

5293/2022

I

4984/2022

भारतीय गैर न्यायिक

पचास

रुपये

रु. 50

भारत

FIFTY
RUPEES

Rs. 50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 950619

11:40am



DEED OF CONVEYANCE

SP
27/4/22

2/1219745/22

THIS DEED OF CONVEYANCE is made on this the 27th day of April
Two Thousand and Two.

BETWEEN

MRS. INDIRA KEJRIWAL, wife of Mr. Anil Kejriwal, daughter of Ram Niranjan Kajaria, by faith - Hindu, by Nationality - Indian, having PAN - AGCPK8685P, having Aadhar No.8338 6201 7181, presently residing at 5, Gurusaday Road, 6A Flat No.6, Russel Street, P.O. & P.S. Ballygunge, Kolkata-700019, West Bengal, hereinafter called and referred to as "**VENDOR**", (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, legal representatives, executors, administrators and assigns etc.), of the **FIRST PART**.

Certified that the Document is admitted to Registration, the Signature Sheet and the endorsement sheet attached to this document are the part of it.

Additional Registrar
of Assurance-III, Kolkata

Additional Registrar of
Assurances-III-Kolkata

27 APR 2022

AND

(1) **MR. PANKAJ PODDAR**, son of Shiv Kumar Poddar, by occupation Business, by faith Hindu, by nationality Indian, having personal **PAN No. AERPP5352F** and **Aadhar No. 3896 6195 5464**, presently residing at N-5, CL-8, Saltlake Sector-III, Bidhannagar (M), Police Station-Bidhan Nagar (South), District-North 24 Parganas, Kolkata-700097, West Bengal, and (2) **MRS. VIJAYA PODDAR**, wife of Mr. Pankaj Poddar, by occupation Business, by faith Hindu, by nationality Indian, having personal **PAN No.ACFPJ9844A** and **Aadhar No. 2267 3439 3027**, presently residing at N-5, CL-8, Saltlake Sector-III, Bidhannagar (M), Police Station-Bidhan Nagar (South), District-North 24 Parganas, Kolkata-700097, West Bengal and (3) **MR. PRAMOD DAYAL RUNGTA**, son of Prabhu Dayal Rungta, by occupation Business, by faith Hindu, by nationality Indian, having personal **PAN No. ADWPR5427M** and **Aadhar No. 4635 1930 6940**, presently residing at Manikaran Flat -9SB 3 B Ram Mohan Mullick Garden Lane, Belegkata, Kolkata-700010, and (4) **MRS. PUJA RUNGTA**, wife of Mr. Pramod Dayal Rungta, by occupation Business, by faith Hindu, by nationality Indian, having personal **PAN No.AFKPR2073P** and **Aadhar No. 5100 0986 2547**, presently residing at Manikaran Flat-9SB 3 B Ram Mohan Mullick Garden Lane, Belegkata, Kolkata-700010, hereinafter collectively called and referred to as the "**PURCHASER**", (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, legal representatives, executors, administrators and assigns etc.) of the **SECOND PART**.

WHEREAS one Bihari Lal Mondal, son of Dukhi Ram Mondal was the recorded owner of the shali land admeasuring about 49 Satak (Decimal) out of 49 Satak (Decimal) comprises in R.S. Dag No. 1539, under R.S. Khatian No.1103, lying and situate at Mouza - Kumrakhali, J.L. No. 48,

under P.S. Sonarpur, in the district of 24 Paraganas, West Bengal and was well enjoying the same and well entitled to transfer the same to any one in anyway.

AND WHEREAS said Bihari Lal Mondal died leaving behind his four Sons and two Daughters as his only legal heirs and successors and accordingly all of them became the joint owners of the properties left by Late Bihari Lal Mondal as per Hindu Law of Inheritance.

AND WHEREAS three legal heirs of Late Bihari Lal Mondal out of his 6 legal heirs, one Nithar Chandra Mondal & 2 others sold and transferred their respective entire share, shali land admeasuring about 24.50 Satak (Decimal) out of 49 Satak (Decimal) comprises in R.S. Dag No. 1539, under R.S. Khatian No.1103, lying and situate at Mouza - Kumrakhali, J.L. No. 48, under P.S. Sonarpur, in the district of 24 Paraganas, West Bengal by executing and registering 2 Deed of Conveyances both registered from Sub Registry Office, Baruipur to one Smt. Bhagawani Devi Kajaria, wife of Late Motilal Kajaria and accordingly she became the owner of the above said property by way of this purchase.

