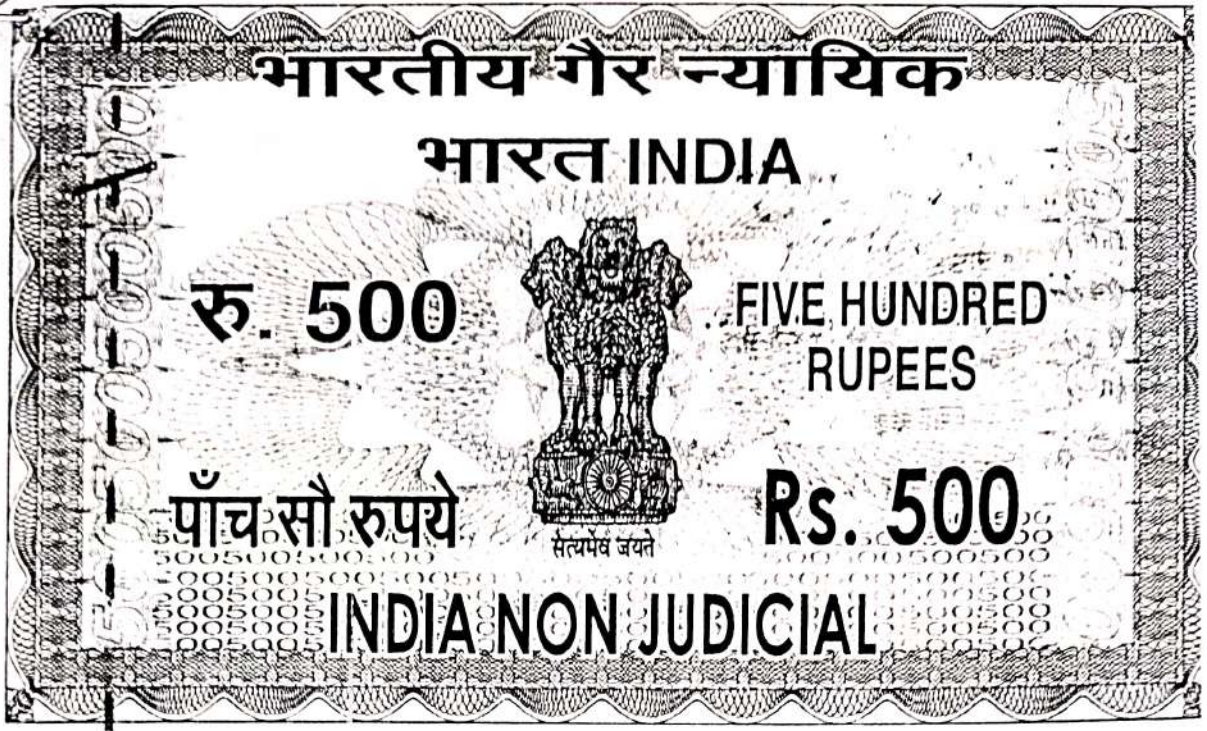


L. NO.

9760

D-9570/2020



अन्वितकाल पश्चिम बंगाल WEST BENGAL

H 917510

2-1706041/20

22/12/20

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

Additional District Sub-Registrar  
Bajhera New Town, North 24-Pgs.

22 DEC 2020

## DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this  
the 22<sup>th</sup> day of December, Two Thousand Twenty (2020)

BETWEEN

To be cont .....

38

5309 21.12.2020  
5001

ক্রতার নাম ও তার  
গ্যাম্প ভেত্তার স্বাক্ষর  
বিধান নগর (সেন্ট্রেল সিটি) এ ডি.এস.আর. ৩  
বোট ট্যাক্স ক্রয় তাঃ  
চালান নং মোট কত টাকা খরিদ  
কৈলারী-বারাকপুর, ডেভার-মিতা দত্ত

vithal Services Private Limit  
18 R. N. Mukherjee Road  
KOL-700001

09 DEC 2020

968000



Additional District Sub-Registrar  
Barisal New Town, North 24 P.S.

