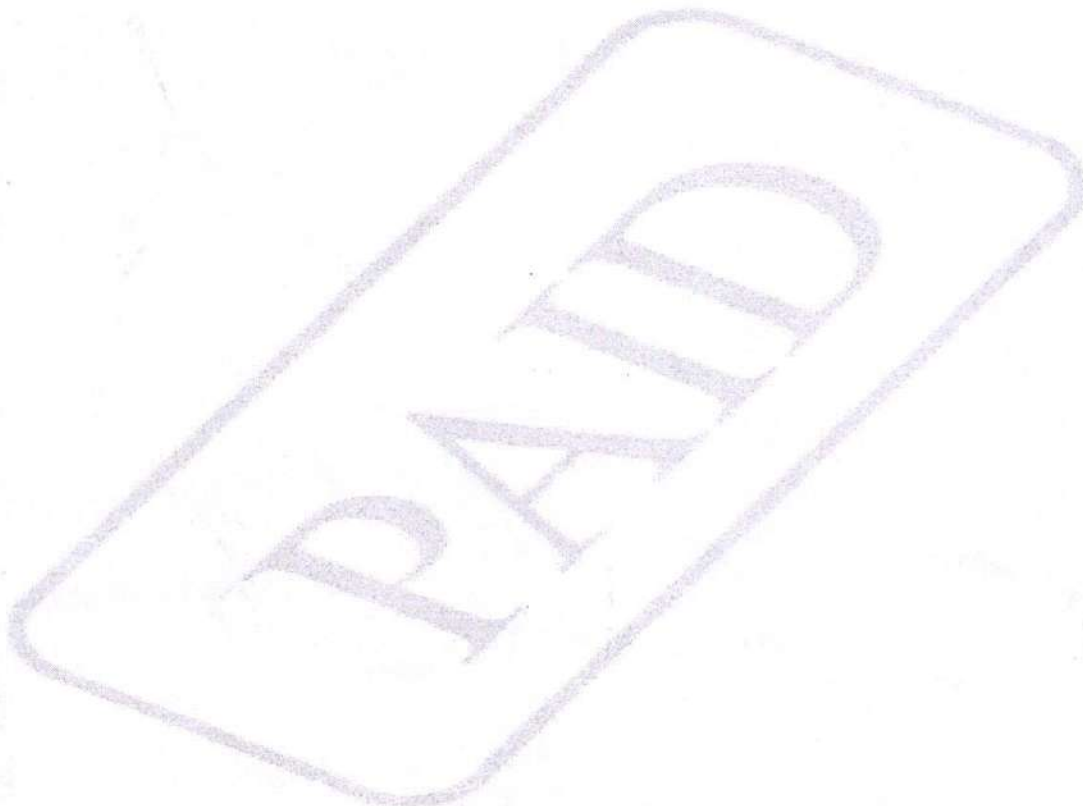
Depositor's Name: Mr BIKASH AGARWAL
Mobile: 8820607014

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250046107908	Directorate of Registration & Stamp Revenue	109620
Total			109620

IN WORDS: ONE LAKH NINE THOUSAND SIX HUNDRED TWENTY ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



Major Information of the Deed

Deed No :	I-1608-04031/2024	Date of Registration	14/05/2024
Query No / Year	1608-2001177061/2024	Office where deed is registered	
Query Date	10/05/2024 3:33:56 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	A Das Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830999246, 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. 6,70,000/-		Rs. 21,92,725/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 87,729/- (Article:23)		Rs. 21,941/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: ISHAN MITRA LANE, Mouza: Rajpur, , Ward No: 17 JI No: 55, Pin Code : 700149

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-778	RS-196	Bastu	Danga	3 Dec	3,00,000/-	9,81,817/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	RS-781	RS-196	Bastu	Danga	3.7 Dec	3,70,000/-	12,10,908/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		TOTAL :			6.7Dec	6,70,000 /-	21,92,725 /-	
	Grand Total :				6.7Dec	6,70,000 /-	21,92,725 /-	Mouza

