16461

Q-16513/23

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

AK 482437

16/10/23

2/2596158/23

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 District Sub-Registrar
Rajarhat New town, North 24-Pgs.

03 NOV 2023

DEED OF COVEYANACE

This Deed of Conveyance is made on this 16th Day of October **Two Thousand And Twenty Three (2023).**

2512 11.8.2023

(00)

ক্রেতার নাম ও পা

স্ট্যাম্প ভেন্ডার

বিধান নগর, কলিকাতা

মোট স্ট্যাম্প ক্রয়

চালান নং

মোট ক্রয় টাকা

কেরী-বারাকপুর, ভেন্ডার-মিতা দত্ত

Shishir Gupta
28, vidyasagar street, kol-9

25 JUL 2023

998000

Shantipada Naskar

9022

Shantipada Naskar

9023

Manju Naskar

9024

Sadan Naskar

9025

রাজেশ নস্কর

9026

Bhola Sardar
S/O- Sudhir Sardar
Vill- Kalikapur
P.O- Keshinathpur, Rajarhat
Kol-135, Dist North 24 Pgs

SEAL OF THE ADDITIONAL DISTRICT SUB-REGISTRAR
RAJARHAT, NORTH 24 PARGANAS

Additional District Sub-Registrar,
Rajarhat New Town, North 24-Pgs

16 OCT 2023

BETWEEN

1) **SHANTI PADA NASKAR (PAN: AXAPN3904H) (AADHAAR NO.8650 1463 8869)** son of Late Shankar Naskar, by faith- Hindu, by occupation- Cultivation, by nationality- Indian, residing at, Kalikapur, Post Office - Kashinathpur, Police Station- Rajarhat, in the District of North 24 Parganas, Kolkata- 700135,
2) **MANTU NASKAR (PAN: BMQPN4610J) (AADHAAR NO.9684 8760 4604)** son of Shankar Naskar, by faith- Hindu, by occupation- Cultivation, by nationality- Indian, residing at Kalikapur, Post Office - Kashinathpur, Police Station- Rajarhat, in the District of North 24 Parganas, Kolkata- 700135,
3) **JATAN NASKAR (PAN: AXCPN2137L) (AADHAAR no. 6228 2789 0909)** son of Late Sudhir Naskar, by faith- Hindu, by occupation- Cultivation, by nationality – Indian, residing at, Kalikapur, Post Office - Kashinathpur, Police Station- Rajarhat, in the District of North 24 Parganas, Kolkata- 700135;
4) **RAKESH NASKAR (PAN CJDPN8020K) (AADHHAR NO 9610 8893 7092)** son of Late Sudhir Naskar, by faith- Hindu, by occupation- Cultivation, by nationality – Indian, residing at, Kalikapur, Post Office - Kashinathpur, Police Station- Rajarhat, in the District of North 24 Parganas, Kolkata- 700135 hereinafter called and referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their and each of their legal heirs, executors, administrators, representatives, nominees and assigns) of the **FIRST PART**.

AND

1) **ASTUTE POSESSION LLP (PAN ACBFA2830K) (LLP IN NO. ACA-1636)** a limited liability partnership firm governed by the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 28, Vidyasagar Street, Raja Ram Mohan Sarani, Post Office Amherst Street, Kolkata-700009, Police Station Amherst Street, District Kolkata represented by its partner namely **SHISHIR GUPTA (PAN AIHPG6508N) (AADHAR No:- 7976 7502 7873)** son of Late Shree Bhagwan Gupta, by faith Hindu, by occupation Business, nationality Indian, residing at 16, Amherst Row, Post Office Amherst Street, Kolkata 700009, Police Station Amherst Street, District Kolkata;
2) **DELICANT POSESSION LLP (PAN AAUFD8984E) (LLP IN NO. ACA-1637)** a limited liability partnership firm governed by the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 28, Vidyasagar Street, Raja Ram Mohan Sarani, Post Office Amherst Street, Kolkata-700009, Police Station Amherst Street, District Kolkata represented

