

14656

I-16603/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
7/9/22

2/2 634376/22

AF 220739

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.

[Handwritten Signature]

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

13 OCT 2022

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the
7th day of September, Two Thousand Twenty-two (2022).

BETWEEN

Cont. P/2

601 8/9/2022

KRISHNA DAS
ADVOCATE
Barasat Judges Court

KRISHNA DAS
ADVOCATE
Barasat Judges Court

নং- জা- মলা 1001-

ক্রয়তর নাম ও মাং

স্টাম্প ডেভার স্মারক

বিধান নং, সল্টলেব সিসটি এ ডি এস আর ও

স্টাম্প ক্রয়

চালান নং

জেলা- বারাকপুর, ডেভার- মিতা দস্ত

28 JUL 2022

998000

জয়ন্তান হি হি

৩৫৮

জয়ন্তান হি হি

9006

জয়ন্তান হি হি

৩৫৯

জয়ন্তান হি হি

9009



IDENTIFIED BY ME
- banbeau

S/o. Akher Ali Molla

r/M. Krishna Mati

P.O. Kamduni

P.S. Shasan.

Kol - 135

Occ. Business.

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

07 SEP 2022

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

GRN Details

GRN:	192022230115414588	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	06/09/2022 12:37:08	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8280913226439	BRN Date:	06/09/2022 12:38:44
Gateway Ref ID:	224957116844	Method:	State Bank of India UPI
Payment Status:	Successful	Payment Ref. No:	2002634376/2/2022
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	WITHAL SERVICES PVT LTD
Address:	18 R N MUKHERJEE ROAD KOLKATA
Mobile:	8240884723
Depositor Status:	Buyer/Claimants
Query No:	2002634376
Applicant's Name:	Mr Swapnadip Das
Identification No:	2002634376/2/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002634376/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	7838
2	2002634376/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	2653
			Total	10491

IN WORDS: TEN THOUSAND FOUR HUNDRED NINETY ONE ONLY.

(2)

JAYGUN BIBI alias **JAYGUN BIBI GAIN**, (Aadhaar No. - 4252 9238 3302), daughter of Amber Ali Molla, residing at Village - Bhogali, P.O. - Bhogali, P.S. - Kashipur, District - South 24 Parganas, Kolkata - 700135, by faith - Islam, by Occupation - Housewife, 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 her heirs, executors, administrators, representatives 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 5A, Mukharjee Para Lane, P.O. & P.S.- Kalighat, Kolkata - 700026, 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, executors, administrators, representatives and assigns) of the OTHER PART.

Cont. P/3

(3)

WHEREAS One Jaygun Bibi alias Jaygun Bibi Gain (the Vendor herein) is the absolute owner and possessor of plots of Shali land total measuring an area of 01.333 Satak, comprised in R.S. & L.R. Dag Nos. 4114 & 4115, under L.R. Khatian No. 8589, under the following manner :-

Recorded land area	Share	Total out of land	R.S.& L.R. Dag No.	L.R. Khatian No.	Nature of land
01.000 Satak	0.1000	10 Satak	4114	8589	Shali
00.333 Satak	0.0333	10 Satak	4115	8589	Shali
Total 01.333 Satak					

lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently 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 inheritance and there after she recorded her name at B.L.&L.R.O. Rajarhat, under L.R. Khatian No. 8589 (in the name of Jaygun Bibi) and enjoying the same absolutely free from all encumbrances whatsoever.

AND WHEREAS Since then the said Jaygun Bibi alias Jaygun Bibi Gain (the Vendor herein) is well seized and possessed of the aforesaid plots of Shali land total measuring an area 01.333 Satak, comprised in R.S. & L.R. Dag Nos. 4114 & 4115, under L.R. Khatian No. 8589, lying and situated

Cont. P/4

(4)

at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, morefully described in the schedule hereinafter written by virtue of above own L.R. Settlement Record of rights 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 her name as absolute owner and possessors thereof and have the full right to dispose or transfer the same to any body in any way as the Vendor herein shall think fit and proper.