22 DEC 2020



(2)

**SRI ANUP CHOWDHURY**, (PAN- AGQPC4096C), (Aadhar No. 3287 6153 0480), son of Sri Kali Prasad Chowdhury, residing at 31/1, Old Ballygung First Lane, P.O. - Ballygung, P.S. - Karya, Kolkata - 700019, by faith- Hindu, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives nominees and assigns) of the ONE PART.

**-AND-**

**"WITHAL SERVICES PRIVATE LIMITED"**, (PAN-AAACW4481E), a company incorporated under the Companies Act. 1956, having its Regd. Office at 18, R.N. Mukharjee Road, 2nd Floor, P.O. - GPO, P.S.- Hare Street, Kolkata - 700001, represented by its Director **SRI MANOJ KUMAR BUDHIA**, (PAN- AFAPB5130P), son of Late Prabhu Dayal Budhia, residing at 18, R.N. Mukharjee Road, 2nd Floor, P.O. - GPO, P.S.- Hare Street, Kolkata - 700001, by faith- Hindu, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Director in office for the time being in force, execu-

To be cont .....

(3)

tors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS One Taher Ali Akunji was the sole and absolute owner and possessor of the plots of Shali land measuring 07 Decimal (as share 1.0000), comprised in C.S. Dag No. 3993, R.S. Dag No. 4102 and land measuring 06 Decimal (as share 1.0000), comprised in C.S. Dag No. 3994, R.S. Dag No. 4103 and land measuring 11 Decimal (as share 1.0000), comprised in C.S. Dag No. 3996, R.S. Dag No. 4105 and land measuring 10 Decimal (as share 1.0000), comprised in C.S. Dag No. 3997, R.S. Dag No. 4106, i.e. total land measuring 34 Decimal along with others land, all under C.S. & Jamindari Khatian No. 462, R.S. Khatian No. 692, lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, at present Touzi No. 10, within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas by virtue of purchase by a Deed of Sale dated 10/11/1964, registered at District Registrar, Barasat, North 24 Parganas, formerly 24 Parganas, copied in Book No. 1, Volume No. 94, Pages from 228 to 230, Being Deed No. 4500, for year 1964, from one Safar Ali Mondal, son of Late Nayan Mondal of Gathi, P.S. Rajarhat, in the district of North 24 Pargans, and after purchase said Taher Ali Akunji recorded his name at the time of L.R. Settlement operation under L.R. Khatian No. 1389.

To be cont .....



(4)

AND WHEREAS While seized and possessed of the aforesaid plots of land, the said Taher Ali Akunji died intestate leaving behind his two sons namely Mohar Ali Mondal, Maimur Ali Mondal and two daughters namely Mariyan Bibi, Joygon Bibi as his legal heirs and successors to his estate and they become the owner of the aforesaid plot of land in terms of the Muslim Law. Noted that the wife of Taher Ali Akunji died before the death of Taher Ali Akunji.

AND WHEREAS While seized and possessed of the aforesaid plots of land, by virtue of inheritance the said Maimur Ali Mondal died intestate leaving behind his wife Asiya Bibi, two sons namely Anser Ali Mondal, Sabir Ali Mondal and one daughter namely Mst Kabiri Khatun, as his legal heirs and successors to his estate and they become the owner of the aforesaid plot of land in terms of the Muslim Law.

AND WHEREAS while seized and possessed of the aforesaid plots of Shali land by virtue of inheritance the said Mohar Ali Mondal, Mariyan Bibi, Joygon Bibi, Asiya Bibi, Anser Ali Mondal, Sabir Ali Mondal and Mst Kabiri Khatun jointly sold, transferred and conveyed ALL THAT piece and parcel of land measuring an area of 1 (one) Cottah 0 (zero)

To be cont .....