AND WHEREAS said Smt. Bhagawani Devi Kajaria, wife of Late Motilal Kajaria was sized and possessed and otherwise, the sole owner of **ALL THAT** the piece and parcel of shali land containing an area of 14 (Fourteen) Cottahs 13 (Thirteen) Chittacks and 26 (Twenty Six) Sq. Ft. equivalent to 24.50 Satak (Decimal) more or less, out of 49 Satak (Decimal) comprises in L.R. Dag No.1623 corresponding to R.S. Dag No.1539, lying and situate at Mouza - Kumrakhali, J.L. No. 48, under P.S. Sonarpur, comprised in Municipal holding No. 2404, under Ward No. 27, Dakshin Kumrakhali Road, within the local limits of the Rajpur-Sonarpur Municipality, within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.) Garia, in the district of 24 Paraganas, West

Bengal and was well enjoying the same and well entitled to transfer the same to any one in anyway.

AND WHEREAS the said Smt. Bhagawani Devi Kajaria gifted and/or transferred **ALL THAT** the piece and parcel of shali land containing an area of 14 (Fourteen) Cottahs 13 (Thirteen) Chittacks and 26 (Twenty Six) Sq. Ft. equivalent to 24.50 Satak (Decimal) more or less, out of 49 Satak (Decimal) comprises in L.R. Dag No. 1623 corresponding R.S. Dag No. 1539, under R.S. Khatian No.1103, lying and situate at Mouza - Kumrakhali, J.L. No. 48, under P.S. Sonarpur, comprised in Municipal holding No. 2404, under Ward No. 27, Dakshin Kumrakhali Road, within the local limits of the Rajpur-Sonarpur Municipality, within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.) Garia, in the district of 24 Paraganas, West Bengal (hereinafter referred to as "**Said Property**"), morefully and particularly described in Schedule written hereunder, by virtue of a registered Gift Deed dated 29th March, 1989, Being No.5064, copied in Book No.I, Volume No.128, Pages 167 to 170, for the year 1989, registered at District Sub-Registrar (D.S.R.) at Alipore, South 24 Parganas to her grand-daughter namely **Mrs. Indira Kejriwal, the Vendor herein** and the Vendor have caused to be mutated her name in the present record of rights of the BL&LRO at Sonarpur under L.R. Khatian No.1585 and also got mutation under Rajpur-Sonarpur Municipality in respect of the above said property and well enjoying the same and well entitled to transfer the same to anyone in anyway and has decided to sell the Said Property.

AND WHEREAS the Vendor herein, is intending to sell and/or transfer the Said Property and shown her willingness to Sell the Said Property to the Purchaser herein.

AND WHEREAS on or before the execution of these presents the Vendor herein have assured, declared and represented to the Purchasers as follows (hereinafter referred to as The Representation):

- a) That the entire Said Property is free from all encumbrances, liens, lispendences, charges, attachments, trusts, mortgages, acquisitions and requisitions, debottor whatsoever or howsoever.
- b) That all rates, charges, taxes, cessés and all other outgoings levied, charged, or imposed by any public body or authority including concerned Panchayet in respect of the Said Property, has been duly paid till date and no amount thereof remaining outstanding and in case it is outstanding, the same shall be paid by the Vendor forthwith on demand without any demur.
- c) That the Vendor has not entered into any Agreement for Sale or transfer in respect of the Said Property, with any other person/party, save and except the Purchasers herein.
- d) That the Said Property or any part or portion thereof is not subject to any notice of acquisition or requisition neither the Vendor have been served with any notice of acquisition or requisition under the Land Acquisition Act or under any notification rules and regulation whatsoever nor the same is subject to any attachment under the Public Demand Recovery Act, Income Tax Act, or any other laws, for the time being in force.
- e) The Vendor is legally competent to sell and transfer the entire Said Property intended herein to be sold.

- f) That the Vendor have full right and absolute authority to deal with and /or sell and transfer and/or dispose of the Said Property or any part or portion thereof in a manner as they may deem fit and proper. The Vendor has agreed for sale of the Said Property, morefully and particularly described in the Schedule hereunder written, to the Purchasers herein.
- g) That the Vendor do not hold and/or possess the Said Property as being beyond the ceiling limit in terms of the provisions as laid down in the West Bengal Land Reforms Act, 1956 and/or West Bengal Urban Land (Ceiling and Regulation) Act, 1976 as amended up to date.
- h) That the Vendor is and her respective predecessors-in-title were in uninterrupted and/or undisputed Khas possession of the Said Property without any right or any claim whatsoever of any third party.
- i) That there is no bargadar and /or bhagchasi into or upon the Said Property or any part or portion thereof and the land is not cultivated for the last seventeen years or more.
- j) That the Vendor nor any of her respective predecessors-in-title nor any body claiming from or under them not any of them have or has granted any right of way or easements or license or created any other rights to or in favour of any person or persons company or corporation or in respect of the entire Said Property or any part or portion thereof nor such right has become effective by prescription or otherwise, howsoever and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to any part of the Said Property or part or

portion thereof for passing and re-passing between any points within the entire Said Property or for water line, drainage line, or for any other purpose whatsoever.

- k) That the Vendor have indisputably purchased and/or inherited the said entire Said Property from their/its predecessors-in-title of the said entire land by paying them their/its due consideration and duly registered the several aforesaid Deeds of Conveyances and/or other documents by paying the appropriate stamp duty and the Vendor further confirm that in case any further amount is determined to be payable by Demand or otherwise by the concerned office/authority in respect of the Said Property, the same shall be paid by the Vendor and shall keep the Purchasers indemnified against all actions, acts, proceedings, costs, charges and expenses.

- k) That no person, male or female being member of the families of the original owners or the predecessors-in-title has any right to receive maintenance or a provision for advancement or marriage from the profit of the entire Said Property and no charges as defined in the Hindu Adoption and Maintenance Act, 1956 has been created whether by a Deed of Court of law or by Agreement or otherwise.

- m) That the Vendor have agreed generally to indemnify and keep indemnified the said Purchasers against any loss, damage, (immediate, remote or consequential) action, claim, suit, proceedings, cost charges and expenses in respect of anything and everything stated herein and as regards any hidden defect in title of the Vendor of any nature whatsoever and properties of the

Vendor shall be liable and responsible for discharge of the indemnity.

- n) That the entire Said Property nor any part thereof are subject to any litigation or any other proceedings in any court under any law for the time being in force. There is no decree, attachment or any other order of any Court or authority operating against the Vendor of the Said Property or part thereof which has the effect of prevailing or restraining the Vendor in dealing with and/or disposing of the Said Property which can prejudicially affect the title to the same.
- p) That the Vendor is in possession, power or control of the documents of the setforth in the Schedule hereunder written and further confirm that no document of title has been delivered, deposited or handed over by the Vendor or any predecessors-in-title to any person whomsoever with a view to creating security and or charge thereon.
- q) That the Original title deeds of the Said Property has been lost by the Vendor and a General Dairry has already been lodged before Shakespeare Sarani Police Station on 13.12.2019 and has made a paper publication on 11th March, 2022 in the Jansatta (Hindi News Paper) and The Indian Express (English News Paper) newspaper with regard to the lost title documents of the Said Property and inspite of such publication till date Vendor is not able to retrieve the Original Deeds of the Said Property.
- r) It is expressly agreed by and between the Parties that the Vendor has represented to the Purchaser that the original title documents of the Said Property has been lost and has not been

handed over to create any third party interest and / or mortgage in favor of the financial institution and Vendor has agreed to and hereby keep the Purchaser indemnified at all times against any loss, cost and / or expenses that may be suffered or sustained by the Purchaser due to any misrepresentations and / or defect in title of the Vendor with regard to the Said Property.

ANDWHEREAS the Purchasers, based on the above representation by the Vendor and being interested to purchase, the Purchasers have agreed to purchase from the Vendor and the Vendor has agreed to sell to the Purchasers, **Said Property**, which is morefully and particularly mentioned and described in the "**SCHEDULE**" hereunder written out of a total consideration amount of Rs.2,40,00,000/- (Rupees Two Crores Forty Lacs only), free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance to the Agreement to Sale and settlement and mutual understanding made between the Vendors and the Purchasers herein and in consideration of the said sum of Rs.2,40,00,000/- (Rupees Two Crores Forty Lacs only) truly paid by the Purchasers herein as per the Memo of Consideration below and in terms of the said Agreement to Sale made between the Vendor and the Purchasers herein, the said entire consideration money hereof having been received and appropriated by the Vendor herein the receipt whereof the Vendor do hereby admits and acknowledge, as per memo hereunder written and the Vendor do hereby grant, transfer, assign and assure unto the said Purchasers free from all encumbrances all that the Said Property, morefully and particularly described and mentioned in the schedule written hereunder and described in the "**SCHEDULE**" hereunder written and all ways, passages, drain, water, water-courses, together with the benefits of all other rights, liberties, easements, appurtenances, appendages and all

estate, right, title, interest and claim in the Said Property whatsoever the Vendor has or had in the Said Property free from all encumbrances, attachments, charges, lines, lispendence, suits and proceedings, attachments, claimants, bargadars, requisitions, acquisitions, vesting and alignments, in any manner whatsoever TO HAVE AND TO HOLD the Said Property hereby conveyed to the Purchasers absolutely and forever and that the Vendor do hereby grant, transfer convey, release and assign unto the Purchasers the Said Property morefully described in the schedule written hereunder with all easements, appurtenances, rights, liberties and also all other rights and facilities attached to the said property hereby granted, sold, transferred, conveyed, released, assigned confirmed absolutely expressed or intended so to be unto and to the use of the Purchasers absolutely and forever free from all encumbrances and the Purchasers may and shall at all times hereafter peaceably and quietly possess each and every part thereof without any lawful interruption from any quarter and the Vendor do hereby covenant with the Purchasers that **NOTWITHSTANDING** any act, deed, matter or thing by the Vendor or any of his predecessors or ancestors – in – title made, done or executed or knowingly suffered to the contrary, the Vendor have now good rights, full power and absolute authority to grant, transfer, convey, release, confirm and assign the Said Property, and all rights liberties, privileges, thereof hereby granted, sold, transferred, conveyed, released, assigned and confirmed expressed or intended so to be unto and to the use of the Purchasers absolutely and forever in the manner aforesaid and the Vendor and all persons having all lawfully and/or equitably claiming any estate or inheritance in the said piece or parcel of the land together with all rights, liberties, privileges and all other easements and appurtenances hereby granted, transferred, sold, assigned, conveyed and released in favour of the Purchasers herein more fully described in the Schedule written hereunder. AND THAT the Purchasers agree and covenant with the

Vendor that the Purchasers for itself or its legal representatives, administrative, Executors and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the Said Property, meassuage, hereditaments and premises and receive rents, issues and profits thereof without any lawful eviction, interruption, claims or demand whatsoever from or by the Vendor or any person or persons lawfully equitably claiming from under or in trust for him or from or under any of his predecessors in title AND THAT the Vendor and all persons having lawfully or equitable claiming any estate or interest in the Said Property hereditaments and premises or any of them or any part thereof from under any of his predecessor in title shall and will from time hereafter at all request and cost of the Purchasers, his representatives and assigns do and execute or cause to be done and executed all such acts, deed and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property meassuages, hereditaments and premises and every part thereof unto and to the use of the Purchasers his heirs representatives and assigns in the manner aforesaid as shall or reasonably be required AND THAT the Vendor shall indemnify and keep the Purchasers absolutely discharged, saved, harmless and indemnified against all encumbrances, liens, bargadars, vesting, attachments, lispences, uses, debutters, trusts, claims and demands of any and every nature whatsoever by or against the Vendor or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the Said Property or any part thereof AND ALSO THAT the Vendor have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Said Property and/or other rights and benefits, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title.

SCHEDULE A AS REFERRED TO HEREINABOVE

(Said Property)

ALL THAT the piece and parcel of Shali land containing an area of 14 (Fourteen) Cottahs 13 (Thirteen) Chittacks and 26 (Twenty Six) Sq. Ft. equivalent to 24.50 Satak (Decimal) more or less, out of 49 Satak (Decimal) comprises in L.R. Dag No. 1623 corresponding R.S. Dag No. 1539, under L.R. Khatian No.1585, lying and situate at Mouza - Kumrakhali, J.L. No. 48, under P.S. Sonarpur, comprised in Municipal holding No. 2404, under Ward No. 27, Dakshin Kumrakhali Road, within the local limits of the Rajpur-Sonarpur Municipality, within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.) Garia, in the district of 24 Paraganas (South), West Bengal together with a Tali shed temporary structure admeasuring about 1,000 sq. Ft. and which is butted and bounded by as follows:

- On the **North** : Part of L.R. Plot No.1623;
- On the **South** : Part of L.R. Plot No.1624;
- On the **East** : Part of L.R. Plot No.1622; and
- On the **West** : 15 Meter Wide Road.

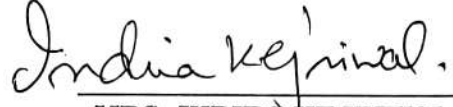
And which is also duly demarcated and delineated in the Red border in the Map or Plan annexed herewith as Annexure A.

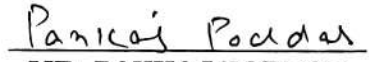
That All the Purchasers are purchasing the Said Property equally.

IN WITNESS WHERE OF the Vendor and the Purchasers herein have put their respective hands on this the day, month and year first above written.

WITNESSES:

1. Rajesh Dhali
S/O Madan Dhali
Mathurapur P.O, P.S
South 29 Pans pin-743354
2. Shubham Pokh
S/O Dipale Pokh
63 Radha Boker street
Kolkata


MRS. INDIRA KEJRIWAL
(VENDOR)


MR. PANKAJ PODDAR
(PURCHASER No.1)


MRS. VIJAYA PODDAR
(PURCHASER No.2)


MR. PRAMOD DAYAL
RUNGTA
(PURCHASER No.3)


MRS. PUJA RUNGTA
(PURCHASER No.4)

Drafted by:
Pritam Chakraborty.
ARSS LEGAL (Adv)
Advocates & Attorneys
IX, 15th Floor, PS Srijan Corporate Park,
Block GP, Tower 1, Plot G-2, Salt Lake City,
Sector- V, Kolkata - 700091
Phone: +91 33 40443620/40051809
Email: kolkata@arslegal.com

FNO:- 1197/16
Alipore Court

MEMO OF CONSIDERATION

RECEIVED the within mentioned sum of Rs.2,40,00,000/- (Rupees Two Crores Forty Lacs only), from the Purchasers herein, towards full and final consideration of these presents as follows:

Sl No	Date	DD/UTR No.	Bank Name	Name of the Payee	Total Amount	Cheque Amount	TDS Amount deducted
1.	25.04.22	354456	State Bank of India	MR. PANKAJ PODDAR	60,00,000.00	59,40,000.00	60,000.00
2.	22.04.22	UTIBR5202204 2200363294	Axis Bank	MRS. VIJAYA PODDAR	60,00,000.00	59,00,000.00	60,000.00
	22.04.22	AXSK2211 20003319	Axis Bank			40,000.00	
3.	25.04.22	167419	CITI Bank	MR. PRAMOD DAYAL RUNGTA	60,00,000.00	59,40,000.00	60,000.00
4.	25.04.22	167420	CITI Bank	MRS. PUJA RUNGTA	60,00,000.00	10,00,000.00	60,000.00
	25.04.22	526595	ICICI Bank			32,40,000.00	
	26.04.22	81568	IDFC Bank			17,00,000.00	
TOTAL					2,40,00,000.00		

Total : Rs.2,40,00,000/- (Rupees Two Crores Forty Lacs only).

WITNESSES:

1. Rajesh Dhali
S/o Madan Dhale
Mathurapur P.O, P.S
Society 29 peris, pin-743354

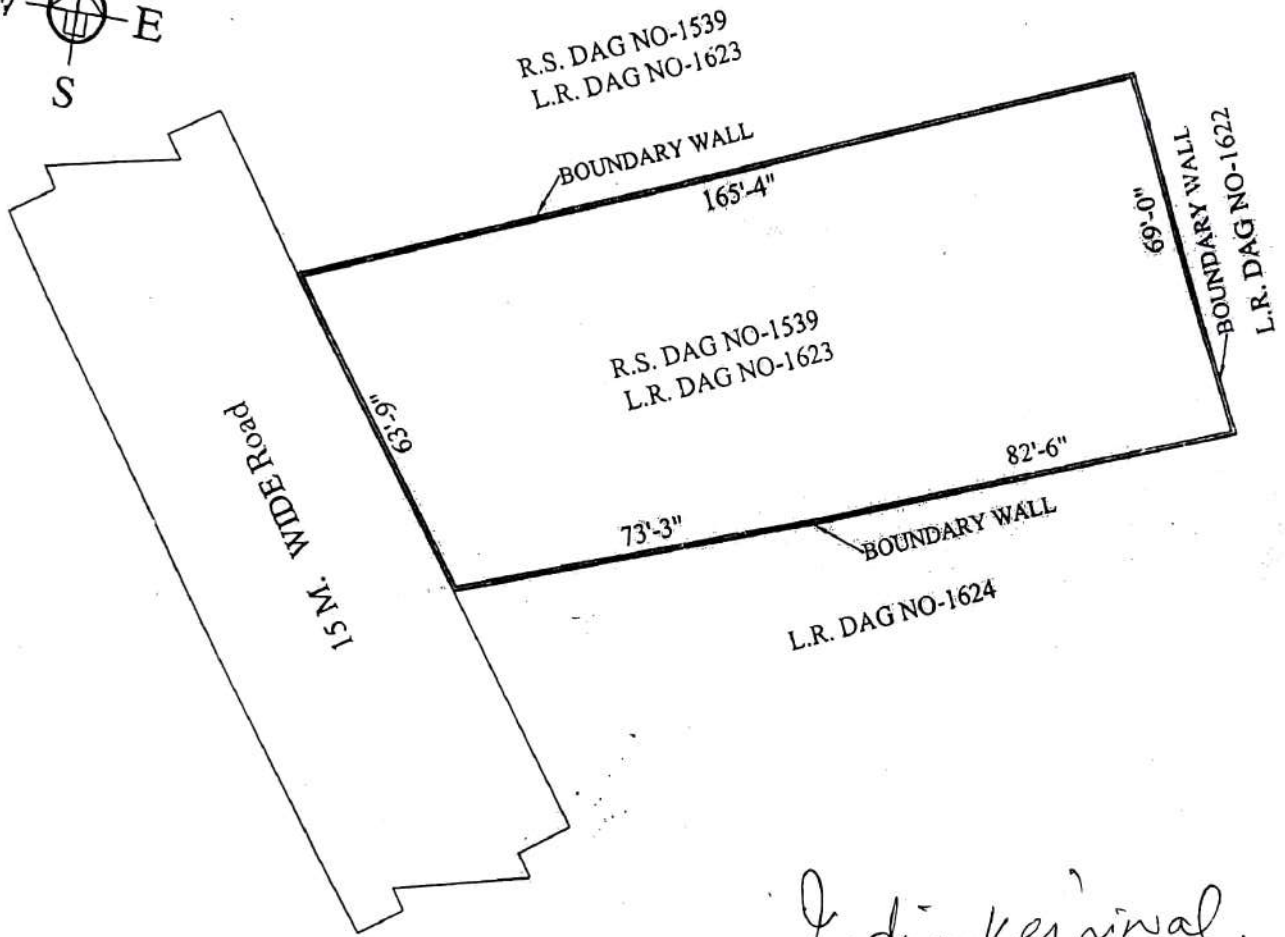
2. Shubham Ghosh.
S/o Dipak Ghosh.
63, Rudra Bazar street
Kolkata - 01

Indira Kejriwal.
MRS. INDIRA KEJRIWAL
(VENDOR)

Annexure - A.

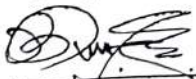
SITE PLAN PART OF R.S. DAG NO -1539(P),L.R.DAG.NO-1623.(P)
R.S. KH NO-1103, L.R.KH.NO-1585.AT MOUZA-KUMRAKHALI.
J.L.NO-48, P.S.-SONARPUR DIST- 24 PGS. (SOUTH).
UNDER RAJPUR SONARPUR MUNICIPALITY. WARD NO-27.
SOLD AREA 14K.13CH. 26SFT (M/L). COLOUR IN RED BORDER.

SCALE:1"=33'-0"



Indira Kejriwal.

Panikaj Poddar
Vijaya Poddar


Rupa Rungta

SPECIMEN FORM FOR TEN FINGERPRINTS



Indira Keshinwal

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



Parikash Poddar

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



Vijaya Poddar

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



Dhruv

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



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

GRN Details

GRN: 192022230015027938
GRN Date: 26/04/2022 18:06:12
BRN : 9206532832326
Gateway Ref ID: IGANLMLAG2
Payment Status: Successful

Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 26/04/2022 18:09:16
Method: State Bank of India NB
Payment Ref. No: 2001219745/3/2022
[Query No/*Query Year]

Depositor Details

Depositor's Name: SANCHITA MALLICK BANERJEE
Address: SODEPUR
Mobile: 8296164433
Depositor Status: Advocate
Query No: 2001219745
Applicant's Name: Mr P DAS
Identification No: 2001219745/3/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001219745/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	1349884
2	2001219745/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	269987
			Total	1619871

IN WORDS: SIXTEEN LAKH NINETEEN THOUSAND EIGHT HUNDRED SEVENTY ONE ONLY.

SPECIMEN FORM FOR TEN FINGERPRINTS



Riya Kungta

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

Photo

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

Photo

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

Photo

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

Major Information of the Deed

Deed No :	I-1903-04984/2022	Date of Registration	27/04/2022
Query No / Year	1903-2001219745/2022	Office where deed is registered	
Query Date	22/04/2022 11:38:57 AM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	P DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mouza : 9874408874, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property. Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,40,00,000/-	Rs. 2,69,97,269/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 13,49,934/- (Article:23)	Rs. 2,70,071/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement (area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Halderpara (Kumrakhal), Mouza: Kumrakhal, , Ward No: 027, Holding No:2404 JI No: 48, Pin Code : 743372

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
1.1	LR-1623 RS - 1	LR-1585	Bastu	Bastu	24.5 Dec	2,38,00,000/-	2,67,27,269/-	Width of Adj Road: 50 ft Adjacent to Road, East Reference Deed No :1602-4-1989
Grand Total :					24.5Dec	238,00,000 /-	267,27,269 /-	

Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	2,00,000/-	2,70,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Tiles Shed, Extent of Completion: Complete

Total :	1000 sq ft	2,00,000 /-	2,70,000 /-	
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Details :



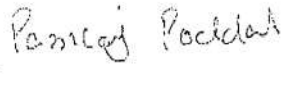
Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mrs INDIRA KEJRIWAL Wife of Mr ANIL Executed by: Self, Date of Execution: 27/04/2022 Admitted by: Self, Date of Admission: 27/04/2022 ,Place : Office	 27/04/2022	 LTI 27/04/2022	 27/04/2022




5, GURUSADAY ROAD, Guru Saday Road, City:- , P.O:- BULLYGUNGE, P.S:-Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AGxxxxxx5P, Aadhaar No: 83xxxxxxxx7181, Status :Individual
 Executed by: Self, Date of Execution: 27/04/2022
 Admitted by: Self, Date of Admission: 27/04/2022 ,Place : Office

Details :




Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr PANKAJ PODDAR (Presentant) Son of Mr SHIV KUMAR PODDAR Executed by: Self, Date of Execution: 27/04/2022 Admitted by: Self, Date of Admission: 27/04/2022 ,Place : Office	 27/04/2022	 LTI 27/04/2022	 27/04/2022




Son of Mr SHIV KUMAR PODDAR SALT LAKE, Block/Sector: III, City:- , P.O:- IB MARKET, P.S:-South Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700097 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx2F, Aadhaar No: 38xxxxxxxx54
 Status :Individual, Executed by: Self, Date of Execution: 27/04/2022
 Admitted by: Self, Date of Admission: 27/04/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs VIJAYA PODDAR Wife of Mr PANKAJ PODDAR Executed by: Self, Date of Execution: 27/04/2022 Admitted by: Self, Date of Admission: 27/04/2022 ,Place : Office	 27/04/2022	 LTI 27/04/2022	 27/04/2022

Wife of Mr PANKAJ PODDAR SALT LAKE, Block/Sector: 3, City:- , P.O:- IB MARKET, P.S:-South Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700097 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx4A, Aadhaar No: 22xxxxxxxx3027, Status :Individual
 Executed by: Self, Date of Execution: 27/04/2022
 Admitted by: Self, Date of Admission: 27/04/2022 ,Place : Office



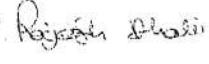
Name	Photo	Finger Print	Signature
Mr PRAMOD DAYAL RUNGTA Son of Mr PRABHU DAYAL RUNGTA Executed by: Self, Date of Execution: 27/04/2022 Admitted by: Self, Date of Admission: 27/04/2022 ,Place : Office			
	27/04/2022	LTI 27/04/2022	27/04/2022

Son of Mr PRABHU DAYAL RUNGTA MANIKARAN, Flat No: 9SB 3 B, Ram Mohan Mallick Garden Lane, P.O:- BELEGHATA, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx7M, Aadhaar No: 46xxxxxxxx6940, Status :Individual, Executed by: Self, Date of Execution: 27/04/2022 , Admitted by: Self, Date of Admission: 27/04/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs PUJA RUNGTA Wife of Mr PRAMOD DAYAL RUNGTA Executed by: Self, Date of Execution: 27/04/2022 Admitted by: Self, Date of Admission: 27/04/2022 ,Place : Office			
	27/04/2022	27/04/2022	27/04/2022

Wife of Mr PRAMOD DAYAL RUNGTA MANIKARAN, Flat No: 9SB 3 B, Ram Mohan Mallick Garden Lane, City:- P.O:- BELEGHATA, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx3P, Aadhaar No: 51xxxxxxxx2547, Status :Individual, Executed by: Self, Date of Execution: 27/04/2022 , Admitted by: Self, Date of Admission: 27/04/2022 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJESH DHALI Son of Mr Madan DHALI Mirzapur, City- , P.O:- MATHURAPUR, P.S:-Mathurapur, District:-South 24-Parganas, West Bengal, India, PIN:- 743154			
	27/04/2022	27/04/2022	27/04/2022

Identifier Of Mrs INDIRA KEJRIWAL, Mr PANKAJ PODDAR, Mrs VIJAYA PODDAR, Mr PRAMOD DAYAL RUNGTA, Mrs PUJA RUNGTA

Transfer of property for L1		To. with area (Name-Area)
From	Mrs INDIRA KEJRIWAL	Mr PANKAJ PODDAR-6.125 Dec, Mrs VIJAYA PODDAR-6.125 Dec, Mr PRAMOD DAYAL RUNGTA-6.125 Dec, Mrs PUJA RUNGTA-6.125 Dec
Transfer of property for S1		To. with area (Name-Area)
Sl.No	From	
1	Mrs INDIRA KEJRIWAL	Mr PANKAJ PODDAR-250.00000000 Sq Ft, Mrs VIJAYA PODDAR-250.00000000 Sq Ft, Mr PRAMOD DAYAL RUNGTA-250.00000000 Sq Ft, Mrs PUJA RUNGTA-250.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Halderpara (Kumrakhal)
Mouza: Kumrakhal, , Ward No: 027, Holding No:2404 JI No: 48, Pin Code : 743372

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1623, LR Khatian No:- 1585	Owner: ইন্দিরা কেজরিওয়াল, Gurdian: অনিল কুমার কেজরিওয়াল, Address: ক্যাটে 11 ডক্ক, 25 বালিগঞ্জ পার্ক, কলিকতা - 700019 . Classification: শালি. Area: 0.24000000 Acre,	Mrs INDIRA KEJRIWAL

On 27-04-2022

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article 17 of Indian Stamp Act 1899

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

Presented for registration at 11:40 hrs on 27-04-2022, at the Office of the A.R.A. - III KOLKATA by Mr PANKAJ PODDAR, one of the Claimants.

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. 2,69,97,269/-

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

Execution is admitted on 27/04/2022 by 1. Mrs INDIRA KEJRIWAL, Wife of Mr ANIL, 5, GURUSADAY ROAD, Guru Saday Road, , P.O: BULLYGUNGE, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Others, 2. Mr PANKAJ PODDAR, Son of Mr SHIV KUMAR PODDAR, SALLAKE, Sector: III, P.O: IB MARKET, Thana: South Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700097, by caste Hindu, by Profession Business, 3. Mrs VIJAYA PODDAR, Wife of Mr PANKAJ PODDAR, SALLAKE, Sector: 3, P.O: IB MARKET, Thana: South Bidhannagar, , North 24-Parganas, WEST BENGAL, India, - 700097 by caste Hindu, by Profession Others, 4. Mr PRAMOD DAYAL RUNGTA, Son of Mr PRABHU DAYAL RUNGTA MANIKARAN, Flat No: 9SB 3 B, Road: Ram Mohan Mallick Garden Lane, , P.O: BELEGHATA, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business, Mrs PUJA RUNGTA, Wife of Mr PRAMOD DAYAL RUNGTA, MANIKARAN, Flat No: 9SB 3 B, Road: Ram Mohan Mallick Garden Lane, , P.O: BELEGHATA, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Others

Indetified by Mr RAJESH DHALI, , Son of Mr Madan DHALI, Mirzapur, P.O: MATHURAPUR, Thana: Mathurapur, South 24-Parganas, WEST BENGAL, India, PIN - 743354, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,70,071/- (A(1) = Rs 2,69,973/- , E = Rs 1/- , Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 2,69,987/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Government of West Bengal, Online on 26/04/2022 6:09PM with Govt. Ref. No: 192022230015027938 on 26-04-2022, Amount Rs: 2,69,987/- Bank: SBI EPay (SBlePay), Ref. No. 9206532832326 on 26-04-2022, Head of Account 0030-03-104-001-10

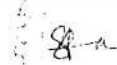
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 13,49,884/- and Stamp Duty paid by Stamp Duty by online = Rs 13,49,884/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5557, Amount: Rs.50/-, Date of Purchase: 03/03/2022, Vendor name: Subodh Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Government of West Bengal, Online on 26/04/2022 6:09PM with Govt. Ref. No: 192022230015027938 on 26-04-2022, Amount Rs: 13,49,884/- Bank: SBI EPay (SBlePay), Ref. No. 9206532832326 on 26-04-2022, Head of Account 0030-02-103-003-10


Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal