

14258/2023

13905/2023

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AK 607523



Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part this Documents

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata



26 SEP 2023

THIS INDENTURE made and executed this the 26th day of September, 2023 BY AND BETWEEN **BIGLIFE REALTY PRIVATE LIMITED**, (PAN: AAECB7761J), a Company, incorporated under the Companies Act, 1956, having its registered office at 15,

2219

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13 SEP 2023

নং -

সন ও তারিখ -

জেরতার নাম -

সাকিন -

স্ট্যাম্প নম্বর -

ডেডার -

বারাসাত কোর্ট, উত্তর ২৪ পরগণা

ডেডার - শ্রী হারন চন্দ্র সাধু

টি.ডি. নং - 24 AUG 2023

তারিখ - 500000

মোট স্ট্যাম্প নম্বর -

বিভাগী অফিস - বারাসাত

DIPAK K. PAL
Advocate
B.S.C. LL.B.
Barasat Judges' Court



to be made in accordance with the provisions of the Act and the Rules made thereunder and the Regulations made thereunder.

to register the same in the Register of Assurances-IV, Kolkata.

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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

26 SEP 2023



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



192023240233822751

GRN Details

GRN:	192023240233822751	Payment Mode:	Online Payment
GRN Date:	25/09/2023 15:05:50	Bank/Gateway:	HDFC Bank
BRN :	129096652	BRN Date:	25/09/2023 15:07:04
GRIPS Payment ID:	250920232023382274	Payment Init. Date:	25/09/2023 15:05:50
Payment Status:	Successful	Payment Ref. No:	2002426909/2/2023
[Query No/*/Query Year]			

Depositor Details

Depositor's Name:	sunil kumar loharuka
Address:	DC-9/28, SHASTRI BAGAN, DESHBANDHU NAGAR
Mobile:	9830043331
Depositor Status:	Buyer/Claimants
Query No:	2002426909
Applicant's Name:	Mr K AGARWAL
Identification No:	2002426909/2/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	25/09/2023
Period To (dd/mm/yyyy):	25/09/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002426909/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	273020
2	2002426909/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	91014
Total				364034

IN WORDS: THREE LAKH SIXTY FOUR THOUSAND THIRTY FOUR ONLY.

Canal East Road, 1st Floor, Kolkata- 700 067, represented by one of its Director (Mr.) Jay Kumar Varma, (Aadhaar No. 9891 0181 8093), (PAN- ABKPV4529L), son of Mohan Lal Varma, an Indian Citizen, by Faith- Hindu, by Occupation- Business, residing at Block- 4-2B, PS Magnum, VIP Road, Kaikhali, P.O. & P.S. Kolkata Airport, District- North 24 Parganas, PIN- 700 052, District North 24 Parganas, West Bengal, hereinafter referred to and called as the "**VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART**;

AND

(MR.) SUNIL KUMAR LOHARUKA, (PAN- ABAPL2214N), son of Late Ram Bhagat Loharuka, an Indian Citizen, by faith Hindu, by Profession- Business, residing at DC- 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata- 700 059, hereinafter referred to and called as the "**PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**:

WHEREAS by Deed of Conveyance dated 15.09.1961, registered in the office of the Sub-Registrar, Cossipore Dum Dum, recorded in Book- I, Volume No. 101, Pages 291 to 293, Being No. 7404 for the year 1961, one Abdul Majid Mondal son of Kachimaddin Mondal, sold, transferred and conveyed ALL THAT piece or parcel of land measuring 2.00 (Two) Decimal, more or less, lying and situated at Mouza- Rekjoani, J.L. No. 13, comprised in R.S. Dag No. 4065, recorded in R.S. Khatian No. 3285, to the one Ketab Ali Mondal @ Ketab Ali, son of Late Aahad Ali Mondal, for the consideration mentioned therein, absolutely and forever;

AND WHEREAS by a Deed of Conveyance dated 06.04.1965, registered with the office of the Sub-Registrar, Cossipore Dum Dum, recorded in Book- I, Volume No.51, Pages 71 to 83, Being No. 3190 for the year 1965, (1) Kachimaddin Mondal, (2) Rahimannecha Bibi, and (3) Hamida Khatun, jointly, sold, transferred and conveyed the land measuring 16.50 decimal, more or less, lying and situated at Mouza- Rekjoani, J.L. No. 13, Re. Sa. No. 198, Touzi No. 2998, comprised in R.S. Dag No. 4065, recorded in R.S. Khatian No. 2961, 3017, 3018, 3019, 3020, 3285 & 3318, under P.S. Rajarhat, District- North 24 Parganas to (1) Ketab Ali Mondal @ Ketab Ali, son of Late Aahad Ali Mondal, and (2) Abdul Jabbar Mondal @ Jobbar Ali, son of Late Madar Baks Mondal, for the consideration mentioned therein, absolutely and forever;

