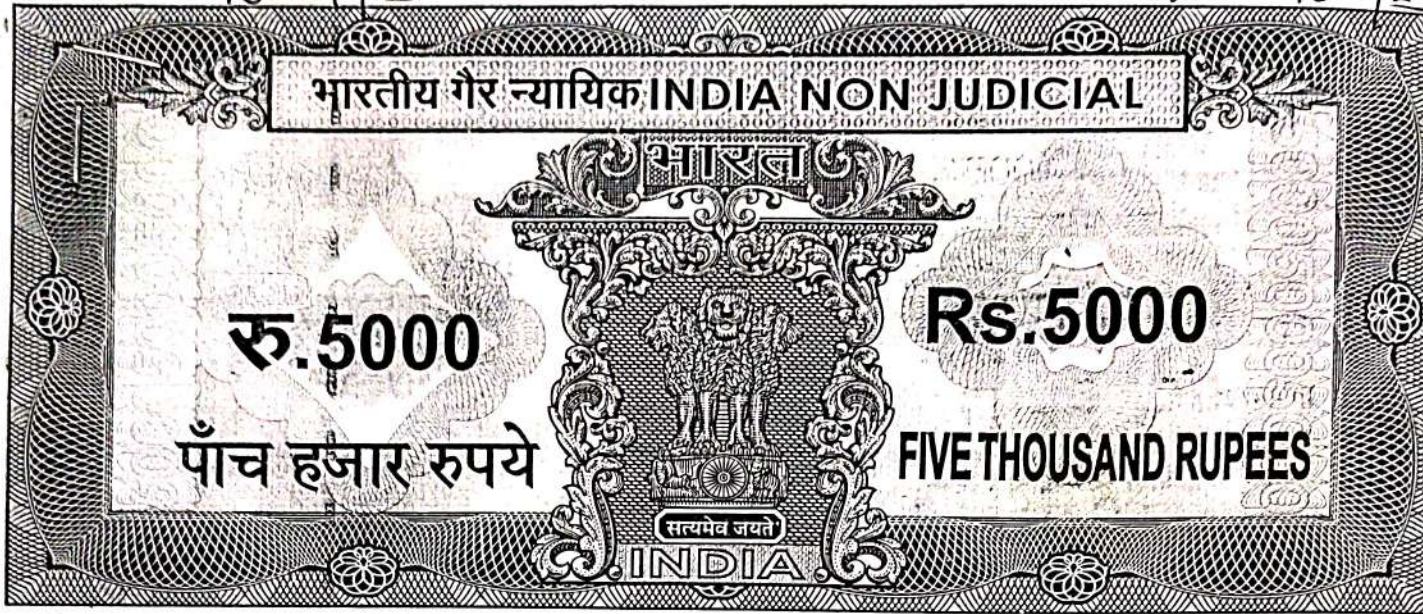


13587/23

T-13453/23



अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

L 475885

L 475885

2-2626/23
18/10/2023
2:15 PM

Certifies that the document
admitted to registration. The signature
sheet / sheets of the document
sheet / sheets attached to this document
are the part of this document

Annu

District Sub-Registrar-III
North 24 Parganas, Barisal

30 OCT 2023

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 17th day of October, 2023

(Two Thousand Twenty Three) A.D.

BETWEEN

SRI SWAPAN SARDAR, PAN- BUCPS0576A, Epic No. YMM0729012, S/o- Hazari Sardar, residing at Vill & P.O.- Chakpanchuria, P.S.- New Town, Dist. North 24 Parganas, Kolkata- 700059 by nationality- Indian, by faith- Hindu, by occupation- Business, hereinafter called and referred to as the **OWNER/VENDOR** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