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by its partner namely **SHISHIR GUPTA (PAN AIHPG6508N) (AADHAR No:- 7976 7502 7873)** son of Late Shree Bhagwan Gupta, by faith Hindu, by occupation Business, nationality Indian, residing at 16, Amherst Row, Post Office- Amherst Street, Kolkata 700009, Police Station-Amherst Street, District Kolkata;

3) **STOICAL POSESSION LLP (PAN AEYFS4554H) (LLP IN NO. ACA-1817)** a limited liability partnership firm governed by the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 28, Vidyasagar Street, Raja Ram Mohan Sarani, Post Office Amherst Street, Kolkata-700009, Police Station Amherst Street, District Kolkata represented by its partner namely **SHISHIR GUPTA (PAN AIHPG6508N) (AADHAR No:- 7976 7502 7873)** son of Late Shree Bhagwan Gupta by faith Hindu, by occupation Business, nationality Indian, residing at 16, Amherst Row, Post Office Amherst Street, Kolkata 700009, Police Station Amherst Street, District Kolkata herein after referred to as **"PURCHASERS"** (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective successor or successors-in-office and/or assigns) of the **SECOND PART.**

WHEREAS:

A) That one Paribala Naskar, Bitul Naskar, Sankar Naskar, Sudhir Naskar was the owners of R.S Plot No. 655. Their name was duly recorded in the said plot under R.S. Khatian no. 306, Mouza- Kalikapur, J.L. No.40, area measuring about 57 (fifty seven) decimal which is free from all encumbrances, lispendenses whatsoever.

B) The said Paribala Naskar, Bitul Naskar, Sankar Naskar, Sudhir Naskar gifted their share in the said plot in favour of the **VENDORS** by registered Deed of Gift dated 9.12.2004, which was registered in the office of A.D.S.R. office of Rajarhat, Bidhan Nagar And was recorded in Book no. I, Vol. no. 453, Pages 228 To 241, Being No.7636 of 2004. By virtue of the said Deed of Gift the **VENDORS** became the owners of the said plot. The name of the **VENDOR No.1** is recorded in the L.R. plot no. 655 under L.R. Khatian No. 1082 at Mouza-Kalikapur, J.L. No.40, classification of the said plot as Shali, area measuring about 9.5 (nine point five) Decimal, be little more or less within the local limits of Patharghata Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas and he is possessing the same.

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C) Thereafter the name of the **VENDOR No.2** is the recorded in the L.R. plot no. 655 under L.R. Khatian No. 1083 at Mouza- Kalikapur, J.L. No.40, classification of the said plot as Shali, area measuring about 9.5 (nine point five) Dec., be little more or less, within the local limits of Patharghata Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas and he is possessing the same.

D) The name of the **VENDOR No.3** is the recorded in the L.R. plot no. 655 under L.R. Khatian No. 1085 at Mouza-Kalikapur, J.L. No.40, classification of the said plot as Shali, area measuring about 6.33 (six point three three) Dec., be little more or less within the local limits of Patharghata Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas and he is possessing the same.

E) The name of the **VENDOR No.4** is the recorded in the L.R. plot no. 655 under L.R. Khatian No. 2926 at Mouza-Kalikapur, J.L. No.40, classification of the said plot as Shali, area measuring about 6.33 (six point three three) Dec. be little more or less within the local limits of Patharghata Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas and he is possessing the same

F) That the **VENDORS** herein have agreed to sell and the **PURCHASERS** herein have agreed to purchase their shares measuring about 31.66 (thirty one point six six) Decimal, be little more or less lying and situated at L.R. Dag No. 655, L.R. Khatian no.- 1082,1083,1085 & 2926 under Mouza-Kalikapur, J. L. No. 40, within the local limits of Patharghata Gram Panchayat, Police Station Rajarhat, in the District of North 24 Parganas, more fully described in the schedule hereinafter written and referred to as "The Said Property", at or for the total consideration of Rs. 1,10,00,000/- (Rupees One Crore Ten Lakh) only free from all encumbrances whatsoever or howsoever.

G) The **VENDORS** hereto have been able to get their name recorded in respect of the said property from the B.L. & L.R.O, on the strength of the title as recited above. Disputes and differences have thus arisen between the **VENDORS** and the

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PURCHASERS. Prior to the **PURCHASERS** deciding to purchase the said property, the Vendor have represented and assured the purchasers as follows:-

(i) That the **VENDORS** and their predecessors-in-interest never sold the said plot to any person or third party at any point of time.

