

14338/2023

13994/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



AL 795220

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

27 SEP 2023

THIS INDENTURE made and executed on this the 27th day of September, 2023 BY AND BETWEEN **(MR.) BISHNU KUMAR SARAF** alias Bishnu Kumar Saraff (Aadhar No. 384697644946), (PAN- AIZPS4665A), son of Prabhu Kumar Saraf

SL. No. 4625

- 5 JUN 2023

Customer

Vill

Rs.

Vender

Place - Ghateswa, A. D. S. R. Office

Dist. - South 24 Parganas.

Mahabub Hasan Paik

DEBABRATA CHANDA
Advocate

High Court, Calcutta
Regd. No. F/413/238/2002



Jaykumar Loma
S/O. MOHAN LAL VARMA
P/2 MAGNUM - BLOC
VIP ROAD, KOLKATA - 77

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
27 SEP 2023



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



192023240231797021

GRN Details

GRN:	192023240231797021	Payment Mode:	Online Payment
GRN Date:	22/09/2023 18:26:02	Bank/Gateway:	State Bank of India
BRN :	CKY0733936	BRN Date:	22/09/2023 18:27:36
GRIPS Payment ID:	220920232023179701	Payment Init. Date:	22/09/2023 18:26:02
Payment Status:	Successful	Payment Ref. No:	2002420369/2/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	loharuka infrastructure private limited
Address:	DC-9/28, SHASTRI BAGAN, DESHBANDHU NAGAR
Mobile:	9830043331
Contact No:	09830533625
Depositor Status:	Buyer/Claimants
Query No:	2002420369
Applicant's Name:	Mr K AGARWAL
Identification No:	2002420369/2/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	22/09/2023
Period To (dd/mm/yyyy):	22/09/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002420369/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	132790
2	2002420369/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	44304
Total				177094

IN WORDS: ONE LAKH SEVENTY SEVEN THOUSAND NINETY FOUR ONLY.

alias Prabhu Dayal Saraff, an Indian Citizen, by Faith- Hindu, by Profession-Business, residing at 4/5, Singhi Bagan Lane, First Floor, Bara Bazar, Kolkata- 700 007, 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 his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART**;

AND

LOHARUKA INFRASTRUCTURE PRIVATE LIMITED, (PAN- AABCG6822C), a Company, incorporated under the Companies Act, 1956, having its registered office at DC- 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata- 700 059, represented by one of its Director (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 its successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**:

WHEREAS by virtue of Record Of Rights, 1) Rahamat Ali Mondal alias Rahamat Ali Ostagar, and (2) Kudrat Ali Mondal alias Kudrat Ali Ostagar were the sole and absolute owner of land measuring 1 acre 24 Decimals, more or less, lying and situate at Mouza- Rekjoani, J.L. No. 13, Re. Sa. No. 198, Touzi No. 2998, comprised in R.S./ L.R. Dag No. 4061, under R.S. Khatian No. 1880, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, under P.S. Rajarhat, District- North 24 Parganas;

AND WHEREAS thereafter, the said (1) Rahamat Ali Mondal alias Rahamat Ali Ostagar, recorded his name in L.R. Settlement vide L.R. Khatian No. 3906 and the said (2) Kudrat Ali Mondal alias Kudrat Ali Ostagar recorded his name in L.R. Khatian No. 3905, in respect of aforesaid plot of land;

AND WHEREAS thus, the said (1) Rahamat Ali Mondal alias Rahamat Ali Ostagar, and (2) Kudrat Ali Mondal alias Kudrat Ali Ostagar, became the absolute joint owners of the aforesaid land, i.e. ALL THAT piece or parcel of land measuring 1 (One) Acre and 24 (Twenty Four) Decimal, more or less, comprised in Mouza- Rekjoani, J.L. No. 13, R.S./L.R. Dag No. 4061, recorded under R.S. Khatian No. 1880, corresponding to L.R. Khatian Nos. 3906 and 3905, 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 in the span of time, the said Kudrat Ali Mondal alias Kudrat Ali Ostagar, died intestate leaving behind his wife namely (1) Rizia Begum @ Rajiya Begum, only son namely (2) Hannan Ali Ostagar, two daughters namely (3) Anowara Khatun, and (4) Saira Begum as his heirs and successors in interest, in respect of his undivided 50% share in the Total Land, in accordance with the Muslim Law of Inheritance.