SWAPNANIR DEVELOPERS PAN-AEZFS6067C a partnership firm having its registered office at Vill & P.O- Kashinathpur, P.S- Rajarhat, Dist.- North 24 Parganas, Kolkata- 700135 represented by its partners **1. SRI ASHIM MALLICK** PAN- ANHPM3798H, Epic No. WB/20/091/672709 S/o- Late Arabinda Mallick, **2. SMT. DIPIKA MALLICK** PAN- DBRPM3184C, Epic No. GGC3025913, W/o- Sri Ashim Mallick, D/o- Sri Shyamal Ghosh, **3. SRI ASIT GHOSH** PAN- AIZPG6156G, Epic No. YMM2873644, S/o- Sri Dhananjoy Ghosh, **4. SMT. MUNMUN GHOSH** PAN- AMZPG5554C, Epic No. GGC4381109, W/o- Sri Asit Ghosh, D/o- Sri Susanta Ghosh all residing at Vill & P.O- Kashinathpur, P.S- Rajarhat, Dist.- North 24 Parganas, Kolkata- 700135, by nationality- Indian, by faith- Hindu, by occupation- Business herein after 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 successors-in-interest, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS all that piece and parcel of land measuring an area 0.0240 acres of R.S & L.R. Plot Nos. 670 & 671 situated at **Mouza- Chakpanchuria, J.L. No. 33**, under PS. Rajarhat, in the District of North 24 Parganas, was owned and possessed by one Ratan Sardar S/o- Lt. Bistu Sardar being its absolute owner the same was duly recorded in his name under L.R Khatian No. 1423/1.

AND WHEREAS while said Ratan Sardar owned and possessed the same being its absolute owner, he expired on 30/01/2017 leaving behind Sumati Sardar his widow, Susanta Sardar his son & Champa Mondal his daughter as his heirs and successors, who jointly got the Lands as above left by said Ratan Sardar by way of inheritance.

AND WHEREAS by virtue of a Deed of Conveyance dated the 9th day of August 2023 registered in the office of A.D.S.R Rajarhat New Town vide Deed No. 12333 for the year 2023 said Sumati Sardar, Susanta Sardar & Champa Mondal jointly sold transferred granted the Lands as above in favour of the present Owner/Vendor and the possession of the transferred Lands was handed over/delivered in his favour on execution and registration of the Deed of Conveyance as above.

AND WHEREAS the entire Lands of R.S & L.R Plot Nos. 670 & 671 along with the entire Lands of R.S & L.R Plot No. 669 were amicably partitioned amongst the Owners of the same by way of a partition by virtue of a Deed of Partition dated the 6th day of October 2023 registered in the office of D.S.R-III, North 24 Parganas at Barasat vide Deed No. **152512932** for the year 2023.

AND WHEREAS the Lands more fully described in the schedule hereunder was allotted in his favour by way of partition vide Deed No. **152512932** for the year 2023.

AND WHEREAS the land as above is seized owned and possessed by the present Owner/Vendor being its absolute owner.

AND WHEREAS on account of legal necessity, the present Owner/Vendor decided to sell out the land more fully described in the schedule here under and to declare for selling out the same.

AND WHEREAS knowing the proposal of declaration from reliable source, the purchaser intend to purchase the property more fully described in the schedule of this indenture at or for the consideration of Rs. 15,25,000/- (Rupees Fifteen

Lakh Twenty Thousand) only and the Owner/Vendor agreed to sell out the same for the same consideration in favour of the purchaser.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 15,25,000/- (Rupees Fifteen Lakh Twenty Thousand)** only of the lawful money of the Union of India, well and truly paid at or before the execution of these presents by the purchaser to the Owner/Vendor (the receipt whereof the Owner/Vendor do and doth hereby admit and acknowledge and of and from the same and every part thereof do and doth hereby acquit release and forever discharge the purchaser the said **land** hereby sold and conveyed) and the Owner/Vendor do and doth hereby to the extent of **his** proposed property absolutely and indefeasibly grant convey, sell, transfer, assure and assign unto and to the use of the purchaser **ALL THAT** the piece and parcel of **land** more fully described in the Schedule hereunder written and shown and delineated in the map or plan annexed hereto and thereon shown within **RED** border **TOGETHER WITH** all rights of and in the common passage and easement rights **HOWSOEVER OTHERWISE** the said piece and parcel of **land** or any part thereof now are or is heretofore were or was situated butted bounded called known described or distinguished **TOGETHER WITH** all that piece and parcel of **land** more fully described in the schedule whatsoever belonging or in any way appertaining to the said piece and parcel of land