(ii) That save and except the said property, the **VENDORS** jointly have right, title, interest and possession in the said plot. The **VENDORS** will hand over the possession of the said plot to the purchasers at the time of registration.

(iii) That the **VENDOR**S jointly hereby withdraw and shall by virtue of these present be deemed to have withdrawn all notices, claims, objections or disputes in anyway relating to the said property and/or the said L.R. Dag No. 655.

(iv) That the said **VENDORS** possess the peaceful possession of the said plot according to their shares. The said plot is not vested to the State.

(v) That as per the **VENDORS** they are the full and absolute owner of the said Property having clear good marketable title thereto free from all encumbrances mortgages, charges liens, lispendens, annuity, debutters, trusts, attachments, bargadar, lease, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever.

(vi) That save those relating to sale of the said Property to the **PURCHASERS** hereto, the **VENDORS** have not dealt with or encumbered the said Property in any manner nor entered upon any agreement or contract in respect thereof.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said indenture and in consideration of Rs. 1,10,00,000/- (Rupees One Crore Ten Lakh) only the lawful money truly paid by the **PURCHASERS** to the **VENDORS** at or before the execution hereof (the receipt whereof the **VENDORS** do hereby as also by the receipt and Memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the purchase and the property benefit and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be) the **VENDORS** do hereby grant sell, convey transfer assign and assure unto and in favour of the Purchase herein ALL THAT the aforesaid plot land measuring an area of **31.66**

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(thirty one point six six) Decimal being the entirety of the Vendors part or share out of total land measuring about 57 Decimal comprised in **L.R. Dag No. 655, L.R. Khatian No. 1082, 1083, 1085 & 2926** lying and situated at Mouza- **KALIKAPUR**, J.L. No. 40, within the local limits of Patharghata Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, more fully and particularly described in the Schedule hereunder written and hereinafter referred to as the **'SAID PROPERTY' TOGETHER WITH** the respective part or share of the **VENDORS** of and in the said Property **AND TOGETHER WITH** all and singular the tangible and intangible assets of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith.

AND reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demands whatsoever of the **VENDORS** out of or upon the entirety of the said L.R. Plot no. 655 (hereinafter referred to as "the Larger Property") and all properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds writings and evidences of title in anywise relating to or connected with the said property or any part thereof which now are or is or hereafter may be in possession power custody or control of the **VENDORS** or any person or persons from whom the **VENDORS** or any of them may procure the same without any action or suit at law or in equity **AND** all legal incidence thereof **TO HAVE AND TO HOLD** the same unto and to the use of the Purchase absolutely and forever for a perfect and indefeasible estate by virtue of said Gift Deed in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances whatsoever or howsoever.

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II. The VENDORS do hereby, without in any manner affecting or prejudicing the ownership, possession and right, title and interest of the Purchase of the Property, covenant with the Purchase as follows:

(i) **THAT** notwithstanding any act deed matter or thing by the **VENDORS** done omitted executed or knowingly permitted or suffered to the contrary the **VENDORS** are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;

(ii) **AND THAT** the **VENDORS** have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;

(iii)**AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the **VENDORS** have now in themselves good right, full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchase in the manner aforesaid according to the true intent and meaning of these presents;

(iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispendens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by the **VENDORS** or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the **VENDORS** or their respective predecessors-in-title.

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(v) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be comprise the **VENDORS'** share in the Larger Property without any remainder or residue and the **PURCHASERS** shall by virtue of the sale made hereby be and exclusively entitled to any reversion, remainder or residue attributable to the **VENDORS** if found in said Plot.

(vi) **AND THAT** the **PURCHASERS** shall or may at all times hereafter continue to peaceably and quietly hold use possess and enjoy the entirety of the Larger Property including the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the **VENDORS** or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the **VENDORS** and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the **VENDORS** effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances whatsoever or howsoever.

(vii) **AND THAT** the **VENDORS** and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the **VENDORS** or their respective predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchase do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchase in the manner aforesaid as shall or may reasonably be required by the Purchase.

(viii) **THAT** the said Property or the Larger Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery

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Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against the **VENDORS** for realisation of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.

(ix) **AND THAT** there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 for the **VENDORS** to grant sell convey transfer assign and assure the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured in favour of the Purchase in the manner aforesaid.

(x) That the said property or any part or portion thereof or under any interest therein has not vested in and/or is neither acquired nor has any notice been served under the state of West Bengal Acquisition Act. 1956 or statutory modification thereof or under the Urban Land (Ceiling & Regulations) Act. 1976 or any other law for the time being in force to the **VENDORS**.

(xi) It is hereby declared by the **VENDORS** that the said property which described in the schedule hereinafter written is the self-acquired property of the **VENDORS.**

(xii) It is hereby declared that the said Purchase have the absolute right and authority to mutate its name in respect of the present purchased land by the provision of W.B.E.A Act or W.B.L.R Act.

(xiii) All the taxes land revenue and impositions payable in respect of the said property up to date of these presents have been fully paid by the **VENDORS** and if any portion of such taxes levies impositions etc. be found to have remained unpaid for the period up to date the same shall be deemed to be the liability of the **VENDORS** and realizable from the **VENDORS.**

(xiv) That the **VENDORS** have not yet taken any loan or financial benefits from any bank or financial institutions or any corners in respect of the said property.

(xv)It is transpired that the said property hereby sold, conveyed and transferred and assigned by the **VENDORS,** if not free from all encumbrances as herein covenant, the **VENDORS** shall also be bound to refund to the Purchase, the full consideration money paid hereunder together with cost of the stamp and registration charges incurred by

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the **PURCHASERS** herein and if any mistake shall shown in this deed, that will be rectified by the **VENDORS** without any claim or demand at the cost of the purchase.

A N D the **VENDORS** herein record and confirm the possession of the said property of and by the Purchase herein.

THE SCHEDULE OF THE SAID PROPERTY ABOVEREFERRED TO:

(Description of land hereby sold by the **VENDORS** herein)

ALL THAT Piece and Parcel of Land classified as *Shali* (agricultural) measuring **31.66 (thirty one point six six) decimal**, equivalent to **19.1878 (nineteen point one eight seven eight) *cottah***, more or less, out of 57 (fifty seven) decimal, comprised in **R.S./L.R. *Dag* No. 655**, recorded in **L.R. *Khatian* No. 1082, 1083, 1085 & 2926**, ***Mouza*-Kalikapur**, J.L. No. 39, **Police Station Rajarhat**, within the jurisdiction of **Patharghata Gram Panchayat**, Sub-Registration District Rajarhat, District North 24 Parganas which is butted and bounded as follows:-

On the North :- By part of R.S. & L.R. Dag no. 655;

On the South :- By part of R.S. & L.R. Dag no. 655;

On the East :- 6 ft. wide road (kancha);

On the West :- By part of R.S. & L.R. Dag no. 655;

Together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

L.R. *Dag* No.	Classification	L.R. *Khatian* No.	Total Area in *Dag* (in decimal)	Area sold by Vendor (in decimal)	Recorded Owner
655	*Shali*	1082	57	9.5	Santipada Naskar
655	*Shali*	1083	57	9.5	Mantu Naskar
655	*Shali*	1085	57	6.33	Jatan Naskar
655	*Shali*	2926	57	6.33	Rakesh Naskar
			Total	31.66	

Additional District Sub-Registrar,
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IN WITNESS WHEREOF the **VENDORS** have hereunto set and subscribed their respective hands and seals after going through the contents of this deed of conveyance on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

By the **VENDORS** at Kolkata in Presence of:

1. Bhola Sardar
   Kalikapur
   Rajarhat
2. Subho Mondal,
   Parthar Ghata,
   Kolkata-700135.

1. Shantipada Naskar
2. Manoti Naskar
3. Satyanresker
4. [illegible]

SIGNATURE OF VENDORS

Drafted by:

Moumita Paul
Sealdah Court
Enroll. no. - WB/2093/2010
Advocate

Read over Explained by me-

Witnesses:

Signature Bhola Sardar
Name: Bhola Sardar
Father's Name: Sudhir Sardar
Address: Kalikapur
Rashinathpur
Rajarhat, Kol-135

Signature Subho Mondal,
Name: SUBHO MONDAL,
Father's Name: KARTICK MONDAL.
Address: Parthar Ghata, New Town,
Techno City, Kolkata-700135.

