

5-5387

Entry no. - 8096 (vi) P-90 L-221/2 LPD-17

5775/2025

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AL 283044

15/3/2025
Ar
17/1/25

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 17th day of JUNE, Two Thousand Twenty-Five (2025).

BETWEEN

certified that the document is admitted for registration. The Signature sheet and the entire document should be attached with the document and the fee of this document.

Asst. District Sub-Registrar
Ganapada, South 24 Parganas

01 JUL 2025

19 MAY 2025

19 JUN 2025

S.L. No. 3795 Date.....
Name.....
Address.....
Value.....

ARUN KUMAR PATRA
Advocate
Barulpur Civil Court
Enr. No. - V/B-2532/99
Mob. : 9030921872

Govt. Stamp Vender
SUPROJIT DEB
Sonarpur A.D.S.R.O., Kol-150



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

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Identified by me
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1159, nse m Ad
pul-103

(1) MR. SUBHASH NASKAR ALIAS SUBHASH CHANDRA NASKAR ALIAS SUBHAS NASKAR (PAN - AICPN9469N), (AADHAAR NO. 225199350487), (2) MR. PRABHAS NASKAR ALIAS PRABHAS CHANDRA NASKAR (PAN - AMLPN6054G), (AADHAAR NO. 267710784336), both son of Late. Sainen Chandra Naskar alias Sainen Naskar, both by occupation - Service, both by Nationality - Indian, both by Religion - Hindu, residing at Baghar Ghol, Banhugli, Rajpur-Sonarpur Municipality, Post Office - Dingelpota, Police Station - Narendrapur, District South 24 Parganas, West Bengal, Owner no. 1 and 2 hereinafter collectively referred to as the **'VENDORS/OWNERS/ FIRST PARTY'** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its respective heirs, nominee, successor, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

(1) MRS. MALINI GUPTA (PAN-AIGPG3643P) (AADHAR 4076 1755 8187), W/O- Rajesh Kumar Gupta, by religion-Hindu, by Nationality-Indian, by Occupation-House Wife, residing at P-62A C.I.T Road Scheme-6m, Near Phool Bagan, P.O-Kankurgachi, P.S-Phool Bagan, Kolkata-700054, (2) MR. UMESH SWAIKA (PAN-AJAPS0366E), (AADHAAR NO. 946672019833) son of Lt. Ratan Kumar Swaika, by occupation - Service, by Religion - Hindu, by Nationality - Indian, residing at UTSA CF 04 9A New Town Rajarhat, Post Office - New Town, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas, West Bengal, (3) MR. BIKASH AGARWAL (PAN- AHAPA8484B) (AADHAAR NO.872383048531), son of late Rajendra Kumar Agarwal, by occupation - Business, by Religion - Hindu, by Nationality - Indian, residing at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur formerly Sonarpur, Kolkata - 700084, District - South 24 Parganas, Purchaser no 1, 2 and 3 individually and conjointly hereinafter referred to as the **"PURCHASERS/ SECOND PARTY"** (Which expression shall unless repugnant to the context be deemed to mean and include his/her heirs, executors and administrators, representative and his /her assigns) of the **SECOND PART**.

AND

DELTA REALTY (PAN- AAWFD0815G), a registered Partnership Firm, having its registered office 26, Mahamaya Mandir Road, Post Office Garia, Police Station Narendrapur, Kolkata 700084, District South-24 Parganas, West Bengal, duly represented by its Partners namely, (1) MR. BIKASH AGARWAL (PAN- AHAPA8484B), son of late Rajendra Kumar Agarwal, by occupation - Business, by Religion - Hindu, by Nationality - Indian, residing at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur formerly Sonarpur, Kolkata - 700084, District - South 24 Parganas, (2) MRS. RESHMI BHOWMICK (PAN-BIJPB4081N), daughter of Mr. Ranjit Kumar Bhowmick, by religion Hindu, by occupation - Business, by Nationality - Indian, residing at 3/141A, Vidyasagar Upanibesh, Post Office Naktala, Police Station Bansdrani, Kolkata 700047, District South-24 Parganas, West Bengal, duly




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represented by partner no. (1) **MR. BIKASH AGARWAL (PAN-AHAPA8484B)**, son of late Rajendra Kumar Agarwal, by occupation - Business, by Religion - Hindu, by Nationality - Indian, residing at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur formerly Sonarpur, Kolkata - 700084, District - South 24 Parganas, by virtue of a General Power of Attorney registered with Being No. 74 for the Year 2025 before the office of Additional District Sub-Registrar Sonarpur dated 07.03.2025, hereinafter referred to as the **'CONFIRMING PARTY/ THIRD PARTY'** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its respective heirs, nominee, successor, executors, administrators, legal representatives and assigns) of the **THIRD PART**.

DETAILS OF R.S & L.R. DAG NO. 2995

BACKGROUND:-

WHEREAS, one **HARI PADA NASKAR alias HARIPADA NASKAR** was the absolute R.S. recorded Owner of all that entire area of Land admeasuring **84 decimal** be the same a little more or less comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, split of land measuring is given hereunder below:

R.S. and L.R. DAG	R.S. KHATIAN	L.R. KHATIAN	TOTAL AREA IN DECIMAL
2995	4	1973	84
Total in Decimal			84

under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian No. 1973, Additional District Sub Registrar - Sonarpur, Police Station Narendrapur formerly Sonarpur, District - South-24 Pargana, West Bengal, within the limits of Bonhooghly Gram Panchayet and having physically possessing the same without any disturbance from any other whatsoever by paying Government rent thereon absolutely.

AND WHEREAS said **HARI PADA NASKAR alias HARIPADA NASKAR** sold, transferred and conveyed all that entire area of land admeasuring **84 decimal** be the same a little more or less comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 1973, Additional District Sub Registrar - Sonarpur, within the limits of Bonhooghly Gram Panchayet, Police Station Narendrapur formerly Sonarpur, District - South-24 Pargana, West Bengal, in favour of his son namely **'Sailen Chandra Naskar alias Sailen Naskar'** written in vernacular by virtue of Saaf Bikroy Kobala i.e. Deed of Conveyance which was duly registered on 21.01.1974 in the office of Sub-Registrar Sonarpur and same was recorded in Book no. 1, Volume- 7, Pages from 53 to 57, **Being No. 126 for the Year 1974**.




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AND WHEREAS said **SAILEN CHANDRA NASKAR alias SAILEN NASKAR** son of late Hari Pada Naskar **alias** Haripada Naskar became the absolute owner of all that entire area of land admeasuring **84 decimal** be the same a little more or less comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 1973, Additional District Sub Registrar - Sonarpur, within the limits of Bonhooghly Gram Panchayet, Police Station Narendrapur formerly Sonarpur, District - South-24 Pargana, West Bengal, and having physically possessing the same without any disturbance from any other whatsoever by paying Government rent thereon absolutely.

AND WHEREAS said **SAILEN CHANDRA NASKAR alias SAILEN NASKAR** son of late Haripada Naskar out of his natural love and affection gifted, transferred and bequeathed all that divided and demarcated piece and parcel of land admeasuring **"84 Decimal"** be the same a little more or less comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian No. 1973, Additional District Sub Registrar - Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, District - South-24 Pargana, West Bengal, in favour of his two sons namely **"Subhash Chandra Naskar alias Subhash Naskar"** and **"Prabhas Chandra Naskar alias Prabhas Naskar"** written in vernacular by virtue of one Bengali Daan Patra Dalil i.e. Deed of Gift which was duly registered on 10.07.2000 in the office of Additional District Sub-Registrar Sonarpur and same was recorded in Book no. 1, Volume-102, Pages from 207 to 212, **Being No. 5998 for the Year 2000.**

AND WHEREAS said **"Subhash Chandra Naskar alias Subhash Naskar"** and **"Prabhas Chandra Naskar alias Prabhas Naskar"** physically, seized and possessed of **ALL THAT** entire area of land admeasuring **84 decimal** be the same a little more or less comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 1973 and 10118, Additional District Sub Registrar - Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, District - South-24 Pargana, West Bengal, along with the easementary rights and hereditaments attached therewith hereinafter referred to as **"TOTAL PROPERTY"** morefully and particularly described in the **"FIRST SCHEDULE"** hereunder.

AND WHEREAS said **"Subhash Chandra Naskar alias Subhash Naskar"** and **"Prabhas Chandra Naskar alias Prabhas Naskar"** in respect of development and selling of land was/were seeking for such entity to look after, manage and transfer the land to the appropriate intending purchaser and appointed nominated as the confirming party to the Third Party herein.




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AND WHEREAS said "**Subhash Chandra Naskar alias Subhash Naskar**" and "**Prabhas Chandra Naskar alias Prabhas Naskar**", First Party herein, due to urgent need of money approached to the Third Party herein to sell/transfer/convey the land described in the "**SECOND SCHEDULE**" hereunder at a consideration of **Rs.4,00,000/- (FOUR LAC) ONLY** Per cottah with mutual understandings between them and the Third party herein after plotting of the same in several identified and demarcated plots shown into the Site Plan approached to the Second Party, the **PURCHASER** herein to sell/transfer/convey the land described in the "**SECOND SCHEDULE**" hereunder at a **TOTAL** consideration of **Rs.7,00,000/- (SEVEN LAC) ONLY** Per cottah in confirmation of the Owners, the **First Party** herein. Under such circumstances the First Party shall be entitled to receive a sum of **Rs. 10,68,889/- (RUPEES TEN LAC SIXTY-EIGHT THOUSAND EIGHT HUNDRED EIGHTY-NINE) only** and the Third Party shall be entitled to receive a sum of **Rs. 8,01,667/- (RUPEES EIGHT LAC ONE THOUSAND SIX HUNDRED SIXTY-SEVEN) only** out of the **Total Consideration of RS.18,70,555/- (RUPEES EIGHTEEN LAC SEVENTY THOUSAND FIVE HUNDRED FIFTY-FIVE) only.**

AND WHEREAS now the "**Subhash Chandra Naskar alias Subhash Naskar**" and "**Prabhas Chandra Naskar alias Prabhas Naskar**" the vendors herein together with "**DELTA REALTY**" the confirming party herein having confirmed and having declared that the Said Property is free from all encumbrances, lien, lispendences, acquisition or requisition and trusts whatsoever, and there is no impediment legal or otherwise to sell, develop, mortgage, transfer, convey, assign and assure the Said Property, jointly approached the Purchaser herein, morefully described in the **SCHEDULE** below.

AND WHEREAS the said, the **First Party** and **Third Party** herein, approached by the Purchaser/Second Party herein, for selling/transferring/conveying the Said Property more fully described in the **SECOND SCHEDULE** hereunder written, within the limits of Rajpur-Sonarpur Municipality and the Purchaser herein, have accepted the said proposal of the **First Party** and **Third Party** herein and such transferable property hereinafter referred to as the "**SAID PROPERTY**" morefully and particularly described in the **SECOND SCHEDULE**.

AND WHEREAS the **First Party** and **Third Party** herein, owing to urgent need of money intended and declared to sale, transfer or convey **ALL THAT** piece and parcel of land measuring piece and parcel of land **identified as Plot no. 16** admeasuring **02 Cottah 10 chittack 34 Sq. Ft** out of entire area of Land admeasuring **84 Decimal a bit more or less** together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 1973 and 10118, Block - Sonarpur, Additional District Sub Registrar - Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police




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Station Narendrapur formerly Sonarpur, Pincode - 700151, District - South-24 Pargana, West Bengal, herein after called and referred to as the **SAID PROPERTY** absolutely to the intending buyer or buyers at and for a total consideration **RS.18,70,555/- (RUPEES EIGHTEEN LAC SEVENTY THOUSAND FIVE HUNDRED FIFTY FIVE) only** being the highest market price of the locality.

AND WHEREAS the said, **First Party** herein due to paucity of fund entrusted the Third Party to sell, transfer, convey the **SECOND SCHEDULE** property after development of land and under such circumstances the Third Party herein accrued his right title and interest in the **SECOND SCHEDULE** property and became entitled to appropriate the fund as mentioned in the Memorandum of Consideration hereunder below in confirmation of the Owners herein.

AND WHEREAS the **PURCHASER** approached the **VENDOR** and the **CONFIRMING PARTY** and agreed to purchase the **SAID PROPERTY** being **ALL THAT** piece and parcel of land measuring **ALL THAT** piece and parcel of land identified as **Plot no. 16** admeasuring **02 Cottah 10 chittack 34 Sq. Ft** out of entire area of Land admeasuring **84 Decimal a bit more or less** together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 1973 and 10118, Block - Sonarpur, Additional District Sub Registrar - Sonarpur, within the limits of Bonhooghly Gram Panchayet, Police Station Narendrapur formerly Sonarpur, Pincode - 700103, District - South-24 Pargana, West Bengal, herein after called and referred to as the **SAID PROPERTY** absolutely to the intending buyer or buyers at and for a total consideration of **RS.18,70,555/- (RUPEES EIGHTEEN LAC SEVENTY THOUSAND FIVE HUNDRED FIFTY FIVE) only** being the highest market price of the locality, presently within the limits of **Bonhooghly Gram Panchayet, Additional District Sub Registrar Office, Sonarpur, District South 24 Parganas**, at and for a total consideration of **RS.18,70,555/- (RUPEES EIGHTEEN LAC SEVENTY THOUSAND FIVE HUNDRED FIFTY FIVE) only** considering the same being the highest market price of the locality and the **VENDOR** has agreed and accepted the said proposal of the **PURCHASER** That the purchaser/s hereby paid unto the **VENDOR** a sum of **RS.18,70,555/- (RUPEES EIGHTEEN LAC SEVENTY THOUSAND FIVE HUNDRED FIFTY FIVE) only** in the following manner: -

- a. **MALINI GUPTA**, the purchaser no.1 herein has paid 50% of total consideration i.e **RS. 9,35,278/-(RUPEES NINE LAC THIRTY-FIVE THOUSAND TWO HUNDRED SEVENTY-EIGHT) only** to purchase 50% undivided share of the property mentioned under **SECOND SCHEDULE**,
- b. **UMESH SWAIKA**, the purchaser no.2 herein has paid 30% of total consideration i.e **RS. 5,61,166/-(RUPEES FIVE LAC SIXTY-ONE THOUSAND ONE HUNDRED SIXTY-SIX) only** to purchase 30% undivided share of the property mentioned under **SECOND SCHEDULE**,



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- c. **BIKASH AGARWAL**, the purchaser no.3 herein has paid 20% of total consideration i.e RS. 3,74,111/- (RUPEES THREE LAC SEVENTY-FOUR THOUSAND ONE HUNDRED ELEVEN) only to purchase 20% undivided share of the property mentioned under **SECOND SCHEDULE**, towards Total Consideration of RS.18,70,555/- (RUPEES EIGHTEEN LAC SEVENTY THOUSAND FIVE HUNDRED FIFTY-FIVE) only and all payment shall be made by Demand Draft or through NET Banking or NEFT.

NOW THIS INDENTURE WITNESSETH that on payment of RS.18,70,555/- (RUPEES EIGHTEEN LAC SEVENTY THOUSAND FIVE HUNDRED FIFTY FIVE) only as per Memo of Consideration hereunder written by the **PURCHASER** to the **CONFIRMING PARTY** and **OWNERS** at or before this presents (the payment whereof the **VENDOR** do hereby and hereunder admit and acknowledge and acquit release the **PURCHASER** and the **SAID PROPERTY** hereby conveyed) the **VENDOR** do hereby sell transfer alienate convey and assure unto the **PURCHASER** forever free from all encumbrances **ALL THAT** piece and parcel of land measuring piece and parcel of land identified as Plot no. 16 admeasuring 02 Cottah 10 chittack 34 Sq. Ft out of entire area of Land admeasuring 84 Decimal a bit more or less together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 1973 and 10118, Block - Sonarpur, Additional District Sub Registrar - Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, Pincode - 700151, District - South-24 Pargana, West Bengal, more fully described in the **SCHEDULE** below hereunder written **OR HOWSOEVER** otherwise the **SAID PROPERTY** now or heretofore were or was situated butted bounded called known numbered described and distinguished **TOGETHERWITH ALL** benefit and advantage of ancient and other lights, liberties, easements, privileges, appendages and appurtenances, whatsoever, to the **SAID PROPERTY** or any part thereof belonging to or in any way appertaining to or with the same or any part thereof usually held used occupied of enjoyed or reputed to belong or be appurtenant thereto **AND** issues and profits thereof and of any part thereof **AND ALL** the deeds, pattahs, muniments, writings and evidence of title which is anyway relate to the **SAID PROPERTY** 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, representatives or any person from where he can or may produce the same without action on suit at law or in equity. **TO HAVE AND TO HOLD** the **SAID PROPERTY** and every part thereof hereby granted sold conveyed and transferred or expressed and intended so to be with the rights and appurtenances unto the use of the **PURCHASER** her executors, administrators, representatives, and assignees forever **AND** the **VENDOR** and **CONFIRMING PARTY** do hereby himself, his heirs, executors, administrators and representatives covenant with the **PURCHASER** her executors, administrators, representatives and assignees **THAT** notwithstanding any act, deed or things, whatsoever, by the **VENDOR** or by any of his predecessors and ancestors in title done or executed or knowingly suffered to the contrary the **VENDOR** and



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CONFIRMING PARTY have at all material times heretofore and now have good right, full powers absolute authority and indefeasible title grant, sell, convey transfer assign and assure the **SAID PROPERTY** hereby granted, sold, conveyed and transferred or expressed or intended as to be into and to the use of the **PURCHASER** her executors, administrators, representatives and assignees in the manner aforesaid **AND THAT** the **PURCHASER** her executors, administrators, representatives and assignees shall and may at all times hereafter peaceably equitably possess and enjoy the **SAID PROPERTY** and every part thereof and receive the rents issues and profits thereon without any lawful eviction interruption claim or demand, whatsoever, from or by the **VENDOR** or any person of persons lawfully or equitably claiming from under or in trust to him or from or under any of his ancestor or predecessors in title and that free and clear and truly and clearly absolutely acquitted exonerated and released or otherwise by and at his costs and expenses of the **VENDOR** will and sufficiently 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 lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the **VENDOR** and all persons having lawfully or equitably claimant any estate or interest, whatsoever, in the **SAID PROPERTY** shown on the administrators, representatives and assignees do and execute or cause to be done and executed all such acts, deeds and things, whatsoever, for further better and more perfectly assigning the **SAID PROPERTY** and every part hereof unto and to the use of the **PURCHASER** her executors, administrators, representatives and assignees accordingly to the true intend and meaning of this Deed as shall or may be reasonably required **AND FURTHER THAT** the **VENDOR** and all his heirs, executors and administrators shall at all time thereafter indemnify and keep indemnified the **PURCHASER** her executors, administrators, representatives and assignees, if any suffered by reason of any defect in the recital of the title of the **VENDOR** for any breach of the covenant hereunder contained.



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FIRST SCHEDULE ABOVE REFERRED

TOTAL PROPERTY

ALL THAT piece and parcel of land measuring **84 decimal** be the same a little more or less comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 1973 and 10118, Block - Sonarpur, Additional District Sub Registrar - Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, Pincode - 700151, District - South-24 Pargana, West Bengal, **demarcated and delineated into the separate plot nos. identified into the Site plan in color RED herewith, along with the easementary rights and hereditaments attached therewith.**

The PROPERTY is nearby/adjacent to 15 feet wide metal road named Dr. B.C. Roy Road.

SECOND SCHEDULE ABOVE REFERRED

SAID PROPERTY

ALL THAT divided and demarcated piece and parcel of land measuring piece and parcel of land **identified as Plot no. 16** admeasuring **02 Cottah 10 chittack 34 Sq. Ft** out of entire area of Land admeasuring **84 Decimal a bit more or less** together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 1973 and 10118, Block - Sonarpur, Additional District Sub Registrar - Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, Pincode - 700151, District - South-24 Pargana, West Bengal, **along with the easementary rights and hereditaments attached therewith, and it is butted and bounded by:**

- On the North :** R.S Dag no. 2995(P), Vacant Land
- On the East :** Plot no. 17
- On the South :** 5' Meter wide Road
- On the West :** Plot no. 15

The SAID PROPERTY is nearby/adjacent to 15 feet wide metal road named Dr. B.C. Roy Road.



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IN WITNESS WHEREOF the **VENDOR** and the **PURCHASER** and the **CONFIRMING PARTY** have signed this **DEED OF CONVEYANCE** on the day, month and year first above written.

SIGNED, SEALED & DELIVERED
BY THE PARTIES
IN THE PRESENCE OF WITNESSES :-

1) *Chinaya Roy*
Kol-GI

2) *Hausumi Don.*
Kol-188

Sabhash nasikan

prabhakar nasikan
ajins prabhakar chandran nasikan

SIGNATURE OF THE VENDOR

Rupita
Shashika

Dike Dhan

SIGNATURE OF THE PURCHASER

Dike Dhan
As Self & Lawful Constituted
Attorney of Delta Realty Partners
Keshmi Bhowmick

SIGNATURE OF THE CONFIRMING PARTY

Drafted by:
Hausumi Don.
F/1537/1410/2021
M: pore Judges Court.



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MEMO OF CONSIDERATION

(PART-1)

RECEIVED by THIRD PARTY the CONFIRMING PARTY herein from the within named PURCHASER/S as sum of RS.8,01,666/- (RUPEES EIGHT LAC ONE THOUSAND SIX HUNDRED SIXTY-SIX) only in part-1 out of full consideration of RS.18,70,555/- (RUPEES EIGHTEEN LAC SEVENTY THOUSAND FIVE HUNDRED FIFTY-FIVE) only in respect of the SAID PROPERTY in the following manner as follows:

SL.	NAME OF PAYER	NAME OF PAYEE	MODE OF PAYMENT	DATE	TOTAL AMOUNT IN RUPEE	RECEIVING AMOUNT IN RUPEE BY THE CONFIRMING PARTY
1	UMESH SWAIKA	DELTA REALTY	DEMAND DRAFT CHQ NO. 972697	23/4/25	RS. 561166/- (OUT OF WHICH RS. 133611/- REIMBURSED BY DELTA REALTY IN FAVOUR OF OWNER NO. 1 & 2 AS RECORDED IN MEMO PART - 2)	427555
2	BIKASH AGARWAL	DELTA REALTY	AXIS chq no- 882664	17.06.25	374111	374111
TOTAL IN RUPEE					935277	801666

RS.8,01,666/- (RUPEES EIGHT LAC ONE THOUSAND SIX HUNDRED SIXTY-SIX) only.

WITNESSES

1. *Siddhant nasikar*
700/03

2. *prabhas nasikar*
700/03

Diksha
Self & Lawful Constituted
orney of Delta Realty Partners
Aashmi Bhowmick

SIGNATURE OF CONFIRMING PARTY



Handwritten signature
Addl. Dist. Sub Registrar
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MEMO OF CONSIDERATION

(PART-2)

RECEIVED by FIRST PARTY the VENDORS/OWNERS herein from the within named PURCHASER/S AND CONFIRMING PARTY herein as sum of RS. 10,68,889 (RUPEES TEN LAC SIXTY-EIGHT THOUSAND EIGHT HUNDRED EIGHTY-NINE) only out of RS.18,70,555/- (RUPEES EIGHTEEN LAC SEVENTY THOUSAND FIVE HUNDRED FIFTY-FIVE) only in part-2 of full consideration as in respect of the SAID PROPERTY in the following manner as follows: -

SL.	NAME OF PAYER	NAME OF PAYEE	MODE OF PAYMENT	DATE	TOTAL AMOUNT IN RUPEE	RECEIVING AMOUNT IN RUPEE BY OWNERS
1	MALINI GUPTA	SUBHASH NASKAR	DEMAND DRAFT NO. 7930	09.06.2025	467639	467639
2	MALINI GUPTA	PRABHAS NASKAR	DEMAND DRAFT NO. 7931	09.06.2025	467639	467639
3	DELTA REALTY	SUBHASH NASKAR	DEMAND DRAFT CHQ NO. 001010	11.06.2025	66806	66806
4	DELTA REALTY	PRABHAS NASKAR	DEMAND DRAFT CHQ NO. 001009	11.06.2025	66805	66805
TOTAL IN RUPEE					1068889	1068889

RS. 10,68,889 (RUPEES TEN LAC SIXTY-EIGHT THOUSAND EIGHT HUNDRED EIGHTY-NINE) only.

WITNESSES

1. Shanya Roy
K.P-61

Subhash Naskar

2. Housini Das
Kot-108

Prabhas Naskar
alias prabhas chandra naskar

SIGNATURE OF OWNERS



ADD. DIST. SUB REGISTRAR
Sonarpur
South 24 Parganas

17 JUN 2025



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

NAME

SIGNATURE



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

NAME

SIGNATURE



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

NAME

SIGNATURE

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

NAME

SIGNATURE



Adcl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

17 JUN 2025



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

NAMEUMESH SWAIKA.....

SIGNATURE



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

NAMEMalini Gupta.....

SIGNATURE

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

NAME

SIGNATURE

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

NAME

SIGNATURE




Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

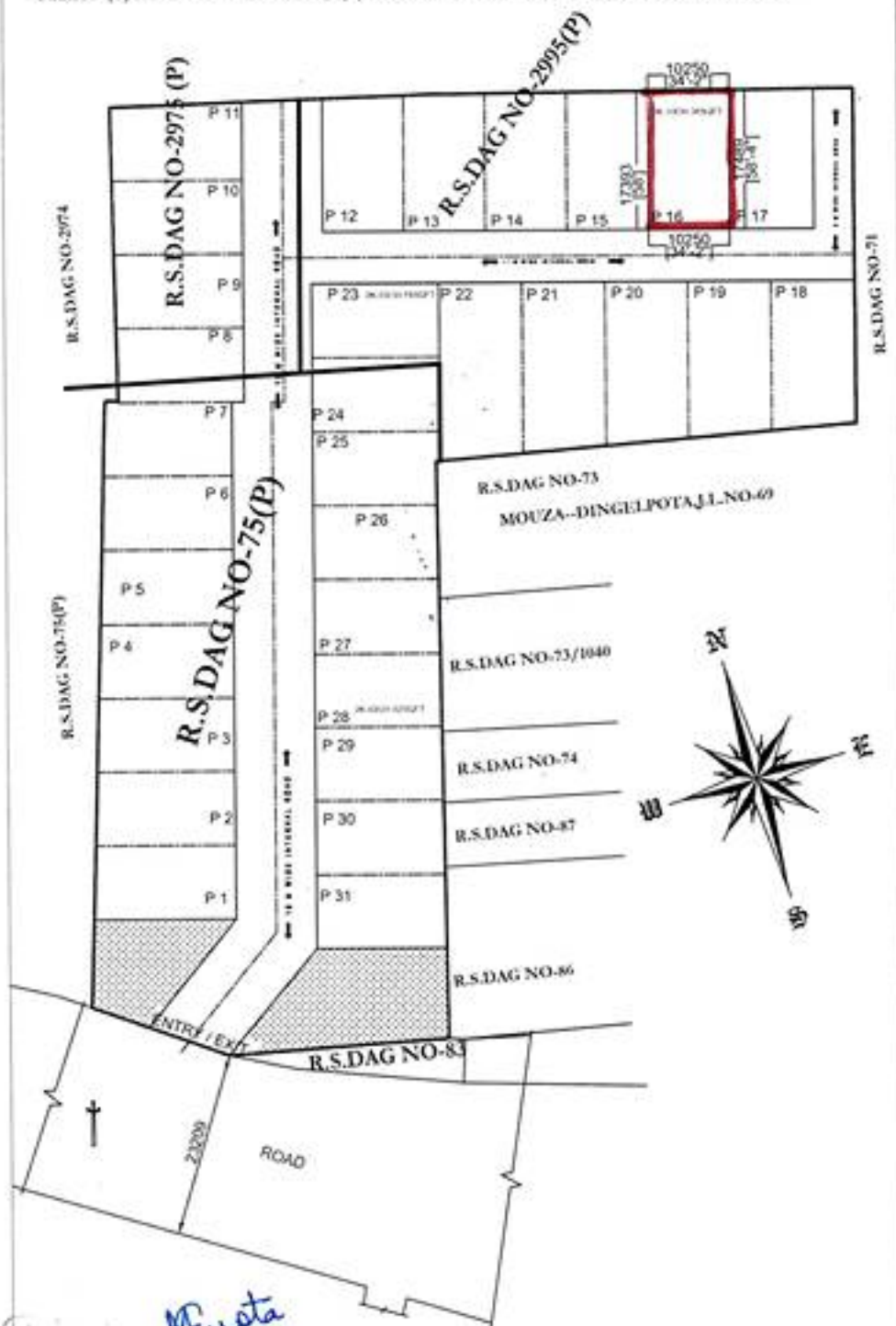
17 JUN 2025

Site plan of the Plot No. - 16 at Mouza- Bonhooghly, J.L- 65, RS & LR Dag No. -2995, R.S Khatian No.-4, L.R Khatian-Nos. -1973 & 10118, P.S- Narendrapur formerly Sonarpur, District - South 24 parganas, Within the limits of Bonhooghly Gram Panchayet, Block- Sonarpur, Kolkata-700151, Adjacent to Dr. B.C. Roy Road.

Plot no. 16

Plot area = 2ka-10ch-34sqft

Name:- (1) MRS. MALINI GUPTA, (2) MR. UMESH SWAIKA, & (3) BIKASH AGARWAL



Signature of Purchaser: Gupta
Signature of Confirming Party: Dikran Jay
Signature of Vendor: Subhash Narayan
Signature of Vendor: Prabhas Narayan
Signature of Vendor: Anand Prabhas Chandra Narayan

SIGNATURE OF PURCHASER SIGNATURE OF CONFIRMING PARTY SIGNATURE OF VENDOR



17
Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

17 JUN 2025



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



140620252010955834

GRIPS Payment Detail

GRIPS Payment ID:	140620252010955834	Payment Init. Date:	14/06/2025 14:32:13
Total Amount:	112218	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1297697162923	BRN Date:	14/06/2025 14:32:44
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr BIKASH AGARWAL
Mobile: 8820607014

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260109558358	Directorate of Registration & Stamp Revenue	112218
Total			112218

IN WORDS: ONE LAKH TWLEVE THOUSAND TWO HUNDRED EIGHTEEN ONLY.

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





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



192025260109558358

GRN Details

GRN:	192025260109558358	Payment Mode:	SBI Epay
GRN Date:	14/06/2025 14:32:13	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1297697162923	BRN Date:	14/06/2025 14:32:44
Gateway Ref ID:	IGASYBIGI6	Method:	State Bank of India NB
GRIPS Payment ID:	140620252010955834	Payment Init. Date:	14/06/2025 14:32:13
Payment Status:	Successful	Payment Ref. No:	2001534876/3/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr BIKASH AGARWAL
Address:	MAHAMAYATALA, KOLKATA-700084
Mobile:	8820607014
Period From (dd/mm/yyyy):	14/06/2025
Period To (dd/mm/yyyy):	14/06/2025
Payment Ref ID:	2001534876/3/2025
Dept Ref ID/DRN:	2001534876/3/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001534876/3/2025	Property Registration- Stamp duty	0030-02-103-003-02	93498
2	2001534876/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	18720
Total				112218

IN WORDS: ONE LAKH TWLEVE THOUSAND TWO HUNDRED EIGHTEEN ONLY.

PAID

Major Information of the Deed

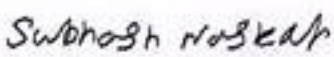
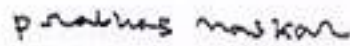
Deed No :	I-1608-05775/2025	Date of Registration	01/07/2025
Query No / Year	1608-2001534876/2025	Office where deed is registered	
Query Date	02/06/2025 6:48:34 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	MOUSUMI DAS Thana : Kasba, District : South 24-Parganas, WEST BENGAL, PIN - 700107, Mobile No. : 7003702511, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 18,70,555/-	Rs. 18,70,555/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 93,548/- (Article:23)	Rs. 18,720/- (Article:A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANHOOGHLY-II, Mouza: Banhoogly, JI No: 65, Pin Code : 700151

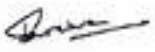
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2995 (RS :-)	LR-1973	Bastu	Shali	1 Katha 5 Chatak 17 Sq Ft	9,35,277/-	9,35,277/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L2	LR-2995 (RS :-)	LR-10118	Bastu	Shali	1 Katha 5 Chatak 17 Sq Ft	9,35,278/-	9,35,278/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
		TOTAL :			4.4092Dec	18,70,555 /-	18,70,555 /-	
		Grand Total :			4.4092Dec	18,70,555 /-	18,70,555 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SUBHASH NASKAR, (Alias: Mr SUBHASH CHANDRA NASKAR) Son of Mr SAILEN CHANDRA NASKAR Executed by: Self, Date of Execution: 17/06/2025 , Admitted by: Self, Date of Admission: 17/06/2025 ,Place : Office	Photo  17/06/2025	Finger Print  Captured LTI 17/06/2025	Signature  17/06/2025
City:- Rajpur-sonarpur, P.O:- BONHOOGLY, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: AIxxxxxx9N, Aadhaar No: 22xxxxxxxx0487, Status :Individual, Executed by: Self, Date of Execution: 17/06/2025 , Admitted by: Self, Date of Admission: 17/06/2025 ,Place : Office				
2	Name Mr PRABHAS NASKAR, (Alias: Mr PRABHAS CHANDRA NASKAR) (Presentant) Son of Mr SAILEN CHANDRA NASKAR Executed by: Self, Date of Execution: 17/06/2025 , Admitted by: Self, Date of Admission: 17/06/2025 ,Place : Office	Photo  17/06/2025	Finger Print  Captured LTI 17/06/2025	Signature  17/06/2025
City:- Rajpur-sonarpur, P.O:- BONHOOGLY, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: AMxxxxxx4G, Aadhaar No: 26xxxxxxxx4336, Status :Individual, Executed by: Self, Date of Execution: 17/06/2025 , Admitted by: Self, Date of Admission: 17/06/2025 ,Place : Office				
3	DELTA REALTY City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AAxxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative			



Buyer Details :

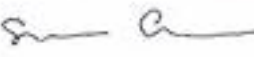
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs MALINI GUPTA Wife of Mr RAJESH KUMAR GUPTA Executed by: Self, Date of Execution: 17/06/2025 , Admitted by: Self, Date of Admission: 17/06/2025 ,Place : Office		 Captured	
	17/06/2025	17/06/2025	LTI	17/06/2025
	Wife of Mr RAJESH KUMAR GUPTA City:- Kolkata, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: AIxxxxxx3P, Aadhaar No: 40xxxxxxxx8187, Status :Individual, Executed by: Self, Date of Execution: 17/06/2025 , Admitted by: Self, Date of Admission: 17/06/2025 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mr UMESH SWAIKA Son of Late RATAN KUMAR SWAIKA Executed by: Self, Date of Execution: 17/06/2025 , Admitted by: Self, Date of Admission: 17/06/2025 ,Place : Office		 Captured	
	17/06/2025	17/06/2025	LTI	17/06/2025
	Son of Late RATAN KUMAR SWAIKA City:- Not Specified, P.O:- NEW TOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: AJxxxxxx6E, Aadhaar No: 94xxxxxxxx9833, Status :Individual, Executed by: Self, Date of Execution: 17/06/2025 , Admitted by: Self, Date of Admission: 17/06/2025 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	Mr BIKASH AGARWAL Son of Late RAJENDRA KUMAR AGARWAL Executed by: Self, Date of Execution: 17/06/2025 , Admitted by: Self, Date of Admission: 24/06/2025 ,Place : Office		 Captured	
	24/06/2025	24/06/2025	LTI	24/06/2025
	Son of Late RAJENDRA KUMAR AGARWAL City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: AHxxxxxx4B, Aadhaar No: 27xxxxxxxx8531, Status :Individual, Executed by: Self, Date of Execution: 17/06/2025 , Admitted by: Self, Date of Admission: 24/06/2025 ,Place : Office			



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BIKASH AGARWAL Son of Late RAJENDRA KUMAR AGARWAL Date of Execution - 17/06/2025, , Admitted by: Self, Date of Admission: 24/06/2025, Place of Admission of Execution: Office	 Jun 24 2025 3:07PM	 Captured LTI 24/06/2025	 24/06/2025
City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: AHxxxxxx4B, Aadhaar No: 27xxxxxxxx8531 Status : Representative, Representative of : DELTA REALTY				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHAJIT GHOSH Son of Mr JOYDEB GHOSH City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	 17/06/2025	 Captured 17/06/2025	 17/06/2025
Identifier Of Mr SUBHASH NASKAR, Mr PRABHAS NASKAR, Mrs MALINI GUPTA, Mr UMESH SWAIKA, Mr BIKASH AGARWAL, Mr BIKASH AGARWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUBHASH NASKAR	Mrs MALINI GUPTA-0.551146 Dec,Mr UMESH SWAIKA-0.330688 Dec,Mr BIKASH AGARWAL-0.220458 Dec
2	Mr PRABHAS NASKAR	Mrs MALINI GUPTA-0.551146 Dec,Mr UMESH SWAIKA-0.330688 Dec,Mr BIKASH AGARWAL-0.220458 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SUBHASH NASKAR	Mrs MALINI GUPTA-0.551146 Dec,Mr UMESH SWAIKA-0.330688 Dec,Mr BIKASH AGARWAL-0.220458 Dec
2	Mr PRABHAS NASKAR	Mrs MALINI GUPTA-0.551146 Dec,Mr UMESH SWAIKA-0.330688 Dec,Mr BIKASH AGARWAL-0.220458 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANHOOGHLY-II, Mouza: Banhoogly, JI No: 65, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2995, LR Khatian No:- 1973	Owner:সৈয়দ চন্দ্র নাসর, Gurdian:মহিন্দা , Address:চাঁদুর বাসার নতুন , Classification:কৃষি, Area:0.42000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 2995, LR Khatian No:- 10118	Owner:প্রবাল চন্দ্র নাসর, Gurdian:সৈয়দা নাস, Address:সিরা , Classification:কৃষি, Area:0.42000000 Acre,	Mr PRABHAS NASKAR



Endorsement For Deed Number : I - 160805775 / 2025

On 17-06-2025

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

Presented for registration at 16:01 hrs on 17-06-2025, at the Office of the A.D.S.R. SONARPUR by Mr PRABHAS NASKAR Alias Mr PRABHAS CHANDRA NASKAR, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 18,70,555/-

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

Execution is admitted on 17/06/2025 by 1, Mr SUBHASH NASKAR, Alias Mr SUBHASH CHANDRA NASKAR, Son of Mr SAILEN CHANDRA NASKAR, P.O: BONHOOGLY, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24 -Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Service, 2, Mr PRABHAS NASKAR, Alias Mr PRABHAS CHANDRA NASKAR, Son of Mr SAILEN CHANDRA NASKAR, P.O: BONHOOGLY, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Service, 3, Mrs MALINI GUPTA, Wife of Mr RAJESH KUMAR GUPTA, P.O: KANKURGACHI, Thana: Phool Bagan, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession House wife, 4, Mr UMESH SWAIKA, Son of Late RATAN KUMAR SWAIKA, P.O: NEW TOWN, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Service

Indetified by Mr SUBHAJIT GHOSH, , Son of Mr JOYDEB GHOSH, P.O: GARIA, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,720.00/- (A(1) = Rs 18,706.00/- ,E = Rs 14.00/-) and Registration Fees paid by by online = Rs 18,720/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/06/2025 2:32PM with Govt. Ref. No: 192025260109558358 on 14-06-2025, Amount Rs: 18,720/-, Bank: SBI EPay (SBIEPay), Ref. No. 1297697162923 on 14-06-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 93,548/- and Stamp Duty paid by by online = Rs 93,498/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/06/2025 2:32PM with Govt. Ref. No: 192025260109558358 on 14-06-2025, Amount Rs: 93,498/-, Bank: SBI EPay (SBIEPay), Ref. No. 1297697162923 on 14-06-2025, Head of Account 0030-02-103-003-02



Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

On 24-06-2025

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

Execution is admitted on 24/06/2025 by Mr BIKASH AGARWAL, Son of Late RAJENDRA KUMAR AGARWAL, P.O: GARIA, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Mr SUBHAJIT GHOSH, , Son of Mr JOYDEB GHOSH, P.O: GARIA, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

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

Execution is admitted on 24-06-2025 by Mr BIKASH AGARWAL, PARTNER / AUTHORISED SIGNATORY, DELTA REALTY (Partnership Firm), City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr SUBHAJIT GHOSH, , Son of Mr JOYDEB GHOSH, P.O: GARIA, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service



Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

On 01-07-2025

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. 93,548/- and Stamp Duty paid by , by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3995, Amount: Rs.50.00/-, Date of Purchase: 19/06/2025, Vendor name: Subhojit Deb



Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2025, Page from 120881 to 120906
being No 160805775 for the year 2025.



AZ

Digitally signed by ARINDAM CHAKRABORTY
Date: 2025.07.01 15:14:11 +05:30
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 01/07/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.