AND WHEREAS Now (the Vendor herein being in need of money intended desired and agreed to sell, and the purchaser herein have agreed to purchase the aforesaid plots of Shali land, total measuring an area 01.333 Satak, comprised in R.S. & L.R. Dag Nos. 4114 & 4115, under L.R. Khatian No. 8589, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas,

Cont. P/5

(5)

together with all easement rights of the same, more fully and particularly described in the Schedule hereunder written and at or for the total consideration of Rs. 2,63,932/- (Rupees: Two Lac Sixty-three Thousand Nine Hundred Thirty-two) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said Agreement and in consideration of Rs. 2,63,932/- (Rupees: Two Lac Sixty-three Thousand Nine Hundred Thirty-two) only to the Vendor paid by the Purchaser as per memo below at or for the immediately before the execution of these presents (the receipt whereof the Vendor do hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof acquire, release and forever discharge the said Purchaser as well as the said land, particularly described in the schedule hereunder written) the Vendor do hereby grant, sell, transfer, assign and assure unto the Purchaser herein ALL THAT piece and parcel plots of Shali land total measuring an area 01.333 Satak, comprised in R.S. & L.R. Dag Nos. 4114 & 4115, under L.R. Khatian No. 8589, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town,

Cont. P/6

(6)

under Rajarhat Police Station in the District of North 24-Parganas, more fully and particularly described In the schedule hereinafter written and together with full benefits of passages, ways, water, ways, Rights, liberties, privileges, all manner of easements and appurtenances belonging AND ALL the estate, rights, title, interest, claim and demand whatsoever of the Vendor unto or upon the same and every part thereof TO HAVE AND TO HOLD the said piece or parcel of land hereby granted, conveyed, transferred and assigned and intended so to be unto and to the use of the Purchaser herein absolutely and forever free from all encumbrances, charges, attachments, liens, etc. whatsoever and free from all acquisition and requisition and alignments and any claim or adverse possession and the Vendor do hereby covenant with the Purchaser as follows :-

1. THAT notwithstanding any acts. deed or things hereto before done, executed or knowingly suffered to the contrary the Vendor is now lawfully seized and possessed of the said property free from all encumbrances, attachments or defected, in title whatsoever and that the Vendor have full power and absolute authority to sell the said property in manner aforesaid.
2. THAT the Purchaser shall hereafter peaceably and quietly hold pos-

(7)

sess and enjoy the said property in Khas without any claim or demand whatsoever from the Vendor or any claiming through or under them.

3. FURTHER the Vendor and her heirs, executors, administrators, representatives or assigns, covenant with the Purchaser or its Director in office, heirs, administrators or assigns to save harmless indemnify and keep indemnified the Purchaser its Director in office, heirs, administrators or assigns, free or against all encumbrances, charges and equities whatsoever.
4. THAT the Vendor her heirs, administrators or assigns, further covenant that the Vendor or her heirs shall at the request and cost of the Purchaser its Director in office, heirs, administrators, or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed.
5. THAT the Purchaser herein will be entitled to mutate its names in respect of the said piece or parcel of land along with building and the common passages, with the authorities concerned and will pay the proportionate sum of revenue to the State of West Bengal.

Cont. P/8

(8)

6. THAT the land fully described in the schedule hereinafter written stands retained by the Vendor through operation of family ceiling as envisaged in chapter II - B , West Bengal Land Reforms Act,
7. AND that the said piece or parcel of land or any part or portion thereof or any interest there in has not vested in and / or are / is not acquire by the state of West Bengal Estate Acquisition Act. 1956 , or statutory modification thereof or under the urban land ceiling and Regulations Act. 1976 or any other law for the time being inforce.
8. ALL THE taxes, land revenue and impositions payable in respect of the said property up to date of these presents has been fully paid by the Vendor, and if any portion of such taxes, levies impositions etc. found to has remained unpaid for the period up to date hereof, the sane shall be deemed to be the liability of the Vendor and releasable from the Vendor.

IT IS hereby declared that the land described in the schedule below is the self acquired property of the Vendor and she is not the benamder of anyone.

AND the Vendor deliver this day Khas possession of the said land with unto the Purchaser.

Cont. P/9

(9)

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 plots of Shali land total measuring an area 01.333 Satak, comprised in R.S. & L.R. Dag Nos. 4114 & 4115, under L.R. Khatian No. 8589 (in the name of Jaygun Bibi), under the following manner :-

Saleable land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Khatian No.	Nature of land
01.000 Satak	0.1000	10 Satak	4114	8589	Shali
00.333 Satak	0.0333	10 Satak	4115	8589	Shali
Total 01.333 Satak be the same a little more or less,					

lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, in the State of West Bengal.

The annual proportionate rent will be payable to the Collectorate of North 24 Parganas on behalf of the Govt. of West Bengal as per State Govt. Rules and Regulations.

It is clearly stated herein that the Vendor herein sold and conveyed total land measuring an area 01.333 Satak more or less unto and in favour of the Purchaser herein, there are no road around those plots of land.

Cont. P/10

(10)

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed her hand's and Seal's on the day, Month and Year first above written.

SIGNED AND SEALED DELIVERED by
the Vendor at Kolkata in the presence of :-

WITNESSES

1. *Bansur ai*
Krishnamati
P.S. Shasan

2. *Ajjilayolla*
Kankat; Rajurket

DRAFTED BY :

Krishna Das
Krishna Das
Advocate

Dist. Judge's Court Barasat
North 24 Parganas
Enrolment No. WB-1027/98

জয় কলান বিবি ৩১/৩
জয় কলান বিবি ৩১/৩

SIGNATURE OF THE VENDOR

*Read over & Explain to
the Bengali by me.*

Bansur ai

Cont. P/11

(11)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchaser, a sum of Rs. 2,63,932/- (Rupees: Two Lac Sixty-three Thousand Nine Hundred Thirty-two) only being in full consideration money of the schedule mentioned land and payment as per Memo below :-

MEMO

<u>Date</u>	<u>Ch/DD No.</u>	<u>Bank / Branch</u>	<u>Amount</u>
09.09.2022	416054	THE FEDERAL BANK LTD. R.N. MUKHERJEE ROAD, KOLKATA	263932/-

Total Rs. 2,63,932/- (Rupees: Two Lac Sixty-three
Thousand Nine Hundred Thirty-two) only.

WITNESSES

1. bansracai
Krishna Meti
P.S. Shajan
2. Ajij Molla
Kankat; Rajarhet

~~জয়দেবী দেবী~~

~~জয়দেবী দেবী~~

SIGNATURE OF THE VENDOR

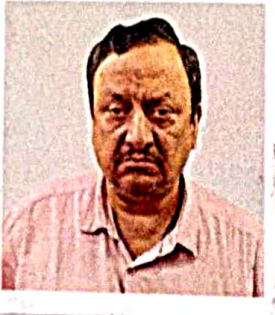










OF THE
 STANT/
 STANT/SELLER/
 BUYER/CAIMENT
 WITH PHOTO

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





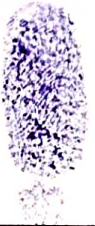



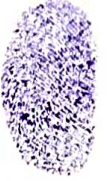
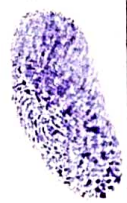
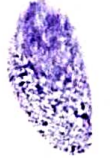
L.H. BOX-SMALL TO THUMB PRINTS

N.B.-



R.H. BOX -THUMB TO SMALL PRINTS

 Mr. R. Bhandari	L H.					
	R H.					

ATTESTED :- Mr. R. Bhandari.

 ଜୟଗୋନସିଧି ଜୟଗୋନସିଧି	L H.					
	R H.					