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MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchase, a sum of **Rs.** 1,10,00,000/- (Rupees One Crore Ten Lakh) only is being the full consideration money payable by the Purchasers to the Vendors under these presents as per memo below.

Cheque no.	Dated	Bank	Amount (Rs.)	In favour of
002051	05.06.2023	ICICI BANK	**12,00,000/-**	JATAN NASKAR
002052	05.06.2023	ICICI BANK	**12,00,000/-**	RAKESH NASKAR
002049	05.06.2023	ICICI BANK	**18,00,000/-**	SHATIPADA NASKAR
002050	05.06.2023	ICICI BANK	**18,00,000/-**	MANTU NASKAR
000100	01.03.2023	HDFC BANK	**15,00,000/-**	SHANTIPADA NASKAR
000099	01.03.2023	HDFC BANK	**15,00,000/-**	MANTU NASKAR
000096	01.03.2023	HDFC BANK	**10,00,000/-**	JATAN NASKAR
000097	01.03.2023	HDFC BANK	**10,00,000/-**	RAKESH NASKAR
		Total	**1,10,00,000/-**	

WITNESSES:

1. Bhola Sardar
Kalikapur
Kolshinathpur
Kol-700135
2. Subho Mondal,
Pathar Ghata,
Kolkata-700135.

1. Shantipada Naskar
2. Mantu Naskar
3. Jatan Naskar
4. রাকেশ নস্কর

SIGNATURE OF THE VENDORS

Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

06 OCT 2023

	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

Shantipada Naskar

NAME :.....

SIGNATURE: Shantipada Naskar

	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

Mantu Naskar

NAME :.....

SIGNATURE: Mantu Naskar

	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

Jadav naskar

NAME :.....

SIGNATURE: Jadav naskar

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	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME :.....

SIGNATURE: .....

	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME :.....

SIGNATURE: .....

Bhola Sardar

	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME :.....

SIGNATURE: .....

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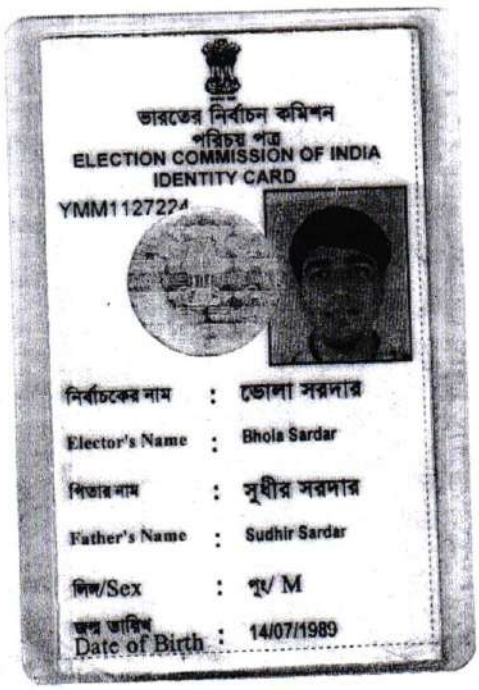

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

YMM1127224

নির্বাচকের নাম : ভোলা সরদার
Elector's Name : Bhola Sardar
পিতার নাম : সুধীর সরদার
Father's Name : Sudhir Sardar
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ
Date of Birth : 14/07/1989

YMM1127224

ঠিকানা:
31, মন্ডল পাড়া, কালিকাপুর, রাজারহাট, উত্তর 24 পরগণা- 700135

Address:
31, MONDAL PARA, KALIKAPUR, RAJARHAT, NORTH 24 PARGANAS-700135

Date: 30/12/2014
115-রাজারহাট নিউটাউন নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral Registration Officer for
115-Rajarhat New Town Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার ভোটার লিস্টে নাম তোলা ও একই নম্বরের নতুন সচিত্র পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number.