or any part thereof or the same now are or is or at any time or times heretofore were or was held used occupied or enjoyed or occupied deemed taken or known as part and parcel and delivered the existing possession of the said property thereto AND the rents issues and profits thereof and all legal incidents thereof and all the estate right, title, claim interest property inheritance possession use claim and demand whatsoever of the Owner/Vendor into or upon the said piece and parcel of **land** and every part thereof TOGETHER WITH all deeds, evidence of title exclusively relating to or concerning the said piece and parcel of or any part thereof which are or hereinafter shall or may be in the custody possession power or control of the Owner/Vendor or any other person or persons from whom the Owner/Vendor may procure the same without any action or suit TO HAVE AND TO HOLD the said piece and parcel of **land** hereby granted sold transferred and conveyed or expressed intended so to be and every part thereof together with all and every part of **his** rights unto and to the use of the purchaser absolutely and forever free from all encumbrances AND the vendor do and doth hereby for **himself** and **his** successor in interest, executors, administrators and representatives covenant with the purchaser that notwithstanding any act deed or thing by the Owner/Vendor done or executed or showingly suffered to the contrary the owner/vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said piece and parcel of **land** hereby granted, or

expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same AND that notwithstanding any such act deed or thing whatsoever as aforesaid the Owner/Vendor have good right full power absolute authority and indefeasible title to grant convey and sell the said piece and parcel of land hereby granted conveyed and sold or expressed so to be unto and to the use of the purchaser in the manner aforesaid AND the purchaser shall and may at all times

2. The Owner/Vendor do hereby covenant with the purchaser as follows:
 - i. The Owner/Vendor has good, rights and full power to sell out the aforesaid property in favour of the purchaser in manner aforesaid.
 - ii. The said piece and parcel of **land** is free from all charges, lispence attachments mortgagés or any other encumbrances whatsoever.
 - iii. The purchaser shall may at all times hereinafter enter upon enjoy and possess the said piece and parcel of **land** and every part thereof and receive the rents issues and profits thereof without any lawful eviction or interruption from the Owner/Vendor or any person claiming through under or in trust for the Owner/Vendor.
 - iv. The purchaser is entitled to mutate **its** name in the record of rights in recent settlement paying rents to the collectorate by virtue of this deed of conveyance.
 - v. The Owner/Vendor will at all times hereinafter upon every reasonable request and cost of the purchaser **does** or cause to be done

all such acts and things as may be required for further and/or better assuring to the purchaser in respect of the said property.

- vi. If in future any defect or mistake is found in respect of the property more fully described in the schedule of this indenture in that case necessary rectification deed or deed of declaration will be executed and registered at the cost of the purchaser with the request of the purchaser by the owner/vendor or **his** heirs successors and representative.
 - vii. The purchaser purchased the property more fully mentioned in the schedule on good faith without searching any Court, Registration office or anywhere. If the purchaser is dispossessed from the property due to any defect of the right, title and interest of the Owner/Vendor in respect of the property described in the schedule, then the Owner/Vendor or **his** heirs successors and representative will be liable to return the entire sell price together with interest and compensation or punishment as would be determined by a competent Court from the date of dispossession of the purchaser.
3. PROVIDE ALWAYS that the expression OWNER/ VENDOR hereinbefore used which expression shall unless excluded by or repugnant to the context be deemed to mean and include **his** heirs, successors, executors, administrators, legal representatives and assigns and the expression PURCHASER also hereinbefore used which expression shall unless excluded by or repugnant to the context be deemed to mean and

include its successors-in-interest, executors, administrators, legal representatives and assigns.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of undivided Lands measuring an area **0.0240** acres out of **0.2144** acres of R.S & L.R Plot Nos. 670 & 671, under L.R Khatian Nos. 750/1, 1135 & 1423/1, known as Scheme Plot No. 'A' as shown in the annexed sketch Map bordered with **RED** ink situated at **Mouza-Chakpachuria, J.L.No. 33**, under P.S- Rajarhat, within the limits of Patharghata Gram Panchayet, in the District of North 24 Parganas, comprised in Pargana Kalikata, within the jurisdiction of A.D.S.R Rajarhat New Town.

The details of the transferred Lands is given below :

Plot No.	Khatian No.	Total area	Share	Transferred area	Nature
670	750/1	0.03 acres	0.0833	0.0025 acres	Danga
671	1135	0.21 acres	0.0167	0.0035 acres	Bastu
671	1423/1	0.21 acres	0.0857	0.0180 acres	Bastu

The undivided 0.2144 acres of Lands of R.S & L.R Plot Nos. 669, 670 & 671 are butted and bounded by:

On the North : 12 Feet wide Panchayet Road.

On the South : Land of Scheme Plot No. B and Land of Plot Nos. 672 & 1087.

On the East : 12 Feet wide Road then Land of Plot No. 668 & Scheme Plot No. B.

On the West : Land of Plot Nos. 678 & 1088 and Scheme Plot No. C.

The sketch map and photographs & finger prints of both the parties in separate sheets annexed herewith will do form as the part of this deed of Conveyance.

IN WITNESS WHEREOF the parties subscribed their respective hands on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

in presence of :-

SIGNED, SEALED AND DELIVERED

in presence of :-

WITNESSES

1. *স্বপ্নানির ডেভেলপার্স
ন' ব্যক্তি, ময়দান*

2. *Amarendra Narayan Ghorai
S/o. Lt. Nikunja Behari Ghorai
Gangaragar -
P.S. Airport. Koh-132
Dist. North 24 Pgs.*

Drafted by :

Sankar Chandra Mondal
Sankar Chandra Mondal

Advocate

Judges' Court, Barasat,

North 24 Parganas

Enrolement No. WB/295/91

স্বপ্নানির ডেভেলপার্স

Signature of Owner/Vendor
Swapnanir Developers



Ashim M
Partner

Dipika Mallick

Swapnanir Developers

Asit Ghosh

Munmun Ghosh

Signature of Purchaser

Laser Composed by :

Partha Sarkar
Partha Sarkar

Barasat Court

North 24 Parganas

~ 10 ~

MEMO OF CONSIDERATION

RECEIVED Rs. 15,25,000/- (Rupees Fifteen Lakh Twenty Thousand) only from the within named PURCHASER being the consideration money of the property described in the schedule of this indenture in the following manner.

<u>Date</u>	<u>Name of Bank</u>	<u>Chq. No</u>	<u>Amount (Rs.)</u>
07/08/23	HDFC	RTGS	9,25,000/-
10/08/23	SBI	000014	3,00,000/-
10/09/23	SBI	000015	3,00,000/-

Total Rs. 15,25,000/- (Rupees Fifteen Lakh Twenty Thousand) only

WITNESSES

समस्त सहाय

Signature of owner/vendor

1. अमरेंद्र नाथ गुलाब
न. गुलाब, ब. गुलाब

2. Amarendra Narayan Gulab,
S/o. L. Nikunjia Behari Gulab
Ganganagar
P.O. Ganganagar
P.S. Airport
Kot - 132

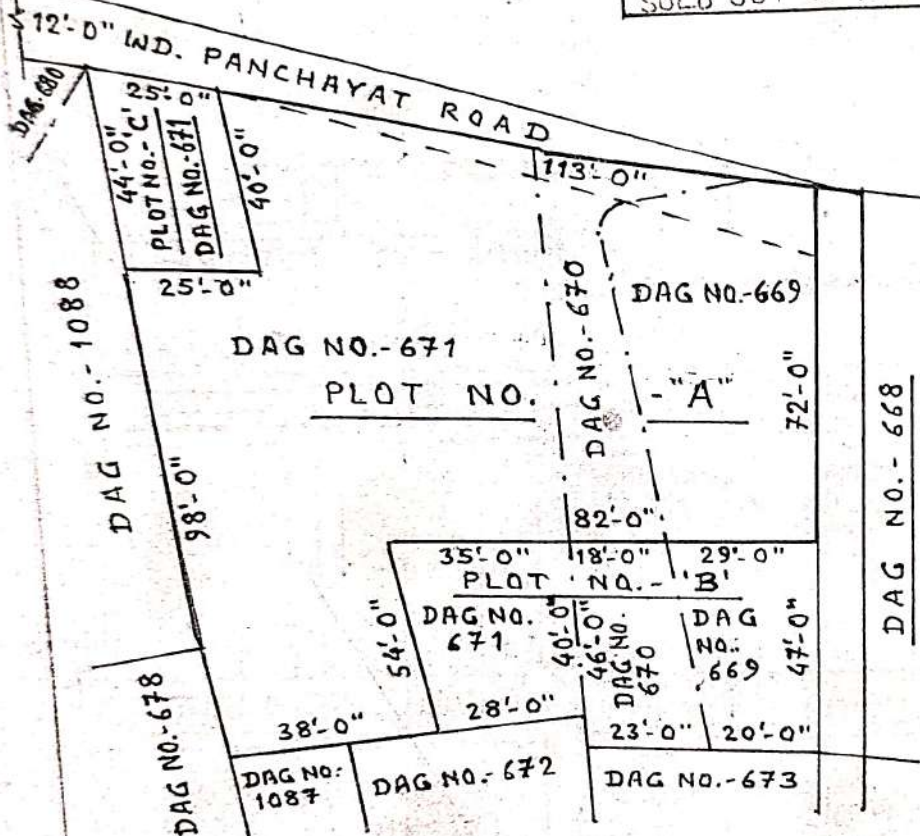
LOCATION PLAN OF LAND, AT MOUZA-CHAKPANCHURIA, J.L. NO.-33,
 R.R. DAG NOS.- 669, 670 & 671, P.S.-RAJARHAT NOW TECHNOCITY,
 WITH 24-PARGANAS, UNDER PATHARGHATA GRAM PANCHAYAT.

SCALE : 1" = 35'-0"

SCHEDULE OF LAND :-

PLOT NO.	AREA OF LAND			TOTAL AREA OF LAND	COLOUR MKD.
	IN DAG No. 669	IN DAG No. 670	IN DAG No. 671.		
A	5.35 DEC.	0.85 DEC.	15.24 DEC.	21.44 DEC.	RED
B	2.65 DEC.	2.15 DEC.	3.36 DEC.	8.16 DEC.	GREEN
C	-	-	2.40 DEC.	2.40 DEC.	PINK
TOTAL	8.00 DEC.	3.00 DEC.	21.00 DEC.	32.00 DEC.	

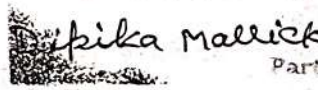
SOLD OUT 2.40 DEC. OUT OF 21.44 DEC. (UNDEVIDED)



DRAWN BY:-

স্বপ্নানির ডেভেলপার্স

SIGNATURE OF VENDOR

- 1  Ashim M. Ghosh
Swappanir Developers
Partner
- 2  Dipika Mallik
Swappanir Developers
Partner
- 3  Asit Ghosh
Partner

- 4  Munmun Ghosh
Swappanir Developers
Partner

SIGNATURE OF THE PURCHASER

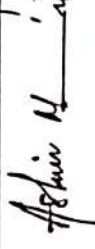
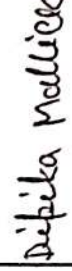


Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15252002626938/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri SWAPAN SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156	Seller		 7174	
2	Shri ASHIM MALLICK KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Represent ative of Buyer [SWAPNA NIR DEVELOP ERS]		 7159	
3	Smt DIPIKA MALLICK KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Represent ative of Buyer [SWAPNA NIR DEVELOP ERS]		 7160	

Signature of the Person(s) admitting the Execution at Private Residence.

	Name of the Executant	Category	Photo	Finger Print	Signature with date
	Shri ASIT GHOSH KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Represent ative of Buyer [SWAPNA NIR DEVELOP ERS]		 7161	
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Smt MUNMUN GHOSH KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Represent ative of Buyer [SWAPNA NIR DEVELOP ERS]		 7162	
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri JAGADISH CHANDRA KARMAKAR Son of Late SURENDRA NATH KARMAKAR NOAPARA, City:- , P.O:- NOAPARA, P.S:-Barasat, District:-North 24- Parganas, West Bengal, India, PIN:- 700125	Shri SWAPAN SARDAR		 7165	 18/10/2023

(Dilip Kumar Mondal)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
III NORTH 24-PARGANAS
North 24-Parganas, West

Bengal
District Sub-Registrar-III
North 24-Parganas, Barasat

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



171020232026287036

GRIPS Payment Detail

GRIPS Payment ID:	171020232026287036	Payment Init. Date:	17/10/2023 11:37:48
Total Amount:	73009	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8982044271140	BRN Date:	17/10/2023 11:38:15
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Ms SWAPNANIR DEVELOPERS
Mobile: 9073250354

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240262870378	Directorate of Registration & Stamp Revenue	73009
Total			73009

IN WORDS: SEVENTY THREE THOUSAND NINE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

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



192023240262870378

GRN Details

GRN:	192023240262870378	Payment Mode:	SBI Epay
GRN Date:	17/10/2023 11:37:48	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8982044271140	BRN Date:	17/10/2023 11:38:15
Gateway Ref ID:	CHN9759551	Method:	State Bank of India NB
GRIPS Payment ID:	171020232026287036	Payment Init. Date:	17/10/2023 11:37:48
Payment Status:	Successful	Payment Ref. No:	2002626938/2/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Ms SWAPNANIR DEVELOPERS
Address:	KASHINATHPUR, RAJARHAT, NORTH 24 PGS, KOL 700135
Mobile:	9073250354
Period From (dd/mm/yyyy):	17/10/2023
Period To (dd/mm/yyyy):	17/10/2023
Payment Ref ID:	2002626938/2/2023
Dept Ref ID/DRN:	2002626938/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002626938/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	53340
2	2002626938/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	19454
3	2002626938/2/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	215
Total				73009

IN WORDS: SEVENTY THREE THOUSAND NINE ONLY.

Major Information of the Deed

Deed No :	I-1525-13453/2023	Date of Registration	30/10/2023
Query No / Year	1525-2002626938/2023	Office where deed is registered	
Query Date	12/10/2023 5:31:18 PM	D.S.R. - III NORTH 24-PARGANAS, District:	North 24-Parganas
Applicant Name, Address & Other Details	PARTHA SARKAR JHIKRA,DIGHALGRAM,Thana : Haringhata, District : Nadia, WEST BENGAL, Mobile No. : 9073250354, 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. 15,25,000/-	Rs. 19,44,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 58,340/- (Article:23)	Rs. 19,486/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-670 (RS :-)	LR-750/1	Bastu	Danga	0.25 Dec	1,60,000/-	2,02,500/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-671 (RS :-)	LR-1135	Bastu	Bastu	0.35 Dec	2,20,000/-	2,83,500/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L3	LR-671 (RS :-)	LR-1423/1	Bastu	Bastu	1.8 Dec	11,45,000/-	14,58,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
		TOTAL :			2.4Dec	15,25,000 /-	19,44,000 /-	
		Grand Total :			2.4Dec	15,25,000 /-	19,44,000 /-	

Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri SWAPAN SARDAR (Presentant) Son of Shri HAJARI SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BUxxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SWAPNANIR DEVELOPERS KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AExxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri ASHIM MALLICK Son of Late ARABINDA MALLICK KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx8H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SWAPNANIR DEVELOPERS (as PARTNER)
2	Smt DIPIKA MALLICK Wife of Shri ASHIM MALLICK KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DBxxxxxx4C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SWAPNANIR DEVELOPERS (as PARTNER)
3	Shri ASIT GHOSH Son of Shri DHANANJOY GHOSH KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx6G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SWAPNANIR DEVELOPERS (as PARTNER)
4	Smt MUNMUN GHOSH Wife of Shri ASIT GHOSH KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx4C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SWAPNANIR DEVELOPERS (as PARTNER)

or Details :

Photo	Finger Print	Signature
JAGADISH CHANDRA ARMAKAR Son of Late SURENDRA NATH KARMAKAR NOAPARA, City:- , P.O:- NOAPARA, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700125		
Identifier Of Shri SWAPAN SARDAR, Shri ASHIM MALLICK, Smt DIPIKA MALLICK, Shri ASIT GHOSH, Smt MUNMUN GHOSH		