(5)

Chittack 16 (sixteen) Sq. ft. out of 07 Decimal, comprised in R.S. & L.R. Dag No. 4102 and land measuring an area of 0 (zero) Cottah 14 (fourteen) Chittack 16 (sixteen) Sq. ft, out of 06 Decimal, comprised in R.S. & L.R. Dag No. 4103, and land measuring an area of 0 (zero) Cottah 9 (nine) Chittack 0 (zero) Sq. ft, out of 11 Decimal, comprised in R.S. & L.R. Dag No. 4105, and land measuring an area of 0 (zero) Cottah 8 (eight) Chittack 13 (thirteen) Sq. ft, out of 10 Decimal, comprised in R.S. & L.R. Dag No. 4106, i.e. total land measuring an area of 3 (three) Cottah a little more or less, under C.S. & Jamindari Khatian No. 462, R.S. Khatian No. 692, L.R. Khatian No. 1389, lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, at present Touzi No. 10, within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas in favour of Anup Chowdhury (the Vendor herein) by virtue of Deed of Sale, dated 12/12/2001, which was registered in the office of the A.D.S.R. Bidhannagar Salt lake City, copied in Book No. 1, being Deed No. 00490 for the year 2002.

AND WHEREAS While seized and possessed of the aforesaid land by virtue of purchas the said Anup Chowdhury (the Vendor herein) muated his name at B.L. & L.R.O. Rajarhat under L.R. Khatian No. 11908, land

To be cont .....



(6)

measuring 01.68 Decimal (as share 0.2400) out of 07 Decimal, comprised in R.S. & L.R. Dag No. 4102 and land measuring 01.48 Decimal (as share 0.2466) out of 06 Decimal, comprised in R.S. & L.R. Dag No. 4103 and land measuring 0.93 Decimal (as share 0.0836) out of 11 Decimal, comprised in R.S. & L.R. Dag No. 4105 and land measuring 0.86 Decimal (as share 0.0850) out of 10 Decimal, comprised in R.S. & L.R. Dag No. 4106.

AND WHEREAS Since then, the said Anup Chowdhury (the Vendor herein) is the absolute owner of ALL THAT piece or parcel of Shali land total measuring an area of 04.95 Decimal, equivalent to 3 (three) Cottah, comprised in R.S. & L.R. Dag Nos. 4102, 4103, 4105 & 4106, under L.R. Khatian No. 11908, lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, at present Touzi No. 10, within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas, more fully and particularly described in the schedule hereinafter written, by virtue of above purchase and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in his name as absolute owner and possessor thereof and have the full right to dispose or transfer the same to any body in any way as he will think fit and proper.

To be cont .....

(7)

AND WHEREAS Now the Vendor herein has agreed to sell and the Purchaser herein has agreed to purchase the aforesaid plots of Shali land total measuring an area of 04.95 Decimal, equivalent to 3 (three) Cottah, comprised in R.S. & L.R. Dag Nos. 4102, 4103, 4105 & 4106, under L.R. Khatian No. 11908, lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, at present Touzi No. 10, within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas, more fully described in the schedule hereinafter written, for the total consideration of **Rs. 10,89,000/- (Rupees Ten Lac Eighty-nine Thousand) only.**

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement and in consideration of **Rs. 10,89,000/- (Rupees Ten Lac Eighty-nine Thousand) only,** of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at the time of or before the execution hereof (the receipt whereof the Vendor doth hereby by this receipt and Memo of consideration hereunder written admit and acknowledge the payment of the same and every part thereof forever release, discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or

To be cont .....



(8)

expressed or intended so to be ) the Vendor doth hereby grant sell, convey transfer assign and assure unto and in favour of the Purchaser herein ALL THAT piece or parcel of Shali land total measuring an area of 04.95 Decimal, equivalent to 3 (three) Cottah, comprised in R.S. & L.R. Dag Nos. 4102, 4103, 4105 & 4106, under L.R. Khatian No. 11908, lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, at present Touzi No. 10, within the local limits of Chandpur Gram Panchayat, 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 PLOTS OF LAND' together with all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water courses lights and all manner of former and other right liberties benefits, privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel of member thereof which now is or are or hereto before 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

To be cont .....

(9)

demands whatsoever of the Vendor out of or upon the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH all deeds paths muniments writings and evidences of title in anyway 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 Vendor or any person or persons from whom the Vendor or any of them may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance 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 mortgages, charges, leases, tenancies, occupancy rights, liens, lispendences, attachments, bargaders, trusts, claims, demands, acquisition, requisition, vesting, alignment claims demands and liabilities whatsoever or howsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS UNDER :-

- 1 That free and clear and freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the cost and expenses

To be cont .....



(9)

demands whatsoever of the Vendor out of or upon the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH all deeds paths muniments writings and evidences of title in anyway 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 Vendor or any person or persons from whom the Vendor or any of them may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance 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 mortgages, charges, leases, tenancies, occupancy rights, liens, lispendences, attachments, bargaders, trusts, claims, demands, acquisition, requisition, vesting, alignment claims demands and liabilities whatsoever or howsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS UNDER :-

- 1 That free and clear and freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the cost and expenses

To be cont .....

(10)

of the Vendor or his heirs and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispendences, attachments whatsoever.

2. That the Purchaser shall hereinafter peacefully and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendor or his heirs, executors, administrators, representatives, nominees and assigns.
3. That no notice issued under the public demand recovery act has been served on the Vendor not any such notice has been published.
4. That the land fully described in the schedule below stands retained by the Vendor through operation of family ceiling as envisaged in chapter II-B, West Bengal Land Reforms Act.
5. That the said land or any part or portion thereof or under any interest therein has not vested in and/or is neither acquired nor any notice has been served under the state of West Bengal Estate Acquisition Act. 1953 or statutory modification thereof or under the Urban Land (Ceiling & Regulations) Act. 1976 or any other law for the time being in force.
6. It is hereby declared by the Vendor that the said land which have

To be cont .....



(11)

been described in the schedule hereinafter written is the self acquired property of the Vendor or his heirs is/are not the benamder of any one.

7. It is hereby declared that the said Purchaser has the absolute right to mutate it's name in respect of the present purchased land.
8. 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 Vendor 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 Vendor and realizable from the Vendor.
9. It is hereby declared by the Vendor that the said land are absolutely free from all encumbrances and that is not the benamder of anyone and the same is not the DEBATTOR or PIROTTOR property or is not subject matter of any court case or not any litigation from any corners whatsoever.
10. That the Vendor has not yet taken any loan or financial benefits from any bank or financial institutions or any corners in respect of the schedule mentioned land.

To be cont .....

(12)

11. If it is transpired subsequently that the said property hereby sold, conveyed and transferred and assigned by the Vendor is found to be not free from all encumbrances or if it is found that the total quantum or any quantum of the land sold, conveyed and transferred is physically absent or the Vendor do not have valid right title interest and possession of the said land or any part thereof, the Vendor shall be bound to give possession of the equal quantum of land owned held and possessed by him/them and if any mistake is/are detected hereafter in this deed, that will be ratified by the Vendor without any claim or demand at the cost of the purchaser.

AND the Vendor herein deliver this day khas possession of the said land unto the Purchaser herein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

(Description of land hereby sold by the Vendor herein)

ALL THAT piece or parcel of rayati dakhali swattiya bisistha Shali land total measuring an area of 04.95 Decimal, equivalent to 3 (three) Cottah, comprised in R.S. & L.R. Dag Nos. 4102, 4103, 4105 & 4106, under L.R. Khatian No. 11908, (in the name of Anup Chowdhury), the said land clearly as under as per Dag wise :-

To be cont .....



(13)

Saleable land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Kh No.	Nature of land
01.68 Dec.	0.2400	07 Dec.	4102	11908	Shali
01.48 Dec.	0.2466	06 Dec.	4103	11908	Shali
00.93 Dec.	0.0836	11 Dec.	4105	11908	Shali
00.86 Dec.	0.0850	10 Dec.	4106	11908	Shali
Total land measuring 04.95 Decimal more or less,					

lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, at present Touzi No. 10, within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, under A.D.S.R. Office, Rajarhat, New Town, in the District of North 24-Parganas, in the State of West Bengal.

The annual proportionate rent will be payable as per State Government Rules and Regulations.

It is clearly stated herein that the Vendor herein sold and conveyed the said total land measuring of 04.95 Satak be the same a little more or less together with all easement right of the same unto and in favour of the Purchaser herein. There are no road surrounding these plot of land.

To be cont .....

(14)

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their hand's and seal's on the day, month and year first above written.