AND WHEREAS After purchasing and possessing the aforesaid land, the said (1) Ketab Ali Mondal @ Ketab Ali, and (2) Abdul Jabbar Mondal @ Jobbar Ali, approached the said (1) Abdul Bari Mondal, (2) Abdul Hamid Mondal, (3) Abdul Jalil Mondal, and (4) Habibar Rahman Mondal, all are son of Kachimaddin Mondal, to execute and register an Indenture of Nadabi Patra to confirm the sale made by their father, Kachimaddin Mondal and their mother, Rahimannecha Bibi through aforesaid Deed No. 3190 for the year 1965, in favour of the said (1) Ketab Ali Mondal @ Ketab Ali, and (2) Abdul Jabbar Mondal @ Jobbar Ali. The

said Indenture of Nadabi Patra was registered on 06.04.1965, in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book- I, Volume No. 51, Pages 84 to 86, being No. 3192 for the year 1965;

AND WHEREAS thus on the strength of the aforesaid registered deeds, the said (1) Ketab Ali Mondal @ Ketab Ali, and (2) Abdul Jabbar Mondal @ Jobbar Ali, became the absolute joint owners of the aforesaid land measuring 16.50 Decimal, more or less, lying and situated at Mouza- Rekjoani, J.L. No. 13, Re. Sa. No. 198, Touzi No. 2998, comprised in R.S. Dag No. 4065, recorded in R.S. Khatian No. 2961, 3017, 3018, 3019, 3020, 3285 & 3318, P.S. Rajarhat, in the District North 24 Parganas;

AND WHEREAS The said Abdul Jabbar Mondal @ Jobbar Ali @ Jubbar Ali, died intestate on 20.11.1991, leaving behind his five sons namely (1) Gaffar Ali, (2) Ansar Ali @ Anchar Ali, (3) Akbar Ali, (4) Moslem Ali, (5) Nasir Ali @ Nasir Mondal and two married daughters namely (6) Taslima Bibi, wife of Samsur Ali & (7) Salema Bibi @ Chalehar Bibi Molla, wife of Golam Molla as his heirs and successors-in-interest in respect of his share in the aforesaid land, in accordance with Muslim Law of Inheritance;

AND WHEREAS The said Nasir Ali @ Nasir Mondal, son of Late Abdul Jabbar Mondal @ Jobbar Ali, died intestate on 19.09.1996, leaving behind his only wife namely (1) Anowara Bibi, one son namely (2) Sahajaddin Ali @ Sahajaddin Mondal and one daughter namely (3) Khadija Khatun as his heirs and successors-in-interest in respect of his share in the aforesaid land possessed by his deceased father Abdul Jabbar Mondal @ Jobbar Ali, in accordance with Muslim Law of Inheritance;

AND WHEREAS Thus on the basis of the aforesaid facts, and after demise of the said Abdul Jabbar Mondal @ Jobbar Ali and the said Nasir Ali @ Nasir Mondal, the said (1) Gaffar Ali, (2) Ansar Ali @ Anchar Ali, (3) Akbar Ali, (4) Moslem Ali, (5) Taslima Bibi, (6) Salema Bibi @ Chalehar Bibi Molla, (7) Anowara Bibi, (8) Sahajaddin Ali @ Sahajaddin Mondal & (9) Khadija Khatun, became the absolute joint owners of the estate of the said Abdul Jabbar Mondal @ Jobbar Ali;

AND WHEREAS The said Ketab Ali Mondal @ Ketab Ali died intestate on 03.03.2006, leaving behind his wife namely (1) Majida Bibi @ Majida Khatun, five sons namely (2) Hasem Ali @ Hasem Ali Molla, (3) Hosen Ali @ Hosen Ali Molla, (4) Inan Ali Molla @ Eman Ali @ Iman Ali Molla, (5) Amin Ali @ Amin Ali Molla, (6) Momin Ali @ Momin Ali Molla, and four married daughters namely (7) Hasina Bibi, wife of Afchar Ali @ Afsar Ali, (8) Chhakina Bibi alias Chakina Bibi, wife of Hakim Ali, (9) Akina Bibi, wife of Mojam Ali & (10) Halima Bibi, wife of Mujit Ali, as his heirs and successors-in-interest in respect of the estate left by him;

