

1818/2023

2811/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL.

77AB 584234

9.55 AM
06/02/23

21.55 AM
6/2



Additional Registrar of Assurances-IV, Kolkata

2295400/25
1800000/

Certified that the Document is admitted of Registration. The Signatures and the endorsement sheets of the Document are the part of

[Signature]
Additional Registrar of Assurances-IV, Kolkata

22 FEB 2023

Visa Case No. 372 of 04/02/23

J(1)...	250
J(2)...	300
Total	550

Received on.....

ARA-IV
Kolkata

DEED OF CONVEYANCE

- Date: 06th of February 2023
- Nature of Document: DEED OF SALE

177498

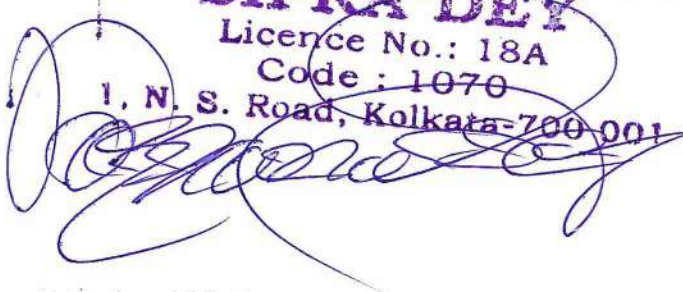
No.
Address
Rs.
Date

Sold by
PRABIR DAS
Advocate
High Court, Calcutta
B/34/989

SIPRA DEY

Licence No.: 18A
Code : 1070

1, N. S. Road, Kolkata-700 001



Tutendu Kr Singh



841

Tutendu Kr Singh



842

Judran Roy Khelija



Lakshikanta Halder
Lakshmikanta Halder

S/o.-Madhu Halder

53/1, Motilal Gupta Road, Kol-08

P.O. - Barisha





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19042000235400/2023

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	Mr JITENDRA KUMAR SINGH City:- Not Specified, P.O:- MOREPUKUR, P.S:- Rishra, District:-Hooghly, West Bengal, India, PIN:- 712250	Representative of Buyer [MOTILAL HIRISE PRIVATE LIMITED]		841 	Jitendra Kumar Singh 6/2/2023
2	Ms Indrani Roy Mukherjee Alias Mr Indira Roy Mukherjee City:- Not Specified, P.O:- Barisha, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008	Attorney of Seller [Ms Anjali Dhole]		842 	Indrani Roy Mukherjee 6/2/2023
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1.	Mr LAKHIKANTA HALDAR Son of Mr MADHU HALDAR 53/1 MATILAL GUPTA ROAD, City:- Not Specified, P.O:- BEHALA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008	Mr JITENDRA KUMAR SINGH, Ms Indrani Roy Mukherjee		844 	Lakshmi Kant Halder 07/02/2023

(Mohul Mukhopadhyay) ✓
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



030220232027963268

GRIPS Payment Detail

GRIPS Payment ID:	030220232027963268	Payment Init. Date:	03/02/2023 13:38:12
Total Amount:	71990	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9241663784337	BRN Date:	03/02/2023 13:38:33
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr VINEET KHETAN
Mobile: 9331040655

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230279632708	Directorate of Registration & Stamp Revenue	71990
Total			71990

IN WORDS: SEVENTY ONE THOUSAND NINE HUNDRED NINETY ONLY.

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

PAID



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



192022230279632708

GRN Details

GRN:	192022230279632708	Payment Mode:	SBI Epay
GRN Date:	03/02/2023 13:38:12	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9241663784337	BRN Date:	03/02/2023 13:38:33
Gateway Ref ID:	0595904897	Method:	ICICI Bank - Retail NB
GRIPS Payment ID:	030220232027963268	Payment Init. Date:	03/02/2023 13:38:12
Payment Status:	Successful	Payment Ref. No:	2000235400/8/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr VINEET KHETAN
Address:	3B LAL BAZAR STREET, KOLKATA
Mobile:	9331040655
Email:	vka@khetans.in
Period From (dd/mm/yyyy):	03/02/2023
Period To (dd/mm/yyyy):	03/02/2023
Payment Ref ID:	2000235400/8/2023
Dept Ref ID/DRN:	2000235400/8/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000235400/8/2023	Property Registration- Stamp duty	0030-02-103-003-02	53990
2	2000235400/8/2023	Property Registration- Registration Fees	0030-03-104-001-16	18000
			Total	71990

IN WORDS: SEVENTY ONE THOUSAND NINE HUNDRED NINETY ONLY.

PAID

3. Parties:

3.1 Vendor:

MS. ANJALI DHOLE (AADHAR No.-9314 4725 9538) (PAN-ACVPD9157E) (Mob: 7439672113) , D/O Lt. Baidyanath Dhol, by faith- Hindu, By occupation- Housewife, residing at Sakin-8, Kali Kinkor Road, P.O- Barisha P.S- Thakurpukur, Kolkata- 700008, represented by it's constituted attorney, **MS. INDRANI ROY MUKHERJEE alias INDIRA ROY MUKHERJEE (AADHAR No.-6195 0817 6596) (PAN-ARIPR2688G) (Mobile no. 9874825080)**, D/O Pijyush Kanti Mukherjee, , by faith- Hindu, By occupation- Housewife, residing at Sakin-8, Kali Kinkor Road,P.O- Barisha, P.S- Thakurpukur, Kolkata- 700008, District-South 24 Parganas. Hereinafter referred to as The **VENDOR** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the **One Part**.

AND

3.2 Purchaser:

M/S MOTILAL HIRISE PVT LTD [PAN- AAICM3109P], having its registered office at Diamond Harbour Road, P.O- Joka, P.S- Bishnupur, Dist.-24 Parganas (South)- 700104 represented by its Authorized Signatory **Mr. Jitendra Kumar Singh (AADHAR NO. 4353 4807 0521) (PAN ENOPS1448K) (Mobile No. 6290585106)** s/o Lt. Ramchabila Singh, by faith- Hindu, by occupation- Service residing at 2, Dakshinpara 3rd lane, P.O- Morepukur, P.S- Rishra, Dist.- Hooghly- 712250 hereinafter referred to as The **PURCHASER** (which expression shall unless otherwise excluded by or repugnant to the subject or

context be deemed to mean and include its successor or successors-in-interest and assigns) of the **Other Part**.

4. Subject Matter of Sale:

All that is part and parcel of Shali land measuring more or less about 5 satak in Dag no. 825 under R.S Khatian no. 78 previous L.R Khatian no. 889, presently L.R khatian no. 2553 in Mouza-Chakrajumolla, P.S- Bishnupur, Dist.- 24 Paraganas (South) within the jurisdiction of Raspunja Gram Panchayat hereinafter referred to as "**The Said Property**" and more fully described in the schedule mentioned here under and also demarcated with '**RED**' mark in the plan annexed herewith.

5. Background:

5.1 The Vendor has *inter alia* represented to the Purchaser (hereafter the "**Representations**") that:

5.1.1 That Joyotu Land Development Pvt Ltd Purchased from Smt. Chandra Adhikary All is piece and parcel of Shali land measuring more or less about 5 satak in R.S/L.R Dag no. 825 under R.S Khatian no. 78, L.R Khatian no. 889 in Mouza-Chakrajumolla, P.S- Bishnupur, Dist.- 24 Paraganas (South) by way of deed no. 1241 of 2004 registered at ADSR Bishnupur.

- 5.1.2 That thereafter said Joyotu Land Development Pvt Ltd mutated the said property under its name and khatian no being 2553.
- 5.1.3 That thereafter, Joyotu Land Development Pvt Ltd sold All is piece and parcel of Shali land measuring more or less about 5 satak in Dag no. 825 under R.S Khatian no. 78 previous L.R Khatian no. 889, presently L.R khatian no. 2553 in Mouza- Chakrajumolla, P.S- Bishnupur, Dist.- 24 Paraganas (South) to Ms. Anjali Dhole i.e the present Vendor vide deed no. 2167 of 2004 at Book No. I, volume no. 31, Page from 131 to 138 at ADSR Bishnupur.
- 5.1.4 That thus the Vendor herein became the owner and occupier of All is piece and parcel of Shali land measuring more or less about 5 satak in Dag no. 825 under R.S Khatian no. 78 previous L.R Khatian no. 889, presently L.R khatian no. 2553 in Mouza- Chakrajumolla, P.S- Bishnupur, Dist.- 24 Paraganas (South) within Raspunja Gram Panchayat.
- 5.1.5 That thereafter, the Vendor due to her other work could not look after the said property well and therefore, appointed Ms. Indira Roy Mukherjee alias Indrani Roy Mukherjee i.e the power of attorney holder herein as her only Power of attorney holder in regard to the said property by executing one Power of Attorney Deed vide deed no. 04009 of 2020 at DSR-IV, 24 Paraganas (South) book no. I, Volume no. 1604-2020 Pages from 182036 to 182056 DSR-IV, 24 Paraganas (South).

5.1.6 Thus, the Vendor is the sole and absolute owner and fully seized and possessed of and/or otherwise well and sufficiently entitled to the Said Property described in the schedule mentioned herein below, being a part or portion of the Said Land, free from all encumbrances.

5.1.7 That the Vendor herein is now desirous of selling of All is piece and parcel of Shali land measuring more or less about All that is part and parcel of Shali land measuring more or less about 5 satak in Dag no. 825 under R.S Khatian no. 78, L.R Khatian no. 889, presently L.R khatian no. 2553 in Mouza- Chakrajumolla, P.S- Bishnupur, Dist.- 24 Paraganas (South) within the jurisdiction of Raspunja Gram Panchayat hereinafter to the purchaser in the manner more fully described in the schedule mentioned here under and also marked with **'Red'** border in the plan annexed herewith **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of the said plot of land in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights o and all right appertaining thereto, vacant from all encumbrances.

- 5.1.8 The Said Property or any part thereof is not the subject matter of any mortgage, charge, lien, security and/or guarantee of any nature whatsoever.
- 5.1.9 No notices have been issued by the Income-tax Authority nor are any proceedings pending within the meaning of Section 281 of Income-tax Act, 1961 and there is no prohibitory order upon the Vendor from selling and/or dealing with the Said Property or any part thereof.
- 5.1.10 No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the Vendor from selling and/or dealing with the Said Property.
- 5.1.11 The Said Property and/or the Said Land or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Vendor.
- 5.1.12 No part of the Said Property and/or the Said Land has been or is liable to be acquired and/or vested under the West Bengal Land Reforms Act, 1955 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.
- 5.2 Relying on the aforesaid Representations of the Vendor and believing the same to be true and correct, the Purchaser has agreed to purchase the Said Property and this Deed of Conveyance is now

being executed to give effect to the transfer of the Said Property by the Vendor to the Purchaser.

- 5.3 That the purchaser had approached the vendors for purchasing the said property for a consideration of Rs. 9,00,000/- (Rupees Nine Lakh) only and the vendors have agreed to it.

6 NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 9,00,000/- (Rupees Nine Lakh) only only, paid to the Vendor from the Purchaser at or immediately before the execution of these presents (the receipt whereof the Vendors doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchaser, its successors and assigns and every one of them and also the said "Property"), they the Vendors as beneficial Owner doth by these presents indefeasibly grant, sell, convey, and transfer, assign and assure unto the Purchasers, its successors and assigns vacant, free from encumbrances, attachment and other defects in title **ALL THAT** said "Property" **HOWSOEVER** otherwise the said "Property" now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** the land or ground whereupon or on part whereof the same is erected and built **TOGETHER FURTHER WITH** all houses, outhouses or other buildings, erections, fixtures, walls, yards, courtyards and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said "Property" or any part thereof belonging or in any wise appertaining to or with the

same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into and upon the said "Property" or every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said land or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, his heirs, executors, administrators, legal representatives and assigns or any persons from whom he or they can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVEHOLD, POSSESSAND ENJOY** the said land and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the Purchasers, its successors and assigns forever freed and discharged from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens, etc. whatsoever created or suffered by the Vendors from to these presents **AND** the Vendors doth hereby for himself, his heirs, executors, administrators, legal representatives and assigns covenant with the Purchasers, its successors and assigns, **THAT** notwithstanding any act, deed or thing whatsoever, by the Vendors or by any of its predecessors and ancestors in title, done or executed or knowingly suffered to the contrary, they the Vendors had at all material times

heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchasers, its successors and assigns in the manner aforesaid **AND THAT** the Purchasers, its successors and assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said land and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of its ancestors or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any of his ancestors or predecessors in title or any person or persons and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them, the Vendors or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers, its successors and assigns do and execute, or cause to be done and executed perfectly assuring the said land and every part thereof unto and to the use of the Purchasers, its

successors and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER THAT** the Vendors and his / her heirs, executors, administrators, legal representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchasers, its successors and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendors to the said land or any breach of the covenants hereunder contained.

7 THE SAID VENDORS HEREBY COVENANTS WITH THE SAID PURCHASER AS FOLLOWS :-

- a) The Vendors are otherwise well and sufficiently entitled to '**The Said Property**' described in the **SCHEDULE** of the said property hereunder written and the same is his self-acquired property. Its title to **The Said Property**' is free and marketable;
- b) No other person except the Vendors have any right, claim or demand in respect of '**The Said Property**' or any part thereof;
- c) The Vendors have not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on **The Said Property**' and **The Said Property**' is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority and the Vendors hereby declare that they shall hereafter not create any third party rights or whatsoever nature in respect of **The Said Property**';

- d) The Vendors have not entered into any agreement or arrangement, oral or written with regard to the sale of **The Said Property'**;
- e) There are no proceedings instituted by or against the Vendors in respect of **The Said Property'** and pending in any Court or before any authority and **The Said Property'** is not under any lis pendens;
- f) The Vendors have not received any notice of acquisition or requisition from the Government of West Bengal or any authority or authorities in respect of **The Said Property'**; and
- g) The Vendors hereby covenant with the Purchasers, its successors, persons/successors-in-office and assigns to save, harmless, indemnify and keep indemnified the Purchasers, its successors, persons/successors-in-office and assigns from or against all encumbrances, charges and equities whatsoever; and
- h) The Vendors shall at the request and costs of the Purchasers, its successors, persons/successors-in-office and assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly *conveying* and assuring **The Said Property'** and every part thereof in the aforesaid manner.

SCHEDULE ABOVE REFERRED TO
[THE SAID PROPERTY]

All that is part and parcel of vacant Shali land measuring more or less about 5 satak in Dag no. 825 under R.S Khatian no. 78 previous L.R Khatian no. 889, presently L.R khatian no. 2553 in Mouza- Chakrajumolla, P.S- Bishnupur, Dist.- 24 Paraganas (South) within the jurisdiction of Raspunja Gram Panchayat and marked with 'Red' border in the plan annexed herewith **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of the said plot of land in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights o and all right appertaining thereto, vacant from all encumbrances And butted and bounded by in the manner as follows:-

On the North side: 20 ft. wide non metal Road

On the South side: 25 ft. wide road

On the East side: Lot no. 67 of Skim Plot

On the West side: Lot no. 57 of Skim Plot



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
= 6 FEB 2023

IN WITNESS WHEREOF the parties hereto have executed these presents on this 06th day of February, 2023 first mentioned above.

Executed and Delivered by the **Vendor**
and Purchaser at Kolkata in the presence
of:

1. Hannansardar
S/o MOSLEM SARDAR
vil+Po - Angachia Kol - 104
2. Azwar Ali Naskar
of Angachia

Jodran Roy Mukherjee
Signature of the Vendor (Attorney)

Motilal Hirise Pvt. Ltd.
Tutender Kr Singh
Authorised Signatory

Signature of the Purchaser

Drafted By Me: Soham Basu

4/2/2023

F/2388/2031/201a

Alipore Police Court.

RECEIPT AND MEMO OF CONSIDERATION

The Vendor confirms having received from the Purchaser the sum of Rs. 9,00,000/- (Rupees Nine Lakh) only towards full consideration for Sale of the Said Property in the manner following:

Date	Mode	Paid by/ Purchaser Name	Bank	Amount (Rs.)
	RTGS	M/S MOTILAL HIRISE PVT LTD	HDFC	Rs. 9,00,000/-
				Rs. 9,00,000/-

(RUPEES NINE LAKH) ONLY

Witnesses:

- HANNAM SARDAR
S/o MOSELEM SARDAR
vidyop - Amgachia - kellop

Indrani Roy Mukherjee

Signature of **Indira Roy Mukherjee** alias **Indrani Roy Mukherjee**
Power of Attorney Holder of
Ms. Anjali Dhole

- Auowar Ali Naskar
of Amgachia

SPECIMEN FORM FOR TEN FINGER PRINTS



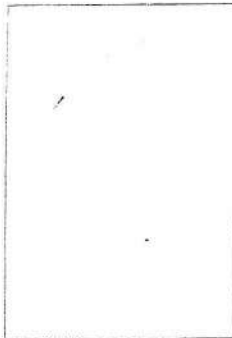
Tutankaha kr Singh

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

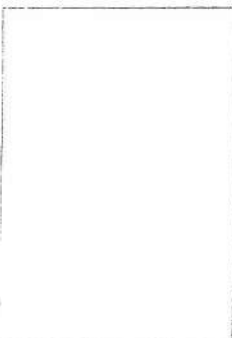


Sudhansu Raj Shukla

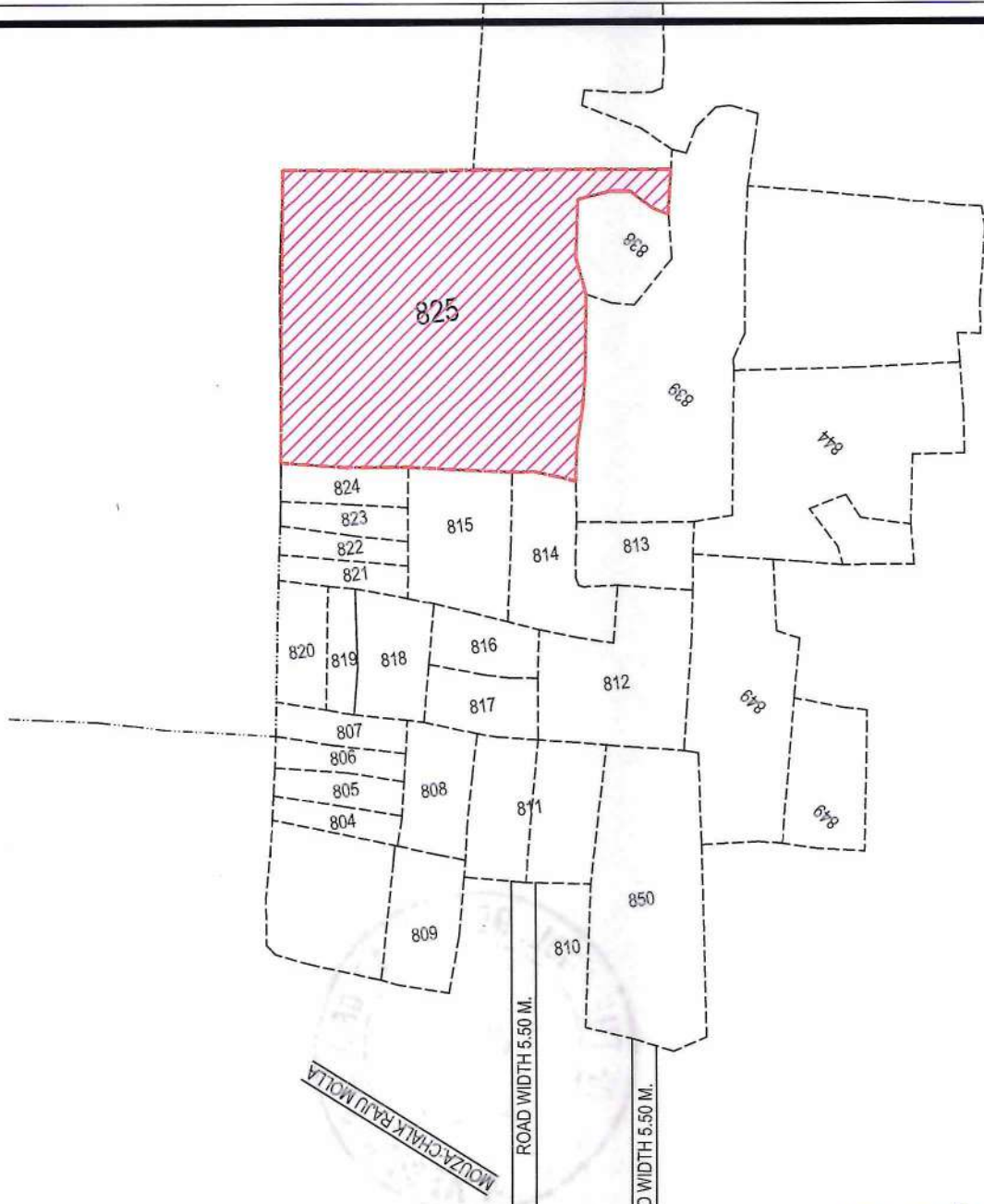
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



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

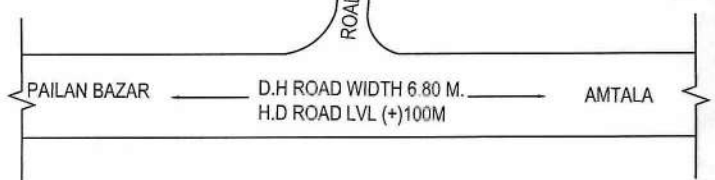


	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



Motilal Hirise Pvt. Ltd.
Intender to Dept.
 Authorised Signatory

Indran Roy Mukherjee



Daag No. 825
CHALK RAJU MOLLA,
SOUTH 24 PARGANAS

Major Information of the Deed

Deed No :	I-1904-02811/2023	Date of Registration	22/02/2023
Query No / Year	1904-2000235400/2023	Office where deed is registered	
Query Date	30/01/2023 12:58:46 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SOHAM BASU 1, NETAJI SUBASH ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8981218451, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 9,00,000/-	Rs. 18,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 54,000/- (Article:23)	Rs. 18,084/- (Article:A(1), M(a), M(b), I)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Chakrajumollah, JI No: 18, Pin Code : 700104

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-825 (RS :-)	LR-2553	Bastu	Shali	5 Dec	9,00,000/-	18,00,000/-	Width of Approach Road: 20 Ft.,
Grand Total :					5Dec	9,00,000 /-	18,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Ms Anjali Dhole Daughter of Late Baidyanth Dhole City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: acxxxxxx7e, Aadhaar No: 93xxxxxxxx9538, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MOTILAL HIRISE PRIVATE LIMITED City:- Not Specified, P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAXxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Ms Indrani Roy Mukherjee, (Alias Name: Mr Indira Roy Mukherjee) Daughter of Mr Pijush Kanti Mukherjee City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: arxxxxx8g, Aadhaar No: 61xxxxxxx6596 Status : Attorney, Attorney of : Ms Anjali Dhole

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr JITENDRA KUMAR SINGH (Presentant) Son of Late RAM CHABILA SINGH City:- Not Specified, P.O:- MOREPUKUR, P.S:-Rishra, District:- Hooghly, West Bengal, India, PIN:- 712250, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ENxxxxxx8K, Aadhaar No: 43xxxxxxx0521 Status : Representative, Representative of : MOTILAL HIRISE PRIVATE LIMITED (as AUTHORISED REPRESENTATIVE)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr LAKHIKANTA HALDAR Son of Mr MADHU HALDAR 53/1 MATILAL GUPTA ROAD, City:- Not Specified, P.O:- BEHALA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008			
Identifier Of Mr JITENDRA KUMAR SINGH, Ms Indrani Roy Mukherjee			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Ms Anjali Dhole	MOTILAL HIRISE PRIVATE LIMITED-5 Dec

Land Details as per Land Record


District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Chakrajumollah, JI No: 18, Pin Code : 700104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 825, LR Khatian No:- 2553	Owner:জয়তু ল্যাণ্ড ডেভালপ মেন্ট প্রাঃ লিঃ, Gurdian:অলোক বর্মণ, Address:নিজ , Classification:শালি, Area:1.16000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 04-02-2023

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 18,00,000/-



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 06-02-2023

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

Presented for registration at 09:55 hrs on 06-02-2023, at the Private residence by Mr JITENDRA KUMAR SINGH ,.

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

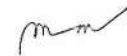
Execution is admitted on 06-02-2023 by Mr JITENDRA KUMAR SINGH, AUTHORISED REPRESENTATIVE, MOTILAL HIRISE PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Indetified by Mr LAKHIKANTA HALDAR, , , Son of Mr MADHU HALDAR, 53/1 MATILAL GUPTA ROAD, P.O: BEHALA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

Executed by Attorney

Execution by Ms Indrani Roy Mukherjee, , Mr Indira Roy Mukherjee , Daughter of Mr Pijush Kanti Mukherjee, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession House wife as constituted attorney for Ms Anjali Dhole P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008 is admitted by him

Indetified by Mr LAKHIKANTA HALDAR, , , Son of Mr MADHU HALDAR, 53/1 MATILAL GUPTA ROAD, P.O: BEHALA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 07-02-2023

Payment of Fees

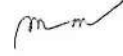
Certified that required Registration Fees payable for this document is Rs 18,084.00/- (A(1) = Rs 18,000.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 18,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/02/2023 1:38PM with Govt. Ref. No: 192022230279632708 on 03-02-2023, Amount Rs: 18,000/-, Bank: SBI EPay (SBIEPay), Ref. No. 9241663784337 on 03-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 54,000/- and Stamp Duty paid by online = Rs 53,990/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/02/2023 1:38PM with Govt. Ref. No: 192022230279632708 on 03-02-2023, Amount Rs: 53,990/-, Bank: SBI EPay (SBIEPay), Ref. No. 9241663784337 on 03-02-2023, 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

On 22-02-2023

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.

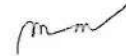
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,084.00/- (A(1) = Rs 18,000.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 54,000/- and Stamp Duty paid by Stamp Rs 10.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 177498, Amount: Rs.10.00/-, Date of Purchase: 02/02/2023, Vendor name: S Dey



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 169896 to 169925
being No 190402811 for the year 2023.



mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.03.06 12:53:27 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/03/06 12:53:27 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

16888/2023

16428/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



87AB 498759

22/11/23
18/12

22/11/23 6847/23
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

22 NOV 2023

DEED OF DECLARATION

THIS DEED OF DECLARATION is executed on the 22nd day of
November, 2023 by

85922



No. Sold to

Address

Rs.

29 SEP 2023

Date

SIPRA DEY

Licence No.: 13A

Code : 1070

1, N. S. Road, Kolkata-700 001

[Handwritten signature]



[Handwritten mark]

ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
22 NOV 2023

M/S Motilal Hirise Private Limited [PAN AAICM3109P] having its registered office Diamond Harbour Road, P.O - Joka, P.S - Bishnupur, District - South 24 Parganas, represented by its Authorized Signatory **Mr. Jitendra Kumar Singh** (AADHAR NO. 4353 4807 0521) (PAN ENOPS1448K) son of Late Ramchabila Singh, by faith- Hindu, by occupation- Service residing at 2, Dakshinpara 3rd lane, P.O- Morepukur, P.S- Rishra, Dist.- Hooghly- 712250 hereinafter referred to and called as the “**DECLARANT**” (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest, legal representatives and assigns).

NOW THIS DEED OF DECLARATION WITNESSETH AS FOLLOWS:

WHREAS by a Deed of Conveyance dated 06/02/2023 registered with the Additional Registrar of Assurances-IV, Kolkata in Book No. I, Volume No. 1904-2023, Page from 169896 to 169925, being Deed No. 190402811 of 2023, hereinafter referred to as “**The Principal Deed**” by which the Declarant herein had purchased All That is piece and parcel of Shali land measuring more or less about 5 Decimals in Dag No. 825 J.L No. 18, Mouza- Chak Rajumolla, P.S- Bishupur, within Rashpunja Panchayat, District- 24 Paraganas (South).

AND WHEREAS in subject matter of sale point no 4, Point No. 5.1.1 of Page No. 3, in Point No.5.1.4 of Page No.4, Point No. 5.1.7 of Page No. 5 and in Page No.12 under the Schedule of the Principal Deed the L.R. Khatian Number is wrongly stated as L.R. Khatian No. **2553** instead of the correct L.R. Khatian number i.e. L.R. Khatian No. **3374**.

AND WHEREAS the said L.R. Khatian No.2253 belongs to Jayatu Land Development and L.R. Khatian No.3374 belongs to Anjali Dhol i.e the vendor of the Principal Deed.

AND WHEREAS by virtue of this Deed of Declaration, L.R. Khatian number in The Principal Deed shall be read as L.R. Khatian No. **3374** instead of L.R. Khatian No. 2553.

AND WHEREAS that no consideration has been paid by the **DECLARANT** for executing this Deed of Declaration.

AND WHEREAS that there shall be no change in legal point of the said sale deed and no interest of sellers, purchasers or any other third party shall be hampered.

AND WHEREAS this Deed of Declaration shall form part of The Principal Deed being Deed No. Deed No. 190402811 of 2023 registered with the Additional Registrar of Assurances-IV, Kolkata in Book No. I. Volume No. 1904-2023, Page from 169896 to 169925.

IN WITNESS WHEREOF the parties hereto have executed these presents on this 22nd day of November, 2023 first mentioned above.

Executed and Delivered by the **Declarant** at
Kolkata in the presence of:

1. *Aay Chetia*
1. N. S. Road, Kot - 700001

2. *Sambosh Agarwal*
1. N. S. Road, Kot - 700001

Motilal Hirse Pvt. Ltd.

Jitendra Kr Singh
Authorised Signatory

Signature of the Declarant

Drafted by me:

Drafted by me

Soham Basu.

SOHAM BASU, Advocate
Enrolment No.-F/2388/2031/2019
Alipore Judges Court

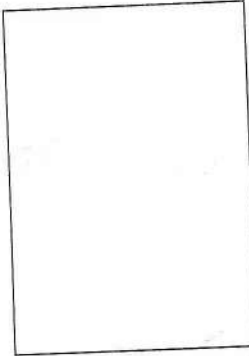


SPECIMEN FORM FOR TEN FINGER PRINTS

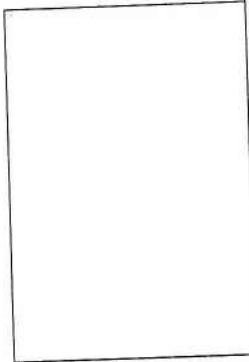


Subedar K. Singh

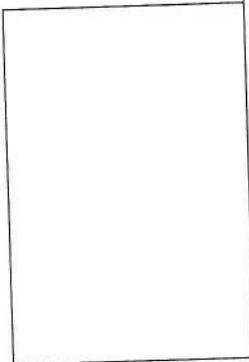
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



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



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



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

Major Information of the Deed

Deed No :	I-1904-16428/2023	Date of Registration	22/11/2023
Query No / Year	1904-2002836847/2023	Office where deed is registered	
Query Date	20/11/2023 1:34:29 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SOHAM BASU 1, NETAJI SUBASH ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8981218451, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 9,00,000/-	Rs. 18,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 73/- (Article:E)		
Remarks			

Land Details :




District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Chakrajumollah, JI No: 18, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-825 (RS :-)	LR-3374	Bastu	Shali	5 Dec	9,00,000/-	18,00,000/-	Width of Approach Road: 20 Ft.,
Grand Total :					5Dec	9,00,000 /-	18,00,000 /-	

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Motilal Hirise Private Limited City:- Not Specified, P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Jitendra Kumar Singh (Presentant) Son of Late Ramchabila Singh Date of Execution - 22/11/2023, , Admitted by: Self, Date of Admission: 22/11/2023, Place of Admission of Execution: Office	 Nov 22 2023 4:37PM	 Captured LTI 22/11/2023	 22/11/2023
City:- Not Specified, P.O:- Morepukur, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712250, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ENxxxxxx8K, Aadhaar No: 43xxxxxxxx0521 Status : Representative, Representative of : Motilal Hirise Private Limited (as Authorized Signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Lakshmikanta Halder Son of Mr Madhu Halder 53/1 Motilal Gupta Road, City:- Not Specified, P.O:- Behala, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008	 22/11/2023	 Captured 22/11/2023	 22/11/2023
Identifier Of Mr Jitendra Kumar Singh			

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Chakrajumollah, JI No: 18, Pin Code : 700104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 825, LR Khatian No:- 3374		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190416428 / 2023

On 22-11-2023

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 : 4 of Indian Stamp Act 1899.

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

Presented for registration at 15:12 hrs on 22-11-2023, at the Office of the A.R.A. - IV KOLKATA by Mr Jitendra Kumar Singh ,.

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

Execution is admitted on 22-11-2023 by Mr Jitendra Kumar Singh, Authorized Signatory, Motilal Hirise Private Limited (Private Limited Company), City:- Not Specified, P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Identified by Mr Lakshmikanta Halder, , Son of Mr Madhu Halder, 53/1 Matilal Gupta Road, P.O: Behala, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 66.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/11/2023 11:51AM with Govt. Ref. No: 192023240291065858 on 22-11-2023, Amount Rs: 7/-, Bank: SBI
EPay (SBIPay), Ref. No. 8364367521122 on 22-11-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 85922, Amount: Rs.10.00/-, Date of Purchase: 29/09/2023, Vendor name: S Dey
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/11/2023 11:51AM with Govt. Ref. No: 192023240291065858 on 22-11-2023, Amount Rs: 0/-, Bank: SBI
EPay (SBIPay), Ref. No. 8364367521122 on 22-11-2023, Head of Account



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 941262 to 941275
being No 190416428 for the year 2023.



Mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2023.12.04 13:07:50 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 04/12/2023
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.