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri SWAPAN SARDAR	SWAPNANIR DEVELOPERS-0.25 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri SWAPAN SARDAR	SWAPNANIR DEVELOPERS-0.35 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri SWAPAN SARDAR	SWAPNANIR DEVELOPERS-1.8 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 670, LR Khatian No:- 750/1	Owner:তপস সর্দার, Gurdian:বিষ্ণু , Address:নিজ , Classification:ভাঙ্গা, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 671, LR Khatian No:- 1135	Owner:শ্রীমা সর্দার, Gurdian:সম্মাদী সর্দার, Address:নিজ , Classification:বাড়, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 671, LR Khatian No:- 1423/1	Owner:রতন সর্দার, Gurdian:বিষ্ণু সর্দার, Address:নিজ , Classification:বাড়, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 152513453 / 2023

17-10-2023

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 19,44,000/-

Atmeh

Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS

North 24-Parganas, West Bengal

On 18-10-2023

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

Presented for registration at 14:15 hrs on 18-10-2023, at the Private residence by Shri SWAPAN SARDAR, Executant.

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

Execution is admitted on 18/10/2023 by Shri SWAPAN SARDAR, Son of Shri HAJARI SARDAR, CHAK PANCHURIA, P.O: CHAK PANCHURIA, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Business

Indetified by Shri JAGADISH CHANDRA KARMAKAR, , Son of Late SURENDRA NATH KARMAKAR, NOAPARA, P.O: NOAPARA, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 18-10-2023 by Shri ASHIM MALLICK, PARTNER, SWAPNANIR DEVELOPERS (Partnership Firm), KASHINATHPUR, City:-, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Shri JAGADISH CHANDRA KARMAKAR, , Son of Late SURENDRA NATH KARMAKAR, NOAPARA, P.O: NOAPARA, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-10-2023 by Smt DIPIKA MALLICK, PARTNER, SWAPNANIR DEVELOPERS (Partnership Firm), KASHINATHPUR, City:-, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Shri JAGADISH CHANDRA KARMAKAR, , Son of Late SURENDRA NATH KARMAKAR, NOAPARA, P.O: NOAPARA, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-10-2023 by Shri ASIT GHOSH, PARTNER, SWAPNANIR DEVELOPERS (Partnership Firm), KASHINATHPUR, City:-, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Shri JAGADISH CHANDRA KARMAKAR, , Son of Late SURENDRA NATH KARMAKAR, NOAPARA, P.O: NOAPARA, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-10-2023 by Smt MUNMUN GHOSH, PARTNER, SWAPNANIR DEVELOPERS (Partnership Firm), KASHINATHPUR, City:-, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

ed by Shri JAGADISH CHANDRA KARMAKAR, , Son of Late SURENDRA NATH KARMAKAR, NOAPARA,
NOAPARA, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by
ession Law Clerk

Dilip

Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 30-10-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 19,486.00/- (A(1) = Rs 19,440.00/- , E = Rs 14.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 19,454/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/10/2023 11:38AM with Govt. Ref. No: 192023240262870378 on 17-10-2023, Amount Rs: 19,454/-,
Bank: SBI EPay (SBIEPay), Ref. No. 8982044271140 on 17-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 58,340/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 53,340/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3647, Amount: Rs.5,000.00/-, Date of Purchase: 16/10/2023, Vendor name: Subrata Chatterjee

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/10/2023 11:38AM with Govt. Ref. No: 192023240262870378 on 17-10-2023, Amount Rs: 53,340/-,
Bank: SBI EPay (SBIEPay), Ref. No. 8982044271140 on 17-10-2023, Head of Account 0030-02-103-003-02

Dilip

Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Registration under section 60 and Rule 69.
in Book - I
Number 1525-2023, Page from 349452 to 349478
No 152513453 for the year 2023.



Attested.

Digitally signed by Dilip Kumar Mondal
Date: 2023.11.06 13:41:23 -08:00
Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 06/11/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
West Bengal.