AND WHEREAS by a Deed of Conveyance dated 26.10.2007, registered in the office of the District Sub-Registrar-II, at Barasat, North 24 Parganas and recorded in Book- I, CD Volume No. 56, Page from 3877 to 3894, being No. 16762 for the

year 2011, the said Majida Bibi @ Majida Khatun, wife of Ketab Ali Mondal @ Ketab Ali sold, transferred and conveyed her share in R.S. Dag No. 4065, Mouza- Rekjoani, J.L. No. 13, as aforesaid, to her sons namely (1) Hasem Ali @ Hasem Ali Molla, (2) Hosen Ali @ Hosen Ali Molla, (3) Inan Ali Molla @ Eman Ali @ Iman Ali Molla, (4) Amin Ali @ Amin Ali Molla, and (5) Momin Ali @ Momin Ali Molla, absolutely and forever;

AND WHEREAS Thus, on the basis of the aforesaid facts and circumstances, the said (1) Gaffar Ali, (2) Ansar Ali @ Anchar Ali, (3) Akbar Ali, (4) Moslem Ali, (5) Taslima Bibi, (6) Salema Bibi @ Chalehar Bibi Molla, (7) Anowara Bibi, (8) Sahajaddin Ali @ Sahajaddin Mondal, and (9) Khadija Khatun, all heirs of the said Abdul Jabbar Mondal @ Jobbar Ali, and the said (10) Hasem Ali @ Hasem Ali Molla, (11) Hosen Ali @ Hosen Ali Molla, (12) Inan Ali Molla @ Eman Ali @ Iman Ali Molla, (13) Amin Ali @ Amin Ali Molla, (14) Momin Ali @ Momin Ali Molla, (15) Hasina Bibi, (16) Chhakina Bibi alias Chakina Bibi (17) Akina Bibi, and (18) Halima Bibi, are the absolute joint owners of **ALL THAT** piece and parcel of land measuring 16.50 decimals, more or less, lying and situated at Mouza- Rekjoani, J.L. No. 13, comprised in R.S./ L.R. Dag No. 4065, recorded in R.S. Khatian No. 2961, 3017, 3018, 3019, 3020, 3285 and 3318, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, under P.S. Rajarhat, District- North 24 Parganas, hereafter called as "the **TOTAL LAND**", more fully described in Part-I of the Schedule, hereunder written.

AND WHEREAS by a Deed of Conveyance dated 23.02.2012, registered in the office of the Additional District Sub-Registrar, Bidhannagar, (Salt Lake City), recorded in Book- I, CD Volume No.4, Pages from 2942 to 2981, being No. 02343 for the year 2012, the said (1) Gaffar Ali, (2) Ansar Ali @ Anchar Ali, (3) Akbar Ali, (4) Taslima Bibi, (5) Salema Bibi @ Chalehar Bibi Molla, (6) Anowara Bibi, (7) Sahajaddin Ali @ Sahajaddin Mondal, (8) Khadija Khatun, (9) Hasem Ali @ Hasem Ali Molla, (10) Hosen Ali @ Hosen Ali Molla, (11) Inan Ali Molla @ Eman Ali @ Iman Ali Molla, (12) Amin Ali @ Amin Ali Molla, (13) Momin Ali @ Momin Ali Molla, (14) Hasina Bibi, (15) Chhakina Bibi, (16) Akina Bibi, and (17) Halima Bibi, sold, conveyed and transferred their entirety of the share in the Total Land, i.e. **ALL THAT** piece and parcel of land measuring 15.125 (Fifteen point One Two Five) Decimal, more or less, lying and situated at Mouza- Rekjoani, J.L. No. 13, comprised in R.S. Dag No. 4065, recorded in R.S. Khatian Nos. 2961, 3017, 3018, 3019, 3020, 3285 and 3318, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, under P.S. Rajarhat, District- North 24 Parganas, to **Biglife Realty Private Limited**, the Vendor herein, for the consideration therein mentioned, absolutely and forever;

AND WHEREAS by a Deed of Conveyance dated 22.03.2012, registered in the office of the District Sub-Registrar-II, North 24 Pargana, Barasat, and recorded in Book- I, CD Volume No.13, Page from 4018 to 4043, being No. 04284 for the year 2012, the said Moslem Ali (one of the heirs of the said Abdul Jabbar Mondal @ Jobbar Ali), sold, conveyed and transferred his entirety of the share in the Total

Land, i.e. **ALL THAT** piece and parcel of land measuring 1.375 (One point Three Seven Five) Decimal, more or less, lying and situated at Mouza- Rekjoani, J.L. No. 13, comprised in R.S./ L.R. Dag No. 4065, recorded in R.S. Khatian No. 2961, 3017, 3018, 3019, 3020, 3285 and 3318, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, under P.S. Rajarhat, District- North 24 Parganas, to **Biglife Realty Private Limited**, the Vendor herein, for the consideration therein mentioned, absolutely and forever;

AND WHEREAS after the aforesaid purchases, the said **Biglife Realty Private Limited**, recorded its name in Record of Rights, vide L.R. Khatian Nos. 5891, in respect of its absolute ownership of the Total Land.

AND WHEREAS due to paucity of funds and inability to administer and maintain the Total Land, the said **Biglife Realty Private Limited**, the Vendor herein, has agreed to sale and the Purchaser herein has agreed to purchase, out of the Total Land, i.e. **ALL THAT** piece and parcel of land measuring 8.25 (Eight point Two Five) Decimal, more or less, lying and situated at Mouza- Rekjoani, J.L. No. 13, comprised in R.S./ L.R. Dag No. 4065, recorded in L.R. Khatian Nos. 5891, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, under P.S. Rajarhat, District- North 24 Parganas, hereinafter called and referred as "the **Said Land**", more fully described in **Part-II** of the **Schedule**, hereunder written, at and for a Total Consideration of Rs.91,00,000/- (Rupees Ninety One Lac) only.

AND WHEREAS in connection with the sale of the Said Land, the Vendor has made the following representations and assurances which have been fully relied upon and believed to be true and correct by the Purchaser in good faith:

- (i) That the Vendor is the sole and absolute owner of the Said Land having clear good marketable title thereto, free from all encumbrances, mortgages, charges, liens, lispendens, annuity, debutters, wakf, dev seva, trusts, benami transactions, attachments, bargadar, bhag chasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities, whatsoever or howsoever and is in "khas" vacant and peaceful possession thereof;
- (ii) That there shall be no difficulty in mutation of the name of the Purchaser as an owners in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the Said Land upon its purchase by the Purchaser;
- (iii) That save and except the Vendor no other person has any right title or interest in the Said Land or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of or relating to the Said Land or any part or share thereof in any manner whatsoever;
- (iv) That neither the Vendor nor any of the predecessors-in-title of the Vendor has at any time held any land in excess of the Ceiling Limits prescribed

under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953 or any other applicable law;

- (v) That no notice or claim has been received by the Vendor which would affect the ownership, user, enjoyment and transfer of the Vendor in respect of the Said Land;
- (vi) That there is no action, suit, appeal or litigation in respect of the Said Land or in any way concerning therewith or any part or share thereof is pending or has been filed at any time hereinbefore;
- (vii) That save those relating to sale of the Said Land to the Purchaser hereto, the Vendor have not dealt with or encumbered the Said Land in any manner nor entered upon any agreement or contract in respect thereof.

AND WHEREAS relying on the aforesaid representation made by the Vendor herein and upon receiving the Total Consideration, as aforesaid, the Purchaser has agreed to purchase the Said land. The consideration being paid by the Purchaser represents the current market value and available price for sale of the Said Land.

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of agreement and in consolidated consideration of Rs.91,00,000/- (Rupees Ninety One Lac) only, duly paid by the Purchaser to the Vendor at or before the execution of this instrument (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the Said Land, free from the same), the Vendor do hereby grant, sell, convey, transfer, assign and assure unto the Purchaser **ALL THAT** piece and parcel of land measuring 8.25 (Eight point Two Five) Decimal, more or less, lying and situated at Mouza- Rekjoani, J.L. No. 13, comprised in R.S./ L.R. Dag No. 4065, recorded in L.R. Khatian Nos. 5891, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, under P.S. Rajarhat, District-North 24 Parganas **TOGETHER WITH** all the rights and properties appurtenant thereto, morefully and particularly described in Part-II of the Schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Land**" **OR HOWSOEVER OTHERWISE** the Said Land and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the Said Land or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions reminder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all

the estate, rights , liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever of the Vendor unto and upon the Said Land and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the Said Land which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Land, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

2. **THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER:**

- (I) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Land, hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- (II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the Said Land, hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- (III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the Said Land hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the

Said Land or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the Said Land hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and

- (VI) THAT the Said Land or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VIII) THAT the Vendor has not yet received any notice of requisition or acquisition of the Said Land described in the schedule below and the Said Land has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the Said Land and all other rights of easements at law and in equity; and
- (X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispendence or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor has delivered peaceful vacant possession of the Said Land, described in the Part-I of the Schedule below unto the Purchaser for the absolute use and benefits of the Purchaser, as full and absolute owner thereof and all rights, title, interest over the Said Land hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;
- (XII) THAT the Vendor do hereby declare that the Said Land is free from all sorts of encumbrances whatsoever and they have good and marketable

right title and interest over the Said Land, as described in the schedule hereto below; and

- (XIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser's name in the Record Of Rights as well as in the records of local authority;
- (XIV) THAT simultaneously with the execution of this deed, the Vendor has handed over all documents of title relating to the Said Land, to the Purchaser.

THE SCHEDULE

Part-I

[the Total Land]

ALL THAT piece and parcel of land measuring 16.50 (Sixteen point Five Zero) Decimal, more or less, lying and situated at Mouza- Rekjoani, J.L. No. 13, comprised in R.S./ L.R. Dag No. 4065, recorded in R.S. Khatian No. 2961, 3017, 3018, 3019, 3020, 3285 and 3318, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, under P.S. Rajarhat, District- North 24 Parganas, West Bengal. The Total Land is butted and bounded as follows :-

ON THE NORTH	:	By R.S. Dag Nos. 4061 and 4062;
ON THE SOUTH	:	By 24'-0" wide Road;
ON THE EAST	:	By R.S. Dag No. 4064;
ON THE WEST	:	By part of R.S./L.R. Dag No. 4065;

Part-II

[the Said Land]

ALL THAT piece and parcel of vacant land measuring 8.25 (Eight point Two Five) Decimal, more or less, (being undivided portion of the Total Land, more fully detailed in Part-I of the Schedule hereinabove), lying and situated at Mouza- Rekjoani, J.L. No. 13, comprised in R.S./L.R. Dag No. 4065, recorded in L.R. Khatian No.5891, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, under P.S. Rajarhat, District- North 24 Parganas, West Bengal Together With all easement rights and all other rights, appurtenances and inheritances enjoyed therewith.

IN WITNESS WHEREOF the **VENDOR** and the Purchaser has set and subscribed their respective hands on the day month and year, first above written.

SIGNED, SEALED AND DELIVERED

By the VENDOR at Kolkata

in the presence of :

BIGLIFE REALTY PVT LTD.

Jay Kumar Dasgupta
DIRECTOR

Asif Agnew
JAZAISH BRACED AGNEW
Flat No. 46, Block - 2
Spine Town, V.I.P. Road
Kolkata - 52

Sanjay Agnew
210 Purnanma Agnew
188B, M.M. Road -
Kolkata - 700054

RECEIPT & MEMO OF CONSIDERATION

RECEIVED a sum of Rs.91,00,000/- (Rupees Ninety One Lac) only, from the within named Purchaser, as full and final payment against sale and transfer of the Said Land (more fully mentioned in Part-II of the Schedule hereinabove written) to the Purchaser, according to memo of consideration, stated herein below:

Date	Amount (Rs.)	Cheque No.	Bank/Branch	Issued In favour of
26.09.2023	90,09,000/-	562285	Indian Overseas Bank, Baguiati Branch	Biglife Realty Pvt. Ltd.
	91,000/-	Tax Deducted at Source		
Total:	91,00,000/-	Rupees Ninety One Lac only.		

Witnesses:

BIGLIFE REALTY PVT. LTD.