AND WHEREAS in the span of time, the said Rahamat Ali Mondal alias Rahamat Ali Ostagar, also died intestate leaving behind his wife namely (1) Momena Khatoon, three sons namely (2) Farouk Ali Ostagar, (3) Zulfiqur Ali Ostager, and (4) Iqbal Ostager, and two daughters namely (5) Jebunara Begum, and (6) Firoja Khatun, as his only heirs and successors-in-interest, in respect of his undivided 50% share in the Total Land, in accordance with the Muslim Law of Inheritance.

AND WHEREAS thus on the basis of the aforesaid facts and circumstances, the said (1) Farouk Ali Ostagar, (2) Zulfiqur Ali Ostagar, (3) Iqbal Ostagar, (4) Momena Khatoon, (5) Jebunara Begum, and (6) Firoja Khatun, all are the heirs of Late Rahamat Ali Ostagar and the said (1) Hannan Ali Ostagar, (2) Rizia Begum @ Rajiya Begum, (3) Anowara Khatun, and (4) Saira Begum, all are the heirs of Late Kudrat Ali Ostagar, became the absolute joint owners of the Total Land, free from all encumbrances and were enjoying vacant and peaceful possession thereof.

AND WHEREAS by virtue of a Deed of Conveyance, registered in the office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, and recorded in Book- I, CD Volume No. 1, Pages 9550 to 9594, Being No. 00488 for the year 2012, the said (1) Farouk Ali Ostagar, (2) Zulfiqur Ali Ostagar, (3) Iqbal Ostagar, (4) Momena Khatoon, (5) Jebunara Begum, and (6) Firoja Khatun, (7) Hannan Ali Ostagar, (8) Rizia Begum @ Rajiya Begum, (9) Anowara Khatun, and (10) Saira Begum, jointly sold, transferred and conveyed **the Total Land**, jointly to 31 co-purchasers, namely (1) Mridula Agarwal, (2) Manju Varma, (3) Mohan Lal Varma, (4) Sharad Mohata, (5) Sanjay Agarwal, (6) Mamta Devi Jajodia, (7) Sanjay Pareek, (8) Sandeep Tewari, (9) Bela Chanani, (10) Manoj Kumar Goenka, (11) Sanjay Chirania, (12) Vinod Kumar Goel, (13) Madhu Shah, (14) Suresh Kumar Agarwal, (15) Manju Kabra, (16) Binay Kumar Hetamsaria, (17) Manoj Khemka, (18) Abhishek Khemka, (19) Manmohan Agarwal, (20) Satpal Agarwal, (21) Vivek Kumar Tulsian, (22) Rajesh Kumar Agrawal, (23) Subodh Kumar Agarwal, (24) Chand Mal Ladha, (25) Rohit Agarwal, (26) Vijay Agarwal, (27) Shyam Sunder Shah, (28) Yogendra Kanodia, (29) Amit Kumar Saraf & Sons (H.U.F), (30) Puja Agarwal, and (31) Shashi Kant Kanoria, for the consideration therein mentioned, absolutely and forever;

AND WHEREAS after the aforesaid purchases, the aforesaid 31 purchasers recorded their share in the Total Land in Record of Rights, vide L.R. Khatian Nos. 5857 to 5887.

AND WHEREAS thus on the basis of the aforesaid purchases and records, the one Rohit Agarwal, one of the aforesaid 31 co-owners, became the sole and absolute owner of **ALL THAT** piece and parcel of undivided 1/31th share in the Total Land, i.e. land measuring 4 (Four) Decimal, more or less, lying and situate at Mouza- Rekjoani, J.L. No. 13, comprised in R.S./L.R. Dag No. 4061, under L.R. Khatian No. 5880, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, under P.S. Rajarhat, District North 24 Parganas, West Bengal, hereafter called as "the **SAID LAND**", more fully described in Part-II of the Schedule, hereunder written.