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Rajkumar Agarwal, (Alias: Mr Raj Kumar Agarwal) Son of Late Rajendra Kumar Agarwal City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: ahxxxxxx5a, Aadhaar No: 93xxxxxxxx2221, Status :Individual, Executed by: Attorney Executed by: Attorney

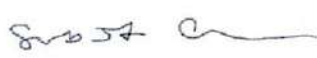
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Bikash Agarwal Son of Late Rajendra Kumar Agarwal Executed by: Self, Date of Execution: 14/05/2024 , Admitted by: Self, Date of Admission: 14/05/2024 ,Place : Office		 Captured	
		14/05/2024	LTI 14/05/2024	14/05/2024
	Son of Late Rajendra Kumar Agarwal City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: ahxxxxxx4b, Aadhaar No: 27xxxxxxxx8531, Status :Individual, Executed by: Self, Date of Execution: 14/05/2024 , Admitted by: Self, Date of Admission: 14/05/2024 ,Place : Office			
2	Mr Parveen Agarwal Son of Late Rajendra Kumar Agarwal City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: AGxxxxxx2M, Aadhaar No: 68xxxxxxxx2303, Status :Individual, Executed by: Attorney			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Bikash Agarwal (Presentant) Son of Late Rajendra Kumar Agarwal Date of Execution - 14/05/2024, , Admitted by: Self, Date of Admission: 14/05/2024, Place of Admission of Execution: Office	 May 14 2024 3:16PM	 Captured LTI 14/05/2024	 14/05/2024
City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: ahxxxxxx4b, Aadhaar No: 27xxxxxxxx8531 Status : Attorney, Attorney of : Mr Rajkumar Agarwal, Mr Parveen Agarwal				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHOJIT GHOSH Son of Mr Joydev Ghosh City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103		 Captured	
	14/05/2024	14/05/2024	14/05/2024
Identifier Of Mr Bikash Agarwal, Mr Bikash Agarwal			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Rajkumar Agarwal	Mr Bikash Agarwal-3 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Rajkumar Agarwal	Mr Bikash Agarwal-3.7 Dec

Endorsement For Deed Number : I - 160804031 / 2024

On 14-05-2024

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 14:01 hrs on 14-05-2024, at the Office of the A.D.S.R. SONARPUR by Mr Bikash Agarwal .

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 21,92,725/-

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

Execution is admitted on 14/05/2024 by Mr Bikash Agarwal, Son of Late Rajendra Kumar Agarwal, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Mr SUBHOJIT GHOSH, , , Son of Mr Joydev Ghosh, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Service

Executed by Attorney

Execution by Mr Bikash Agarwal, , Son of Late Rajendra Kumar Agarwal, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business as constituted attorney for 1. Mr Rajkumar Agarwal , Mr Raj Kumar Agarwal P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, 2. Mr Parveen Agarwal P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084 is admitted by him

Indetified by Mr SUBHOJIT GHOSH, , , Son of Mr Joydev Ghosh, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,941.00/- (A(1) = Rs 21,927.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21,941/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/05/2024 12:19PM with Govt. Ref. No: 192024250046107908 on 14-05-2024, Amount Rs: 21,941/-, Bank: SBI EPay (SBlePay), Ref. No. 9113599893115 on 14-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 87,729/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 87,679/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1124, Amount: Rs.50.00/-, Date of Purchase: 07/02/2024, Vendor name: Pranab De

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/05/2024 12:19PM with Govt. Ref. No: 192024250046107908 on 14-05-2024, Amount Rs: 87,679/-, Bank: SBI EPay (SBlePay), Ref. No. 9113599893115 on 14-05-2024, Head of Account 0030-02-103-003-02


Arindam Chakraborty

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2024, Page from 70889 to 70908

being No 160804031 for the year 2024.



AZ

Digitally signed by ARINDAM CHAKRABORTY
Date: 2024.05.14 15:28:36 +05:30
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 14/05/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

West Bengal.