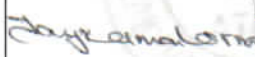
Jaykumar Bano
DIRECTOR

Arif Aggarwal
Jazbir Prasad Aggarwal,
Flat no. 46, Block - 1
Spine Town, V.I.P. Road
Kolkata - 52

Sanjay Aggarwal
810, Purnanil Aggarwal -
1885, Manikchandra Manik -
Kolkata - 700054 -

Prepared by
Krishna Das
Krishna Das Adv.
Advocate
Dist. Judge's Court Barasat
North 24 Parganas
Enrolment No. WB-1027/98

FORM FOR TEN FINGERPRINTS

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

Major Information of the Deed

Deed No :	I-1904-13905/2023	Date of Registration	26/09/2023
Query No / Year	1904-2002426909/2023	Office where deed is registered	
Query Date	23/09/2023 9:26:29 AM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	K AGARWAL GREENWOOD PREMIUM, KAIKHALI, Thana : Airport, District : North 24-Parganas, WEST BENGAL, PIN - 700136, Mobile No. : 9836475200, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 91,00,000/-	Rs. 91,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,73,070/- (Article:23)	Rs. 91,098/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, JI No: 13, Pin Code : 700135

13, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4065 (RS :-)	LR-5891/10	Bastu	Bastu	8.25 Dec	91,00,000/-	91,00,000/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
	Grand Total :				8.25Dec	91,00,000 /-	91,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BIGLIFE REALTY PRIVATE LIMITED 15, CANAL EAST ROAD, 1ST FLOOR, City:- Kolkata, P.O:- KANKURGACHI, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700067 , PAN No.:: AAxxxxx1J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

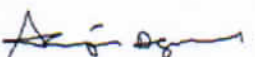
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SUNIL KUMAR LOHARUKA Son of Late RAM BHAGAT LOHARUKA DC-9/28, SHASTRI BAGAN, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxx4N,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr JAY KUMAR VARMA (Presentant) Son of MOHAN LAL VARMA Date of Execution - 26/09/2023, , Admitted by: Self, Date of Admission: 26/09/2023, Place of Admission of Execution: Office	 Sep 26 2023 12:24PM	 LTI 26/09/2023	 26/09/2023
BLOCK 4-2B, PS MAGNUM, VIP ROAD, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:- North 24-Parganas, West Bengal, India, PIN:- 700052, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ABxxxxxx9L, Aadhaar No: 98xxxxxxxx8093 Status : Representative, Representative of : BIGLIFE REALTY PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SATPAL AGARWAL Son of Mr JAGDISH PRASDAD AGARWAL SPACE TOWN HOUSING COMPLEX, BLOCK-1, FLAT NO. 4G,, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059	 26/09/2023	 26/09/2023	 26/09/2023
Identifier Of Mr JAY KUMAR VARMA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	BIGLIFE REALTY PRIVATE LIMITED	Mr SUNIL KUMAR LOHARUKA-8.25 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, JI No: 13, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4065, LR Khatian No:- 5891/10		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190413905 / 2023

On 26-09-2023

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.

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

Presented for registration at 11:25 hrs on 26-09-2023, at the Office of the A.R.A. - IV KOLKATA by Mr JAY KUMAR VARMA ,.

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 91,00,000/-

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

Execution is admitted on 26-09-2023 by Mr JAY KUMAR VARMA, DIRECTOR, BIGLIFE REALTY PRIVATE LIMITED (Private Limited Company), 15, CANAL EAST ROAD, 1ST FLOOR, City:- Kolkata, P.O:- KANKURGACHI, P.S:- Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700067

Indetified by Mr SATPAL AGARWAL, , Son of Mr JAGDISH PRASDAD AGARWAL, SPACE TOWN HOUSING COMPLEX, BLOCK-1, FLAT NO. 4G,, P.O: DESHBANDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 91,098.00/- (A(1) = Rs 91,000.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 91,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/09/2023 3:07PM with Govt. Ref. No: 192023240233822751 on 25-09-2023, Amount Rs: 91,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 129096652 on 25-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,73,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 2,73,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2719, Amount: Rs.50.00/-, Date of Purchase: 13/09/2023, Vendor name: H Ch Sadhu

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/09/2023 3:07PM with Govt. Ref. No: 192023240233822751 on 25-09-2023, Amount Rs: 2,73,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 129096652 on 25-09-2023, Head of Account 0030-02-103-003-02


Mohul Mukhopadhyay

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA**

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 785673 to 785691

being No 190413905 for the year 2023.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2023.10.05 16:26:10 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 05/10/2023
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.