AND WHEREAS by virtue of a Registered Deed of Conveyance dated 28.02.2013, duly registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book- I, CD Volume No. 4, Pages from 7943 to 7967, being No. 02645 for the year 2013, the said Rohit Agarwal, one of the aforesaid 31 co-owners, sold, transferred and conveyed **ALL THAT** the Said Land to Vishnu Kumar Saraf, the Vendor herein, for the consideration mentioned therein, absolutely and forever.

AND WHEREAS after the aforesaid purchase, Vishnu Kumar Saraf, recorded his name in Records of Rights vide L.R. Khatian No. 6591 in respect of the Said Land.

AND WHEREAS due to paucity of funds and inability to administer and maintain the Said Land, the said Vishnu Kumar Saraf, one of the aforesaid 31 co-owners and the Vendor herein, has agreed to sale and the Purchaser herein has agreed to purchase the Said Land at and for a Total Consideration of Rs.44,29,200/- (Rupees Forty Four Lac Twenty Nine Thousand And Two Hundred) 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. 44,29,200/- (Rupees Forty Four Lac Twenty Nine Thousand And Two Hundred) 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 4 (Four) Decimal, more or less, (Being undivided 1/31th share in the Total Land), lying and situate at Mouza- Rekjoani, J.L. No. 13, comprised in R.S./L.R. Dag No. 4061, recorded under L.R. Khatian No. 6591, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, under P.S. Rajarhat, District North 24 Parganas, West Bengal **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 at 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, lispence 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 1 Acre 24 Decimals, more or less, lying and situate at Mouza- Rekjoani, J.L. No. 13, Re. Sa. No. 198, Touzi No. 2998, comprised in R.S./L.R. Dag No. 4061, under R.S. Khatian No. 1880, corresponding to L.R. Khatian Nos. 3905 and 3906, then further corresponding to L.R. Khatian No. 5857 to 5867, 5869 to 5878, 5886, 6591, 6592, 6687, 6688, 6851 to 6854, and 6891, 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	:	R.S./ L.R. Dag Nos. 789 & 791.
ON THE SOUTH	:	R.S./ L.R. Dag Nos. 4065 & 4060.
ON THE EAST	:	R.S./ L.R. Dag No. 4062.
ON THE WEST	:	R.S./ L.R. Dag Nos. 790 & 4060.

Part-II

[the Said Land]

ALL THAT piece and parcel of vacant land measuring 4 (Four) Decimal, more or less, (Being undivided 1/31th share in the Total Land, detailed in Part-I of the Schedule, hereinabove), lying and situate at Mouza- Rekjoani, J.L. No. 13, comprised in R.S./L.R. Dag No. 4061, recorded in L.R. Khatian No. 6591, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, under P.S. Rajarhat, District- North 24 Parganas, 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 :

Bishnu Kumar Sanyal

*Jay Keema Looms,
PS MAGNUM - Block - 4-2B
V.I.P ROAD, KOLKATA - 52*

*Unid Kumar Gout
870 Brehmanand Gout
PS Magnum, Block VI 3B
V.I.P Rd, Kerkhet
KOL- 52*

RECEIPT & MEMO OF CONSIDERATION

RECEIVED a sum of Rs.44,29,200/- (Rupees Forty Four Lac Twenty Nine Thousand And Two Hundred) 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/ DD No.	Bank/Branch	Issued In favour of
06.05.2023	5,00,000/-	955015	Indian Overseas Bank Baguiati Branch	Bishnu Kumar Saraf
26.09.2023	39,29,200/-	340593	Indian Overseas Bank, Baguiati Branch	Bishnu Kumar Saraf
Total:	44,29,200/-	Rupees Forty Four Lac Twenty Nine Thousand And Two Hundred Only.		

