

16791/2022

16585 from

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

A.R.A.
IV

AG 438952

Mr. Ranjita
1/10
Rs. 175000/-

Additional Registrar of
Assurances-IV, Kolkata

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

Additional Registrar of
Assurances-IV, Kolkata

1 OCT 2022

DEED OF CONVEYANCE

1. Date: 01/10/2022
2. Place: Kolkata

54437

SL. No. Date.

Rs.

Name.

Address.

16 SEP 2022

JOY MONDAL
(Advocate)
Alipore Judges' Court
Kolkata-700027

SMRITI MIKASH DAS
Govt. Licence Stamp Vender
Alipore Police Court
KOL-27



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 OCT 2022



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

GRN Details

GRN:	192022230132280208	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	01/10/2022 12:22:32	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8415740217530	BRN Date:	01/10/2022 12:24:41
Gateway Ref ID:	IGAOKAWOD5	Method:	State Bank of India NB
Payment Status:	Successful	Payment Ref. No:	2002948845/5/2022
			[Query No.*/Query Year]

Depositor Details

Depositor's Name:	Mr JOY MONDAL
Address:	ALIPORE JUDGES COURT KOLKATA 27
Mobile:	7003574517
E-Mail:	mondaljoy85@gmail.com
Period From (dd/mm/yyyy):	01/10/2022
Period To (dd/mm/yyyy):	01/10/2022
Payment ID:	2002948845/5/2022
Dept Ref ID/DRN:	2002948845/5/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002948845/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	5221
2	2002948845/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	3514
		Total		8735

IN WORDS: EIGHT THOUSAND SEVEN HUNDRED THIRTY FIVE ONLY.

3. Parties:

- 3.1 (1) **SUKUMAR NASKAR** (having PAN - AYQPN6157R) (AADHAR No. 689065011905), son of Late Anil Naskar and Late Malina Naskar, by faith -Hindu, by Occupation -Business, by Nationality - Indian, (2) **KALPANA NASKAR** (having PAN-AYQPN6144E) (AADHAR No.218206731372), daughter of Late Anil Naskar and Late Malina Naskar, by faith -Hindu, by Occupation -Housewife, by Nationality - Indian, (3) **CHEKAN NASKAR** (having PAN - AYTPN3169Q) (AADHAR No. 223149098191), wife of Late Sushil Naskar, by faith -Hindu, by Occupation -Housewife, by Nationality - Indian, (4) **AVIJIT NASKAR** (having PAN -AXTPN5234D) (AADHAR No.418307187709), son of Late Sushil Naskar, by faith - Hindu, by Occupation -Business, by Nationality - Indian, (5) **INDRAJIT NASKAR** (having PAN - AXUPN5709Q) (AADHAR No.663217792367), son of Late Sushil Naskar, by faith -Hindu, by Occupation -Business, by Nationality - Indian, All residing at Kadampukur, Dakshin Para, P.O.-Kadampukur, P.S.-New Town, Pin-700135, West Bengal,

(Hereinafter referred to as **Vendors** which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, administrators, legal representatives and assigns) of the **FIRST PART.**

And

- 3.2 **JAWED AMJAD** (having PAN - ACXPA1334Q) (AADHAR No. 247699952929), son of Amjad Ali, by faith -Muslim, by Occupation - Business, by Nationality - Indian, residing at 11 Harshi Street, Raja Ram Mohan Sarani Amherst, Kolkata-700009, West Bengal.
(Hereinafter referred to as **Purchaser**, which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, administrators, legal representatives and assigns) of the **SECOND PART.**

And

- 3.3 **DHARITRI INFRAVENTURE PVT. LTD.**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at Premises No. DN-51, Merlin Infinite, Unit- 606, Sector- V, Salt Lake City, Kolkata-700091. (**PAN AAFCD3234P**) represented by one of its Directors namely **SRI VICKY SINGH** son of Late Ranjit Singh, by faith - Hindu, by nationality - Indian, by occupation - Service, residing at 5/H/1, Bagmari Road Maniktala, P.O. Kankurgachi, P.S. Maniktala,



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Kolkata - 700054, West Bengal (PAN - CIEPS6214G) (AADHAR NO. 6579 1324 6457) (Mobile No. 7003972647)

(Hereinafter referred to as **Confirming Party**, which expression shall mean and include, wherever the context so requires or admits, its assigns, nominees, successors-in-interest and administrators) of the **THIRD PART.**

Vendors, Purchaser and Confirming Parties collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** ALL THAT the piece and parcel of vacant "Danga" land admeasuring more or less **0.3192 Decimal** more or less **out of total land measuring 59 decimal within the said plot** more or less comprised in **R.S/L.R Dag No.2675/2690, R.S/L.R Khatian No.855/1**, situated in **Mouza- Hudarite, J.L.No. 54, P.S. Rajarhat** now Newtown, Dist. North 24 Parganas, within the limit of Patharghata Gram Panchayet, District North 24 Parganas and the same is described in the **Schedule** below **together with** all easement rights and all other rights, appurtenances and inheritances for access and user thereof, free from all encumbrances (**Said Property**).

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendors have made the following representations and given the following warranties to the Purchaser regarding title:

5.1.1 **The "Grantors/Vendors/Principal" states:**

WHEREAS One Rakhal Mondal since deceased was the recorded owner of land (nature-Danga) measuring about 3 Decimal more or less in R.S. Dag No. 2675/2690 in L.R. Khatian No.855/1, lying and situated at Mouza Dist. North 24 Parganas Hudarite, J.L.No. 54, P.S. Rajarhat now Newtown (hereinafter referred to as the 'said entire property'.

AND WHEREAS while peaceful possession said Rakhal Mondal died intestate leaving behind him his eight surviving legal heirs i.e. Sridhar Mondal, Bonomali Mondal, Satyaranjan Mondal, Birendranath Mondal,



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Kamoda Mondal, Gouri Ray, Kalyani Mondal, Malina Naskar to inherit all his properties left by him including the said entire property'.

AND WHEREAS by virtue of inheritance each of the legal heirs of said Rakhal Mondal now deceased became the owner of 0.4285 decimals of land more or less in R.S. Dag No. 2675/2690 in L.R. Khatian No.855/1, lying and situated at Mouza Dist. North 24 Parganas Hudarite, J.L.No. 54, P.S. Rajarhat now Newtown (hereinafter referred to as the 'said property'.

AND WHEREAS while peaceful possession said Malina Naskar (one of the legal heirs of Late Rakhal Mondal) died intestate leaving behind her four surviving legal heirs i.e. Sukumar Naskar, Kalpana Naskar, Sandhya Ray, Sushil Naskar (now deceased) to inherit all her properties left by him including the said property. Thus each of the legal heirs of said Malina Naskar became 0.1071 decimals of land more or less in R.S. Dag No. 2675/2690 in L.R. Khatian No.855/1, lying and situated at Mouza Dist. North 24 Parganas Hudarite, J.L.No. 54, P.S. Rajarhat now Newtown.

AND WHEREAS while peaceful possession said Sushil Naskar (one of the legal heirs of Late Malina Naskar) died intestate leaving behind him his three surviving legal heirs i.e. Chekan Naskar (wife), Abhijit Naskar (son), Indrajit Naskar (son) to inherit all his properties left by him including his 1/4th share equivalent to 0.1071 decimals of land more or less within the said property. Thus each of the legal heirs of said Sushil Naskar became 0.035 decimals of land more or less in R.S. Dag No. 2675/2690 in L.R. Khatian No.855/1, lying and situated at Mouza Dist. North 24 Parganas Hudarite, J.L.No. 54, P.S. Rajarhat now Newtown.

5.1.2 **Record of Right:** The right, title and interest of said (1) **SUKUMAR NASKAR**, (2) **KALPANA NASKAR**, (3) **CHEKAN NASKAR**, (4) **ABHIJIT NASKAR** (5) **INDRAJIT NASKAR** in respect of the said property has derived from L.R. Khatian No.855/1.

5.1.3 **Intention to sale the land by (1) SUKUMAR NASKAR, (2) KALPANA NASKAR, (3) CHEKAN NASKAR, (4) ABHIJIT NASKAR (5) INDRAJIT NASKAR, the Vendors herein:** Now in dire need of money the Vendors herein with an intention to sale few land out of their respective share, started seeking for intending Purchaser, approached the Confirming Party herein, to purchase the said land.



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Since the payment has been cleared by the Confirming Party to the Vendors so the ownership shall be handed over from Vendors along with the Confirming Party to the Purchaser to avoid any cause of actions. Furthermore, the confirming party will develop the property as mutually agreed with the Purchaser. The total consideration amount break-up has been mentioned in point no. 7.2 of these present.

- 5.1.4 **Sale unto and in favour of the Purchaser above named:** The said Vendors were approached by the Purchaser through the Confirming Party, above named for purchasing the Scheduled Property, and the parties to this deed after mutually agreeing to the terms and conditions mentioned herein, decided to carry on with the purchase of the said land at TOTAL CONSIDERATION to the tune of Rs. 1,75,000/- (Rupees One lakh seventy five thousand only) for the Scheduled Property, mentioned herein below.

- 5.2. **Representations, Warranties and Covenants by Vendors:** The Vendors has represents, warrants and covenants as follows:

- 5.2.1 **No Acquisition/Requisition:** The Vendors has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the *Panchayet* Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.



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- 5.2.6 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.7 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *DEBUTTERS*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *Bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors's predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.8 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.9 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Approach by the Vendors:** The Vendors being in urgent need of money, approached the Party No. 3.3 hereto, to purchase the said property and also requested the Party No. 3.3 hereto, to make payment of the consideration amount for the Said Property in favour of the Party no. 3.1. Such proposal was accepted by the Party No. 3.3, with an option to receive the conveyance either in the name of the Party No. 3.2, hereto or in the name of their nominee Company.
- 6.2 **Nomination by the Party No. 3.3:** In furtherance of above, the Party No. 3.3 hereby nominates and appoint the purchaser to receive the conveyance from the Vendors, instead of Party Nos. 3.3 hereto, and in the said nomination, the Vendors has no objection.
- 6.3 **No objection by the Party No. 3.3:** The Party No. 3.3 shall not have any objection in the event the instant conveyance is made and drawn up in favour of the Purchaser/s herein.
- 6.4 **Sale of Said Property:** The basic understanding between the Parties is that the Vendors will sell the Said Property to the Purchaser free from



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all encumbrances of any and every nature whatsoever **and with good, bankable and marketable title** and together with *khas*, vacant, peaceful and physical possession thereof and the Purchaser will purchase the same based and relying on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.1.10 and their sub-clauses above (collectively **Representations**).

7. Transfer

7.1 **Hereby Made:** The Vendors hereby sells, conveys and transfers to the Purchaser the entirety of the Vendors's right, title and interest of whatsoever or howsoever nature in the Said Property described in the **Schedule** below **together with** all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property, free from all encumbrances.

7.2 **Total Consideration:** The aforesaid transfer is being made at the consideration of a sum of Rs. 1,75,000/- (Rupees One Lakh seventy five thousand only), the amount of which has been paid by the Party No. 3.2 hereto, in favour of the Party No. 3.3, as it was agreed upon and the receipt of which the confirming party hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** A sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *DEBUTTERS*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors's predecessors-in-title.



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- 8.1.4 **Together with All Other Appurtenances:** Together with all other rights the Vendors has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification:** Indemnification by the Vendors about the correctness of the Vendors's title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendors about the correctness of the Vendors's title, which if found defective or untrue at any time, the Vendors shall, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of Vendors and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** The Vendors has handed over *khas*, vacant, peaceful and physical possession of the Said Property to the Purchaser, which the Purchaser admits, acknowledge and accept.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenants that the Purchaser and its assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from, under or in trust from the Vendors.



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- 8.6 **Indemnity:** The Vendors hereby covenants that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser' successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser' successors-in-interest by reason of any encumbrance on the Said Property.
- 8.7 **No Objection to Mutation:** The Vendorsa declares that the Purchaser shall be fully entitled to mutate the Purchaser' names in all public and statutory records and the Vendors hereby expressly (1) consents to the same and (2) appoints the Purchaser as the constituted attorney of the Vendors and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertakes to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the names of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.8 **Title Documents:** Simultaneously herewith, the Vendors has handed over all photocopies of title papers and documents in respect of the Said Property to the Purchaser.
- 8.9 **Further Acts:** The Vendors hereby covenants that the Vendors or any person claiming under him, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or their successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

THE VENDORS and/ or CONFIRMING PARTY DOTH HEREBY COVENANTS WITH THE PURCHASER as follows:

- a) That notwithstanding any act deed matter or thing done or committed by the Vendors or any of its predecessors-in-title, the Vendors has good right full power and absolute authority to grant convey transfer by way of sale assign and assure the said Land hereby conveyed or intended so to be unto and to the use of the Purchaser in the manner aforesaid.
- b) AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly enter upon occupy or possess and enjoy the same and receive the



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rents issues and profits thereof and every part thereof without any suit lawful eviction or interruption claim and demand whatsoever from or by the Vendors and/ or Confirming Party or any person or persons having or lawfully claiming or to claim from under or in trust from the Vendors or any of its predecessors-in-title.

c) AND THAT the Purchaser shall hold the said Land free and clear and freely and clearly and absolutely exonerated and forever released and discharged or otherwise by the Vendors and/ or Confirming Party and well and sufficiently saved and defended kept harmless and indemnified of from and against all former and other estates title charges and encumbrances whatsoever and made executed occasioned and suffered by the Vendors or any of its predecessors-in-title or any person or persons having or lawfully claiming as aforesaid.

d) AND THAT the Vendors doth hereby covenants and assures the Purchaser that it has not encumbered the said Land in anyway and has full power and absolute authority to sell the same in the manner aforesaid.

e) AND FURTHER THAT the Vendors and/ or Confirming Party and all persons having or lawfully claiming any estate right title or interest in the said Land or any part thereof from under or in trust for the Vendors of any of its predecessors-in-title shall and will at all times hereafter at the request and at the cost of the Purchaser do and execute and cause to be done and/or executed all such further and other acts deeds matters and things, conveyances and assurances whatsoever for further better and more perfectly and absolutely granting the said Land and every part thereof unto and to the use of the Purchaser as may be reasonably required.

f) AND FURTHER THAT the Vendors and/ or Confirming Party shall and will unless prevented by fire or other inevitable accident from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser or any person or persons lawfully or equitably claiming through the Purchaser any estate or interest in the said Land or any part thereof produce or cause to be produced to the Purchaser or its Attorneys or agents or before any court tribunal authority or firm for inspection or otherwise as the occasion shall require the title deeds in connection with the said entire premises and also shall at the like request and costs of the Purchaser deliver to the Purchaser such attested or other copies of or extracts there from as the Purchaser may require and will in the meantime unless prevented as aforesaid keep the said deeds and documents safe whole un obliterated and un cancelled.

AND THE PURCHASER DOTH HEREBY COVENANTS WITH THE VENDORS AND THE CONFIRMING PARTY as follows:

The Purchaser so as to bind the Owner for the time being of the said Land and



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so that this covenant be for the benefit of the said building and other lands therein and every part thereof hereby covenants with the Vendors and/ or Confirming party lands comprised in Schedule that the Purchaser and all other persons deriving title hereafter observe the restrictions set forth hereto.

IT IS HEREBY FURTHER AGREED BETWEEN THE VENDORS, CONFIRMING PARTY AND THE PURCHASER as follows:

That the Vendors, Confirming party and the Purchaser do hereby agree and covenant with each other to observe perform and abide by the terms conditions and obligations as recorded in the said Deed of Conveyance, except those which have been observed fulfilled and performed.



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Schedule
Said Property
[Subject Matter of Sale]

ALL THAT the piece and parcel of vacant "Danga" land admeasuring **0.3192 Decimal** more or less **out of total land measuring 59 decimal within the said plot** more or less comprised in **R.S/L.R Dag No.2675/2690, R.S/L.R Khatian No.855/1**, situated in **Mouza-** Hudarite, J.L.No. 54, P.S. Rajarhat now Newtown, Dist. North 24 Parganas, within the limit of Patharghata Gram Panchayet, District North 24 Parganas and butted and bounded as follows:

ON THE NORTH : By another plot of L.R. Dag No.2675/2690 & 2672;
ON THE SOUTH : By 30" Wide Road and L.R. Dag No.2685;
ON THE EAST : By 30" Wide Road and L.R. Dag No.2673 & 2676;
ON THE WEST : By L.R. Dag No.2673;

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

Together with all easement rights and all other rights, appurtenances and inheritances for access and user thereof, free from all encumbrances.

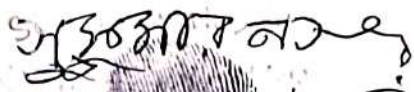


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9. Execution and Delivery

9.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.



 (Arijit Nasr)
 (LTIC or Kulpura Nasr by the pen of Tanika Deep)
 Arijit Nasr
 Indraprastha

[Vendors]



[Purchaser]

Dharitri Infrastructure Pvt. Ltd.

 Director

[CONFIRMING PARTY]

Witnesses:

Signature Tanika Deep

Signature Joy Mondal

Name TANIKA DEEP

Name

JOY MONDAL

Father's Name D. K. DEEP

Father's Name Mr. S. Mondal

Address D/51, main chauraha

Address

Alipore Judges Club

Kolkata - 700091

Kol. 17

Notarized by me

Joy Mondal (AAV)

Alipore Judges Club

Kolkata - 700027

Enl. No. F/1338/2009



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Receipt and Memo of Consideration

The total consideration of land property is
 Rs. 1,75,000/- (Rupees One lakh seventy five thousand only) out of which-

1. Confirming Party has received
 Rs. 35,000/- (Rupees thirty five thousand only) and;

2. Confirming Party made a payment to the Vendors is
 Rs. 1,40,000/- (Rupees One lakh forty thousand only)

towards full and final payment of the Total Consideration for sale.

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১৪০০০০
১৪০০০০
 (LTI of Kalpana Naskar) by the pen of Tanuja Dey)

১৪০০০০ টকা
 Avidit Naskar
 Indra Naskar

Vendors/ Owners

Dharitri Infraventure Pvt. Ltd.

Shishu

Director

[Confirming Party]

Witnesses:

Signature Tanuja Dey

Name TANUJA DEY

Signature Joy Mondal

Name JOY MONDAL



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SPECIMEN FORM FOR TEN FINGERPRINTS



Sanjit Nasir

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Sanjit Nasir

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Sanjit Nasir

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Sanjit Nasir

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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- 1 OCT 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



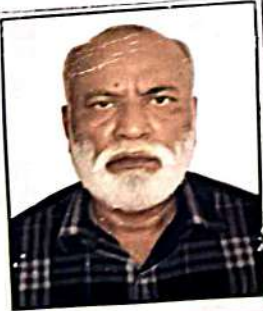
Archaic 1000000

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



John

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



David Johnson

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						

PHOTO

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

- 1 OCT 2022

Major Information of the Deed

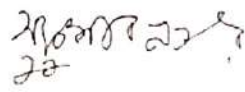
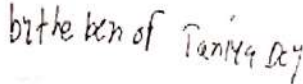
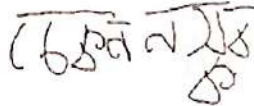
Deed No :	I-1904-16585/2022	Date of Registration	01/10/2022
Query No / Year	1904-2002948845/2022	Office where deed is registered	
Query Date	29/09/2022 10:03:22 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Taniya Dey DN 51 MERLIN INFINITE BUILDING SALT LAKE SECTOR V,Thana : Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700091, Mobile No. : 9674360689, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]. [4311] Other than Immovable Property, Receipt [Rs : 1,75,000/-]		
Set Forth value	Market Value		
Rs. 1,75,000/-	Rs. 1,75,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,271/- (Article:23)	Rs. 3,598/- (Article:A(1), E.)		
Remarks			

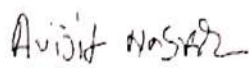
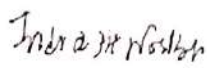
Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Hudarait, JI No: 54, Pin Code : 700157

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-2675/2690 (RS :-)	LR-855/1	Bastu	Danga	0.3192 Dec	1,75,000/-	1,75,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
Grand Total :					.3192Dec	1,75,000 /-	1,75,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SUKUMAR NASKAR Son of Late ANIL NASKAR Executed by: Self, Date of Execution: 01/10/2022 , Admitted by: Self, Date of Admission: 01/10/2022 ,Place : Office	Photo  01/10/2022	Finger Print  LTI 01/10/2022	Signature  01/10/2022
KADAMPUKUR, DAKSHIN PARA, City:- Not Specified, P.O:- KADAMPUKUR, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AYxxxxxx7R, Aadhaar No: 68xxxxxxxx1905, Status :Individual, Executed by: Self, Date of Execution: 01/10/2022 , Admitted by: Self, Date of Admission: 01/10/2022 ,Place : Office				
2	Name Mrs KALPANA NASKAR Daughter of Late ANIL NASKAR Executed by: Self, Date of Execution: 01/10/2022 , Admitted by: Self, Date of Admission: 01/10/2022 ,Place : Office	Photo  01/10/2022	Finger Print  LTI 01/10/2022	Signature  01/10/2022
KADAMPUKUR, DAKSHIN PARA, City:- Not Specified, P.O:- KADAMPUKUR, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AYxxxxxx4E, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/10/2022 , Admitted by: Self, Date of Admission: 01/10/2022 ,Place : Office				
3	Name Mrs CHEKAN NASKAR Wife of Mr SUSHIL NASKAR Executed by: Self, Date of Execution: 01/10/2022 , Admitted by: Self, Date of Admission: 01/10/2022 ,Place : Office	Photo  01/10/2022	Finger Print  LTI 01/10/2022	Signature  01/10/2022
KADAMPUKUR, DAKSHIN PARA, City:- Not Specified, P.O:- KADAMPUKUR, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AYxxxxxx9Q, Aadhaar No: 22xxxxxxxx8191, Status :Individual, Executed by: Self, Date of Execution: 01/10/2022 , Admitted by: Self, Date of Admission: 01/10/2022 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mr AVIJIT NASKAR Son of Late SUSHIL NASKAR Executed by: Self, Date of Execution: 01/10/2022 , Admitted by: Self, Date of Admission: 01/10/2022 ,Place : Office			
		01/10/2022	LTI 01/10/2022	01/10/2022
	KADAMPUKUR, DAKSHIN PARA, City:- Not Specified, P.O:- KADAMPUKUR, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AXxxxxxx4D, Aadhaar No: 41xxxxxxxx7709, Status :Individual, Executed by: Self, Date of Execution: 01/10/2022 , Admitted by: Self, Date of Admission: 01/10/2022 ,Place : Office			
5	Name	Photo	Finger Print	Signature
	Mr INDRAJIT NASKAR Son of Late SUSHIL NASKAR Executed by: Self, Date of Execution: 01/10/2022 , Admitted by: Self, Date of Admission: 01/10/2022 ,Place : Office			
		01/10/2022	LTI 01/10/2022	01/10/2022
	KADAMPUKUR, DAKSHIN PARA, City:- Not Specified, P.O:- KADAMPUKUR, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AXxxxxxx9Q, Aadhaar No: 66xxxxxxxx2367, Status :Individual, Executed by: Self, Date of Execution: 01/10/2022 , Admitted by: Self, Date of Admission: 01/10/2022 ,Place : Office			
6	DHARITRI INFRAVENTURE PRIVATE LIMITED DN 51, MERLIN INFINITE, SUITE 805, 8TH FLOOR, SALT LAKE CITY, SECTOR V, City:- Not Specified, P.O:- SECH BHAWAN, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, PAN No.: AAxxxxxx4P, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative			

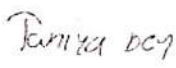
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr JAWED AMJAD Son of Mr AMJAD ALI Executed by: Self, Date of Execution: 01/10/2022 , Admitted by: Self, Date of Admission: 01/10/2022 ,Place : Office			
		01/10/2022	LTI 01/10/2022	01/10/2022
	Son of Mr AMJAD ALI 11, HARSHI STREET, RAJA RAM MOHAN SARANI AMHERST, City:- Not Specified, P.O:- AMHARST STREET, P.S:-Amharst Street, District:-Kolkata, West Bengal, India, PIN:-700009 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: ACxxxxxx4Q, Aadhaar No: 24xxxxxxxx2929, Status :Individual, Executed by: Self, Date of Execution: 01/10/2022 , Admitted by: Self, Date of Admission: 01/10/2022 ,Place : Office			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr VICKY SINGH (Presentant) Son of Late RANJIT SINGH Date of Execution - 01/10/2022, , Admitted by: Self, Date of Admission: 01/10/2022, Place of Admission of Execution: Office	 Oct 1 2022 3:10PM	 LTI 01/10/2022	 01/10/2022
City:- Not Specified, P.O:- KANKURGACHI, P.S:-Manicktalla, District:-North 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: Clxxxxx4G, Aadhaar No: 65xxxxxxxx6457 Status : Representative, Representative of : DHARITRI INFRAVENTURE PRIVATE LIMITED				

Identifier Details :

Name	Photo	Finger Print	Signature
Miss TANIYA DEY Daughter of Mr DILIP KUMAR DEY AE 151, RABINDRAPALLY, KESTOPUR, City:- , P.O:- BAGUIATI, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700101	 01/10/2022	 01/10/2022	 01/10/2022
Identifier Of Mr SUKUMAR NASKAR, Mr JAWED AMJAD, Mrs KALPANA NASKAR, Mrs CHEKAN NASKAR, Mr AVIJIT NASKAR, Mr INDRAJIT NASKAR, Mr VICKY SINGH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUKUMAR NASKAR	Mr JAWED AMJAD-0.1071 Dec
2	Mrs KALPANA NASKAR	Mr JAWED AMJAD-0.1071 Dec
3	Mrs CHEKAN NASKAR	Mr JAWED AMJAD-0.035 Dec
4	Mr AVIJIT NASKAR	Mr JAWED AMJAD-0.035 Dec
5	Mr INDRAJIT NASKAR	Mr JAWED AMJAD-0.035 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Hudarait, JI No: 54, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2675/2690, LR Khatian No:- 855/1	Owner:রাখাল মণ্ডল, Gurdian:অর্দ্ধ চন্দ্র মণ্ডল, Address:আকন্দকেশরী, Classification:ডাঙ্গা, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190416585 / 2022

On 01-10-2022

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 13:11 hrs on 01-10-2022, at the Office of the A.R.A. - IV KOLKATA by Mr VICKY SINGH

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 1,75,000/-

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

Execution is admitted on 01/10/2022 by 1. Mr SUKUMAR NASKAR, Son of Late ANIL NASKAR, KADAMPUKUR, DAKSHIN PARA, P.O: KADAMPUKUR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 2. Mr JAWED AMJAD, Son of Mr AMJAD ALI, 11, HARSHI STREET, RAJA RAM MOHAN SARANI AMHERST, P.O: AMHARST STREET, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Muslim, by Profession Business, 3. Mrs KALPANA NASKAR, Daughter of Late ANIL NASKAR, KADAMPUKUR, DAKSHIN PARA, P.O: KADAMPUKUR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 4. Mrs CHEKAN NASKAR, Wife of Mr SUSHIL NASKAR, KADAMPUKUR, DAKSHIN PARA, P.O: KADAMPUKUR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 5. Mr AVIJIT NASKAR, Son of Late SUSHIL NASKAR, KADAMPUKUR, DAKSHIN PARA, P.O: KADAMPUKUR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 6. Mr INDRAJIT NASKAR, Son of Late SUSHIL NASKAR, KADAMPUKUR, DAKSHIN PARA, P.O: KADAMPUKUR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Indetified by Miss TANIYA DEY, , , Daughter of Mr DILIP KUMAR DEY, AE 151, RABINDRAPALLY, KESTOPUR, P.O: BAGUIATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Service

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

Execution is admitted on 01-10-2022 by Mr VICKY SINGH, DIRECTOR, DHARITRI INFRAVENTURE PRIVATE LIMITED, DN 51, MERLIN INFINITE, SUITE 805, 8TH FLOOR, SALT LAKE CITY, SECTOR V, City:- Not Specified. P.O:- SECH BHAWAN, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091

Indetified by Miss TANIYA DEY, , , Daughter of Mr DILIP KUMAR DEY, AE 151, RABINDRAPALLY, KESTOPUR, P.O: BAGUIATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,598.00/- (A(1) = Rs 1,750.00/- ,B = Rs 1,750.00/- ,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 3,514/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/10/2022 12:24PM with Govt. Ref. No: 192022230132280208 on 01-10-2022, Amount Rs: 3,514/-, Bank: SBI EPay (SBIPay), Ref. No. 8415740217530 on 01-10-2022, Head of Account 0030-03-104-001-16

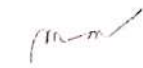
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,271/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 5,221/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 54437, Amount: Rs.50.00/-, Date of Purchase: 16/09/2022, Vendor name: S B Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/10/2022 12:24PM with Govt. Ref. No: 192022230132280208 on 01-10-2022, Amount Rs: 5,221/-, Bank: SBI EPay (SBlePay), Ref. No. 8415740217530 on 01-10-2022, 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 1904-2022, Page from 1007211 to 1007239
being No 190416585 for the year 2022.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.10.17 21:49:25 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/10/17 09:49:25 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)