ATTESTED :- ଜୟଗୋନସିଧି ଜୟଗୋନସିଧି ଜାହାନ

 Banerjee	L H.					
	R H.				IDENTIFIED BY ME	IDENTIFIED BY ME

ATTESTED :- Banerjee

Major Information of the Deed

Query No :	I-1523-16603/2022	Date of Registration	13/10/2022
Query No / Year	1523-2002634376/2022	Office where deed is registered	
Query Date	01/09/2022 1:59:27 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Swapnadip Das 6, Old Post Office Street, WB ,,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 6296892151, 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. 2,63,932/-	Rs. 2,63,934/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,938/- (Article:23)	Rs. 2,653/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Bishnupur, JI No: 44, 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-4114 (RS :-)	LR-8589	Bastu Shali	1 Dec	1,97,999/-	1,98,000/-	,Project : Not Specified
L2	LR-4115 (RS :-)	LR-8589	Bastu Shali	0.333 Dec	65,933/-	65,934/-	,Project : Not Specified
		TOTAL :		1.333Dec	2,63,932 /-	2,63,934 /-	
	Grand Total :			1.333Dec	2,63,932 /-	2,63,934 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	JAYGUN BIBI, (Alias: JAYGUN BIBI GAIN) (Presentant) Daughter of AMBER ALI Village:- Bhogali, P.O:- Bhogali, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700012 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Aadhaar No: 42xxxxxxxx3302, Status :Individual, Executed by: Self, Date of Execution: 07/09/2022 , Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/09/2022 , Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Pvt. Residence

Details :

Name, Address, Photo, Finger print and Signature

WITHAL SERVICES PRIVATE LIMITED

18, R.N Mukherjee Road, 2nd Floor,, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx1E, Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name, Address, Photo, Finger print and Signature
1	Mr MANOJ KUMAR BUDHIA Son of Late PRABHU DAYAL BUDHIA City:- Not Specified, P.O:- Kalighat, P.S:-Kalighat, District:-South 24 -Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, 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
SAMSUR ALI Son of AKHER ALI MOLLA Village:- KrishnaMathi, P.O:- Kamduni, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135			
Identifier Of JAYGUN BIBI, Mr MANOJ KUMAR BUDHIA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	JAYGUN BIBI	WITHAL SERVICES PRIVATE LIMITED-1 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	JAYGUN BIBI	WITHAL SERVICES PRIVATE LIMITED-0.333 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4114, LR Khatian No:- 8589	Owner: জয়গন বিবি, Gurdian: অক্ষর আলী মোরা, Address: নিজ , Classification: শালি, Area 0.01000000 Acre,	JAYGUN BIBI
L2	LR Plot No:- 4115, LR Khatian No:- 8589	Owner: জয়গন বিবি, Gurdian: অক্ষর আলী মোরা, Address: নিজ , Classification: শালি,	JAYGUN BIBI

2022
Registration (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)
Presented for registration at 16:35 hrs on 07-09-2022, at the Private residence by JAYGUN BIBI Alias JAYGUN BIBI GAIN, Executant.

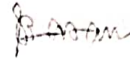
Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,63,934/-

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

Execution is admitted on 07/09/2022 by JAYGUN BIBI, Alias JAYGUN BIBI GAIN, Daughter of AMBER ALI, P.O: Bhogali, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700012, by caste Muslim, by Profession House wife

Identified by SAMSUR ALI, , Son of AKHER ALI MOLLA, P.O: Kamduni, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business



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

On 13-09-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,653.00/- (A(1) = Rs 2,639.00/- , E = Rs 14.00/-) and Registration Fees paid by by online = Rs 2,653/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/09/2022 12:38PM with Govt. Ref. No: 192022230115414588 on 06-09-2022, Amount Rs: 2,653/-, Bank: SBI EPay (SBIEPay), Ref. No. 8280913226439 on 06-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,938/- and Stamp Duty paid by by online = Rs 7,838/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/09/2022 12:38PM with Govt. Ref. No: 192022230115414588 on 06-09-2022, Amount Rs: 7,838/-, Bank: SBI EPay (SBIEPay), Ref. No. 8280913226439 on 06-09-2022, Head of Account 0030-02-103-003-02


Sanjoy Basak

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

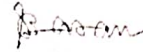
of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

ayment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,938/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 601, Amount: Rs.100.00/-, Date of Purchase: 06/09/2022, Vendor name: M Dutta



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



Registration under section 60 and Rule 69.

Registered in Book - I

Deed No. 1523-2022, Page from 644275 to 644294
Deed No 152316603 for the year 2022.



Digitally signed by SANJOY BASAK
Date: 2022.10.19 16:41:13 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2022/10/19 04:41:13 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)