Bhola Sardar

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

192023240261240691

GRN Details

GRN:	192023240261240691	**Payment Mode:**	Online Payment
GRN Date:	16/10/2023 13:07:37	**Bank/Gateway:**	ICICI Bank
BRN :	2008765956	**BRN Date:**	16/10/2023 13:08:25
GRIPS Payment ID:	161020232026124068	**Payment Init. Date:**	16/10/2023 13:07:37
Payment Status:	Successful	**Payment Ref. No:**	2002596158/8/2023 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	ASTUTE POSSESSION LLP (LLP)
Address:	,28 VIDYASAGAR STREET RAJA RAM MOHAN SARANI
Mobile:	9073397956
Depositor Status:	Buyer/Claimants
Query No:	2002596158
Applicant's Name:	Mrs Moumita Paul
Identification No:	2002596158/8/2023
Remarks:	Sale, Sale Document Payment No 8
Period From (dd/mm/yyyy):	16/10/2023
Period To (dd/mm/yyyy):	16/10/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002596158/8/2023	Property Registration- Stamp duty	0030-02-103-003-02	459320
2	2002596158/8/2023	Property Registration- Registration Fees	0030-03-104-001-16	114864
			Total	**574184**

IN WORDS: **FIVE LAKH SEVENTY FOUR THOUSAND ONE HUNDRED EIGHTY FOUR ONLY.**

PAID

SEAL OF THE ADDITIONAL DISTRICT
RAJARHAT NEW TOWN, NORTH 24 PARGANAS

Major Information of the Deed

Deed No :	I-1523-16513/2023	Date of Registration	03/11/2023
Query No / Year	1523-2002596158/2023	Office where deed is registered	
Query Date	10/10/2023 6:58:19 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Moumita Paul Sealdah Court Complex,Thana : Entaly, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7980139175, 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. 1,10,00,000/-		Rs. 1,14,85,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 4,59,420/- (Article:23)		Rs. 1,14,864/- (Article:A(1), E)	
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, Jl No: 40, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-655 (RS :-)	LR-1082	Bastu	Shali	9.5 Dec	27,50,000/-	29,92,500/-	Width of Approach Road: 6 Ft.,
L2	LR-655 (RS :-)	LR-1083	Bastu	Shali	9.5 Dec	27,50,000/-	29,92,500/-	Width of Approach Road: 6 Ft.,
L3	LR-655 (RS :-)	LR-1085	Bastu	Shali	6.33 Dec	27,50,000/-	27,50,000/-	Width of Approach Road: 6 Ft.,
L4	LR-655 (RS :-)	LR-2926	Bastu	Shali	6.33 Dec	27,50,000/-	27,50,000/-	Width of Approach Road: 6 Ft.,
		TOTAL :			**31.66Dec**	**110,00,000 /-**	**114,85,000 /-**	
	Grand Total :				**31.66Dec**	**110,00,000 /-**	**114,85,000 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr SHANTI PADA NASKAR (Presentant)** Son of Late SHANKAR NASKAR KALIKAPUR RAJARHAT, City:- Not Specified, P.O:- KASHINATHPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: AXxxxxxx4H, Aadhaar No: 86xxxxxxxx8869, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Pvt. Residence