*SIGNED SEALED AND DELIVERED*

by the Vendor at Rajaraht in Presence of:

1. *Apurba Kumar*

2. *Awal Mehta*

v.



-----  
SIGNATURE OF THE VENDOR

Deed prepared by me.

*Fazil Islam*  
Advocate

*District Judges Court*  
*North 24 P.S. Baran*  
*Regn. No. - WB/1743/2011*

To be cont .....



(15)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 10,89,000/- (Rupees Ten Lac Eighty-nine Thousand) only, being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

<u>Dated</u>	<u>Cheque No.</u>	<u>Drawn on</u>	<u>Amount (Rs)</u>
18.12.2020	000079	H.D.F.C Bank	7,50,000/-
25.09.2020	000325	U.C.B Bank	1,00,000/-
22.12.2020	000329	DO	1,50,000/-
22.12.2020	000330	DO	89,000/-

Total Rs. 10,89,000/- (Rupees Ten Lac Eighty-nine Thousand) only.


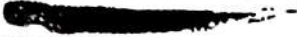

WITNESSES :-


1. Apurba Kumar  
Vill - Bishinapur  
P.S - Rajarhat

2. Anil Kumar  
Vill - Kankal  
P.S - Rajarhat

*(Signature)*


SIGNATURE OF THE VENDOR



নাম/নাম  
 Anup Chowdhury  
 পিতা : কালী প্রসাদ চৌধুরী  
 Father: Kail Prasad Chowdhury




জন্মতারিখ/DOB: 20/01/1964  
 লিঙ্গ / Male



**3287 6153 0480**



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সাধারণ মানুষের অধিকার

Address, 45/E, SHRIDHAR  
 ROY ROAD, Tiljala, South 24  
 Parganas, Tiljala, West  
 Bengal, 700039

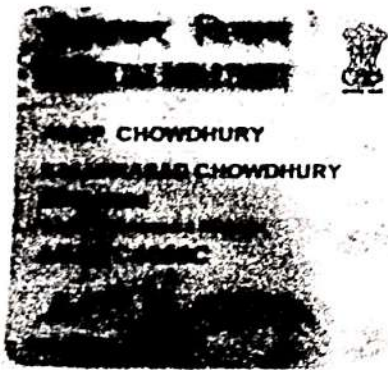
**3287 6153 0480**

[anup@rediffmail.com](mailto:anup@rediffmail.com)
[www.16dal.gov.in](http://www.16dal.gov.in)

*Anup Chowdhury*





भारत सरकार  
GOV. OF INDIA

CHOWDHURY  
CHOWDHURY



*A Chowdhury*

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER  
AAACW4481E



संस्था / NAME  
WITHAL SERVICES PRIVATE LIMITED

स्थापना/संस्था की तिथि / DATE OF INCORPORATION/FORMATION  
13-06-1995

*Shahin*

आयकर अधिकारी (सी. डी.), कोलकाता  
COMMISSIONER OF INCOME-TAX (C.D.), KOLKATA

WITHAL SERVICE PVT. LTD.  
*M. R. Banerjee*  
Director





भारत सरकार  
GOVERNMENT OF INDIA



मनोज कुमार बुधिया  
Manoj Kumar Budhia  
DOB: 24-12-1964  
Gender: Male



3825 9946 9702

आधार - आम आदमी का अधिकार

*M. K. Budhia*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Sa, मुन्शी परा लाने, कलघाट, कोलकाता,  
कलघाट, कोलकाता, 700026

Address:  
Sa, Mukherjee Para Lane, Kalighat,  
Kalighat, Circus Avenue, Kolkata,  
West Bengal, 700026



1947  
1800 300 1947

help@udai.gov.in

www.udai.gov.in

P.O. Box No. 1947,  
Bangalore-560 091

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MANOJ KUMAR BUDHIA

PRABHU DAYAL BUDHIA

24/12/1964  
Permanent Account Number  
AFAPB5130P

M. K. Budhia  
Signature



1201

M. K. Budhia .





ভাৰতীয় নিৰ্বাচন কমিছন  
পৰিচালিত পত্ৰ  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
YMM0970434



নিৰ্বাচকৰ নাম : অপূৰ্ব কৰ্মাৰ  
Elector's Name : Apurba Karmakar  
পিতৃৰ নাম : মহাদেৱ কৰ্মাৰ  
Father's Name : Mahadev Karmakar  
লিংগ/Sex : পুৰুষ M  
জন্ম তাৰিখ : 07/04/1990

YMM0970434

ঠিকনা:  
093, বুৰো, শিৱনুপুৰ, ৰাজহাট, ৰাজহাট, উত্তৰ ২৪  
পাৰগানা-700135

Address:  
093 BURO  
SHIBTALA, BISHNUPUR, RAJARHAT, RAJAR  
HAT, NORTH 24 PARGANAS-700135

Date: 26/11/2018

115-ৰাজহাট নতুন টাউন প্ৰত্যেক নিৰ্বাচন  
কমিছনৰ কাৰ্য্যকৰণ  
Facsimile Signature of the Electoral  
Registration Officer for  
115-Rajarhat New Town Constituency

যিকোনো পৰিৱৰ্তন হ'লে ইয়াত উল্লেখ কৰা নম্বৰটো সঠিকভাৱে উল্লেখ কৰা হ'ব  
অন্যথা হ'লে ইয়াত উল্লেখ কৰা নম্বৰটো সঠিকভাৱে উল্লেখ কৰা হ'ব  
নতুন ঠিকনা  
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.

*Apurba Karmakar*












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

LH BOX - SMALL TO THUMB PRINTS  
N.B.- R.H. BOX - THUMB TO SMALL PRINTS

SIGNATURE OF THE PRESENTANT/ EXECUTANT WITH PHOTO

 WITHAL SERVICE PVT. LTD. <i>M. K. Baidya</i> Director	LH.					
	RH.					

ATTESTED: *M. K. Baidya*  
Director

 <i>A. S. Chaudhary</i>	LH.					
	RH.					

ATTESTED: *A. S. Chaudhary*

PHOTO	LH.					
	RH.					

ATTESTED:



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

19-202021-017329690-1

Date: 18/12/2020 16:45:01

BRN : 1321571677

Payment Mode Online Payment

Bank : HDFC Bank

BRN Date: 18/12/2020 16:47:05

DEPOSITOR'S DETAILS

Id No. : 2001706041/1/2020

[Query No./Query Year]

Name : MANOJ KUMAR BUDHIA  
Contact No. : Mobile No. : +91 9831038357  
E-mail : MKB\_BUDHIA@YAHOO.COM  
Address : 5A MUKHERJEE PARA LANE KOLKATA 700026  
Applicant Name : Mr APURBA KARMAKAR  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	2001706041/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	53970
2	2001706041/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	10904

Total

64874

In Words : Rupees Sixty Four Thousand Eight Hundred Seventy Four only

### Major Information of the Deed



Deed No :	I-1523-09570/2020	Date of Registration	22/12/2020
Query No / Year	1523-2001706041/2020	Office where deed is registered	
Query Date	16/12/2020 6:21:41 PM	1523-2001706041/2020	
Applicant Name, Address & Other Details	APURBA KARMAKAR BISHNUPUR, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 8910316619, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 10,89,000/-	Rs. 10,89,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 54,470/- (Article:23)	Rs. 10,904/- (Article:A(1), E)		
Remarks			

#### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Bishnupur, JI No: 44, Pin Cod 700135

Sch No	Plot Number	Khatlan Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Detail
L1	LR-4102 (RS :-)	LR-11908	Bastu	Shali	1.68 Dec	3,69,600/-	3,69,600/-	Project : Not Specified
L2	LR-4103 (RS :-)	LR-11908	Bastu	Shali	1.48 Dec	3,25,600/-	3,25,600/-	Project : Not Specified
L3	LR-4105 (RS :-)	LR-11908	Bastu	Shali	0.93 Dec	2,04,600/-	2,04,600/-	Project : Not Specified
L4	LR-4106 (RS :-)	LR-11908	Bastu	Shali	0.86 Dec	1,89,200/-	1,89,200/-	Project : Not Specified
TOTAL :					4.95Dec	10,89,000 /-	10,89,000 /-	
Grand Total :					4.95Dec	10,89,000 /-	10,89,000 /-	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Shri Anup Chowdhury (Presentant )</b> Son of Shri Kali Prasad Chowdhury Executed by: Self, Date of Execution: 22/12/2020 , Admitted by: Self, Date of Admission: 22/12/2020 ,Place : Office	 22/12/2020	 LTI 22/12/2020	 22/12/2020



and Ballygunge, P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Beng  
 PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN  
 Sxxxxxx6C, Aadhaar No: 32xxxxxxxx0480, Status :Individual, Executed by: Self, Date of  
 Execution: 22/12/2020  
 Admitted by: Self, Date of Admission: 22/12/2020 ,Place : Office


**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Withal Services Private Limited</b> 18 R N Mukherjee Road, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, PAN No.: AAxxxxxx1E,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Exe

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Manoj Kumar Budhia</b> Son of Late Prabhu Dayal Budhia 18 R N Mukherjee Road, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Bus Citizen of: India, , PAN No.: AFxxxxxx0P, Aadhaar No: 38xxxxxxxx9702 Status : Representative Representative of : Withal Services Private Limited (as DIRECTOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Apurba Karmakar</b> Son of Mahadeb Karmakar Bishnupur Buro Shibtala, P.O - Rajarhat Bishnupur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135			
	22/12/2020	22/12/2020	22/12/2020

Identifier Of Shri Anup Chowdhury, Shri Manoj Kumar Budhia

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Shri Anup Chowdhury	Withal Services Private Limited-1.68 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Shri Anup Chowdhury	Withal Services Private Limited-1.48 Dec

**Transfer of property for L3**

SI.No	From	To. with area (Name-Area)
1	Shri Anup Chowdhury	Withal Services Private Limited-0.93 Dec

**Transfer of property for L4**

SI.No	From	To. with area (Name-Area)
1	Shri Anup Chowdhury	Withal Services Private Limited-0.86 Dec



## Details as per Land Record

North 24 Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Bishnupur, JI No: 44, Pin Code: 743065

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4102, LR Khatian No:- 11908	Owner:অনুপ চৌধুরী, Gurdian:কালি প্রমা চৌধুর, Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Shri Anup Chowdhury
L2	LR Plot No:- 4103, LR Khatian No:- 11908	Owner:অনুপ চৌধুরী, Gurdian:কালি প্রমা চৌধুর, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Shri Anup Chowdhury
L3	LR Plot No:- 4105, LR Khatian No:- 11908	Owner:অনুপ চৌধুরী, Gurdian:কালি প্রমা চৌধুর, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Shri Anup Chowdhury
L4	LR Plot No:- 4106, LR Khatian No:- 11908	Owner:অনুপ চৌধুরী, Gurdian:কালি প্রমা চৌধুর, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Shri Anup Chowdhury

2020

**Rate of Market Value(WB PUVI rules of 2001)**

It is certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 89,000/-

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

**On 22-12-2020**

**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 14:12 hrs on 22-12-2020, at the Office of the A.D.S.R. RAJARHAT by Shri Anup Chowdhury ,Executant.

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

Execution is admitted on 22/12/2020 by Shri Anup Chowdhury, Son of Shri Kali Prasad Chowdhury, 31/1 Old Ballygunga, P O: Ballygunga, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Shri Apurba Karmakar, , Son of Mahadeb Karmakar, Bishnupur Buro Shibtala, P.O: Rajarhat Bishnupur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,904/- ( A(1) = Rs 10,890/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,904/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/12/2020 4:47PM with Govt Ref. No: 192020210173296901 on 18-12-2020, Amount Rs: 10,904/-, Ban HDFC Bank ( HDFC0000014), Ref. No. 1321571677 on 18-12-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 54,470/- and Stamp Duty paid by Stamp Rs 500/- by online = Rs 53,970/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 5309, Amount: Rs.500/-, Date of Purchase: 21/12/2020, Vendor name: MITA DUTTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/12/2020 4:47PM with Govt. Ref. No: 192020210173296901 on 18-12-2020, Amount Rs: 53,970/-, Ba HDFC Bank ( HDFC0000014), Ref. No. 1321571677 on 18-12-2020, 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**