

12431/2022

12436/2022



पश्चिम बंगाल WEST BENGAL

73AB 765358

15-52
2/2754851/22
1-500000/-
3/8-
09 deni



Certified that the Document is admitted to Registration. The Signature Sheet and the Stamp are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

1-3 AUG 2022

THIS DEED OF CONVEYANCE made and executed on the 3rd day of August, 2022 (Two Thousand Twenty Two).

নং ৩৬৮ তাং.....
মোকাম - জয়নগর এ.ডি.এস.আর. অফিস
জেলা-দা ২৪ পরগণা

5 JUL 2022

খরিদার.....
সাক্ষি.....
মূল্য.....

P.G. SHAW
Advocate
CMM Court, Calcutta

ডেপুটি-এস. অফিস উদ্ভাচার্য
সাক্ষর



BETWEEN

Mr. TAPAN MANDAL, PAN No. GEEPM9233P, Aadhaar No. 3380 5359 7241, Mobile No., Son of Late Surya Pada Mondal, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at Kamduni More, P.S- Rajarhat ,P.O- Kamduni, North 24 Parganas PIN -700135 hereinafter referred to as the **VENDORS** (which terms or expression shall unless excluded by or repugnant to the subject or context the same shall be deemed to mean and include its successors, Legal Heirs, persons/successors-in-office and assigns) of the **ONE PART**.

AND

ACHAL NIVAS REALTORS LLP having **PAN ABTFA1688E**, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having it's registered office at Room- S2, 2nd Floor, 5, J.B.S Halden Avenue, P.O- Dhapa, P.S- Kasba, Dist.- South 24 Paraganas Kolkata-700105, represented by its Authorised Signatory **SRI JITENDRA KUMAR SINGH, PAN No. ENOPS1448K, Aadhaar No. 435348070521, Mobile No. 6290585106**, son of Late Ram Chabila Singh, by faith - Hindu, by Nationality - Indian, by occupation - Service, residing at 2, Dakshin Para 3rd Lane, Police Station Rishra, Post Office Morepukur, 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**

WHEREAS some – (1) Tara Pada Bangal, (2) Ashok Kumar Bangal, (3) Gobinda Pada Bangal, all sons of Late Lal Mohan Bangal, and (4) Suman



✓



Chandra Bangal, (5) Sambhu Nath Bangal, (6) Sudhir Kumar Bangal, (7) Nirmal Kumar Bangal, and (8) Kamal Kumar Bangal all sons of Bankim Behari Bangal of Kirtipur are the recorded owners in respect of –

2071.00 Satak out of 2485.00 Satak comprised in R.S/L.R Dag No. 884, 132.00 Satak out of 146.00 Satak comprised in R.S/L.R Dag No. 879, 287.00 Satak out of 318.00 Satak comprised in R.S/L.R Dag No. 881, being total area of 2203 Satak along with other properties under L.R. Khaitan No. 140, 26, 98, 328, 291, 325, 175 and 55 respectively at Mouza – Kamduni, J.L. No. 188, P.S – P.S –Rajarhat (previously Barasat), in the District of North 24 Parganas, by virtue of records of rights.

AND WHEREAS by a Deed of Gift dated 11.12.1987, registered at the office of D.R.O Barasat, Copied in Book No. I, Being No. 3076 for the 1987, said Nirmal Kumar Bangal transferred ALL THAT piece or parcel of “Sali” and “Danga” land admeasuring about 258.25 Satak out of 3037 Satak comprised in R.S/L.R Dag No. 884, 881 and 879 along with other properties under L.R. Khatian No. 175, at Mouza – Kamduni, J.L. No. 188, P.S – P.S –Rajarhat (previously Barasat),, in the District of North 24 Paraganas, to his two sons Chandra Ghosh NathBangal and RabindraNath Ghosh Bangal.

AND WHEREAS thus said Chandra Ghosh Nath Bangal and Rabindra Nath Ghosh Bangal, are jointly well seized and possessed of or otherwise well and sufficiently entitled to the land measuring a total area of 255.4836 Satak (more or less) comprised in R.S/L.R Dag No. 884, 881 and 879 along with other properties under L. R. Khatian No. 175 at Mouza – Kamduni, J.L. No. 188, P.S – P.S –Rajarhat (previously

Barasat),, in the District of North 24 Parganas, by virtue of Registered Deed.

AND WHEREAS some Dilip Ghosh (Bangal), one son of said Kamal Krishna Ghosh (Bangal) died in the year 1992 before the death of his father, leaving behind his only wife Saraswati Ghosh (Bangal), and mother, namely – Kanak Lata Ghosh (Bangal) as his only lawful heirs.

AND WHEREAS said Kamal Krishna Ghosh (Bangal) died on January, 2002 thus leaving behind her three sons viz; Bholanath Ghosh (Bangal), Dipak Ghosh (Bangal), Nayan Ghosh (Bangal), one daughter namely – Shila Bangal alias Manta Ghosh (Bangal), only wife Kanak Lata Ghosh (Bangal), daughter in law viz; Saraswati Ghosh (Bangal) as his lawful heirs and he became the joint owner of the aforesaid land measuring a total area of 43.9518 Satak under L. R. Khatian No. 55 at Mouza – Kamduni, J.L. No. 188, P.S – Rajarhat (previously Barasat),, in the District of North 24 Parganas, by virtue of Succession.

AND WHEREAS some companies namely (1) SITARAM BUILDPROP PVT. LTD. And (2) AMB REALTORS PVT. LTD. by virtue of separate Deeds of Conveyance registered in Book-I, being nos. 3982, 3983, 3984, 3987, 3999, 4000, 4002, 4004, 4006, and 4008 for the year 2007 registered at the office of the Additional District Sub-Registrar Barasat, purchased all that piece and parcel of “Sali” land measuring more or less about 45 Satak comprised in R.S/L.R Dag No. 884 under L. R. Khatian No. 26, 55, 98, 140, 175, 291, 325, and 328 at present khatian no. 906 at Mouza – Kamduni, J.L No. 188, P.S –Rajarhat (previously Barasat), in the District of North 24 Parganas together with the legal heirs of the recorded bargadar late Surya Pada Mondal namely 1. Bhaskar Mondal,

2. Jaladhar Mondal, 3. Bhabani Bala Mondal, 4. Tapan Mandal, 5. Swapan Mondal i.e the Purchaser herein along with other land from the above named recorded owners.

AND WHEREAS by way of a Deed of Conveyance vide. Book No. 1, being no. 12432 for the year 2022 registered at ARA-IV, Kolkata, said (1) SITARAM BUILDPROP PVT. LTD. AND (4) AMB REALTORS PVT. LTD. Sold to the Vendor herein all that is piece and parcel of "Sali" land measuring more or less about 9 Satak comprised in R.S/L.R Dag No. 884 under L. R. Khatian No. 26, 55, 98, 140, 175, 291, 325, and 328 at present khatian no 906 at Mouza – Kamduni, J.L No. 188, P.S –Rajarhat (previously Barasat), in the District of North 24 Parganas,

AND WHEREAS after the execution of the aforementioned Conveyance Deed i.e Deed no. 12432 of 2022 at ARA-IV, Kolkata the Vendor herein who was the legal heirs of the recorded bargadar of the said land ceased to be the bargadars of the said land and became the raiyyats i.e owners and occupiers of the said land.

AND WHEREAS since then the Vendor herein are jointly, equally and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Property as an Owner thereof.

AND WHEREAS the Vendor herein have agreed to sell and the purchaser has agreed to purchase **ALL THAT** piece and parcel of 'Sali' land measuring more or less about 9 Satak comprised in R.S/L.R Dag No. 884 under previous L.R Khatian No. 26, 55, 98, 140, 175, 291, 325, and 328 at present khatian no 906 at Mouza – Kamduni, J.L No. 188, P.S –Rajarhat (previously Barasat), in the District of North 24-Parganas, more fully and particularly described in the schedule hereunder written

and also demarcated with '**RED**' mark in the plan annexed herewith hereinafter called '**The Said Property**' at or for the consideration of Rs. 5,40,000 (Rs. Five Lacs Forty Thousand) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 5,40,000 (Rs. Five Lacs Forty Thousand) only, paid to the Vendor by the Purchaser at or immediately before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchasers, its successors and assigns and every one of them and also the "said Property"), they the Vendor 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 Vendor 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 Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens, etc. whatsoever created or suffered by the Vendor from to these presents **AND** the Vendor 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 Vendor or by any of its predecessors and ancestors in title, done or executed or knowingly suffered to the contrary, they the Vendor 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 Vendor 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 Vendor 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 Vendor 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 Vendor 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 Vendor and his 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 Vendor to the said land or any breach of the covenants hereunder contained.

THE SAID VENDOR HEREBY COVENANTS WITH THE SAID PURCHASER as follows:-

- a) The Vendor is otherwise well and sufficiently entitled to the "**said Property**" described in the **SCHEDULE** 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 Vendor has any right, claim or demand in respect of the said "Property" or any part thereof;

c) The Vendor has 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 Vendor hereby declare that they shall hereafter not create any third party rights or whatsoever nature in respect of the "**said Property**";

d) The Vendor has 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 Vendor in respect of the said "Property" and pending in any Court or before any authority and the "**said Property**" is not under any lispendens;

f) The Vendor has 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**";

g) The Vendor 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 Vendor 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 :

ALL THAT piece and parcel of '**Sali**' land measuring more or less about **9 Satak** comprised in R.S./L.R. Dag No. 884, under L.R. Khatian Nos. 26, 98, 140, 175, 291, 325 and 328, at present khatian no- 906 at Mouza- Kamduni, J.L. No.188, P.S. Rajarhat, (previously Barasat), in the District of North 24-Parganas under Additional District Sub-Registration Office at Barasat, within the local jurisdiction of Kirtipur Gram Panchayat -I, and also demarcated with '**RED**' mark in the plan annexed herewith **TOGETHER WITH** all easement rights and all right appertaining thereto, vacant and free from all encumbrances and butted and bounded in the following manner :

ON THE NORTH : Dag No. 833, 880, 832, 829

ON THE SOUTH : Dag No. 1032, 1034, 886

ON THE EAST : Dag No. 885

ON THE WEST : Dag No. 1045, 1044, 1043, 1040, 874

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands to this writing the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED

by the within named **VENDOR** in the presence of :

1. *Kai Kheilan*
1, N.S. Road, Kolkata - 700001

6 Nov 2016

2. *Birbal Nasikar*
Kandumi

SIGNED, SEALED AND DELIVERED

by the within named **PURCHASER** in the presence of :

1. *Birbal Nasikar*

2. *তালুকদার*

ACHAL NIVAS REALTORS LLP
Talukdar K. Singh
Authorised Signatory / Partner

Readover explained in Bengali

Drafted by

Niloy Bhattacharya

F/1532/2016

Howrah court

MONEY RECEIPT & MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser within mentioned sum of Rs. 5,40,000 (Rs. Five Lacs Forty Thousand) only being the full consideration under these presents as follows :

PARTICULARS

DATE	CHEQUE NO.	BANK NAME & BRANCH	AMOUNT
25.03.2022	N084221888790072	HDFC	Rs. 1,00,000/-
08.07.2022	RTGS:ICICR520220 70800815302	ICICI	Rs. 4,25,000/-
13.07.2022	NEFT:00012534839 6	ICICI	Rs. 15,000/-
		TOTAL	Rs. 5,40,000/-

(RUPEES FIVE LAKH FOURTY THOUSAND ONLY)

WITNESSES:

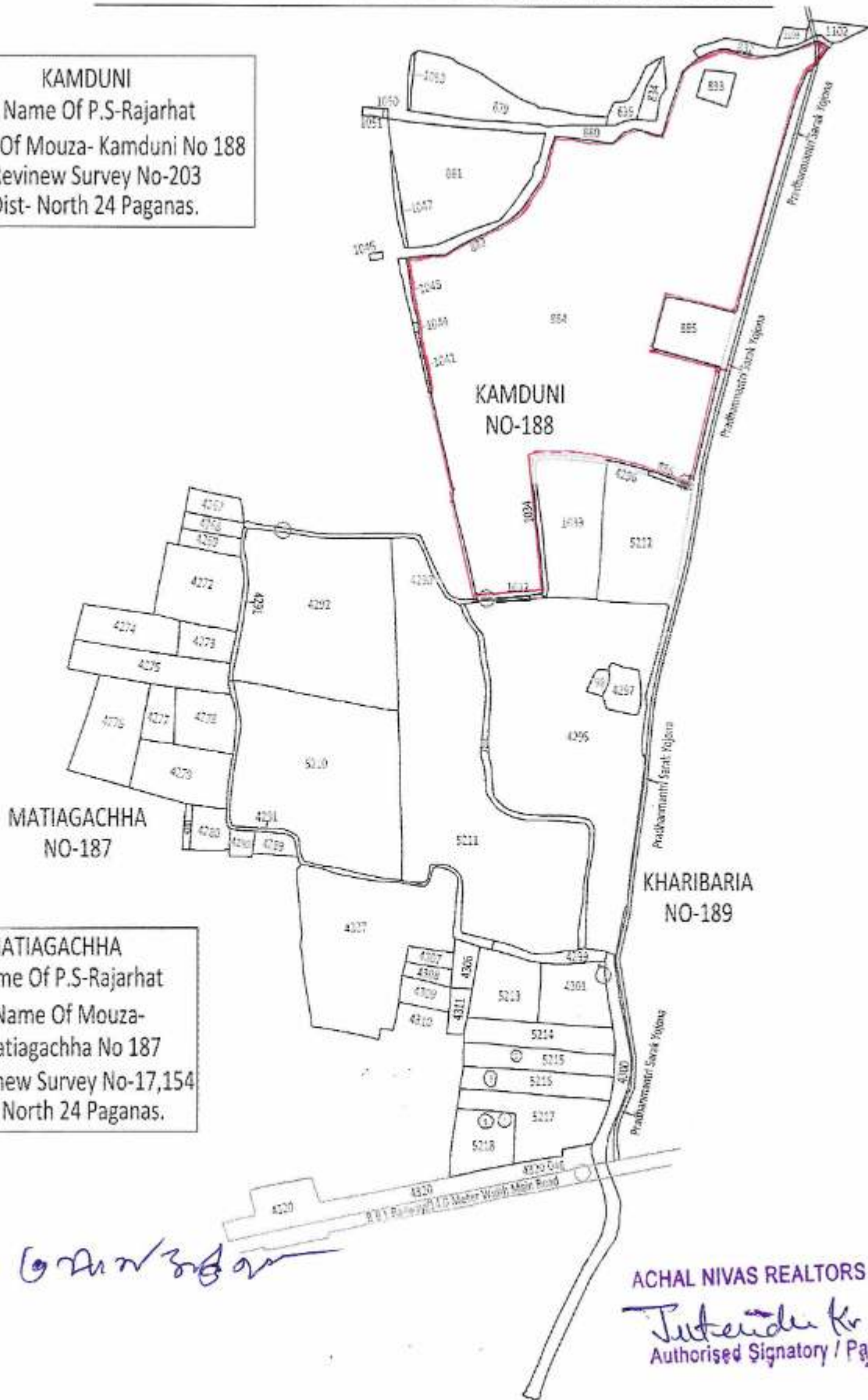
1. Ka. Khosla
1, N.S. Road,
Kotli Wala - Jalandhar
2. Bir Bal Nazkar

[Handwritten signature]

**SIGNATURE OF THE
VENDOR**

MOUZA MAP AT KAMDUNI & MATIAGACHHA

KAMDUNI
Name Of P.S-Rajarhat
Name Of Mouza- Kamduni No 188
Revinew Survey No-203
Dist- North 24 Paganas.



MATIAGACHHA
Name Of P.S-Rajarhat
Name Of Mouza-
Matiagachha No 187
Revinew Survey No-17,154
Dist- North 24 Paganas.

ACHAL NIVAS REALTORS LLP
Tushar K. Singh
Authorised Signatory / Partner

NOTE: Mouza Map Extracted From Photo Copy. Actual Scale May Not Match Properly.

SPECIMEN FORM FOR TEN FINGER PRINTS



Prasanna

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



Tirumala K. Laxmi

	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					



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

GRN Details

GRN:	192022230088984781	Payment Mode:	Online Payment
GRN Date:	02/08/2022 17:41:14	Bank/Gateway:	HDFC Bank
BRN :	1861310367	BRN Date:	02/08/2022 17:44:10
Payment Status:	Successful	Payment Ref. No:	2002354851/1/2022
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	ACHAL NIVAS REALTORS
Address:	5 J B S HALDEN AVENUE KOLKATA-700105
Mobile:	6290585106
Depositor Status:	Others
Query No:	2002354851
Applicant's Name:	Mr JITENDRA KUMAR SINGH
Identification No:	2002354851/1/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002354851/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	16190
2	2002354851/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	5400
Total				21590

IN WORDS: TWENTY ONE THOUSAND FIVE HUNDRED NINETY ONLY.



Major Information of the Deed

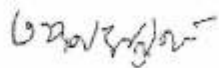
Deed No :	I-1904-12436/2022	Date of Registration	03/08/2022
Query No / Year	1904-2002354851/2022	Office where deed is registered	
Query Date	02/08/2022 2:17:38 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	JITENDRA KUMAR SINGH 2 DAKHINPARA 3RD LANE,Thana : Rishra, District : Hooghly, WEST BENGAL, PIN - 712250, Mobile No. : 8582974396, Status :Solicitor firm		
Transaction		Additional Transaction	
[0101] Sale, Sale Document			
Set Forth value		Market Value	
Rs. 5,40,000/-		Rs. 5,40,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 16,200/- (Article:23)		Rs. 5,484/- (Article:A(1))	
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Kamduni, JI No: 188, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-884	RS-906	Bastu	Shali	9 Dec	5,40,000/-	5,40,000/-	
Grand Total :					9Dec	5,40,000 /-	5,40,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr TAPAN MANDAL Son of Mr SURYAPADA MONDAL Executed by: Self, Date of Execution: 03/08/2022 , Admitted by: Self, Date of Admission: 03/08/2022 ,Place : Office			
		03/08/2022	LTI 03/08/2022	03/08/2022

KAMDUNI MORE, City:- Rajarhat-gopalpore, P.O:- KAMDUNI, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: GExxxxxx3P, Aadhaar No: 33xxxxxxxx7241, Status :Individual, Executed by: Self, Date of Execution: 03/08/2022
 , Admitted by: Self, Date of Admission: 03/08/2022 ,Place : Office

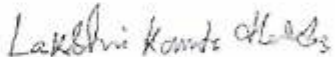
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ACHAL NIVAS REALTORS LLP 5, J.B.S. HALDEN AVENUE, City:- , P.O:- DHAPA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 , PAN No.:: ABxxxxxx8E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

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 - 03/08/2022, , Admitted by: Self, Date of Admission: 03/08/2022, Place of Admission of Execution: Office	 Aug 3 2022 7:18PM	 LTI 03/08/2022	 03/08/2022
2 DAKHINPARA 3RD LANE RISHRA, City:- Rishra, 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 : ACHAL NIVAS REALTORS LLP (as AUTHORISED SIGNATORY)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr LAKHIKANT HALDER Son of Mr MADHU HALDER 63/1, MATILAL GUPTA ROAD 122 THAKURPUKUR, City:- , P.O:- BARISA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700058	 03/08/2022	 03/08/2022	 03/08/2022

Identifier Of Mr TAPAN MANDAL, Mr JITENDRA KUMAR SINGH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN MANDAL	ACHAL NIVAS REALTORS LLP-9 Dec

On 03-08-2022

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 15:52 hrs on 03-08-2022, at the Office of the A.R.A. - IV KOLKATA by Mr JITENDRA KUMAR 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 5,40,000/-

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

Execution is admitted on 03/08/2022 by Mr TAPAN MANDAL, Son of Mr SURYAPADA MONDAL, KAMDUNI MORE, P.O: KAMDUNI, Thana: Rajarhat, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Indetified by Mr LAKHIKANT HALDER, , , Son of Mr MADHU HALDER, 63/1, MATILAL GUPTA ROAD 122 THAKURPUKUR, P.O: BARISA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700058, by caste Hindu, by profession Service

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

Execution is admitted on 03-08-2022 by Mr JITENDRA KUMAR SINGH, AUTHORISED SIGNATORY, ACHAL NIVAS REALTORS LLP (LLP), 5, J.B.S. HALDEN AVENUE, City:- , P.O:- DHAPA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700105

Indetified by Mr LAKHIKANT HALDER, , , Son of Mr MADHU HALDER, 63/1, MATILAL GUPTA ROAD 122 THAKURPUKUR, P.O: BARISA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700058, by caste Hindu, by profession Service

Payment of Fees

- Certified that required Registration Fees payable for this document is Rs 5,484/- (A(1) = Rs 5,400/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 5,400/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/08/2022 5:44PM with Govt. Ref. No: 192022230088984781 on 02-08-2022, Amount Rs: 5,400/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1861310367 on 02-08-2022, Head of Account 0030-03-104-001-16

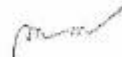
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 16,200/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 16,190/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 928, Amount: Rs.10/-, Date of Purchase: 05/07/2022, Vendor name: A Bhattacharya

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/08/2022 5:44PM with Govt. Ref. No: 192022230088984781 on 02-08-2022, Amount Rs: 16,190/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1861310367 on 02-08-2022, 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 807002 to 807024
being No 190412436 for the year 2022.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.08.10 19:39:15 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/08/10 07:39:15 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)