OFFICE OF THE ADDITIONAL DISTRICT SUB REGISTRAR

2	**Mr MANTU NASKAR** Son of Late SHANKAR NASKAR KALIKAPUR RAJARHAT, City:- Not Specified, P.O:- KASHINATHPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: BMxxxxxx0J, Aadhaar No: 96xxxxxxxx4604, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Pvt. Residence
3	**Mr JATAN NASKAR** Son of Late SUDHIR NASKAR KALIKAPUR RAJARHAT, City:- Not Specified, P.O:- KASHINATHPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: AXxxxxxx7L, Aadhaar No: 62xxxxxxxx0909, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Pvt. Residence
4	**Mr RAKESH NASKAR** Son of Late SUDHIR NASKAR KALIKAPUR RAJARHAT, City:- Not Specified, P.O:- KASHINATHPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: CJxxxxxx0K, Aadhaar No: 96xxxxxxxx7092, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**ASTUTE POSESSION LLP** 28 VIDYASAGAR STREET RAJA RAM MOHAN SARANI, City:- Not Specified, P.O:- AMHERST STREET, P.S:- Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009 , PAN No.:: ACxxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
2	**DELICANT POSESSION LLP** 28 VIDYASAGAR STREET RAJA RAM MOHAN SARANI, City:- Not Specified, P.O:- AMHERST STREET, P.S:- Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009 , PAN No.:: AAxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
3	**STOICAL POSESSION LLP** 28 VIDYASAGAR STREET RAJA RAM MOHAN SARANI, City:- Not Specified, P.O:- AMHERST STREET, P.S:- Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009 , PAN No.:: AExxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr SHISHIR GUPTA** Son of Late BHAGWAN GUPTA ,16 AMHERST STREET ROE, City:- Not Specified, P.O:- AMHERST STREET, P.S:-Amharst Street, District:-Kolkata, West Bengal, India, PIN:- 700009, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIxxxxxx8N, Aadhaar No: 79xxxxxxxx7873 Status : Representative, Representative of : ASTUTE POSESSION LLP (as PARTNER), DELICANT POSESSION LLP (as PARTNER), STOICAL POSESSION LLP (as PARTNER)

SEAL OF THE BARASAT DISTRICT SUB REGISTRAR

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BHOLA SARDAR Son of Mr SUDHIR SARDAR 31 MONDAL PARA KALIKAPUR, City:-Not Specified, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:-700135			

Identifier Of Mr SHANTI PADA NASKAR, Mr MANTU NASKAR, Mr JATAN NASKAR, Mr RAKESH NASKAR, Mr SHISHIR GUPTA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SHANTI PADA NASKAR	ASTUTE POSESSION LLP-0.791667 Dec,DELICANT POSESSION LLP-0.791667 Dec,STOICAL POSESSION LLP-0.791667 Dec
2	Mr MANTU NASKAR	ASTUTE POSESSION LLP-0.791667 Dec,DELICANT POSESSION LLP-0.791667 Dec,STOICAL POSESSION LLP-0.791667 Dec
3	Mr JATAN NASKAR	ASTUTE POSESSION LLP-0.791667 Dec,DELICANT POSESSION LLP-0.791667 Dec,STOICAL POSESSION LLP-0.791667 Dec
4	Mr RAKESH NASKAR	ASTUTE POSESSION LLP-0.791667 Dec,DELICANT POSESSION LLP-0.791667 Dec,STOICAL POSESSION LLP-0.791667 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SHANTI PADA NASKAR	ASTUTE POSESSION LLP-0.791667 Dec,DELICANT POSESSION LLP-0.791667 Dec,STOICAL POSESSION LLP-0.791667 Dec
2	Mr MANTU NASKAR	ASTUTE POSESSION LLP-0.791667 Dec,DELICANT POSESSION LLP-0.791667 Dec,STOICAL POSESSION LLP-0.791667 Dec
3	Mr JATAN NASKAR	ASTUTE POSESSION LLP-0.791667 Dec,DELICANT POSESSION LLP-0.791667 Dec,STOICAL POSESSION LLP-0.791667 Dec
4	Mr RAKESH NASKAR	ASTUTE POSESSION LLP-0.791667 Dec,DELICANT POSESSION LLP-0.791667 Dec,STOICAL POSESSION LLP-0.791667 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr SHANTI PADA NASKAR	ASTUTE POSESSION LLP-0.5275 Dec,DELICANT POSESSION LLP-0.5275 Dec,STOICAL POSESSION LLP-0.5275 Dec
2	Mr MANTU NASKAR	ASTUTE POSESSION LLP-0.5275 Dec,DELICANT POSESSION LLP-0.5275 Dec,STOICAL POSESSION LLP-0.5275 Dec
3	Mr JATAN NASKAR	ASTUTE POSESSION LLP-0.5275 Dec,DELICANT POSESSION LLP-0.5275 Dec,STOICAL POSESSION LLP-0.5275 Dec
4	Mr RAKESH NASKAR	ASTUTE POSESSION LLP-0.5275 Dec,DELICANT POSESSION LLP-0.5275 Dec,STOICAL POSESSION LLP-0.5275 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr SHANTI PADA NASKAR	ASTUTE POSESSION LLP-0.5275 Dec,DELICANT POSESSION LLP-0.5275 Dec,STOICAL POSESSION LLP-0.5275 Dec
2	Mr MANTU NASKAR	ASTUTE POSESSION LLP-0.5275 Dec,DELICANT POSESSION LLP-0.5275 Dec,STOICAL POSESSION LLP-0.5275 Dec
3	Mr JATAN NASKAR	ASTUTE POSESSION LLP-0.5275 Dec,DELICANT POSESSION LLP-0.5275 Dec,STOICAL POSESSION LLP-0.5275 Dec
4	Mr RAKESH NASKAR	ASTUTE POSESSION LLP-0.5275 Dec,DELICANT POSESSION LLP-0.5275 Dec,STOICAL POSESSION LLP-0.5275 Dec