Witnesses:

Sanjay Kumar Sharma

PS MAGNUM. Block-4-2A

VIP ROAD, KOLKATA-42

Bishnu Kumar Saraf

Unind Kumar Gout
S/o Brahmanand Gout
PS magnum, Block VI 3B
VIP Road, Kalkata
KOT-52

Prepared by
Krishna Das
Krishna Das
Advocate

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

12

FORM FOR TEN FINGERPRINTS

					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
Bishnu Kumar Sanyal					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
Sufihaman					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Major Information of the Deed

Deed No :	I-1904-13994/2023	Date of Registration	27/09/2023
Query No / Year	1904-2002420369/2023	Office where deed is registered	
Query Date	22/09/2023 11:59:12 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. 44,29,000/-	Rs. 44,29,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,32,890/- (Article:23)	Rs. 44,388/- (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

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-4061 (RS :-)	LR-6591	Bastu	Bastu	4 Dec	44,29,000/-	44,29,000/-	Property is on Road
Grand Total :					4Dec	44,29,000 /-	44,29,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BISHNU KUMAR SARAF, (Alias: Mr BISHNU KUMAR SARAFF) (Presentant) Son of PRABHU DAYAL SARAFF Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 27/09/2023 ,Place : Office		 Captured	
		27/09/2023	LTI 27/09/2023	27/09/2023
4/5, SINGHI BAGAN LANE, ARCHANA, BARABAZAR, City:- Kolkata, P.O:- BURROBAZAR, P.S:- Burrobar, District:-Kolkata, West Bengal, India, PIN:- 700007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AIxxxxxx5A, Aadhaar No: 38xxxxxxxx4946, Status :Individual, Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 27/09/2023 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Loharuka Infrastructure Private Limited DC-9/28, SHASTRI BAGAN, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: AAxxxxxx2C,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative 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.:: ABxxxxxx4N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Loharuka Infrastructure Private Limited (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr JAY KUMAR VARMA Son of MOHAN LAL VARMA 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		 Captured	
	27/09/2023	27/09/2023	27/09/2023
Identifier Of Mr BISHNU KUMAR SARAF, Mr SUNIL KUMAR LOHARUKA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr BISHNU KUMAR SARAF	Loharuka Infrastructure Private Limited-4 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:- 4061, LR Khatian No:- 6591	Owner:বিশ্ব কুমার সারাক, Gurdian:প্রজু কুমার সারাক, Address:দিজ , Classification:শালি, Area:0.04000000 Acre,	Mr BISHNU KUMAR SARAF

Endorsement For Deed Number : I - 190413994 / 2023

On 27-09-2023

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 11:26 hrs on 27-09-2023, at the Office of the A.R.A. - IV KOLKATA by Mr BISHNU KUMAR SARAF Alias Mr BISHNU KUMAR SARAFF, 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 44,29,000/-

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

Execution is admitted on 27/09/2023 by Mr BISHNU KUMAR SARAF, Alias Mr BISHNU KUMAR SARAFF, Son of PRABHU DAYAL SARAFF, 4/5, SINGHI BAGAN LANE, ARCHANA, BARABAZAR, P.O: BURROBAZAR, Thana: Burrobazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession Business

Indetified by Mr JAY KUMAR VARMA, , Son of MOHAN LAL VARMA, BLOCK 4-2B, PS MAGNUM, VIP ROAD, P.O: AIRPORT, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700052, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 44,388.00/- (A(1) = Rs 44,290.00/- ,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 44,304/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/09/2023 6:27PM with Govt. Ref. No: 192023240231797021 on 22-09-2023, Amount Rs: 44,304/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY0733936 on 22-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,32,890/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,32,790/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4625, Amount: Rs.100.00/-, Date of Purchase: 05/06/2023, Vendor name: M H Paik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/09/2023 6:27PM with Govt. Ref. No: 192023240231797021 on 22-09-2023, Amount Rs: 1,32,790/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY0733936 on 22-09-2023, 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 790787 to 790806
being No 190413994 for the year 2023.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2023.10.06 17:41:35 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 06/10/2023
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.