

2420/2023

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



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17/2  
 2/4 00068/23  
 11.15 ru = 5000 000/-  
 03 den  
 Additional Registrar of Assurances-IV, Kolkata



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

*[Signature]*  
 Additional Registrar of Assurances-IV, Kolkata

17 FEB 2023

**DEED OF CONVEYANCE**

THIS **DEED OF CONVEYANCE** made on this 17<sup>th</sup> day of February, in the year Two Thousand Twenty Three (2023).

**BETWEEN**

**SWAPNADIP DAS**  
Advocate  
NAME: 6, Old Post Office Street,  
Temple Chambers  
ADD: Ground Floor, Room No. 56  
Rs..... Kolkata-700001  
26 AUG 2022 0168651  
**S. CHATTERJEE**  
Licensed Stamp Vendor  
C. C. Court  
28 A. K. G. Roy Road, Kol.

263876

26 AUG 2022  
26 AUG 2022



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OF ASSURANCES-IV, KOLKATA  
17 FEB 2023





# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



160220232029899374

## GRIPS Payment Detail

GRIPS Payment ID:	160220232029899374	Payment Init. Date:	16/02/2023 18:02:58
Total Amount:	200024	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8073286126725	BRN Date:	16/02/2023 18:03:48
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name:	Ms VENI REALTORS LLP
Mobile:	9331827328

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230298993758	Directorate of Registration & Stamp Revenue	200024
Total			200024

IN WORDS: TWO LAKH TWENTY FOUR 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



192022230298993758

GRN Details

GRN:	192022230298993758	Payment Mode:	SBI Epay
GRN Date:	16/02/2023 18:02:58	Bank/Gateway:	SBIPay Payment Gateway
BRN :	8073286126725	BRN Date:	16/02/2023 18:03:48
Gateway Ref ID:	4451829056	Method:	Indian Bank NB
GRIPS Payment ID:	160220232029899374	Payment Init. Date:	16/02/2023 18:02:58
Payment Status:	Successful	Payment Ref. No:	2000400068/9/2023

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	Ms VENI REALTORS LLP
Address:	Baguiati, Kolkata - 700157
Mobile:	9331827328
Period From (dd/mm/yyyy):	16/02/2023
Period To (dd/mm/yyyy):	16/02/2023
Payment Ref ID:	2000400068/9/2023
Dept Ref ID/DRN:	2000400068/9/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000400068/9/2023	Property Registration- Stamp duty	0030-02-103-003-02	150010
2	2000400068/9/2023	Property Registration- Registration Fees	0030-03-104-001-16	50014
			<b>Total</b>	<b>200024</b>

IN WORDS: TWO LAKH TWENTY FOUR ONLY.

PAID



**MR. JAHIRUDDIN MOLLA, (PAN no. AQCPM1287F) & (AADHAAR no. 3535 9235 7477) & (Mobile no. 9831480018),** Son of Late Jamiruddin Molla, by Faith - Muslim, by Nationality - Indian, by Occupation - Business, residing at Vill - Chawkpachuria, P.O. Chawkpachuria, P.S. New Town, District North 24 Parganas, Pin - 700056, West Bengal, hereinafter referred to and called as the **"VENDOR / OWNER"** (which expression shall unless excluded by or repugnant to the context mean and include his respective heirs, executors, administrators, representatives and assigns) of the **ONE PART.**

**A N D**

**VENI REALTORS LLP, (PAN no. AARFV6307N) & (LLP ID no. AAO-5235),** a limited Liability Partnership, incorporated under Section - (58) of the Limited Liability Partnership Act (LLP Act), 2008, having its registered office at Lokenath Tower, Flat no. 17, 5<sup>th</sup> Floor, premises no. 73, Nishi Kanan Teghoria, P.O. Hatiara, P.S. Baguiati, Kolkata - 700157, District - 24 Parganas (North) and being duly represented by its partners namely (1). **SRI. BINAY KUMAR SINGH, (PAN no. BFVPS9269A) & (AADHAAR no. 713153086357) & (Mobile no. 9339898663),** son of Late Manager Prasad Singh, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at B.K. Palace, Dashadrone, Majhi Para, Kali Mandir, Khalar Math, P.O. Rajarhat - Gopalpur, P.S. Baguiati, Kolkata - 700136, District - 24 Parganas (North) and (2). **SRI. RINKU SHAW, (PAN no. BFOPS3130R) & (AADHAAR no. 312585708671) & (Mobile no. 7003104118),** son of Sri Jimdari Shaw, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at premises no. E I / 1, Jyangra South Math, Near Maha Maya Club, P.O. Hatiara, P.S. Baguiati, Kolkata - 700059, District - 24 Parganas (North), hereinafter called and referred to as the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, representatives, assigns, nominee or nominees and also Successors - in - interest) of the **OTHER PART.**

**WHEREAS** One **Bipin Sardar** purchased land in

<u>C.S. Dag No.</u>	<u>C.S. Khatian No.</u>	<u>Nature</u>	<u>Total Area</u>	<u>Area</u>
409	461	Sali	16 decimals	08 dec
410	461	Sali	18 decimals	09 dec.

in total **17 decimals** more or less of land in **Mouza -Chawkpachuria, J.L. No. 33, Re.Sa. No. 205 1/2, Touzi No. 145, Pargana-Kalikata, P.S. Rajarhat,** in the District North 24 Parganas, from one **Bipin Mondal,** son of late Pandar Mondal of Chawkpachuria, **P.S. Rajarhat, presently Towntown, District North 24 parganas,** by the strength of a **Ekrnama being Deed No. 8360 for the year 1968, registered on 22.11.1968,** registered in the office of the Sub-Registrar, Cossipore Dum Dum and recorded in Book No. 1, Volume No. 120, Pages 112 to 114.

**AND WHEREAS** the said **Bipin Sardar** again purchased land in

<u>C.S. Dag No.</u>	<u>C.S. Khatian No.</u>	<u>Nature</u>	<u>Total Area</u>	<u>Area</u>
409	461	Sali	16 decimals	08 dec
410	461	Sali	18 decimals	09 dec.

in total **17 decimals** more or less of land in **Mouza -Chawkpachuria, J.L. No. 33, Re.Sa. No. 205 1/2, Touzi No. 145, Pargana-Kalikata, P.S. Rajarhat, presently Newtown,** District North 24 parganas, from the said **Bipin Mondal,** by the strength of a registered **Deed of Conveyance being Deed No. 4650 for the year 1972,** registered on 14.07.1972, registered in the office of the Sub-Registrar, Cossipore Dum Dum and recorded in Book No. 1, Volume No. 77, Pages 79 to 80.

**AND WHEREAS** thus the said **Bipin Sardar** on the basis of the aforesaid two deeds, became the absolute owner of land in :

<u>C.S. Dag No.</u>	<u>C.S. Khatian No.</u>	<u>Nature</u>	<u>Total Area</u>	<u>Area</u>
409	461	Sali	16 decimals	08 dec
410	461	Sali	18 decimals	09 dec.

in total **34 decimals** more or less of land in **Mouza -Chawkpachuria, J.L. No. 33, Re.Sa. No. 205 1/2, Touzi No. 145, Pargana-Kalikata, P.S. Rajarhat, presently Rajarhat Towntown, District North 24 parganas.**

**AND WHEREAS** the said **Bipin Sardar** died intestate, leaving being his **three sons**



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namely **Rampada Sardar, gopal Sardar and Madan Sardar and five daughters namely Rani Bala Sardar, Laxmi Bala Sardar, Geni Bala Sardar and Sandhya Sardar and others** as his heirs in interest in respect of the aforesaid property left by the said Bipin Sardar, since deceased, and each became the owner of 1/8th share in the estate of the said Bipin Sardar, since deceased.

**AND WHEREAS** after demise of the said **Bipin Sardar**, a part of the land measuring **07 decimals** more or less in C.S. Dag No. 409-corresponding to **R.S. Dag No. 414** and also **06 decimals** more or less in C.S. Dag No. 410 corresponding to **R.S. Dag No. 415** was acquired for the Canal and rest of the land measuring **09 decimals** more or less in C.S. Dag No. 409 corresponding to **R.S. Dag no. 414**, and land measuring **12 decimals** more or less in C.S. Dag No. 410 corresponding to **R.S. Dag No. 415** were wrongly recorded in the name of three brothers namely Gopal Sardar in L.R. Khatian No. 526, Rampada Sardar in L.R. Khatian No. 1496 and madan Sardar in L.R. Khatian No. 1231 instead of actual total share holders i.e. successors of the said Bipin Sardar, since deceased.

**AND WHEREAS** the said **Gopal Sardar** died intestate, leaving behind his only wife namely **Malati Sardar** and **five sons** namely **Rabin Sardar, Kanai Sardar, Shyam Sardar, Sonia Sardar and Sundar Sardar** and **two daughters** namely **Shyamali Sardar and Jhori Sardar alias Manoni Sardar** as his heirs successors in interest in respect of the share of Gopal Sardar, since deceased in the estate of the said Bipin Sardar, since deceased and each became the owner of 1/64th share in the estate of the said Bipin Sardar, since deceased.

**AND WHEREAS** the said **Kanai Sardar**, died intestate, leaving behind his **wife** namely **Kalomoti Sardar** and **only daughter** namely **Mousumi Sardar** as his heirs successors in interest in respect of the share of Kanai Sardar, since deceased in the estate of the said Bipin Sardar, since deceased and each became the owner of 1/128th share in the estate of the said Bipin Sardar, since deceased.

**AND WHEREAS** the said **Madan Sardar**, died intestate, leaving behind his **two daughters** namely **Sefali Sardar and Dipali Sardar** as his heirs successors in interest in respect of the share of Madan Sardar, since deceased in the estate of the said Bipin Sardar, since deceased and each became the owner of 1/16th share in the estate of the said Bipin Sardar, since deceased.

**AND WHEREAS** thus depending upon the list of successors of the said Bipin Sardar, since deceased, the said **Malati Sardar, Rabin Srdar, Kalomoti Sardar, Mousumi Sardar, shyam Sardar, sundar Sardar, Shyamali Sardar and Jhori Sardar alias Mamoni Sardar and Sefali Sardar and Dipali Sardar and Rampada Sardar** became the absolute owners of ALL THAT piece and parcel of land in

<u>C.S. Dag No.</u>	<u>C.S. Khatian No.</u>	<u>Nature</u>	<u>Total Area</u>	<u>Area</u>
409	414	Sali	09 decimals	3.4844 dec
410	415	Sali	12 decimals	4.3125

in total land measuring **7.7969 decimals** be the same a little more or less, under C.S. Khatian No. 461, **R.S. & L.R. Khatian Nos. 526, 1496 & 1231**, lying and situate at **Mouza Chawkpachuria, J.L. No. 33, Re Sa. No. 205, 1/2, Touzi No. 145, Pargana-Kalikata, P.S. Rajarhat, presently Newtown** within the local limit of **Patharghata Gram Panchayet**, in the District of North 24 Parganas.

**AND WHEREAS** the said **Rabin Sardar, Malati Sardar, Kalomoti Sardar, Mousumi Sardar, Shyam Sardar, Sundar Sardar, Shyamali Sardar and Jhori Sardar alias Mamoni Sardar and Sefali Sardar and Dipali Sardar and Rampada Sardar** Sold transferred and conveyed ALL THAT piece and parcel of land in

<u>C.S. Dag No.</u>	<u>C.S. Khatian No.</u>	<u>Nature</u>	<u>Total Area</u>	<u>Area</u>
409	414	Sali	09 decimals	3.4844 dec
410	415	Sali	12 decimals	4.3125 dec

In total land measuring **7.7969 decimals** be the same a little more or less, under C.S. Khatian No. 461, **R.S. & L.R. Khatian Nos. 526, 1496 and 1231**, lying and situate at **Mouza Chawkpachuria, J.L. No. 33, Re.Sa No. 205 1/2, Touzi No. 145, Parganas Kalikata, P.S. Rajarhat presently Newtown**, within the local limit of Patharghata Gram Panchayet, in the District North 24 Parganas, to the present owner **Nirmal Kanoria**, by the strength of a Registered **Deed of Conveyance being Deed No. 8225 for the year 2008**, registered on 13.08.2008 in the office of the D.S.R-II, North 24 parganas at Barasat.

**AND WHEREAS** thus the said **Nirmal Kanoria** on the basis of the aforesaid Deed,



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became the absolute owner of ALL THAT piece and parcel of land in

<u>C.S. Dag No.</u>	<u>C.S. Khatian No.</u>	<u>Nature</u>	<u>Total Area</u>	<u>Area</u>
409	414	Sali	09 decimals	3.4844 dec
410	415	Sali	12 decimals	4.3125 dec

In total land measuring **7.7969 decimals** be the same a little more or less, under C.S. Khatian No. 461, R.S. & L.R. Khatian Nos. **526, 1496 and 1231**, lying and situate at **Mouza Chawkpachuria**, J.L. No. 33, Re.Sa No. 205 1/2, Touzi No. 145, Parganas Kalikata, P.S. Rajarhat presently **Newtown**, A.D.S.R.O Bidhannagar, Salt Lake City, within the local limit of **Patharghata Gram Panchayet**, in the District North 24 Parganas.

**AND WHEREAS** by a **Deed of Conveyance being No. 14770 for the year 2008 dated 23<sup>rd</sup> December, 2008** registered at the office of Additional District Sub-Registrar, Bidhannagar recorded in Book No. 1, C.D. Volume No. 14, Pages 2113 to 2136, had made between **Nirmal Kanodia**, therein as the Vendor/Owner therein and **(1) Sawkat Ali Laskar, and (2) Jahiruddin Molla**, jointly called as the Purchasers therein, the said **Nirmal Kanodia** had sold, transferred and conveyed unto and in favour of **(1) Sawkat Ali Laskar, and (2) Jahiruddin Molla**, of **ALL THOSE** piece and parcel of land measuring about **3.4844 decimals** out of 9.00 decimal comprised in C.S. Dag No. 409, corresponding to **R.S. and L.R. Dag No. 414** and Shali land measuring **4.3125 decimals** out of 12.00 decimal comprised in C.S. Dag No. 410 corresponding to **R.S. and L.R. Dag No. 415 totaling to 7.7969 decimals** more or less under C.S. Khatian No. 461, R.S. and L.R. Khatian No. 526, 1496 & 1231 lying and situate at Mouza - Chakpanchuria, J.L. No. 33, Re. Sa. No. 205 ½, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, District: North 24-Parganas; the said **(1) Sawkat Ali Laskar, and (2) Jahiruddin Molla** had become absolute joint Owners.

**AND WHEREAS** in accordance with the said **Deed of Conveyance dated 23<sup>rd</sup> December, 2008 being No. 14770 for the year 2008** the said **Mr. Jahiruddin Molla** had become the owner of undivided **1/3<sup>rd</sup> share** of 3.4844 decimal i.e. **1.49852 decimal** more or less under **R.S. and L.R. Dag No. 414** and undivided **1/3<sup>rd</sup> share** of 4.3125 decimal i.e. **1.423125 decimal** more or less under **R.S. and L.R. Dag No. 415**.

**AND WHEREAS**, the said **Mr. Jahiruddin Molla** had duly mutated his name in the Records of Rights/Parcha under **L.R. Khatian No. 3645** in respect of aforesaid land measuring **1.49852 decimal** more or less under **R.S. and L.R. Dag No. 414** and **1.423125 decimal** more or less under **R.S. and L.R. Dag No. 415**, lying and situate at Mouza - Chakpachuria.

**AND WHEREAS** thus said **Mr. Jahiruddin Molla** became the absolute owner and possessor in respect of the said property more fully described in the **Schedule - A** hereunder written by way of purchase and had been enjoying the same peacefully, freely, absolutely and without any interruptions from any corner whatsoever by paying usual rents and taxes to the proper authorities concerned in his name as sole owner and possessor thereof with absolute power of ownership and also power and/or right to sell the same to anybody else in any way as he will think fit and proper.

**AND WHEREAS** thus **Mr. Jahiruddin Molla**, absolutely seized and possessed of/or otherwise well and sufficiently entitled to the said property more fully described in the **Schedule - A** hereunder written in fee simple in possession thereto free from all encumbrances, liens, charges whatsoever.

**AND WHEREAS** due to urgent need of money and some unavoidable circumstances **Mr. Jahiruddin Molla**, the present **vendor/owner**, announced his intention to dispose of the aforesaid Sali land measuring **3 Decimal** more or less (**1.49852 decimal** more or less under **R.S. and L.R. Dag No. 414** and **1.423125 decimal** more or less under **R.S. and L.R. Dag No. 415**) together with all easement right, lying and situated at **Mouza - Chakpachuria**, C.S. Khatian No. 461, R.S. and L.R. Khatian No. 526, 1496 & 1231, J.L. No. 33, Re. Sa. No. 205 ½, Touzi No. 145, Pargana - Kalikata, new **L.R. Khatian No. 3645** (in the name of **Mr. Jahiruddin Molla**) within the local limits of **Patharghata Gram Panchayat, Police Station - New Town (previously Rajarhat)**, under A.D.S.R. Rajarhat, District North 24 Parganas, West Bengal more fully described in the **Schedule - A**, hereunder written, for a proposed sale consideration of **Rs.50,00,000/- (Rupees**



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**Fifty Lacs)** only, the **Purchaser** herein being aware about such intention of the **Vendor / Owner** and have agreed to purchase the same at **Rs.50,00,000/- (Rupees Fifty Lacs)** only subject to free from all encumbrances and upon.

**NOW THIS INDENTURE WITNESSETH** THAT in consideration of **Rs.50,00,000/- (Rupees Fifty Lacs)** only to be paid by the **Purchaser** to the **Vendor/Owner** on or before the execution of these presents (the receipt whereof the **Vendor / Owner** hereby admits and acknowledges) the **Vendor/Owner** doth hereby indefeasibly grants, conveys, transfers, assures and assigns free from all encumbrances, attachments, liens, charges etc. unto and in favour of the **Purchaser** **ALL THAT** a piece and parcel of land measuring **ALL THAT** the landed property measuring about measuring **3 Decimal** more or less (**1.49852 decimal** more or less under **R.S.** and **L.R. Dag No. 414** and **1.423125 decimal** more or less under **R.S.** and **L.R. Dag No. 415**) together with all easement right, lying and situated at **Mouza - Chakpachuria, C.S. Khatian No. 461, R.S. and L.R. Khatian No. 526, 1496 & 1231, J.L. No. 33, Re. Sa. No. 205 ½, Touzi No. 145, Pargana - Kalikata, new L.R. Khatian No. 3645** (in the name of **Mr. Jahiruddin Molla**) within the local limits of **Patharghata Gram Panchayat, Police Station - New Town (previously Rajarhat)**, under **A.D.S.R. Rajarhat, District North 24 Parganas, West Bengal**, more fully described in the **Schedule - "A"** written hereunder and referred to as the said property **OR HOWSOEVER OTHERWISE** the said property or any part thereof now are or is at any time heretofore were or was butted and bounded called known numbered described or distinguished **TOGETHER WITH** all areas, compounds and ground including underground soil thereof fixtures, sewers, ways, paths, passages former or other rights, lights, liberties, privileges, easements, appendages and appurtenances whatsoever to the said property belonging or in anywise appertaining to or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profiles **TOGETHER WITH ALL** the estate, rights, title, interest, property, claim or demand whatsoever both at law and in equity of the **Vendor/Owner/Owner** into or upon the said property hereby granted, sold, transferred and conveyed or otherwise expressed or intended so to be and every part thereof and to enjoy all manner of rights, including all easements and quasi-easements, rights and the rents, issues and profits thereof and every part of the property sold, transferred and conveyed or expressed or intended so to be **TO HAVE AND TO HOLD** the said property hereby granted and conveyed or otherwise expressed or intended so to be unto and to the use of the **Purchaser** with their rights and appurtenances unto and to the use of the **Purchaser** absolutely and forever **AND** the **Vendor/Owner** hereby covenants with the **Purchaser** and his heirs, executors and representatives that notwithstanding any acts, deeds, matters or things by the **Vendor / Owner** made done executed or knowingly suffered to the contrary, the **Vendor / Owner** had good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property to the **Purchaser** without any encumbrances **AND** further that the **Vendor/Owner** is now lawfully and rightfully seized, possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or otherwise expressed or intended so to be and every part thereof for a perfect and indefeasible estate or inheritance in possession or an estate equivalent thereto without in any manner or condition use or trust or other things whatsoever **AND THAT** notwithstanding any such acts, deeds, matters and things whatsoever executed or knowingly suffered to the contrary, the **Vendor/Owner** have now in himself, good, right, full power and absolute authority and unencumbered and unfettered liberty to transfer, convey, assure and assign the said property and every part thereof hereby sold, transferred, conveyed or otherwise or expressed or intended so to be unto and in favour of the **Purchaser** in the manner aforesaid **AND THAT** the **Purchaser** and its executors, administrators, representatives and assigns shall or may at all times hereafter peacefully and equitably possess and enjoy the said property free from all encumbrances, charges or liens whatsoever and realize the rents, issues and profits thereof and / or every part thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the **Vendor/Owner** or his heirs, successors or any person or persons having or lawfully or equitably claiming any estate or interest in the said property from under or in trust for the **Vendor/Owner** **AND THAT** free and clear





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and freely clearly and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the **Vendor/Owner** or any person or persons having and lawfully equitably claiming any estate or interest in the said property from under or in trust for the **Vendor/Owner** and the **Vendor/Owner** unequivocally and unambiguously declare that the said property has not been affected by or under the Urban Land (Ceiling and Regulation) Act, 1976 or under the West Bengal Land Reforms Act, 1955 or by any other Act and that no certificate proceeding and no notice of attachment has or have been instituted and / or served upon the **Vendor/Owner** under the Income Tax Act, 1961 or Gift Tax or wealth Tax and / or under Estate Duty Act or under any Statute and that no notice has ever been served upon the **Vendor/Owner** who is not at all aware of issuing any such notice. And the **Purchaser** shall mutate its name in the **Patharghata Gram Panchayat** and B.L. & L.R. Office or Offices or other necessary offices for recording their names in respect of the schedule property as absolute owner after execution of this Sale Deed **AND FURTHER** that the **Vendor / Owner** or his executors legal heirs, successors, administrators, representatives and assigns and all persons having lawfully or equitably claiming any estate or interest in the said property or any part thereof from under or in trust for the **Vendor/Owner** shall and will from time to time and at all times hereafter at the request of the **Purchasers**, do and execute and cause to be done or executed all such acts, deeds, matters and things whatsoever for further or better and more perfectly assuring the said property and every part thereof unto and in favour of the **Purchasers** as shall or may reasonably be required **AND FURTHER THAT** the **Vendor/Owner** and his executors, legal heirs, representatives, successors, assigns shall at all times hereinafter indemnify and keep indemnified the **Purchaser, its** heirs, executors, administrators and assigns against any kind of loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the **Vendor/Owner** or any breach of the covenants hereinbefore contained.

**AND NOTWITHSTANDING** anything contained and stated in the foregoing paragraphs of this instrument the **Vendor/Owner** further voluntarily undertakes that :-

- a) if on any time after completion of the purchase, it appears that this property is affected by any scheme or alignment of the Gram Panchayat or any Improvement Trust or is notified to be acquired or requisitioned by the Government or any other public body, the **Purchaser** shall then has the option to rescind or cancel the Sale and upon receiving the notice of such cancellation of sale from the **Purchaser**, the **Vendor/Owner** shall forthwith refund to the **Purchaser** the entire amount of consideration already paid by the **Purchaser** together with all other costs and incidental expenses incurred by the **Purchaser** in this respect;
- b) if the **Purchaser** suffers from any material defect in the property known to the **Vendor/Owner** but which could not be discovered by the **Purchaser** even by diligent search and enquiry, the **Vendor/Owner** shall be liable to compensate the **Purchaser** to the extent of the loss suffered by the **Purchaser**;
- c) the **Vendor/Owner** shall pay and discharge all statutory liability and all outgoings in respect of the property upto the date of completion of the purchase and all rents, issues and profits found due after such purchase shall also be paid by the **Vendor/Owner** without any demur;
- d) the **Vendor/Owner** hereby undertakes that ~~no~~ neither any agreement was entered into by the **Vendor/Owner** previously for Sale of this property with any other person nor this property was ever mortgaged or charged or encumbered in favour of any Bank, Financial Institution or private Money lender;
- e) the **Vendor/Owner** further undertakes that this property intended to be sold and transferred to the **Purchaser**, is not the subject matter of any suit or proceeding of any Civil Court or Criminal Court or in any Central or State Tribunal and that this property is also not involved in any dispute or litigation of any nature and description whatsoever.
- f) The **Vendor/Owner** further undertakes that **he** has not yet taken any loan or advance from any person or persons or Financial Institutions or Bank or Financial Corporation in respect of the said property and also did not yet enter into any Agreement for Sale with others for the same. But in future, if this property is found to be subject to any encumbrances, attachments, charges or other claims or demand or any kind of latent defect, the **Purchaser** shall be at liberty to rescind this Indenture.



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g) After possession of the said unit is taken over by the **Purchaser**, the **Vendor / Owner** shall not be entitled to raise any dispute against or claim any amount from the **Purchaser**.

h) That the **Vendor/Owner** shall keep the **Purchaser** indemnified against any loss arising out of the title of the said property which may be suffered by the **Purchaser** and the **Vendor/Owner** and all persons having lawfully or equitably claiming any estate or interest in the said property or any part thereof from under or in trust for the **Vendor/Owner** will from time to time and at all times hereafter at all request do all such acts, deeds, matters and things whatsoever for further better and morefully and particularly assuring the said property hereby sold and every part thereof unto and to the use of the **Purchaser** in the manner aforesaid as shall or may be reasonably required.

**SCHEDULE-A ABOVE REFERRED TO**  
**(Description of the Property hereby to be conveyed)**

**ALL THAT** piece and parcel of vacant Sali land without structure measuring **3 Decimal** more or less which is equivalent to **01 cottah 13 chittaks 02 square feet** more or less (**1.49852 decimal** more or less under **R.S. and L.R. Dag No. 414** and **1.423125 decimal** more or less under **R.S. and L.R. Dag No. 415**) together with all easement right, lying and situated at **Mouza - Chakpachuria, C.S. Khatian No. 461, R.S. and L.R. Khatian No. 526, 1496 & 1231, J.L. No. 33, Re. Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, new L.R. Khatian No. 3645** (in the name of **Mr. Jahiruddin Molla**) within the local limits of **Patharghata Gram Panchayat, Police Station - New Town (previously Rajarhat)**, under **A.D.S.R. Rajarhat, District North 24 Parganas, West Bengal**, which is butted and bounded as follows :-

as per following particulars :

R.S./L.R. Plot No.	Presently L.R. Khatian No.	Total Area in Plot (Decimal)	Sold (Decimal)
414	3645	9.00	1.49852
415	3645	12.00	1.423125
<b>Total</b>			<b>3.00</b>

And butted and bounded as follows :-

**R.S. & L.R. Dag No. 414**

ON THE NORTH	R.S.Dag No.414 (P) & 415(P) and land of Sawkat Ali Laskar
ON THE SOUTH	C.S. Dag No.408 (P)
ON THE EAST	R.S.Dag No. 415(P) and land of Bhabotaran Ghosh
ON THE WEST	R.S. Dag No. 414(P)

**R.S. & L.R. Dag No. 415**

ON THE NORTH	R.S.Dag No.414 (P) & 415(P) and land of Sawkat Ali Laskar
ON THE SOUTH	C.S. Dag No.408 (P)
ON THE EAST	R.S.Dag No. 415(P) and land of Bhabotaran-Ghosh
ON THE WEST	R.S. Dag No. 414(P)

It is clearly stated herein that there are no road around those plots of land.

Jahiruddin Molla



~

NATIONAL REGISTRAR  
OF COMPANIES - IV, KOLLAM  
17 FEB 2023

**IN WITNESS WHEREOF** the Parties have hereunder set and subscribed their hands and seal on the day, month and year first above written.

**SIGNED, SEALED & DELIVERED**

By the Parties at KOLKATA

In the presence of :-

1. Rakesh Kumar Gaud  
S/O Rakesh Yam Gaud  
6, Old Post office St  
Kolkata - 1
2. SK Nisum Akhtar  
S/o SK Zahiduddin Molla  
Rajonhat, KOL - 700156

*Zahiduddin Molla*

Signature of the  
VENDOR

**VENI REALTORS LLP**

*Binay K. Singh* *Rinku S. Chowdhury*  
Partner Partner

Signature of the  
PURCHASER

**Read over, Explained, Drafted  
& Prepared By me as per documents  
and information supplied to me :-**

*Swapnadip Das*

**Sri. Swapnadip Das,  
Advocate.**

6, Old Post Office Street,  
Gr. Floor, Room No. 56  
Kolkata - 700 001

☎ 9830168651

☎ (033) 22481990

E-Mail : swapnadip\_das@yahoo.com

Enrolment no. WB/1782/02





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ADDITIONAL REGISTRAR  
OF ASSURANCE-IV, KOLKATA  
17 FEB 2023

**Memo of consideration**

**MR. JAHIRUDDIN MOLLA**, Son of Late Jamiruddin Molla hereby received of and from the within named Purchaser, **VENI REALTORS LLP**, (PAN no. **AARFV6307N**) & (LLP ID no. **AAO-5235**), a limited Liability Partnership, incorporated under Section - (58) of the Limited Liability Partnership Act (LLP Act), 2008, having duly represented by its (1). **SRI. BINAY KUMAR SINGH** and (2). **SRI. RINKU SHAW**, within mentioned sum of **Rs.50,00,000/- (Rupees Fifty Lacs)** only as full and final consideration as per Memo below :-

Sl. no.	Dated	Mode of Payment	Amount
1.	16.02.2023	DD NO. 317871 (Indian Bank)	Rs.50,00,000/-

**Total : Rs.50,00,000/-**  
**(Rupees Fifty Lacs) only.**

**SIGNED, SEALED & DELIVERED**

**at Kolkata In the presence of :-**

1. *Rajesh Kumar Gaud*
2. *Su Naseem Akhtar*

*Jahiruddin molla*

-----  
**Signature of the OWNER  
/ VENDOR**



*[Handwritten mark]*

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
17 FEB 2023







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ADDITIONAL REGISTRAR  
OF ASSURANCES IV, KOLKATA  
17 FEB 2023

# SPECIMEN FORM FOR THE FINGERPRINTS



<i>Zahid Ahmad</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



<i>Binay K. Singh</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



<i>Rinky S. Raw</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						





✓

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
17 FEB 2023

## Major Information of the Deed




Deed No :	I-1904-02583/2023	Date of Registration	17/02/2023
Query No / Year	1904-2000400068/2023	Office where deed is registered	
Query Date	14/02/2023 10:20:07 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Swapnadip Das 6, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830168651, 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. 50,00,000/-	Rs. 50,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,50,020/- (Article:23)	Rs. 50,098/- (Article:A(1), E)		
Remarks			

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, Pin Code : 700135

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-414 (RS :- )	LR-3645	Bastu	Shali	1.49852 Dec	25,00,000/-	25,00,000/-	
L2	LR-415 (RS :- )	LR-3645	Bastu	Shali	1.42313 Dec	25,00,000/-	25,00,000/-	
		<b>TOTAL :</b>			<b>2.9217Dec</b>	<b>50,00,000 /-</b>	<b>50,00,000 /-</b>	
	<b>Grand Total :</b>				<b>2.9217Dec</b>	<b>50,00,000 /-</b>	<b>50,00,000 /-</b>	



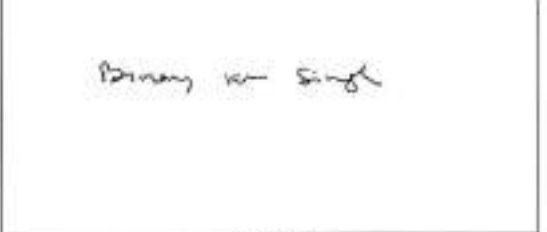
**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr JAHIRUDDIN MOLLA</b> Son of Late JAMIRUDDIN MOLLA Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			
	17/02/2023		LTI 17/02/2023	17/02/2023
,CHAKPANCHURIA, City:- Not Specified, P.O:- CHAKPANCHURIA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AQxxxxxx7F, Aadhaar No: 35xxxxxxxx7477, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office				

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>VENI REALTORS LLP</b> ,LOKNATH TOWER,73 NISHI KANAN TEGHORIA, City:- Not Specified, P.O:- HATIARA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AAxxxxxx7N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			




**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr BINAY KUMAR SINGH</b> Son of Late MANAGER PRASAD SINGH Date of Execution - 17/02/2023, , Admitted by: Self, Date of Admission: 17/02/2023, Place of Admission of Execution: Office			
	Feb 17 2023 11:59AM		LTI 17/02/2023	17/02/2023
,LOKNATH TOWER,NISHI KANAN TEGHORIA, Flat No: 17, City:- Not Specified, P.O:- HATIARA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BFxxxxxx9A, Aadhaar No: 71xxxxxxxx6357 Status : Representative, Representative of : VENI REALTORS LLP (as PARTNER)				



Name	Photo	Finger Print	Signature
<b>Mr RINKU SHAW</b> <b>(Presentant)</b> Son of Mr JIMDARI SHAW Date of Execution -- 17/02/2023, , Admitted by: Self, Date of Admission: 17/02/2023, Place of Admission of Execution: Office	 Feb 17 2023 11:58AM	 LTI 17/02/2023	 17/02/2023
,JYANGRA SOUTH MATH,NEAR MAHA MAYA CLUB, City:- Not Specified, P.O:- HATIARA, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BFxxxxxx0R, Aadhaar No: 31xxxxxxxx8671 Status : Representative, Representative of : VENI REALTORS LLP (as PARTNER)			

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr SWAPNADIP DAS</b> Son of Late DABABRATA DAS HIGH COURT, City:- Not Specified, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 17/02/2023	 17/02/2023	 17/02/2023
Identifier Of Mr JAHIRUDDIN MOLLA, Mr BINAY KUMAR SINGH, Mr RINKU SHAW			

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr JAHIRUDDIN MOLLA	VENI REALTORS LLP-1.49852 Dec

#### Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr JAHIRUDDIN MOLLA	VENI REALTORS LLP-1.42313 Dec

### Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 414, LR Khatian No:- 3645	Owner:জাহির উদ্দিন মোল্লা , Gurdian:জমির উদ্দিন মোল্লা, Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 415, LR Khatian No:- 3645	Owner:জাহির উদ্দিন মোল্লা , Gurdian:জমির উদ্দিন মোল্লা, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 17-02-2023

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 11:15 hrs on 17-02-2023, at the Office of the A.R.A. - IV KOLKATA by Mr RINKU SHAW

**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 50,00,000/-

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

Execution is admitted on 17/02/2023 by Mr JAHIRUDDIN MOLLA, Son of Late JAMIRUDDIN MOLLA, CHAKPANCHURIA, P.O: CHAKPANCHURIA, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Muslim, by Profession Business

Indetified by Mr SWAPNADIP DAS, , Son of Late DABABRATA DAS, HIGH COURT, P.O: G P O, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-02-2023 by Mr BINAY KUMAR SINGH, PARTNER, VENI REALTORS LLP, LOKNATH TOWER,73 NISHI KANAN TEGHORIA, City:- Not Specified, P.O:- HATIARA, P.S:-Baguiati, District-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Mr SWAPNADIP DAS, , Son of Late DABABRATA DAS, HIGH COURT, P.O: G P O, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 17-02-2023 by Mr RINKU SHAW, PARTNER, VENI REALTORS LLP, LOKNATH TOWER,73 NISHI KANAN TEGHORIA, City:- Not Specified, P.O:- HATIARA, P.S:-Baguiati, District-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Mr SWAPNADIP DAS, , Son of Late DABABRATA DAS, HIGH COURT, P.O: G P O, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 50,098.00/- ( A(1) = Rs 50,000.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 50,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/02/2023 6:03PM with Govt. Ref. No: 192022230298993758 on 16-02-2023, Amount Rs: 50,014/-, Bank: SBI EPay ( SBlePay), Ref. No. 8073286126725 on 16-02-2023, Head of Account 0030-03-104-001-16

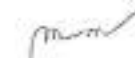
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,50,020/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 1,50,010/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 263876, Amount: Rs.10.00/-, Date of Purchase: 26/08/2022, Vendor name: S CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/02/2023 6:03PM with Govt. Ref. No: 192022230298993758 on 16-02-2023, Amount Rs: 1,50,010/-, Bank: SBI EPay ( SBlePay), Ref. No. 8073286126725 on 16-02-2023, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 153247 to 153267

being No 190402583 for the year 2023.



*mm*

Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2023.02.22 13:37:39 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/02/22 01:37:39 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

West Bengal.

(This document is digitally signed.)