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, JI No: 40, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 655, LR Khatian No:- 1082	Owner:শান্তিপদ নস্কর, Gurdian:শংকর নস্কর, Address:নিজ , Classification:শালি, Area:0.09000000 Acre,	Mr SHANTI PADA NASKAR
L2	LR Plot No:- 655, LR Khatian No:- 1083	Owner:মান্তুপদ নস্কর, Gurdian:শঙ্কর নস্কর, Address:নিজ , Classification:শালি, Area:0.10000000 Acre,	Mr MANTU NASKAR
L3	LR Plot No:- 655, LR Khatian No:- 1085	Owner:যতন নস্কর নস্কর, Gurdian:সুধীর নস্কর, Address:নিজ , Classification:শালি, Area:0.07000000 Acre,	Mr JATAN NASKAR
L4	LR Plot No:- 655, LR Khatian No:- 2926	Owner:নাঃ রাকেশ নস্কর, Gurdian:সুধীর , Address:নিজ , Classification:শালি, Area:0.06000000 Acre,	Mr RAKESH NASKAR

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR

Endorsement For Deed Number : I - 152316513 / 2023

On 16-10-2023

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

Presented for registration at 16:00 hrs on 16-10-2023, at the Private residence by Mr SHANTI PADA NASKAR , one of the Executants.

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 1,14,85,000/-

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

Execution is admitted on 16/10/2023 by 1. Mr SHANTI PADA NASKAR, Son of Late SHANKAR NASKAR, KALIKAPUR RAJARHAT, P.O: KASHINATHPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Cultivation, 2. Mr MANTU NASKAR, Son of Late SHANKAR NASKAR, KALIKAPUR RAJARHAT, P.O: KASHINATHPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Cultivation, 3. Mr JATAN NASKAR, Son of Late SUDHIR NASKAR, KALIKAPUR RAJARHAT, P.O: KASHINATHPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Cultivation, 4. Mr RAKESH NASKAR, Son of Late SUDHIR NASKAR, KALIKAPUR RAJARHAT, P.O: KASHINATHPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Cultivation

Indetified by Mr BHOLA SARDAR, , , Son of Mr SUDHIR SARDAR, 31 MONDAL PARA KALIKAPUR, P.O: KASHINATHPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, 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 02-11-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,14,864,00/- (A(1) = Rs 1,14,850.00/- ,E = Rs 14.00/-) and Registration Fees paid by by online = Rs 1,14,864/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/10/2023 1:08PM with Govt. Ref. No: 192023240261240691 on 16-10-2023, Amount Rs: 1,14,864/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 2008765956 on 16-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,59,420/- and Stamp Duty paid by by online = Rs 4,59,320/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/10/2023 1:08PM with Govt. Ref. No: 192023240261240691 on 16-10-2023, Amount Rs: 4,59,320/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 2008765956 on 16-10-2023, 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

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR

On 03-11-2023

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. 4,59,420/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2512, Amount: Rs.100.00/-, Date of Purchase: 11/08/2023, Vendor name: MITA DUTTA

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

SEAL OF THE ADDITIONAL DISTRICT MAGISTRATE

- **Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I

Volume number 1523-2023, Page from 562431 to 562454 being No 152316513 for the year 2023.

Digitally signed by SANJOY BASAK
Date: 2023.11.17 14:44:02 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 17/11/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR