

SILNO - 2852/23

I-2789/23

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

K 882806

Endorsement stamp and signature sheet
attached with the document are part of
the document.

Add. Dist. Sub-Registrar
Chandannagar, Hooghly

07 AUG 2023

SALE DEED

THIS INDENTURE is made on this the 20th day of July
2023, Two Thousand Twenty Three.

Cont.P/2

PLAN OF R.S. DAG NO. - 639, R.S. KHATIAN NO.- 362, L.R. DAG NO.- 1009,
R. KHATIAN NO.- 2127, SHEET NO.- 15, MOUZA & P.S. - CHANDERNAGORE, J.L.
NO.- 1, WARD NO.- 12, HOLDING NO.- 53 (NEW) & 48 (OLD), SHYMA CHARAN
RAKSHIT ROAD (N), UNDER CHANDERNAGORE MUNICIPAL CORPORATION,
DIST.- HOOGHLY,

AREA OF LAND:- 6 K- 14CH.- 16 SQFT. OR 0.114 ACRE
COVERED AREA PUCCA :- 100 SQFT.
LAND AREA MKD. BY RED COLOUR 



1. Doigoy Gola Mallick

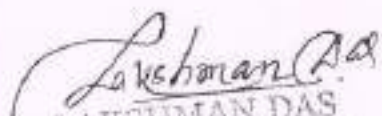
2. Rahul Agarwal

3. Anil Bana

4. Animesh Bhattacharya

Gaur Mahanandi

SIGNATURE OF OWNER


LAKSHMAN DAS

Regd. Planner & Estimator
Chandernagore Municipal Corporation
Reg. No. 269 of 2023-24

DRAWN BY-



AV. 26'-0" SHYAM CHARAN
RAKSHIT ROAD (NORTH)

:: 2 ::

BETWEEN

SRI GOUR MOHAN NANDY, (PAN: AKZPN7001M)
(AADHAAR No. 4787 5625 0775), Son of Late Santosh Kumar
Nandy, by faith Hindu (Indian Citizen), by profession Landowner,
presently residing at Barasat Nandipara, Kalitata, P.O. & P.S.
Chandannagar, District Hooghly, PIN- 712136, hereinafter called the
VENDOR which expression shall unless excluded by or repugnant to
the context be deemed to include his heirs, executors, administrators,
representatives and assigns of the **FIRST PART**.

AND

III. SRI BIJOY GUHA MALLICK, (PAN NO ADIPG3332Q),
(AADHAAR NO. 3221 0651 7454), son of Late Birendra Nath Guha
Mallik, by faith- Hindu (Indian Citizen), by profession- Business, by
residing at - Uttarayan Apartment, Flat No: D-1/3, Barabazar, P.O &
P.S: Chandannagar, District Hooghly, Pin: 712136, **[2] SRI RAHUL**
AGARWAL, son of Sri Manna Agarwal, by Caste Hindu (Indian
Citizen), by Profession Business, PAN: DVEPA2802L, Aadhaar
No. 7485 9915 1164, residing at Bishalaxmi Tala, Champatala, P.O.
Khalisani, P.S. Bhadreswar, District Hooghly, Pin - 712138, **[3] SRI**
ARIJIT BASU, son of Late Sujit Kumar Basu, by Caste Hindu
(Indian Citizen), by Profession Business, PAN: AKIPB3006D,
Aadhaar No. 9803 6207 3181, residing at Champatala, Brahmanpara,
P.O. Khalisani, P.S. Bhadreswar, District Hooghly, **[4] SRI**
PRIYANSH BHOJNAGARWALA, son of Ganes Prasad
Bhojnagarwala, by Caste Hindu (Indian), by Profession Business,
PAN: CKIPB6500J, Aadhaar No. 3908 5219 7840, residing at FD-326,

Cont.P/3

:: 3 ::

Sector-3, P.O. Bidhannagar, P.S. Bidhannagar, District North 24 Parganas, Pin-700106, hereinafter called the **"PURCHASERS"** which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, representatives and assigns of the **SECOND PART**

WHEREAS all that piece and parcel of (i) "VIII land measuring about **0.114 Acre Equivalent to 6Katha 14Chittaks 16 Sq.ft.** Sheet No. 15, within the ambit of Mouza Chandernagore, J.L. No.1, R.S. Khatian No. 362, Mutated L.R. Khatian No. 2127, R.S. Dag No, 639, L.R. Dag No. 1009 and (ii) "Bastu" land measuring about **0.135 acre equivalent to 8 Katha 2 Chittaks 31 Sq.ft.** Sheet No 15, within the ambit of Mouza Chandernagore, J.L. No 1, R.S. Khatian No. 362, Mutated L.R. Khatian No. 2127, R.S. Dag No. 639, L.R. Dag No. 1016, totalling an area about **0.249 acre equivalent to 15 Cottaks 1 Chittacks 2Sq.ft.** mentioned in the **First Schedule** hereunder written originally belonged to one Santosh Kumar Nandy, son of Late Nagendra Nath Nandy of Barasat Nandy Para, Kalitala, PO. & P.S. Chandernagore District Hooghly, who had absolute right, title, interest and possession over the schedule mentioned property. The said Santosh Kumar Nandy, son of Late Nagendra Nath Nandy had executed and registered a Deed of Settlement dated 07.10.1996, recorded in Book No. I. Volume No. 53, Pages 363 to 370, being No. 3155 for the year 1996, registered in the Office of the District Registrar, Hooghly in favour of his son Sri Gour Mohan Nandy (**Vendor herein**) and after the death of said Santosh Kumar Nandy on 31-01-2002 the entire schedule mentioned property devolved **absolutely** upon Sri Gour Mohan Nandy (the Vendor herein).

Cont.P/4

:: 4 ::

Thereafter said Sri Gour Mohan Nandy mutated his name in the Settlement Record in separate L.R. Khatian No. 2127 and also mutated his name in the Assessment Register of the Chandernagore Municipal Corporation and he has been paying the rent and taxes to the concerned authorities.

AND WHEREAS the properties mentioned in the **First Schedule** are presently not fetching any income and the Vendor decided to sale the schedule mentioned property in as is where is whatever there is basis and as the Vendor is in urgent need of money for meeting his legal necessities and decided to transfer the properties mentioned in the **First Schedule** hereunder in aforesaid condition for a valuable consideration. The parties of the Second Part the purchasers herein became aware about the intention of the vendor and they approached the Vendor for purchasing the **Second Schedule** of property **out of the First Schedule** of Properties in as is where is whatever there is basis. The sale consideration for the schedule properties was negotiated at price of **Rs. 80,00,000/- (Rupees Eighty Lacs only)**.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

1. **THAT** the price of the **Second Schedule** mentioned property is **Rs. 80,00,000/- (Rupees Eighty Lacs only)** and the parties of the Second Part are paying the sale consideration of **Rs. 80,00,000/- (Rupees Eighty Lacs only)**. In the mode and manner detailed of **payment mentioned** in the memorandum of consideration mentioned below, and the same is being received and acknowledged by the Owner/Vendor in presence of the witnesses and the present Owner/Vendor by this Indenture grant, sale, convey, transfer, assign, release

Cont.P/5

:: 5 ::

and assure unto the Purchasers in respect of the properties mentioned in the **Second Schedule** herein under. The Purchasers shall have the common right in passages, drains as well as all other easement rights, liberties, privileges or appurtenances whatsoever to the property in the **Second Schedule** and the Purchasers are being put into possession as of the vendor at present in the property in the **Second Schedule**. All the rights, title interest etc. in the **Second Schedule** property along with all interests attached to the same, are being transferred in favour of the Purchasers and the Purchasers are becoming the absolute owners of the **Second Schedule** of property free from encumbrances,

2. **THAT** the Vendor doth hereby covenant with the Purchasers as follows:-

i) **THAT** notwithstanding any act or deed, things, whatsoever by the Vendor done or executed to the contrary, the Vendor have good marketable title to grant, sale, convey, transfer, assign the property described in the **Second Schedule** herein under written .

ii) **THAT** the Purchasers hereinafter shall/may at all time peacefully and quietly posses and enjoy the **Second Schedule** of property and take the usufructs as well as profits thereof and the Vendor, his heirs or legal representatives shall have no right to claim or interfere with the right, title, interest and peaceful possession of the Purchasers.

Cont.P/6

:: 6 ::

iii) **THAT** the Purchasers shall becoming the absolute owners of the property identified in the Second Schedule free from encumbrances or any claim, charges, liens, debts, attachments whatsoever and the Purchasers will mutate their names in the Settlement Office and will pay the rent and taxes to the concerning authorities. The Vendor will cooperate in the matter of procuring possession, mutation of the property in the Settlement Office as well as in the office of Chandemagore Municipal Corporation.

iv) **THAT** the Purchasers will also be entitled to right of transfer or mortgage by executing any kind of deed of transfer or let out or develop the property identified in the **Second Schedule** and/or to realize rent according to their own choice and the Owner/ Vendor of this indenture as well as any other person claiming through the Vendor shall have no right to raise any objection against the present Purchasers.

v) **THAT** the Owner/vendor have good and marketable title to grant, sale, convey, transfer, assign and assure the Second Schedule of property.

vi) **THAT** the Deed Plan annexed herewith will be treated as a part and parcel of this **DEED**.

FIRST SCHEDULE OF PROPERTY ABOVE REFERRED TO:

(ENTIRE PROPERTIES)

District and District Sub-registrar: Hooghly, Additional District Sub-Registry- Chandannagore, P.S. & Mouza Chandannagar, J.L.No.-1, Sheet No. 15, R.S. Khatian No. 362, R.S. Dag No. 639, corresponding to L.R. khatian No. 2127;

1. L.R. Dag No. 1009 (One thousand Nine), Viti Land, intended use Bastu, measuring 0.114 Acre Equivalent to 6(Six) Cottahs 14 (Fourteen) Chittaks 16 (Sixteen) Chittaks together with more than 30 years Old Pucca Structure measuring 100 Sq.ft.

THE PROPERTY IS BUTTED AND BOUNDED BY :-

ON THE NORTH : Property of L.R. Dag No.1007.

ON THE SOUTH : Property of L.R. Dag No. 1016.

ON THE EAST : Property of L.R. Dag Nos.1024 & 1017.

ON THE WEST : Property of L.R. Dag Nos.1008 & 1010.

2. L.R. Dag No. 1016 (One thousand Sixteen), Bastu Land, measuring 0.135 Acre equivalent to 8(Eight) Cottahs 2 (Two) Chittaks 31 (Thirty One) Sq.ft. out of which {8(Eight) Cottahs 00 (Zero) Chittaks 31 (Thirty One) Sq.ft. uses as Residential & 2 (Two) Chittaks uses as Commercial} together with more than 30 years Old One Storied (Cemented Floor) Pucca Structure measuring 2595 Sq.ft. {Pucca: 2130 Sq.ft. & R.T. Shed: 380 Sq.ft.(both are uses as Residential) & C.I. Shed: 85Sq.ft.(uses as Commercial)}

THE PROPERTY IS BUTTED AND BOUNDED BY :-

ON THE NORTH : Property of L.R. Dag No.1009.

ON THE SOUTH : Shyama Charan Rakshit Road.

ON THE EAST : Property of L.R. Dag No. 1019.

ON THE WEST : Property of L.R. Dag Nos.1010 &1015.

:: 8 ::

The properties in item Nos. 1 & 2 are appertaining to Ward No. 12, under Holding No. 53(New), 48 (Old) situated at S.C. Rakshit Road under Chandannagore Municipal Corporation. An old single storied building aged more than 30 years having total constructed area of 2695 Sq. ft. with cement flooring stands on the said two plots.

Yearly rent to be payable before the B.L. & L.R.O. Singur at Khalisani.
TOTAL AREA OF LAND COMPRISED IN ITEM NOS 1 & 2 IS ,
0.249 Acre equivalent to 15 (Fifteen) Cottahs 1(One) Chittack 2(Two) Sq. ft. with all easementary rights attached with the property.

SECOND SCHEDULE OF PROPERTY ABOVE REFERRED TO:
(TO BE TRANSFERRED BY THIS SALE DEED)

District and District Sub-registrar: Hooghly. Additional District Sub-Registry- Chandannagore, P.S. & Mouza Chandannagar, J.L.No.-1, Sheet No. 15. R.S. Khatian No. 362, R.S. Dag No. 639, corresponding to L.R. khatian No. 2127;

1. **L.R. Dag No. 1009** (One thousand Nine), **Viti Land**, intended use Bastu, measuring **0.114 Acre** Equivalent to **6(Six) Cottahs 14 (Fourteen) Chittaks 16 (Sixteen) Chittaks** which is delineated and Marked by **RED Border** in the annexed **Deed Plan** together with more than 30 years Old Pucca Structure (Cemented Flooring) measuring 100 Sq.ft. (uses as Residential) alongwith all fittings and fixture and every rights of easements whatsoever.

THE PROPERTY IS BUTTED AND BOUNDED BY :-

ON THE NORTH : Property of L.R. Dag No.1007.

ON THE SOUTH : Property of L.R. Dag No. 1016.

ON THE EAST : Property of L.R. Dag Nos.1024 & 1017.

ON THE WEST : Property of L.R. Dag Nos.1008 & 1010.

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:: 9 ::

Yearly rent to be payable before the B.L & L.R.O. Singur at Khalisari.
The property is appertaining to Ward No. 12, under Holding No.
53(New), 48(Old) situates at S.C. Rakshit Road under Chandannagore
Municipal Corporation.

Self identified passport size photograph of the party of First Part and
the parties of the Second Part is pasted on separate sheet attached
herewith and Fingerprints of both hands of both the parties is
impressed therein which is a part of this indenture.

IN WITNESS WHEREOF the Party of the FIRST PART i.e. the
Vendor and the Purchasers have put their respective hands and seal
on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED VENDOR
AND THE PURCHASERS IN THE
PRESENCE OF WITNESSES:

1. *Unnamed - 4*
Resident of the property
Calcutta

Gour Mahan Nandy

SIGNATURE OF THE VENDOR

2. *Sushobh B. Kaudal*
Kaudal Nagar
Calcutta

1. *Deepak Kumar Mallik*

2. *Rahul Agarwal*

3. *Arjit Banerjee*

4. *Ranjana Chakravarty*

SIGNATURE OF THE PURCHASERS

Cont.P/10

:: 10 ::

MEMO OF CONSIDERATION

RECEIVED by the within named **VENDOR** from the within named **PURCHASERAS**, the sum of Rs. 80,00,000/- (Rupees Eighty Lacs) only as under:

RUPEES (Rs.)	D.D. NO.	DATE	BANK
10,00,000/-	498706	19.07.2023	BANK OF BARODA, CHANDERNAGORE
70,00,000/-	187128	20.07.2023	KOTAK MAHINDRA BANK, SALT LAKE

TOTAL : Rs. 80,00,000/- (Rupees Eighty Lacs only).

WITNESSES:

1. *[Signature]*
Monaal H. H. H. H.
Chandernagore

Gaur Mahon Nandy

SIGNATURE OF THE VENDOR

2. *Subhas Ch. Mandal*
Chandernagore Court.

as per instructions of father

Drafted by *Rajali Mukherji*
Advocate

Chandernagore Court.

03-09/13

Comp. Print by *[Signature]*

Chandernagore Court.



Government of West Bengal

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

OFFICE OF THE A.D.S.R. CHANDANNAGAR, District Name :Hooghly

Signature / LTI Sheet of Query No/Year 06042001756751/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri GOUR MOHAN NANDY BARASAT, NANDYPARA, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136	Seller			1293 Gour Mohan Nandy 20/7/23
2	Shri BIJOY GUHA MALICK UTTARAYAN APARTMENT, BARABAZAR, Flat No: C-1/3, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136	Buyer			1297 Bijoy Guha Mallick 20/7/23

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri RAHUL AGARWAL BISALAXMITALA, CHAMPATALA, City:- Bhadreshwar, P.O:- KHALISANI, P.S:- Bhadreshwar, District:- Hooghly, West Bengal, India, PIN:- 712138	Buyer		 1294	 20/7/23
4	Shri ARJIT BASU BISHALAXMITALA, CHAMPATALA, City:- Bhadreshwar, P.O:- KHALISANI, P.S:- Bhadreshwar, District:- Hooghly, West Bengal, India, PIN:- 712138	Buyer		 1295	 20/7/23
5	Shri PRIYANSH BHOJNAGARWALA FD 326, Block/Sector: 3, City:- Bidhannagar, P.O:- BIDHANNAGAR, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700106	Buyer		 1296	 20/7/23

and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
Shri AJAY PAKREY Son of Late NEMAI PAKREY CHANDERNAGORE COURT, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136	Shri GOUR MOHAN NANDY, Shri BIJOY GUHA MALLICK, Shri RAHUL AGARWAL, Shri ARIJIT BASU, Shri PRIYANSH BHOJNAGARWALA		 1298	 20/7/23

(Swagata Tarafdar)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
CHANDANNAGAR
Hooghly, West Bengal

SPECIMEN FORM FOR TEN FINGER PRINTS

LEFT HAND FINGER PRINT (VENDOR)

Little	Ring	Middle	Fore	Thumb
				

RIGHT HAND FINGER PRINT

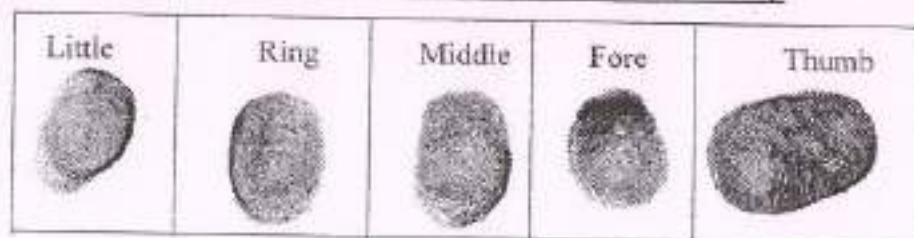
Thumb	Fore	Middle	Ring	Little
				



Gour Mohan Nandy

SPECIMEN FORM FOR TEN FINGER PRINTS

LEFT HAND FINGER PRINT (PURCHASER)



RIGHT HAND FINGER PRINT

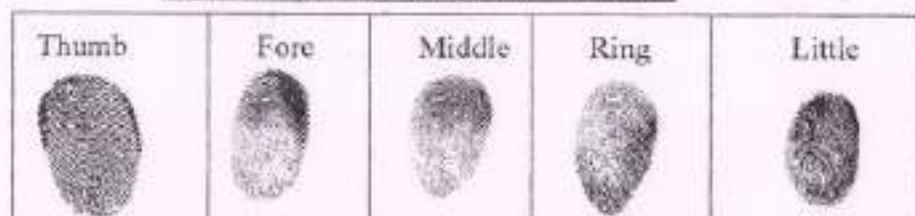


Omprakash Mallik

LEFT HAND FINGER PRINT (PURCHASER)



RIGHT HAND FINGER PRINT



Rahul Agarwal

SPECIMEN FORM FOR TEN FINGER PRINTS

LEFT HAND FINGER PRINT (PURCHASER)



Angel Bawa

Little	Ring	Middle	Fore	Thumb

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little

LEFT HAND FINGER PRINT (PURCHASER)



Rajesh Chaudhary

Little	Ring	Middle	Fore	Thumb

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little

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



192023240135852621

GRN Details

GRN:	192023240135852621	Payment Mode:	Online Payment
GRN Date:	20/07/2023 13:45:50	Bank/Gateway:	State Bank of India
BRN:	IK0CJBFWT0	BRN Date:	20/07/2023 13:47:14
GRIPS Payment ID:	200720232013585261	Payment Init. Date:	20/07/2023 13:45:50
Payment Status:	Successful	Payment Ref. No:	2001756751/5/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Sanjay Ghosh
Address:	Chinsurah Hooghly, West Bengal, 712101
Mobile:	9830512756
Depositor Status:	Others
Query No:	2001756751
Applicant's Name:	Mr SUBHAS CHANDRA MANDAL
Address:	A.D.S.R. CHANDANNAGAR
Office Name:	A.D.S.R. CHANDANNAGAR
Identification No:	2001756751/5/2023
Remarks:	Sale, Sale Document Payment No 5
Period From (dd/mm/yyyy):	20/07/2023
Period To (dd/mm/yyyy):	20/07/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001756751/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	315020
2	2001756751/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	80014
3	2001756751/5/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	2276
Total				397310

IN WORDS: THREE LAKH NINETY SEVEN THOUSAND THREE HUNDRED TEN ONLY.

कार्यक्रम विभाग
COMMITTEEDIRECTOR
GOV. MINISTERS HANDE
SANTOSH KESARI HANDE
KSHIRIYER



भारत सरकार
GOVT. OF INDIA



GOVT

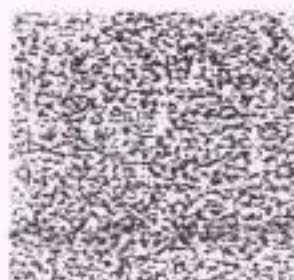
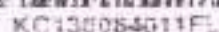
आचार्य विभाग
ACADEMIC DIVISION

प्रमुख, दिल्ली
Principal, Delhi

Sour Mahan Hande

भारतीय प्रमाणन प्राधिकरण
Bureau of Indian Standards

1. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
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 4. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
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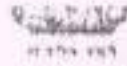
मेरा आधार, मेरी पहचान



Valid Date: 1/12/2015



222



ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA

IDENTITY CARD

WB/27/182/498068



নির্বাচকের নাম : গৌরমোহন নন্দী

Elector's Name : Gourmohan Nandy

পিতার নাম : সন্তোষ নন্দী

Father's Name : Santosh Nandy

লিঙ্গ/Sex : পুং/ M

জন্ম তারিখ
Date of Birth : XX/XX/1952





भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 0647/00444/97108

To
Bijoy Guha Mallick

D-10 UTTARAYAN APARTMENT,
BARABAZAR,
VTC, Chandannagar, PO: Chandannagar,
Sub District: Chinsurah - Magra, District: Hooghly,
State: West Bengal, PIN Code: 712135,
Mobile: 9630034731

06/12/2013

137086629



KP167996295R



आपका आधार क्रमांक / Your Aadhaar No. :

3221 0651 7454

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Bijoy Guha Mallick
DOB: 01/05/1981
Male

3221 0651 7454

मेरा आधार, मेरी पहचान

06/12/2013



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/27/182/281160



নির্বাচকের নাম : বিজয় গুহ মল্লিক
Elector's Name : Joy Guha Mallick
পিতার নাম : বিরেন্দ্র গুহ মল্লিক
Father's Name : Birendra Guha Mallick
লিঙ্গ/সঙ্গ : পুং/ M
জন্ম তারিখ : 07/01/1961
Date of Birth :

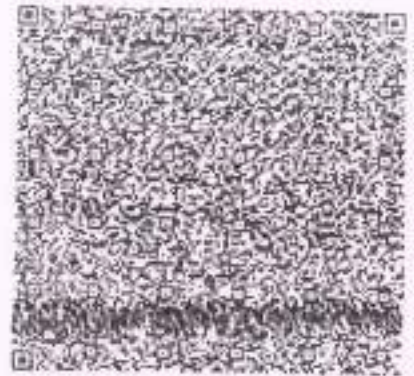
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DVEPA2802L



नाम / Name
RAHUL AGARWAL

पिता का नाम / Father's Name
MUNNA AGARWAL

जन्म की तारीख
Date of Birth
07/03/2002

Rahul Agarwal

हस्ताक्षर / Signature

21092020



Enrollment No. 0653/49134/00726

To
Rahul Agarwal
ব্রাহ্মণ আদর্শবাস
BISHALAXMI TALA CHAMPATALA,
VTC, Chandannagar, PO: Khalisani,
Sub District: Chinsurah - Magra, District: Hooghly,
State: West Bengal, PIN Code: 712138.
Mobile: 9330818862

0653/49134/00726



KF365524739F1



Your Aadhaar No. :

7485 9915 1164

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



Issue Date: 15-12-2013



ব্রাহ্মণ আদর্শবাস
Rahul Agarwal
জন্ম তারিখ / DOB: 6/05/1992
লিঙ্গ / Male

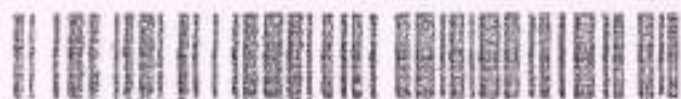
7485 9915 1164

আমার আধার আমার পরিচয়

ভারতের নির্বাচন কমিশন

ELECTION COMMISSION OF INDIA

নির্বাচকের সচিত্র পরিচয় পত্র ELECTOR PHOTO IDENTITY CARD



ZSG2469609



নাম : রাহুল আগরওয়াল

Name : RAHUL AGARWAL

পিতার নাম : মুন্না আগরওয়াল

Father's Name : MUNNA AGARWAL

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRIYANSH BHOJNAGARWALA

GANESH PRASAD BHOJNAGARWALA

10/06/1995

Permanent Account Number

CKIPB6500J

Priyank Bhojnagarwal

Scanned with
Signature Scanner



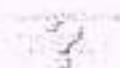
13052016



Consigliamo **India**

संस्कृत लिपि संशोधन प्रतिष्ठान
Sanskrit Lipi Sansthan, Varanasi

Contract No./ Enquiry No. : 1085/47414/00017

[illegible]

ATTENTION: Write your JOURNAL / Year Address on No.

3908 5219 7840

VID: 2154 2151 0006 5055

मेरा भाषाई मेरी पहचान



Chrysomelidae cf. *Stethin*



Project: <https://doi.org/10.1101/195100>
 Date: 10/10/2017

3908 5219 7840

VTD: 91.94 76.41 60.56 50.53

2121 117114 2121 485471=1



STEEL INFORMATION

- [illegible]



आर्य समाज के संस्थापक श्री १०८

[illegible]

Address:
51/2, Ganesha Puram, Mysore Nagar, P.D-126
Soft Lake C/A, near Park Hall, Sector-3
Dham Nagar III Market, North 24 Parganas,
West Bengal - 700056



3908 5219 7840

VID: 9194 7641 0056 3055

 846.7 |  846.2 |  info@hawaii.com

Major Information of the Deed

No :	I-0604-02789/2023	Date of Registration	07/08/2023
Query No / Year	0604-2001756751/2023	Office where deed is registered	
Query Date	11/07/2023 8:43:12 PM	A.D.S.R. CHANDANNAGAR, District: Hooghly	
Applicant Name, Address & Other Details	SUBHAS CHANDRA MANDAL CHANDERNAGORE COURT, Thana : Chandannagar, District : Hooghly, WEST BENGAL, PIN - 712138, Mobile No. : 7980625054, Status : Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 80,00,000/-	Rs. 80,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 3,20,020/- (Article: 23)	Rs. 80,014/- (Article: A(1), E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Shyam Charan Rakshit Road, Road Zone : (Adjacent to Road – Adjacent to Road) , Mouza: Chandannagar Sit No-15, JI No: 1, Pin Code : 712138

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-1009 (RS :-639)	LR-2127, (RS:-36210)	Bastu	Viti	6 Katha 14 Chatak 16 Sq Ft	77,00,000/-	77,00,000/-	Property is on Road Adjacent to Metal Road,
Grand Total :					11.3804Dec	77,00,000 /-	77,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	3,00,000/-	3,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		100 sq ft	3,00,000 /-	3,00,000 /-	

Details :
Name, Address, Photo, Finger print and Signature

- Shri GOUR MOHAN NANDY (Presentant)**
Son of Late SANTOSH KUMAR NANDY BARASAT, NANDYPARA, City:- Chandannagar, P.O:-
CHANDERNAGORE, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By
Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AKxxxxxx1M, Aadhaar No: 47xxxxxxxx0775, Status
Individual, Executed by: Self, Date of Execution: 20/07/2023
Admitted by: Self, Date of Admission: 20/07/2023, Place: Pvt. Residence, Executed by: Self, Date of
Execution: 20/07/2023
Admitted by: Self, Date of Admission: 20/07/2023, Place: Pvt. Residence

Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Shri BIJOY GUHA MALLICK Son of Late BIRENDRA NATH GUHA MALLICK UTTARAYAN APARTMENT, BARABAZAR, Flat No: C-1/3, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx2Q, Aadhaar No: 32xxxxxxxx7454, Status: Individual, Executed by: Self, Date of Execution: 20/07/2023 Admitted by: Self, Date of Admission: 20/07/2023, Place: Pvt. Residence
2	Shri RAHUL AGARWAL Son of Shri MUNNA AGARWAL BISALAXMITALA, CHAMPATALA, City:- Bhadreswar, P.O:- KHALISANI, P.S:- Bhadreswar, District:-Hooghly, West Bengal, India, PIN:- 712138 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: DVxxxxxx2L, Aadhaar No: 74xxxxxxxx1164, Status: Individual, Executed by: Self, Date of Execution: 20/07/2023 Admitted by: Self, Date of Admission: 20/07/2023, Place: Pvt. Residence
3	Shri ARIJIT BASU Son of Late SUJIT KUMAR BASU BISHALAXMITALA, CHAMPATALA, City:- Bhadreswar, P.O:- KHALISANI, P.S:-Bhadreswar, District:-Hooghly, West Bengal, India, PIN:- 712138 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AKxxxxxx6D, Aadhaar No: 98xxxxxxxx3181, Status: Individual, Executed by: Self, Date of Execution: 20/07/2023 Admitted by: Self, Date of Admission: 20/07/2023, Place: Pvt. Residence
4	Shri PRIYANSH BHOJNAGARWALA Son of GANESH PRASAD BHOJNAGARWALA FD 326, Block/Sector: 3, City:- Bidhannagar, P.O:- BIDHANNAGAR, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700106 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: CKxxxxxx0J, Aadhaar No: 39xxxxxxxx7840, Status: Individual, Executed by: Self, Date of Execution: 20/07/2023 Admitted by: Self, Date of Admission: 20/07/2023, Place: Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Shri AJOY PAKREY Son of Late NEMAI PAKREY CHANDERNAGORE COURT, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136			
Identifier Of Shri GOUR MOHAN NANDY, Shri BIJOY GUHA MALLICK, Shri RAHUL AGARWAL, Shri ARIJIT BASU, Shri PRIYANSH BHOJNAGARWALA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
	Shri GOUR MOHAN NANDY	Shri BIJOY GUHA MALLICK-2.8451 Dec, Shri RAHUL AGARWAL-2.8451 Dec, Shri ARIJIT BASU-2.8451 Dec, Shri PRIYANSH BHOJNAGARWALA-2.8451 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1.	Shri GOUR MOHAN NANDY	Shri BIJOY GUHA MALLICK-25.00000000 Sq Ft, Shri RAHUL AGARWAL-25.00000000 Sq Ft, Shri ARIJIT BASU-25.00000000 Sq Ft, Shri PRIYANSH BHOJNAGARWALA-25.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S.- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Shyam Charan Rakshit Road, Road Zone : (Adjacent to Road – Adjacent to Road) , Mouza: Chandannagar Sit No-15, JI No: 1, Pin Code : 712136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1009, LR Khatian No:- 2127	Owner:গৌর মোহন নন্দী, Gurdian:দত্তাধ কুমার, Address:বারাণসী , Classification:ভিটি, Area:0.11400000 Acre,	Shri GOUR MOHAN NANDY

2023

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

Presented for registration at 18:07 hrs on 20-07-2023, at the Private residence by Shri GOUR MOHAN NANDY
Executant

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 80,00,000/-

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

Execution is admitted on 20/07/2023 by 1. Shri GOUR MOHAN NANDY, Son of Late SANTOSH KUMAR NANDY, BARASAT, NADY PARA, P.O: CHANDERNAGORE, Thana: Chandannagar, City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Others, 2. Shri BIJOY GUHA MALLICK, Son of Late BIRENDRA NATH GUHA MALLICK, UTTARAYAN APARTMENT, BARABAZAR, Flat No: C-1/3, P.O: CHANDERNAGORE, Thana: Chandannagar, City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business, 3. Shri RAHUL AGARWAL, Son of Shri MUNNA AGARWAL, BISALAXMITALA, CHAMPATALA, P.O: KHALISANI, Thana: Bhadreswar, City/Town: BHADRESHWAR, Hooghly, WEST BENGAL, India, PIN - 712138, by caste Hindu, by Profession Business, 4. Shri ARIJIT BASU, Son of Late SUJIT KUMAR BASU, BISHALAXMITALA, CHAMPATALA, P.O: KHALISANI, Thana: Bhadreswar, City/Town: BHADRESHWAR, Hooghly, WEST BENGAL, India, PIN - 712138, by caste Hindu, by Profession Business, 5. Shri PRIYANSH BHOJNAGARWALA, Son of GANESH PRASAD BHOJNAGARWALA, FD 326, Sector: 3, P.O: BIDHANNAGAR, Thana: Bidhannagar, City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700106, by caste Hindu, by Profession Business

Indebted by Shri AJOY PAKREY, Son of Late NEMAI PAKREY, CHANDERNAGORE COURT, P.O: CHANDERNAGORE, Thana: Chandannagar, City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

Swagata Tarafdar

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR

Hooghly, West Bengal

On 25-07-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 80,014.00/- (A(1) = Rs 80,000.00/- , E = Rs 14.00/-) and Registration Fees paid by by online = Rs 80,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/07/2023 1:47PM with Govt. Ref. No: 192023240135852621 on 20-07-2023, Amount Rs: 80,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKOCJBFWT0 on 20-07-2023, Head of Account 0030-03-104-001-16

Stamp Duty

that required Stamp Duty payable for this document is Rs. 3,20,020/- and Stamp Duty paid by online = Rs 3,15,020/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/07/2023 1:47PM with Govt. Ref. No: 192023240135852621 on 20-07-2023, Amount Rs: 3,15,020/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0CJBFWT0 on 20-07-2023, Head of Account 0030-02-103-003-02

SK

Swagata Tarafdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
Hooghly, West Bengal

On 07-08-2023

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,20,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4869, Amount: Rs.5,000.00/-, Date of Purchase: 19/07/2023, Vendor name: S MALLICK

SK

Swagata Tarafdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
Hooghly, West Bengal

of Registration under section 60 and Rule 69.

ured in Book - I

ume number 0604-2023, Page from 59095 to 59120
being No 060402789 for the year 2023.



Digitally signed by SWAGATA
TARAFDAR
Date: 2023.08.10 16:26:09 +05:30
Reason: Digital Signing of Deed.

(Swagata Tarafdar) 2023/08/10 04:26:09 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
West Bengal.

(This document is digitally signed.)

SH. No. - 2651/23

1-2788/23

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

K 882805

Q-2001756793/23

Endorsement sheet and signature sheet
attached with the document are part of
the document.

Asst. Dir. Sub-Registrar
Chandannagar, Hooghly

07 AUG 2023

SALE DEED

THIS INDENTURE is made on this the 20th day of July
2023, Two Thousand Twenty Three.

Cont.P/2

OF R.S. DAG NO. - 639, R.S. KHATIAN NO. - 362, L.R. DAG NO. - 1010,
KATIAN NO. - 2127, SHEET NO. - 15, MOUZA & P.S. - CHANDERNAGORE, J.L.
NO. - 1, WARD NO. - 12, HOLDING NO. - 53 (NEW) & 48 (OLD), SHYMA CHARAN
RAKSHIT ROAD (N), UNDER CHANDERNAGORE MUNICIPAL CORPORATION,
DIST. - HOOGHLY,

AREA OF LAND:- 8 K- 2 CH.- 31 SQFT. OR 0.135 ACRE

COVERED AREA PUCCA :- 2130 SQFT.(G.F.)

COVERED AREA R.T. SHED :- 380 SQFT.

COVERED AREA C.I. SHED :- 85 SQFT. (COMMERCIAL)

LAND AREA MKD. BY RED COLOUR 



1. Joyoy Gupta Mallik

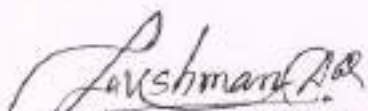
2. Rihel Agarwal

3. Anil Baan

4. Pranjali Biswas

Gan Mahan Nandy

SIGNATURE OF OWNER


LAKSHMAN DAS

Repd. Planner & Estimator
Chandernagore Municipal Corporation

Reg. No. 269 of 2023-24

DRAWN BY-



AV. 26'-0" SHYAM CHARAN
RAKSHIT ROAD (NORTH)

BETWEEN

SRI GOUR MOHAN NANDY, (PAN: AKZPN7001M)
(AADHAAR No. 4787 5625 0775), Son of Late Santosh Kumar
Nandy, by faith Hindu (Indian Citizen), by profession Landowner,
presently residing at Barasat Nandipara, Kalitata, P.O. & P.S.
Chandannagar, District Hooghly, PIN- 712136, hereinafter called the
VENDOR which expression shall unless excluded by or repugnant to
the context be deemed to include his heirs, executors, administrators,
representatives and assigns of the FIRST PART.

AND

[1] SRI BHOY GUHA MALLICK, (PAN NO ADIPG3332Q),
(AADHAAR NO.3221 0651 7454), son of Late Birendra Nath Guha
Mallick, by faith- Hindu (Indian Citizen). by profession- Business, by
residing at - Uttarayan Apartment, Flat No: D-1/3, Barabazar, P.O &
P.S: Chandannagar, District Hooghly, Pini 712136, [2] SRI RAHUL
AGARWAL, son of Sri Munna Agarwal, by Caste Hindu (Indian
Citizen), by Profession Business, PAN: DVEPA2802L, Aadhaar
No.7485 9915 1164, residing at Bishalaxmi Tala, Champatala, P.O.
Khalisani, P.S. Bhadreswar, District Hooghly, Pin - 712138, [3] SRI
ARIJIT BASU, son of Late Sujit Kumar Basu, by Caste Hindu
(Indian Citizen), by Profession Business, PAN: AKIPB3006D,
Aadhaar No. 9803 6207 3181, residing at Champatala, Brahmanpara,
P.O. Khalisani, P.S. Bhadreswar, District Hooghly, [4] SRI
PRIYANSH BHOJNAGARWALA, son of Ganesh Prasad
Bhojnagarwala, by Caste Hindu (Indian), by Profession Business,
PAN: CKIPB6500J, Aadhaar No.3908 5219 7840, residing at FD-326,

:: 3 ::

Sector-3, P.O. Bidhannagar, P.S. Bidhannagar, District North 24 Parganas, Pin-700106, hereinafter called the "**PURCHASERS**" which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, representatives and assigns of the **SECOND PART**

WHEREAS all that piece and parcel of (i) "VITI land measuring about 0.114 Acre Equivalent to 6Katha 14Chittaks 16 Sq.ft. Sheet No. 15, within the ambit of Mouza Chandernagore, J.L. No.1, R.S. Khatian No. 362, Mutated L.R. Khatian No. 2127, R.S. Dag No, 639, L.R. Dag No. 1009 and (ii) "Bastu" land measuring about 0.135 acre equivalent to 8 Katha 2 Chittaks 31 Sq.ft. Sheet No 15, within the ambit of Mouza Chandernagore, J.L. No 1, R.S. Khatian No. 362, Mutated L.R. Khatian No. 2127, R.S. Dag No. 639, L.R. Dag No. 1016, totalling an area about 0.249 acre equivalent to 15 Cottaks 1 Chittacks 2Sq.ft. mentioned in the **First Schedule** hereunder written originally belonged to one Santosh Kumar Nandy, son of Late Nagendra Nath Nandy of Barasat Nandy Para, Kalitala, P.O. & P.S. Chandernagore District Hooghly, who had absolute right, title, interest and possession over the schedule mentioned property. The said Santosh Kumar Nandy, son of Late Nagendra Nath Nandy had executed and registered a Deed of Settlement dated 07.10.1996, recorded in Book No. I. Volume No. 53, Pages 363 to 370, being No. 3155 for the year 1996, registered in the Office of the District Registrar, Hooghly in favour of his son Sri Gour Mohan Nandy (**Vendor herein**) and after the death of said Santosh Kumar Nandy on 31-01-2002 the entire schedule mentioned property devolved absolutely upon Sri Gour Mohan Nandy (the **Vendor** herein).

Cont.P/4

:: 4 ::

Thereafter said Sri Gour Mohan Nandy mutated his name in the Settlement Record in separate L.R. Khatian No. 2127 and also mutated his name in the Assessment Register of the Chandernagore Municipal Corporation and he has been paying the rent and taxes to the concerned authorities.

AND WHEREAS the properties mentioned in the **First Schedule** are presently not fetching any income and the Vendor decided to sale the schedule mentioned property in as is where is whatever there is basis and as the Vendor is in urgent need of money for meeting his legal necessities and decided to transfer the properties mentioned in the **First Schedule** hereunder in aforesaid condition for a valuable consideration. The parties of the Second Part the purchasers herein became aware about the intention of the vendor and they approached the Vendor for purchasing the **Second Schedule** of property **out of the First Schedule** of Properties in as is where is whatever there is basis. The sale consideration for the schedule properties was negotiated at price of **Rs. 95,00,000/- (Rupees Ninety Five Lacs only)**.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

1. **THAT** the price of the **Second Schedule** mentioned property is **Rs. 95,00,000/- (Rupees Ninety Five Lacs only)** and the parties of the Second Part are paying the sale consideration of **Rs. 95,00,000/- (Rupees Ninety Five Lacs only)**, in the mode and manner detailed of **payment mentioned** in the memorandum of consideration mentioned below, and the same is being received and acknowledged by the Owner/Vendor in presence of the witnesses and the present Owner/Vendor by this Indenture grant, sale, convey, transfer, assign, release

Cont.P/5

:: 5 ::

and assure unto the Purchasers in respect of the properties mentioned in the **Second Schedule** herein under. The Purchasers shall have the common right in passages, drains as well as all other easement rights, liberties, privileges or appurtenances whatsoever to the property in the **Second Schedule** and the Purchasers are being put into possession as of the vendor at present in the property in the **Second Schedule**. All the rights, title interest etc. in the **Second Schedule** property along with all interests attached to the same, are being transferred in favour of the Purchasers and the Purchasers are becoming the absolute owners of the **Second Schedule** of property free from encumbrances.

2. **THAT** the Vendor doth hereby covenant with the Purchasers as follows:-

i) **THAT** notwithstanding any act or deed, things, whatsoever by the Vendor done or executed to the contrary, the Vendor have good marketable title to grant, sale, convey, transfer, assign the property described in the **Second Schedule** herein under written .

ii) **THAT** the Purchasers hereinafter shall/may at all time peacefully and quietly posses and enjoy the **Second Schedule** of property and take the usufructs as well as profits thereof and the Vendor, his heirs or legal representatives shall have no right to claim or interfere with the right, title, interest and peaceful possession of the Purchasers.

Cont.P/6

:: 6 ::

iii) **THAT** the Purchasers shall becoming the absolute owners of the property identified in the Second Schedule free from encumbrances or any claim, charges, liens, debts, attachments whatsoever and the Purchasers will mutate their names in the Settlement Office and will pay the rent and taxes to the concerning authorities. The Vendor will cooperate in the matter of procuring possession, mutation of the property in the Settlement Office as well as in the office of Chandemagore Municipal Corporation.

iv) **THAT** the Purchasers will also be entitled to right of transfer or mortgage by executing any kind of deed of transfer or let out or develop the property identified in the **Second Schedule** and/or to realize rent according to their own choice and the Owner/ Vendor of this indenture as well as any other person claiming through the Vendor shall have no right to raise any objection against the present Purchasers.

v) **THAT** the Owner/vendor have good and marketable title to grant, sale, convey, transfer, assign and assure the Second Schedule of property.

vi) **THAT** the Deed Plan annexed herewith will be treated as a part and parcel of this **DEED**.

Cont.P/7

FIRST SCHEDULE OF PROPERTY ABOVE REFERRED TO:
(ENTIRE PROPERTIES)

District and District Sub-registrar: Hooghly. Additional District Sub-Registry- Chandannagore, P.S. & Mouza Chandannagar, J.L.No.-1, Sheet No. 15. R.S. Khatian No. 362, R.S. Dag No. 639, corresponding to L.R. khatian No. 2127;

1. L.R. Dag No. 1009 (One thousand Nine), Viti Land, intended use Bastu, measuring 0.114 Acre Equivalent to 6(Six) Cottahs 14 (Fourteen) Chittaks 16 (Sixteen) Chittaks together with more than 30 years Old Pucca Structure measuring 100 Sq.ft.

THE PROPERTY IS BUTTED AND BOUNDED BY :-

ON THE NORTH : Property of L.R. Dag No.1007.

ON THE SOUTH : Property of L.R. Dag No, 1016.

ON THE EAST : Property of L.R. Dag Nos.1024 & 1017.

ON THE WEST : Property of L.R. Dag Nos.1008 & 1010.

2. L.R. Dag No. 1016 (One thousand Sixteen), Bastu Land, measuring 0.135 Acre equivalent to 8(Eight) Cottahs 2 (Two) Chittaks 31 (Thirty One) Sq.ft. out of which (8(Eight) Cottahs 00 (Zero) Chittaks 31 (Thirty One) Sq.ft. uses as Residential & 2 (Two) Chittaks uses as Commercial} together with more than 30 years Old One Storied (Cemented Floor) Pucca Structure measuring 2595 Sq.ft. {Pucca: 2130 Sq.ft. & R.T. Shed: 380 Sq.ft. (both are uses as Residential) & C.I. Shed: 85Sq.ft.(uses as Commercial).

THE PROPERTY IS BUTTED AND BOUNDED BY :-

ON THE NORTH : Property of L.R. Dag No.1009.

ON THE SOUTH : Shyama Charan Rakshit Road.

ON THE EAST : Property of L.R. Dag No. 1019.

ON THE WEST : Property of L.R. Dag Nos.1010 &1015.

∴ 8 ∴

The properties in item Nos. 1 & 2 are appertaining to Ward No. 12, under Holding No. 53(New), 48 (Old) situated at S.C. Rakshit Road under Chandannagore Municipal Corporation. An old single storied building aged more than 30 years having total constructed area of 2695 Sq. ft. with cement flooring stands on the said two plots.

Yearly rent to be payable before the B.L. & L.R.O. Singur at Khalisani.

TOTAL AREA OF LAND COMPRISED IN ITEM NOS 1 & 2 IS .

0.249 Acre equivalent to 15 (Fifteen) Cottahs 1(One) Chittack 2(Two) Sq. ft. with all easementary rights attached with the property.

SECOND SCHEDULE OF PROPERTY ABOVE REFERRED TO:

(TO BE TRANSFERRED BY THIS SALE DEED)

District and District Sub-registrar: Hooghly. Additional District Sub-Registry- Chandannagore, P.S. & Mouza Chandannagar, J.L.No.-1, Sheet No. 15, R.S. Khatian No. 362, R.S. Dag No. 639, corresponding to L.R. khatian No. 2127;

1. L.R. Dag No. 1016 (One thousand Sixteen), Bastu Land, measuring 0.135 Acre equivalent to 8(Eight) Cottahs 2 (Two) Chittaks 31 (Thirty One) Sq.ft. which is delineated and marked by RED Border in the annexed Deed Plan and out of which {8(Eight) Cottahs 00 (Zero) Chittaks 31 (Thirty One) Sq.ft. uses as Residential & 2 (Two) Chittaks uses as Commercial} together with more than 30 years Old One Storied (Cemented Floor) Structure measuring 2595 Sq.ft. {Pucca: 2130 Sq.ft. & R.T. Shed: 380 Sq.ft. (both are uses as Residential) & C.I. Shed: 85 Sq.ft.(uses as Commercial) alongwith all fittings and fixture and every rights of easement whatsoever.

Yearly rent to be payable before the B.L. & L.R.O. Singur at Khalisani.

The property is appertaining to Ward No. 12, under Holding No. 53(New), 48(Old) situated at S.C. Rakshit Road under Chandannagore Municipal Corporation.

Cont.P/9

:: 9 ::

THE PROPERTY IS BUTTED AND BOUNDED BY :-

ON THE NORTH : Property of L.R. Dag No.1009.

ON THE SOUTH : Shyama Charan Rakshit Road.

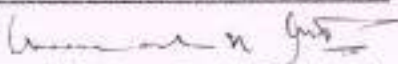
ON THE EAST : Property of L.R. Dag No. 1019.

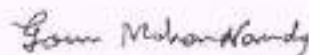
ON THE WEST : Property of L.R. Dag Nos.1010 & 1015.

Self identified passport size photograph of the party of First Part and the parties of the Second Part is pasted on separate sheet attached herewith and Fingerprints of both hands of both the parties is impressed therein which is a part of this indenture.

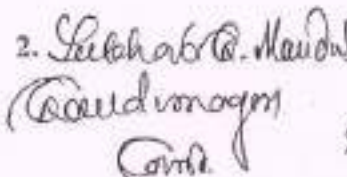
IN WITNESS WHEREOF the Party of the FIRST PART i.e. the Vendor and the Purchasers have put their respective hands and seal on the day, month and year first above written.

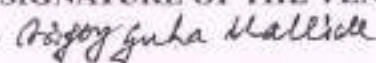
SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED VENDOR
AND THE PURCHASERS IN THE
PRESENCE OF WITNESSES:

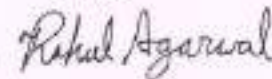
1. 
Gouri Mohan Pandey
Vendor

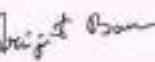


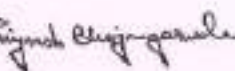
SIGNATURE OF THE VENDOR

2. 
Subhash Chandra Maund
Comr.

1. 
Rajyog Gupta

2. 
Rahul Agarwal

3. 
Anil Kumar

4. 
Rajesh Chandra

SIGNATURE OF THE PURCHASERS

Cont.P/10

:: 10 ::

MEMO OF CONSIDERATION

RECEIVED by the within named **VENDOR** from the within named **PURCHASERAS**, the sum of **Rs. 95,00,000/- (Rupees Ninety Five Laes)** only as under:

RUPEES (Rs.)	D.D. NO.	DATE	BANK
40,00,000/-	504357	19.07.2023	ICICI, R.N. MUKHERJEE ROAD, KOLKATA
34,00,000/-	504358	19.07.2023	-DO-
20,00,000/-	504359	19.07.2023	-DO-
1,00,000/-	504362	20.07.2023	-DO-

TOTAL : Rs. 95,00,000/- (Rupees Ninety Five Laes) only

WITNESSES :

1. *[Signature]*
Kavita K. Ghosh
Calcutta

Gour Mahan Nandy

SIGNATURE OF THE VENDOR

2. *Subhas B. Mandal*
Chandernagore Court.

As per instructions of parties

Drafted by *Rakali Mukherjee*

Advocate

Chandernagore Court
05-998/10

Comp. Print by/Typed by

[Signature]
Chandernagore Court.



Government of West Bengal

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

OFFICE OF THE A.D.S.R. CHANDANNAGAR, District Name :Hooghly

Signature / LTI Sheet of Query No/Year 06042001756793/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri GOUR MOHAN NANDY BARASAT, NANDYPARA, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136	Seller			12/7/23 Gour Mohan Nandy 20/7/23
2	Shri BIJOY GUHA MALICK UTTARAYAN APARTMENT, BARABAZAR, Flat No: C-1/3, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136	Buyer			12/7/23 Bijoy Guha Mallick 20/7/23

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri RAHUL AGARWAL BISALAXMITALA, CHAMPATALA, City:- Bhadreshwar, P.O:- KHALISANI, P.S:- Bhadreshwar, District:- Hooghly, West Bengal, India, PIN:- 712138	Buyer			<i>Rahul Agarwal</i> 1294 20/7/23
4	Shri ARIJIT BASU BISHALAXMITALA, CHAMPATALA, City:- Bhadreshwar, P.O:- KHALISANI, P.S:- Bhadreshwar, District:- Hooghly, West Bengal, India, PIN:- 712138	Buyer			1295 <i>Arijit Basu</i> 20/7/23
5	Shri PRIYANSH BHOJNAGARWALA FD 326, Block/Sector: 3, City:- Bidhannagar, P.O:- BIDHANNAGAR, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700106	Buyer			1296 <i>Priyank Bhojnarwal</i> 20/7/23

Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
Shri AJAY PAKREY Son of Late NEMAI PAKREY CHANDERNAGORE COURT, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S.-Chandannagar, District-Hooghly, West Bengal, India, PIN:- 712136	Shri GOUR MOHAN NANDY, Shri BIJOY GUHA MALLICK, Shri RAHUL AGARWAL, Shri ARIJIT BASU, Shri PRIYANSH BHOJNAGARWALA			

(Swagata Taralder)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
CHANDANNAGAR
Hooghly, West Bengal

SPECIMEN FORM FOR TEN FINGER PRINTS

LEFT HAND FINGER PRINT (VENDOR)

Little	Ring	Middle	Fore	Thumb
				

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little
				



Sun Mohan Nandy

Sun Mohan Nandy

SPECIMEN FORM FOR TEN FINGER PRINTS

LEFT HAND FINGER PRINT (PURCHASER)



Prigoy Suba Mallik



RIGHT HAND FINGER PRINT



LEFT HAND FINGER PRINT (PURCHASER)



Rahul Agarwal



RIGHT HAND FINGER PRINT



SPECIMEN FORM FOR TEN FINGER PRINTS

LEFT HAND FINGER PRINT (PURCHASER)

Little	Ring	Middle	Fore	Thumb
				

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little
				

LEFT HAND FINGER PRINT (PURCHASER)

Little	Ring	Middle	Fore	Thumb
				

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little
				

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



192023240135881021

GRN Details

GRN:	192023240135881021	Payment Mode:	Online Payment
GRN Date:	20/07/2023 13:56:48	Bank/Gateway:	State Bank of India
BRN :	IK0CJBGVC4	BRN Date:	20/07/2023 13:57:56
GRIPS Payment ID:	200720232013588101	Payment Init. Date:	20/07/2023 13:56:48
Payment Status:	Successful	Payment Ref. No:	2001756793-4/2023

(Owner's Name Only)

Depositor Details

Depositor's Name:	Sanjay Ghosh
Address:	Chinsurah Hooghly, West Bengal, 712101
Mobile:	9830512756
Depositor Status:	Others
Query No:	2001756793
Applicant's Name:	Mr SUBHAS CHANDRA MANDAL
Address:	A.D.S.R. CHANDANNAGAR
Office Name:	A.D.S.R. CHANDANNAGAR
Identification No:	2001756793-4/2023
Remarks:	Sale, Sale Document Payment No-4
Period From (dd/mm/yyyy):	20/07/2023
Period To (dd/mm/yyyy):	20/07/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001756793-4/2023	Property Registration- Stamp duty	0030-02-103-003-02	375020
2	2001756793-4/2023	Property Registration- Registration Fees	0030-03-104-001-16	25014
3	2001756793-4/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	2096
Total				472730

IN WORDS: FOUR LAKH SEVENTY TWO THOUSAND SEVEN HUNDRED THIRTY ONLY.

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नमस्कार भा. Enrolment No. 27300241153673

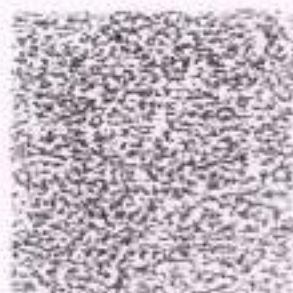
श्री.
Gour Monan Nandy

आधार कार्ड प्राप्तकर्ता (Aadhaar)
एन.डी. २७३००२४११५३६७३
१५०१ ईश्वर चरण, १५०१ ईश्वर चरण, १५०१ ईश्वर चरण,
१५०१ ईश्वर चरण, १५०१ ईश्वर चरण, १५०१ ईश्वर चरण,
१५०१ ईश्वर चरण, १५०१ ईश्वर चरण, १५०१ ईश्वर चरण,
१५०१ ईश्वर चरण, १५०१ ईश्वर चरण, १५०१ ईश्वर चरण,
१५०१ ईश्वर चरण, १५०१ ईश्वर चरण, १५०१ ईश्वर चरण,

1501000001



KC138084011FL



आपका आधार क्रमांक / Your Aadhaar No.

4787 5625 0775

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

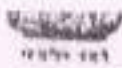
Issue Date: 11/12/2013



Gour Monan Nandy

DOB: 07/10/1960

Sex: M



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/27/182/498068



নির্বাচকের নাম : গৌরমোহন নন্দী

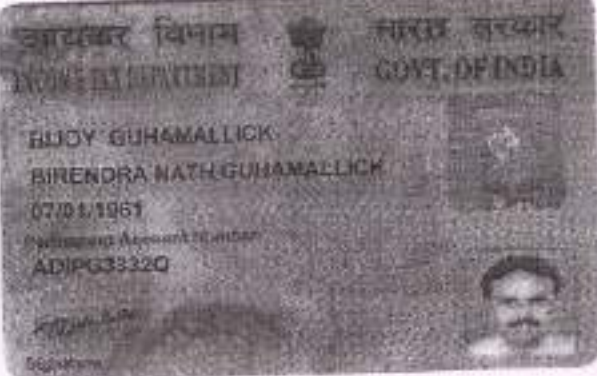
Elector's Name : Gourmohan Nandy

পিতার নাম : সন্তোষ নন্দী

Father's Name : Santosh Nandy

লিঙ্গ/Sex : পুং/ M

জন্ম তারিখ
Date of Birth : XX/XX/1952





भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 0647/0044/97108

To
Bijoy Guha Mallik

D-13 UTTARAYAN APARTMENT,
BARABAZAR,
VTC, Chandanagar, PO: Chandanagar,
Sub District: Chinsurah - Medinipur, District: Hooghly,
State: West Bengal, PIN Code: 710136,
Mobile: 9830094751

06/10/2019

10710808



KF1070808295F1



आपका आधार क्रमांक / Your Aadhaar No. :

3221 0651 7454

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Bijoy Guha Mallik
DOB: 06/10/81
Sex: M

3221 0651 7454

मेरा आधार, मेरी पहचान

06/10/2019



ভাৰতীয় নিৰ্বাচন কমিছন

परिचय पत्र

ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/27/162/261190



নিৰ্বাচকৰ নাম : বিজয় গুহা মল্লিক
Electors Name : Bijay Guha Mallick
নিৰ্বাচকৰ নাম : বিজয় গুহা মল্লিক
Father's Name : Bijay Guha Mallick
লিংগ/সেজ : পুৰুষ/ M
জন্ম তাৰিখ : 07/01/1961
Date of Birth : 07/01/1961

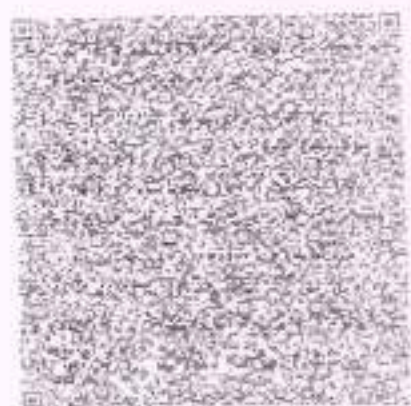
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DVEPA2802L



नाम / Name
RAHUL AGARWAL

पिता का नाम / Father's Name
MUNNA AGARWAL

जन्म की तारीख
Date of Birth
07/03/2002

Rahul Agarwal
हस्ताक्षर / Signature

21092020



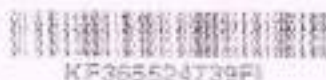
ভারত সরকার
Government of India

ভারতীয় জাতীয় পরিচয়পত্র
Indian National Identity Card

ভারতীয় পরিচয়পত্র আইডি নং / Enrollment No : 0653/49134/00725

To
Rahul Agarwal
রাহুল আগারওয়াল
BISHALAXMI TAL A CHAMPATALA
VTC: Chandannagar, PO: Khakhsam,
Sub District: Chinsurah - Magra, District: Hooghly,
State: West Bengal, PIN Code: 712136,
Mobile: 9330816862

0653/49134/00725



KF365524739F1



আপনার আধার সংখ্যা / Your Aadhaar No. :

7485 9915 1164

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



Issue Date: 13/12/2013



রাহুল আগারওয়াল
Rahul Agarwal
9330816862
M/F: Male

7485 9915 1164

আমার আধার, আমার পরিচয়

ভারতের নির্বাচন কমিশন

ELECTION COMMISSION OF INDIA

নির্বাচকের সচিত্র পরিচয় পত্র ELECTOR PHOTO IDENTITY CARD



ZSG2469609



নাম : রাহুল আগরওয়াল

Name : RAHUL AGARWAL

পিতার নাম : মুন্না আগরওয়াল

Father's Name : MUNNA AGARWAL

आयकर विभाग

INCOME TAX DEPARTMENT

PRIVANSH BHOJNAGARWALA

GANESH PRASAD BHOJNAGARWALA

10/06/1995

Permanent Account Number

CKIPB8500J

Privansh Bhojnarwala

Signature



भारत सरकार

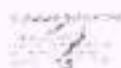
GOVT. OF INDI





भारत सरकार
Government of India

नमस्ते २०१७ Enrollment No. : 1085/47414/00017



800.451.2266 / Your Audience Now

मेरा भाषावर, मेरी पहचान

ARJIS SERVICE
Computations of Value



2008-03-01
 2008-03-01
 2008-03-01
 2008-03-01

3908 5219 7840
VISA: 9194 7641 0056 5056

[illegible]

FURTHER INFORMATION



Source: 1980 Census, Census Bureau.
Language Identification: American Indian or Alaska Native

2014-2015
 2014-2015
 2014-2015
 2014-2015
 2014-2015

Address:
5-12, Taweeh Prual Phomphasuan, Viti 126
Sat Lake City, near Tanko II, Sector 3,
Edith Kapu 18 Block, North 24 Highway,
Viti 126



3908 5219 7840

1073 : 9254-7641 0038 5/75

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Journal compilation © 2007 Blackwell Publishing Ltd

Major Information of the Deed

Deed No / Year	I-0604-02788/2023	Date of Registration	07/08/2023
Deed Date	0604-2001756793/2023	Office where deed is registered	
Deed Date	11/07/2023 8:51:25 PM	A.D.S.R. CHANDANNAGAR, District: Hooghly	
Applicant Name, Address & Other Details	SUBHAS CHANDRA MANDAL CHANDERNAGORE COURT Thana : Chandannagar, District : Hooghly, WEST BENGAL, PIN - 712136, Mobile No. : 7980625054, Status : Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 95,00,000/-	Rs. 95,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,80,020/- (Article:23)	Rs. 95,014/- (Article:A(1), E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Shyam Charan Rakshit Road, Road Zone : (Adjacent to Road – Adjacent to Road) , Mouza: Chandannagar Sit No-15, JI No: 1, Pin Code : 712136

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1016 (RS -)	LR-2127, (RS-36210)	Bastu	Bastu	8 Katha 31 Sq Ft	70,00,000/-	70,00,000/-	Property is on Road Adjacent to Metal Road,
L2	LR-1016 (RS -639)	LR-2127, (RS-36210)	Other Commercial Uses	Bastu	2 Chatak	5,00,000/-	5,00,000/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			13.4773Dec	75,00,000 /-	75,00,000 /-	
		Grand Total :			13.4773Dec	75,00,000 /-	75,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2130 Sq Ft.	15,00,000/-	15,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2130 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	380 Sq Ft.	2,00,000/-	2,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 380 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					

12	85 Sq Ft.	3,00,000/-	3,00,000/-	Structure Type: Structure
Floor, Area of floor : 85 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Shed, Extent of Completion: Complete				
Total :	2595 sq ft	20,00,000 /-	20,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri GOUR MOHAN NANDY (Presentant) Son of Late SANTOSH KUMAR NANDY BARASAT, NANDYPARA, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S.-Chandannagar, District-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AKxxxxxx1M, Aadhaar No: 47xxxxxxxx0775, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri BIJOY GUHA MALLICK Son of Late BIRENDRA NATH GUHA MALLICK UTTARAYAN APARTMENT, BARABAZAR, Flat No: C-1/3, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S.-Chandannagar, District-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx2Q, Aadhaar No: 32xxxxxxxx7454, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence
2	Shri RAHUL AGARWAL Son of Shri MUNNA AGARWAL BISALAXMITALA, CHAMPATALA, City:- Bhadreswar, P.O:- KHALISANI, P.S:- Bhadreswar, District-Hooghly, West Bengal, India, PIN:- 712138 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DVxxxxxx2L, Aadhaar No: 74xxxxxxxx1164, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence
3	Shri ARIJIT BASU Son of Late SUJIT KUMAR BASU BISHALAXMITALA, CHAMPATALA, City:- Bhadreswar, P.O:- KHALISANI, P.S:- Bhadreswar, District-Hooghly, West Bengal, India, PIN:- 712138 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx6D, Aadhaar No: 98xxxxxxxx3181, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence
4	Shri PRIYANSH BHOJNAGARWALA Son of GANESH PRASAD BHOJNAGARWALA FD 326, Block/Sector: 3, City:- Bidhannagar, P.O:- BIDHANNAGAR, P.S:-Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN:- 700106 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CKxxxxxx0J, Aadhaar No: 39xxxxxxxx7840, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence

1/15 :

	Photo	Finger Print	Signature
BIJOY PAKREY Late NEMAI PAKREY CHANDERNAGORE COURT, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136			
Identifier Of Shri GOUR MOHAN NANDY, Shri BIJOY GUHA MALLICK, Shri RAHUL AGARWAL, Shri ARIJIT BASU, Shri PRIYANSH BHOJNAGARWALA			

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	Shri GOUR MOHAN NANDY	Shri BIJOY GUHA MALLICK-3.31776 Dec, Shri RAHUL AGARWAL-3.31776 Dec, Shri ARIJIT BASU-3.31776 Dec, Shri PRIYANSH BHOJNAGARWALA-3.31776 Dec
Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	Shri GOUR MOHAN NANDY	Shri BIJOY GUHA MALLICK-0.0515625 Dec, Shri RAHUL AGARWAL-0.0515625 Dec, Shri ARIJIT BASU-0.0515625 Dec, Shri PRIYANSH BHOJNAGARWALA-0.0515625 Dec
Transfer of property for S1		
Sl.No	From	To, with area (Name-Area)
1	Shri GOUR MOHAN NANDY	Shri BIJOY GUHA MALLICK-532.50000000 Sq Ft, Shri RAHUL AGARWAL-532.50000000 Sq Ft, Shri ARIJIT BASU-532.50000000 Sq Ft, Shri PRIYANSH BHOJNAGARWALA-532.50000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To, with area (Name-Area)
1	Shri GOUR MOHAN NANDY	Shri BIJOY GUHA MALLICK-95.00000000 Sq Ft, Shri RAHUL AGARWAL-95.00000000 Sq Ft, Shri ARIJIT BASU-95.00000000 Sq Ft, Shri PRIYANSH BHOJNAGARWALA-95.00000000 Sq Ft
Transfer of property for S3		
Sl.No	From	To, with area (Name-Area)
1	Shri GOUR MOHAN NANDY	Shri BIJOY GUHA MALLICK-21.25000000 Sq Ft, Shri RAHUL AGARWAL-21.25000000 Sq Ft, Shri ARIJIT BASU-21.25000000 Sq Ft, Shri PRIYANSH BHOJNAGARWALA-21.25000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Shyam Charan Rakshit Road, Road Zone : (Adjacent to Road – Adjacent to Road) , Mouza: Chandannagar Sit No-15, Jt No: 1, Pin Code : 712136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1016, LR Khatian No:- 2127	Owner: গৌর মোহন বন্দী, Gurdian: সঞ্জয় কুমার, Address: বারসোডে Classification: বালু, Area: 0.13500000 Acre,	Shri GOUR MOHAN NANDY

No. 1016, LR Khatian
2127

Owner: গৌর মোহন নন্দী,
Gurdian: মনোজ কুমার,
Address: বারসাত
Classification: বড়, Area: 0.13500000
Acre,

Shri GOUR MOHAN NANDY

23

ation(Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1982)
presented for registration at 18:05 hrs on 20-07-2023, at the Private residence by Shri GOUR MOHAN NANDY
Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 95,00,000/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1982)

Execution is admitted on 20/07/2023 by 1. Shri GOUR MOHAN NANDY, Son of Late SANTOSH KUMAR NANDY, BARASAT, NADY PARA, P.O. CHANDERNAGORE, Thana: Chandannagar, City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Others, 2. Shri BIJOY GUHA MALLICK, Son of Late BIRENDRA NATH GUHA MALLICK, UTTARAYAN APARTMENT, BARABAZAR, Flat No: C-1/3, P.O. CHANDERNAGORE, Thana: Chandannagar, City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business, 3. Shri RAHUL AGARWAL, Son of Shri MUNNA AGARWAL, BISALAXMITALA, CHAMPATALA, P.O. KHALISANI, Thana: Bhadreswar, City/Town: BHADRESHWAR, Hooghly, WEST BENGAL, India, PIN - 712138, by caste Hindu, by Profession Business, 4. Shri ARIJIT BASU, Son of Late SUJIT KUMAR BASU, BISHALAXMITALA, CHAMPATALA, P.O. KHALISANI, Thana: Bhadreswar, City/Town: BHADRESHWAR, Hooghly, WEST BENGAL, India, PIN - 712138, by caste Hindu, by Profession Business, 5. Shri PRIYANSH BHOJNAGARWALA, Son of GANESH PRASAD BHOJNAGARWALA, FD 326, Sector: 3, P.O. BIDHANNAGAR, Thana: Bidhannagar, City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700106, by caste Hindu, by Profession Business

Indetified by Shri AJOY PAKREY, Son of Late NEMAI PAKREY, CHANDERNAGORE COURT, P.O. CHANDERNAGORE, Thana: Chandannagar, City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

Swagata Tarafdar

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR

Hooghly, West Bengal

On 25-07-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 95,014.00/- (A(1) = Rs 95,000.00/- , E = Rs 14.00/-) and Registration Fees paid by by online = Rs 95,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/07/2023 1:57PM with Govt. Ref. No: 192023240135881021 on 20-07-2023, Amount Rs. 95,014/-, Bank
State Bank of India (SBIN0000001), Ref. No. IK0CJBGVC4 on 20-07-2023, Head of Account 0030-03-104-001-16

Stamp Duty

Required Stamp Duty payable for this document is Rs. 3,80,020/- and Stamp Duty paid by online = Rs

on of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
on 20/07/2023 1:57PM with Govt. Ref. No: 192023240135881021 on 20-07-2023, Amount Rs: 3,75,020/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0CJBGVC4 on 20-07-2023, Head of Account 0030-02-103-003-
02

Swagata Tarafdar

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR

Hooghly, West Bengal

On 07-08-2023

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,80,020/- and Stamp Duty paid by Stamp Rs
5,000.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4867, Amount: Rs.5,000.00/-, Date of Purchase: 19/07/2023, Vendor name: S
MALLICK

Swagata Tarafdar

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR

Hooghly, West Bengal

Registration under section 60 and Rule 69.

and in Book - I

Serial number 0604-2023, Page from 59068 to 59094
Selling No 060402788 for the year 2023.



Digitally signed by SWAGATA
TARAFDAR

Date: 2023.08.10 16:24:16 +05:30

Reason: Digital Signing of Deed.

(Swagata Tarafdar) 2023/08/10 04:24:16 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
West Bengal.

(This document is digitally signed.)