



Certified that the document is admitted to  
endorsement sheet sheets attached with  
this document are the part of this documents.

पश्चिम बंगाल, पश्चिम बंगाल WEST BENGAL

2/3685746/22

AP 020018

*B. Anan*  
Additional District Sub-Registrar,  
Rajarhat, New Town, North 24 Pgs

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made on this 04th day of January in the year  
Two Thousand and Twenty Three (2023) of the Christian Era.

**16 JAN 2023**

**BETWEEN**

(1) **MR. DULAL MONDAL**, (Mob. 83358 77343) holding **PAN CZYPM9836P**,  
**AADHAAR 3329 1490 6214** son of Late Lal Behari Mondal, aged about- 82 years,  
by nationality- Indian, by caste- Hindu, by occupation- Business residing at  
Recjoani, P.O + P.S - Rajarhat, District- North 24 Parganas, Kolkata- 700135.

(2) **MR. KIRAN CHANDRA MANDAL** (Mob. 9836256858) holding **PAN**  
**ACNPM4293J**, **AADHAAR 2430 0033 0968** son of Late Lal Behari Mondal, aged  
about- 71 years, by nationality- Indian, by caste- Hindu, by occupation- retired,  
residing at Recjoani, P.O + P.S - Rajarhat, District- North 24 Parganas, Kolkata-  
700135.

*Kiran chandra Mandal*

68920

Vivek Murarka

27

Sold to Dulal Mondal  
 Address Rajasth Rd 200135  
 Value 1000

30 DEC 2022

L.S.V., High Court  
 Abhijit Sarkar  
 High Court, A.S.

M/S ASL MARKETING PRIVATE LIMITED

Vivek Murarka

(VIVEK MURARKA)  
 AUTHORIZED SIGNATORY

23

Kiran Chandra Mondal  
 (KIRAN CHANDRA MANDAL)



24

Gaurav Singh

29

(Surath Mondal)  
 S/O - Dulal Mondal  
 Vill - Reekjwani  
 P.O - Rajasth  
 KUL-135

Additional District Sub-Registrar,  
 Rajahat, New Town, North 21-72

01 JAN 2023



Hereinafter called and referred to as the "VENDORS", (which expression shall unless excluded by or repugnant to the contrary shall be deemed to mean and include their heirs, successors, executors, administrators, agents and assign etc) of the **ONE PART**.

**AND**

**M/S ASL MARKETING PRIVATE LIMITED [PAN. AACCA6160G] [CIN U85100WB1977PTC031274]** a private limited company duly incorporated under the provision of the Companies Act, 1956, having its registered office at 21, Princep Street, 2<sup>nd</sup> Floor, Esplanade, Chowringhee, Kolkata 700072, West Bengal, represented by its Authorised Signatory **Mr. Vivek Murarka (Mob. 98300 75769)** holding PAN **AFPPM4141Q** son of Late Mahesh Kumar Murarka, residing at Brij Dham Housing Complex, Building 16B, Flat 3D, 3<sup>rd</sup> Floor, 198, Dakshindari Road, P.S - Lake Town, Kolkata - 700048 hereinafter called and referred to as the "**PURCHASER**", (which expression shall unless excluded by or repugnant to the contrary shall be deemed to mean and include its successors-in-interest, successors-in-office and/or assigns) of the **OTHER PART**.

**WHEREAS**, 06 Decimals of land had been recorded in equal shares, during the Revisional Survey Settlement Records of Rights in 1956, in the name of one 1) KALIPADA MONDAL son of Late Gopal Chandra Mondal, 2) KHUSIPADA MONDAL son of Late Gopal Chandra Mondal, 3) LAL BEHARI MONDAL son of Late Gopal Chandra Mondal, 4) BEDANA BALA DASI wife of Late Sitanath Mondal, and 5) LAKHI MONI DASI wife of Late Hazari Lal Mondal comprised in R.S. Dag - 1305 under R.S. Khatian- 1693, previously C.S. Dag- 1238 under C.S. Khatian- 1714,

**AND**

11 decimal of land had been recorded in the name of one 1) KALIPADA MONDAL son of Late Gopal Chandra Mondal, having 6 Annas 8 Ganda share, i.e. 2/5<sup>th</sup> Share, 2) KHUSIPADA MONDAL son of Late Gopal Chandra Mondal, having 3 Annas 4 Ganda Share, i.e. 1/5<sup>th</sup> Share, 3) LAL BEHARI MONDAL son of Late Gopal Chandra Mondal, having 3 Annas 4 Ganda share, i.e. 1/5<sup>th</sup> Share, 4) LAKHI MONI DASI wife of Late Hazari Lal Mondal, having 3 Anna 4 Ganda share, i.e. 1/5<sup>th</sup> Share

comprised in R.S. Dag- 1306 under R.S. Khatian- 1220, previously C.S. Dag- 1239 under C.S. Khatian- 1714, in the Mouza- Reckjoani, J.L. no- 13, Police Station- Rajarhat and the said record had been finally published in the records of rights in Parcha and thus they became the owners of the said property.

**AND WHEREAS**, the said LAL BEHARI MONDAL, S/O Late Gopal Chandra Mondal became the owner, occupier, seized and possessed of and/ or otherwise well and sufficiently entitled to undivided 1/5<sup>th</sup> Share, or 1.2 decimal of all that landed property measuring 06 decimal comprising in C.S Dag No. 1238 under C.S Khatian No. 1714, Corresponding to R.S Dag No. 1305, under R.S Khatian No. 1693

**AND**

Undivided 1/4<sup>th</sup> Share or 2.75 decimal of all that landed property measuring 11 decimal comprised in C.S Dag No. 1239 under C.S Khatian No. 1714, corresponding to R.S Dag No 1306 under R.S Khatian No. 1220 in the Mouza - Reckjoani, J.L No. 13.

**AND WHEREAS**, said LAL BEHARI MONDAL son of Late Gopal Chandra Mondal died intestate on 1958 leaving behind his three (03) sons namely (1) DULAL MONDAL, (2) HARADHAN MANDAL, (3) KIRAN CHANDRA MANDAL and two (02) daughters namely (1) KAMALA MONDAL wife of Late Paritosh Kumar Mondal and (2) BANOMALA MONDAL wife of Surya Pada Mondal, as his legal heirs and successors in respect of his undivided 1/5<sup>th</sup> and 1/4<sup>th</sup> share in all that landed property measuring 06 decimal and 11 decimal comprising in C.S Dag No. 1238 and 1239 under C.S Khatian No. 1714, corresponding to R.S Dag No. 1305 and 1306 under R.S Khatian No. 1693 and 1220 respectively.

**AND WHEREAS**, said 1) KALIPADA MONDAL, 2) KHUSIPADA MANDAL, both sons of Late Gopal Chandra Mondal; 3) DULAL MONDAL, 4) HARADHAN MANDAL, 5) KIRAN CHANDRA MANDAL, all sons of Late Lal Behari Mondal, 6) BEDANA MONDAL wife of Late Sitanath Mondal, 7) LAKHI MONI DASI wife of Late Hazari Lal Mondal were enjoying their right, title, interest and possession in respect of the said 06 Decimal and 11 decimal land in C.S Dag- 1238 and 1239, corresponding to R.S. Dag- 1305 and 1306 under R.S Khatian- 1693 in Mouza- Reckjoani, mutually partitioned their property by virtue of a Partition Deed between



themselves which was executed on 11.12.1975 and duly registered in the office of D.R Barasat, and recorded in Book - I, Volume- 15 Pages- 81 to 90, Being no- 439 for the Year 1976 as the party of the First Part therein and was allotted Schedule "KHA", Lot "A2" property i.e. Land measuring more or less 06 Decimal in C.S. Dag - 1238 corresponding to R.S. Dag- 1305 and 11 decimal in C.S. Dag no. 1239 corresponding to R.S. Dag No. 1306, in Mouza- Reckjoani, J.L. no- 13, Police Station- Rajarhat, under Rajarhat Bishnupur No. 1 Gram Panchayat, within the limit of District- 24 Pargana (North).

**AND WHEREAS**, the said **BEDANA BALA DASI** wife of Late Sitanath Mondal, was enjoying the right, title, interest and possession of her undivided 1/5<sup>th</sup> share ALL THAT landed property measuring .06 Decimal comprising in C.S. Dag- 1238 corresponding to R.S. Dag- 1305 under R.S. Khatian- 1693 in the Mouza- Reckjoani, and **died intestate in the year 1996 without any issue** as such her undivided 1/5<sup>th</sup> share as per the prevailing statue of the land has been devolved upon her brother the legal heirs of Kalipada Mondal and brother Khusipada Mandal, upon the legal heirs of Lal Behari Mondal, i.e. Dulal Mondal, Haradhan Mandal, Kiran Chandra Mandal, Kamala Mondal, Banomala Mondal and Sister-in-law i.e. Lakhi Moni Dasi.

**AND WHEREAS**, the said **LAKHI MONI DASI** wife of Late Hazari Lal Mondal was enjoying the right, title, interest and possession of her undivided 1/4<sup>th</sup> share ALL THAT landed property measuring 06 Decimal comprising in C.S. Dag- 1238 corresponding to R.S. Dag- 1305 and her undivided 1/4<sup>th</sup> share in 11 Decimal comprising in C.S. Dag- 1239 corresponding to R.S. Dag- 1306 under R.S. Khatian- 1220 in the Mouza- Reckjoani, **died intestate in the year 1999 without any issue** as such her undivided 1/4<sup>th</sup> share in R.S. Dag- 1305 and 1306 respectively as per the prevailing statue of the land, has been devolved upon the legal heirs of Kalipada Mondal, and brother Khusipada Mandal, upon the legal heirs of Lal Behari Mondal, i.e. Dulal Mondal, Haradhan Mandal, Kiran Chandra Mandal, Kamala Mondal And Banomala Mondal.

**AND WHEREAS**, the said legal heirs of Late Lal Behari Mondal, i.e; **DULAL MONDAL, HARADHAN MANDAL, KIRAN CHANDRA MANDAL, KAMALA MONDAL** and **BANOMALA MONDAL** became the owner, occupier, seized and possessed of and/or otherwise well and sufficiently entitled to 1/3<sup>rd</sup>, i.e. 2 decimal ( 3333 share

out of 10000 share) of ALL THAT landed property measuring 06 Decimal comprising in C.S. Dag- 1238 corresponding to R.S. Dag- 1305 under R.S Khatian- 1693 in the Mouza- Reckjoani

**AND**

1/3<sup>rd</sup> , i.e. 3.66 decimal (3333 share out of 10000 share) of ALL THAT landed property measuring 11 Decimal comprising in C.S. Dag- 1239 corresponding to R.S. Dag- 1306 under R.S. Khatian- 1220 in the Mouza- Reckjoani.

AND WHEREAS, said Kamala Mondal and Bano Mala Mondal while enjoying their right, title, interest and possession in respect of 1/5<sup>th</sup> share each, out of total 05.66 decimal gifted their entire combined 2/5<sup>th</sup> share i.e; 02 decimal to DULAL MONDAL, HARADHAN MANDAL and KIRAN CHANDRA MANDAL, by way of Deed of Gift on 03/02/2012 and which was duly registered in the office of A.D.S.R Bidhannagar (Salt Lake) and duly recorded in Book - I, Volume - 2, pages 9668 to 9681, being No. 01241 for the year 2012.

**AND WHEREAS** the said DULAL MONDAL, HARADHAN MANDAL and KIRAN CHANDRA MANDAL son of Late Lal Behari Mondal became the owner and was enjoying their right, title, interest and possession in respect of the said 05.66 Decimal i.e 02 decimal (3333 share out of 10000 share) of ALL THAT landed property measuring 06 decimal comprising in C.S Dag No. 1238, corresponding to R.S Dag No. 1305 under R.S Khatian No. 1693 in the Mouza Reckjoani,

**AND**

03.66 decimal (3333 share out of 10000 share) of ALL THAT landed property measuring 11 decimal comprising in C.S, Dag No. 1239, corresponding to R.S Dag No. 1306 under R.S Khatian No. 1220 in the Mouza Reckjoani.

**AND WHEREAS** during the L.R Settlement. Records of Rights, L.R. Dag no- 1305 and 1306 under L.R. Khatian no- **2656, 2657 and 2658**, in Mouza- Reckjoani, J.L. no- 13, Police Station- Rajarhat, had been recorded in the name of the said DULAL MONDAL, HARADHAN MANDAL and KIRAN CHANDRA MANDAL all sons of Late Lal Behari Mondal in respect of undivided 1/3<sup>rd</sup> , i.e. 3333 share out of 10000 share of ALL THAT landed property measuring .06 Decimal comprising in C.S. Dag-



1238 corresponding to R.S. Dag- 1305 under R.S Khatian- 1693 in the Mouza- Reckjoani and 3333 share out of 10000 share of ALL THAT landed property measuring 11 Decimal comprising in C.S. Dag- 1239 corresponding to R.S. Dag- 1306 under R.S. Khatian- 1220 in the Mouza- Reckjoani, respectively and the said record had been finally published in the records of rights i.e. in L.R. Parcha and thus they became the absolute owner of the said property.

**AND WHEREAS** the said DULAL MONDAL and KIRAN CHANDRA MANDAL both sons of Late Lal Behari Mondal became the owners and was enjoying their right, title, interest and possession in respect of the said undivided 2/3<sup>rd</sup> share of undivided 02 decimal i.e; 1.33 decimal and undivided 2/3<sup>rd</sup> share of undivided 3.66 Decimal i.e; 2.44 decimal totaling to 3.77 decimal in L.R. Dag no- 1305 and 1306 respectively under L.R. Khatian no- **2656 and 2658**, in Mouza- Reckjoani morefully described in the schedule hereinafter under Rajarhat Bishnupur No. 01 Gram Panchayat, within the limit of District- 24 Pargana (North).

**AND WHEREAS** the present Vendors have been enjoying their right, title, interest and possession in respect of the landed property measuring more or less 1.33 Decimal in C.S Dag no. 1238, corresponding to R.S/ L.R Dag No. 1305 and 2.44 Decimal in C.S Dag No. 1239, corresponding to R.S/L.R Dag No 1306 respectively, altogether **3.77 Decimal** equivalent to **2 Katha 4 Chhitaks 22 Sqft** comprised in C.S Dag- 1238 and 1239 corresponding to **R.S Dag- 1305 and 1306 under R.S Khatian- 1693 corresponding to L.R. Dag No- 1305 and 1306** under L.R. Khatian No- **2656 and 2658** in **Mouza- Reckjoani**, J.L. no- 13, **Police Station- Rajarhat**, R.S No- 198, under Rajarhat-Bishnupur No. 01 Gram Panchayet within the limit of District- 24 Parganas (North).

**AND FURTHER WHEREAS** the present owners, being in financial requirement, have decided to sell and transfer their undivided land i.e. measuring more or less **3.77 Decimal** equivalent to **2 Katha 4 Chhitaks 22 Sqft**, which is fully mentioned in the schedule below and on negotiations with the Purchaser herein, the Vendors have agreed to sell and the Purchaser has agreed to purchase the said land fully described in the schedule hereunder written and herein after called the said land at a price of **Rs. 5,00,000/- (Rupees Five Lakhs)** only which is free from all encumbrances, charges, mortgages, disputes, lispendences, acquisitions,

requisitions, alignments but subject to the obligation to pay and contribute annual land revenue, as hereinafter stated.

**AND FURTHER WHEREAS** the Vendors have assured and represented unto the purchaser as follows:

- 1) The Vendors having their permanent heritable and transferable rights in the said land and are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the land and are entitled to deal with transfer the said demarcated land without any restriction, dispute, denial, claim or obligation from any body else.
- 2) The said undivided land is free from all encumbrances, charges, mortgages, disputes, lispendences, acquisitions, requisitions, vesting and alignments.
- 3) The Vendors have not received and are not aware of any notice of acquisitions or requisition or alignments of the said land or any part thereof and no suit or proceedings relating to the said land has been initiated and/or is pending in any court of law and the said land is free from any lispendences.
- 4) The Vendors have not entered into any agreement with any third party for sale or otherwise in respect of the Schedule land or any portion thereof.

**AND FURTHER WHEREAS** relying on the said assurances and representation of the Vendors and believing the same to be correct and true, the Purchaser has agreed to complete the purchase of the Schedule land and pay the consideration money to the Vendors herein and have conveyance thereof.

**NOW THIS INDENTURE WITNESSES** that in pursuance of the said agreement and in consideration of the said sum of **Rs. 5,00,000/- (Rupees Five Lakhs)** only paid by the Purchaser to the Vendors at the time of execution of these presents (the receipt of which the Vendors hereby admit and acknowledged). The Vendors hereby sell, convey, transfer, grant, assure and assign to and unto the Purchaser the **SAID LAND** fully described in the schedule hereunder written and hereinafter and before called the **"SCHEDULE LAND" TOGETHER WITH** all the legal incidents thereof **AND** also all deeds, Pattas and parchas, title deeds exclusively relating thereto



**AND** also with all rights, privileges, easements, rents, issues and profits and yield thereof **AND** all the estate right, title, interest, property claim and demand whatsoever of the Vendor into and upon the said land **AND** all other benefits and rights appertaining thereto **AND** various rights in all approaches, paths, passages thereto **TOGETHER WITH** all its rights, liberties, privileges, easements and quasi-easements whatsoever at law and in equity to and **UNTO** the Purchaser **TO HAVE AND TO HOLD** the same absolutely and forever as heritable and transferable estate in free simple in possession, free from all encumbrances charges, mortgages, acquisitions, requisitions, alignments, lispendences whatsoever but subject to payment of annual land rent (Khajna) thereof now to the Government of West Bengal free from all encumbrances, trust, liens, charges and attachments.

**THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER as follows:**

**I)** The right, title and interest in the land of the said premises which the Vendors do hereby profess to transfer and that the Vendors have the absolute right, full power and absolute authority to grant, sell, convey transfer unto the Purchaser, ownership entitlements, rights, title and interest in the said demarcated land together with the benefits and rights in the manner aforesaid including rights to easements thereof in the manner aforesaid.

**II)** The Purchaser shall have absolute authority to sell, transfer, assign, mortgage and/or let out the said land or any part thereof and the Purchaser shall have the right to mutate their name in respect of the said land and to construct building or buildings with the prior sanction or approval of the concerned authority or authorities.

**III)** It shall be lawful for the Purchaser from time to time and at all times hereafter to enter into and upon to hold, use and enjoy the said land and every part thereof and to receive rents, issues and profits thereof without any interruption, disturbance, claim or demand whatsoever from or by the Vendors and her predecessors-in-title or any person or persons claiming through under or in trust for the Vendors and free and clear from and against all manner of encumbrances, mortgages, charges, trust, liens and attachments whatsoever.

**IV)** The Vendors shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser and from time to time make do, acknowledge, execute and perform all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said premises together with the benefits and rights hereby granted unto the Purchaser as in the manner aforesaid.

**V)** The Vendors have not done any act, deed or thing or made any grant whereby or by reason whereof the transfer of land hereby made and the rights of the Purchaser hereunder may be prejudicially affected.

**VI)** That if it is found that the said land is hereby sold, conveyed, transferred by the Vendors and if it is not free from all encumbrances as hereinbefore declared, the Vendors shall be liable both for civil and criminal actions which will be taken by the Purchaser and the Vendors will be further bound to refund the consideration money and also compensate of any loss to be sustained by the purchaser. The Vendors hereby undertake that in case of any defects in title the vendors indemnify the purchaser for any loss incurred by him.

**VII)** That the Vendors to the best of their knowledge hereby further state that the Schedule mentioned property or any part thereof was/is not effected by any provisions of West Bengal Land Reforms Act or West Bengal Land Acquisition Act or West Bengal Land Regulation Act or if any other provision or any other Act or Acts.

**VIII)** That if any error or omission in the recital of the "Deed of Conveyance", transpires at a later date, by the Vendors at the cost and request of the purchaser and shall do and execute or cost to be done or executed any 'Supplementary Deed' or 'Deed of Declaration' or 'Deed of Rectification' whatsoever require in favour of the Purchaser.



**SCHEDULE AS ABOVE REFERRED TO**  
**(SAID LAND)**

**ALL THAT PIECE AND PARCEL** of undivided land measuring more or less **3.77** Decimal equivalent to **2 Katha 4 Chhitaks 22 Sqft** comprised in C.S. Dag- 1238 and 1239 corresponding to **R.S Dag- 1305 and 1306 under R.S Khatian- 1693 and 1220 corresponding to L.R. Dag No- 1305 and 1306**, under L.R. Khatian No- **2656 and 2658** in **Mouza- Reckjoani, J.L. no- 13, Police Station- Rajarhat, R.S No- 198, under Rajarhat-Bishnupur No. 01 Gram Panchayet** within the limit of District- 24 Parganas (North).

R.S DAG	L.R. DAG	L.R. KHATIAN	TOTAL LAND AREA IN DAG (in decimal)	TOTAL LAND AREA PURCHASED (in decimal)	NATURE
1305	1305	2656 and 2658	6	1.33	Bagan
1306	1306		11	2.44	Bagan
TOTAL				3.77 Decimal equivalent to 2 Katha 4 Chhitaks 22 Sqft	

together with all rights, title, interest, possession, claim, demand, profits, ingress and egress rights, easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, telephones lines, sewer, drain, surface and/or overhead/beneath of the soil thereto and more fully shown in the copy of annexed plan delineated in the "**RED VERGE**" which is butted and bounded as :-

**North** --- Land of R.S Dag- 1307, 1303 and 1304 in the Mouza- Reckjoani.

**South** --- Land of R.S Dag- 1335 and 1338 in the Mouza- Reckjoani.

**East** --- Land of R.S Dag- 1395 in the Mouza- Reckjoani and 43 M wide road.

**West** --- Land of R.S Dag- 1334 and 1303 in the Mouza- Reckjoani.

**IN WITNESS WHEREOF** the parties hereunto set and subscribed their respective hand and seal the day month and year first above written.

**SIGNED SEALED AND DELIVERED**

at Kolkata in the presence of:

**WITNESS:**

1. SAMARJIT PAL  
Rajbari, Kol-135

*Dulal Mondal*

DULAL MONDAL

2.

Manoj Kumar  
Dh-51, Suite-610  
Kat-91

*Kiran Chandra Mandal*

KIRAN CHANDRA MANDAL

(SIGNATURE OF VENDORS)

ASL MARKETING PVT. LTD.

*Vivek Mondal*

AUTHORISED SIGNATORY

.....  
(SIGNATURE OF PURCHASER)

Drafted by me as per information  
and instruction furnished by the Parties.

*Krishna Das*  
Krishna Das

Advocate

Barasat Judge's Court  
Enrollment No. WB-1027/98



**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named Purchaser, the vendors hereby receives the within mentioned sum of **Rs. 5,00,000/- (Rupees Five Lakhs) only** being the consideration money in full and final payment as per memo below:-

<b>PARTICULAR :</b>	<b>IN FAVOUR OF</b>	<b>AMOUNT IN RUPEES :</b>
Draft no. 023099 Dated- 22/12/2022 Drawn on HDFC Bank, Ranchi	DULAL MONDAL	Rs.2,50,000/-
Draft no. 023098 Dated- 22/12/2022 Drawn on HDFC BANK, Ranchi	KIRAN CHANDRA MANDAL	Rs.2,50,000/-
<b>TOTAL AMOUNT RUPEES FIVE LAKHS ONLY.</b>		Rs. 5,00,000/-

**WITNESSES:**

1. SAMARJIT PAL

2. Manoj Sharma.

Kiran Chandra Mandal

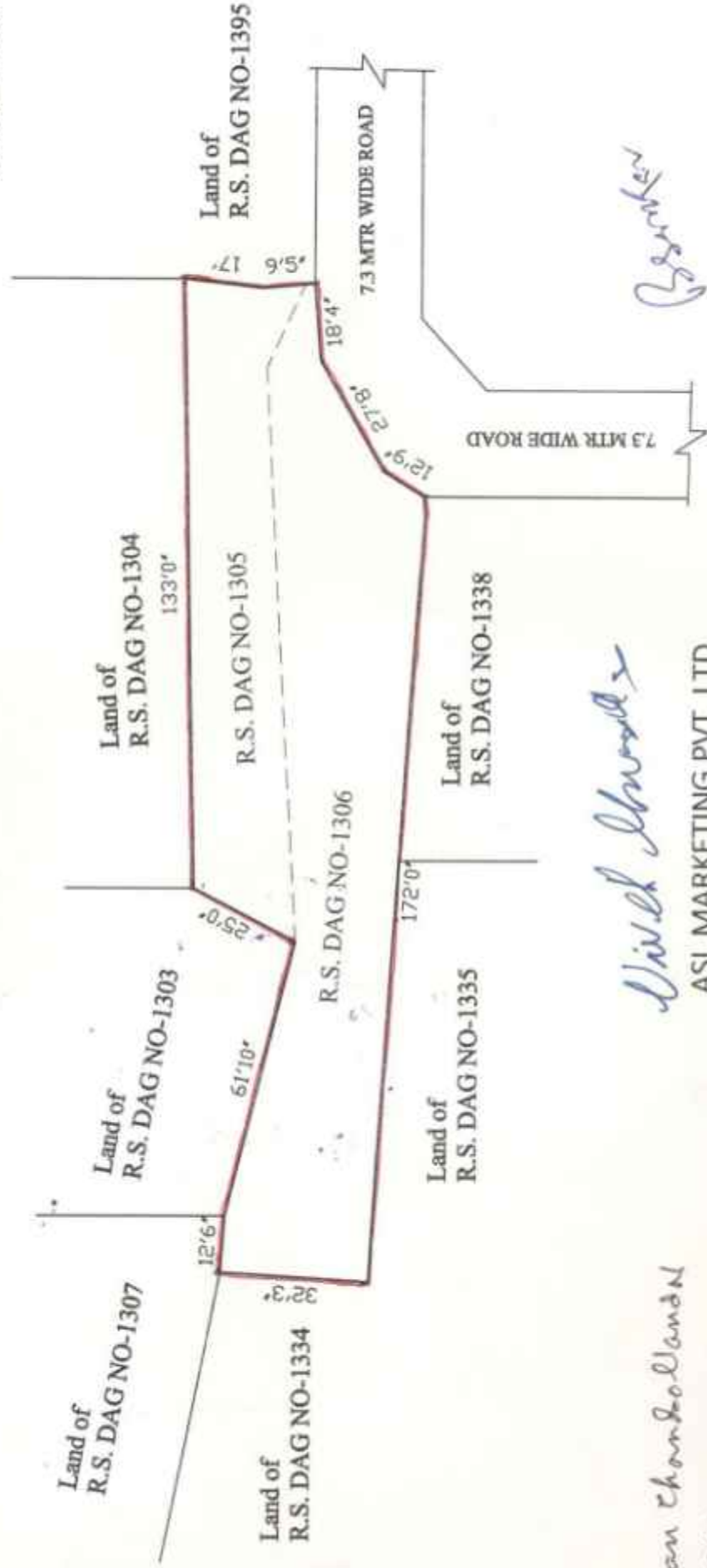
Kiran chandra Mandal

.....  
(SIGNATURE OF THE VENDORS)

SITE PLAN SHOWN THE UNDIVIDED PLOT OF LAND AT L.R. DAG NO. - 1305 & 1306, UNDER L.R. KHATIAN NO. - 2656 & 2658, CORRESPONDING TO R.S. DAG NO. - 1305 & 1306, UNDER R.S. KHATIAN NO. - 1693 & 1220, IN MOUZA - RECKJUANI, J.L. NO. - 13, R.S. NO. - 198, IN RAJARHAT BISHNUPUR 1 NO. - GRAM PANCHAYET, P.S. - RAJARHAT, KOLKATA - 700135, DIST. - NORTH 24 PARGANAS

AREA OF LAND - 3.77 Decimal (m/l) out of Total 17 Decimal Equivalent to 02-KA 04-CH 22-SQFT

N  
SCALE - 1:300



*Dinesh Mondal*  
ASL MARKETING PVT. LTD.  
(Authorized Signatory)

SIGNATURE OF PURCHASER












*Biswajit*

SIGNATURE OF SURVEYOR












*Kiran Choudhary*  
*ASL MARKETING PVT. LTD.*

SIGNATURE OF VENDORS














	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name Vivek Murarka  
 Signature Vivek Murarka

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name KIRAN CHANDRA MANDAL  
 Signature Kiran chandra Mandal

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name DULAL MONDAL  
 Signature Dulal Mondal

## SPECIMEN FORM OF TEN FINGER PRINTS

Signature of the executants  
and/or purchaser  
Presentants



Signature-

Little	Ring	Middle (Left Hand)	Fore	Thumb	
Thumb	Fore	Middle (Right Hand)	Ring	Little	

PHOTO

Little	Ring	Middle (Left Hand)	Fore	Thumb	
Thumb	Fore	Middle (Right Hand)	Ring	Little	

Signature-

PHOTO

Little	Ring	Middle (Left Hand)	Fore	Thumb	
Thumb	Fore	Middle (Right Hand)	Ring	Little	

Signature-



आयकर विभाग      भारत सरकार  
INCOME TAX DEPARTMENT      GOVT. OF INDIA

स्थायी खाता संख्या कार्ड  
Permanent Account Number Card

AGDPM7239E



नाम / Name  
SURATH MANDAL

पिता का नाम / Father's Name  
DULAL CHANDRA MANDAL

जन्म तिथि / Date of Birth  
01/12/1972

  
Signature





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



192022230253824578

GRN Details

GRN: 192022230253824578 Payment Mode: SBI Epay  
GRN Date: 14/01/2023 17:08:46 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 7628033134628 BRN Date: 14/01/2023 17:09:33  
Gateway Ref ID: 0581922525 Method: ICICI Bank - Corporate NB  
GRIPS Payment ID: 140120232025382456 Payment Init. Date: 14/01/2023 17:08:46  
Payment Status: Successful Payment Ref. No: 2003685746/12/2022  
[Query No\*\*Query Year]

Depositor Details

Depositor's Name: Mr AMITABH ROY  
Address: P-35, MOTIJHEEL AVENUE, DUM DUM, KOLKATA - 700 074  
Mobile: 9831119433  
Period From (dd/mm/yyyy): 14/01/2023  
Period To (dd/mm/yyyy): 14/01/2023  
Payment Ref ID: 2003685746/12/2022  
Dept Ref ID/DRN: 2003685746/12/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003685746/12/2022	Property Registration- Stamp duty	0030-02-103-003-02	16859
2	2003685746/12/2022	Property Registration- Registration Fees	0030-03-104-001-16	5620
			<b>Total</b>	<b>22479</b>

IN WORDS: TWENTY TWO THOUSAND FOUR HUNDRED SEVENTY NINE ONLY.

PAID



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



192022230242027998

GRN Details

GRN:	192022230242027998	Payment Mode:	SBI Epay
GRN Date:	04/01/2023 13:20:50	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	3879883911630	BRN Date:	04/01/2023 13:22:07
Gateway Ref ID:	0574032655	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	040120232024202798	Payment Init. Date:	04/01/2023 13:20:50
Payment Status:	Successful	Payment Ref. No:	2003685746/1/2022

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	Mr Amitabh Roy
Address:	P-35, Motijheel Avenue, Dum Dum, Kolkata 700074
Mobile:	9831119433
Period From (dd/mm/yyyy):	04/01/2023
Period To (dd/mm/yyyy):	04/01/2023
Payment Ref ID:	2003685746/1/2022
Dept Ref ID/DRN:	2003685746/1/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003685746/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	33738
2	2003685746/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	11253
3	2003685746/1/2022	Mutation/Conversion -Receipt	0029-00-800-028-27	151
			<b>Total</b>	<b>45142</b>

IN WORDS: FORTY FIVE THOUSAND ONE HUNDRED FORTY TWO ONLY.

PAID



### Major Information of the Deed

Deed No :	I-1523-00698/2023	Date of Registration	16/01/2023
Query No / Year	1523-2003685746/2022	Office where deed is registered	
Query Date	29/12/2022 9:07:24 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SOMBHU BISWAS K K RAM DAS ROAD, Thana : Nirmta, District : North 24-Parganas, WEST BENGAL, PIN - 700049, Mobile No. : 9830754410, 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. 5,00,000/-	Rs. 16,85,902/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50,697/- (Article:23)	Rs. 16,873/- (Article:A(1), E)		
Remarks			

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, JI No: 13, 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-1305 (RS :- )	LR-2656	Bastu	Bagan	1.33 Dec	1,76,393/-	5,94,761/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L2	LR-1306 (RS :- )	LR-2658	Bastu	Bagan	2.44 Dec	3,23,607/-	10,91,141/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					<b>3.77Dec</b>	<b>5,00,000 /-</b>	<b>16,85,902 /-</b>	
<b>Grand Total :</b>					<b>3.77Dec</b>	<b>5,00,000 /-</b>	<b>16,85,902 /-</b>	

**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr DULAL MONDAL</b> Son of Late Lal Behari Mondal Reckoani, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CZxxxxxx6P, Aadhaar No: 33xxxxxxx6214, Status :Individual, Executed by: Self, Date of Execution: 04/01/2023 , Admitted by: Self, Date of Admission: 04/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/01/2023 , Admitted by: Self, Date of Admission: 04/01/2023 ,Place : Pvt. Residence
2	<b>Mr KIRAN CHANDRA MANDAL</b> Son of Late Lal Behari Mondal Reckoani, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx3J, Aadhaar No: 24xxxxxxx0968, Status :Individual, Executed by: Self, Date of Execution: 04/01/2023 , Admitted by: Self, Date of Admission: 04/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/01/2023 , Admitted by: Self, Date of Admission: 04/01/2023 ,Place : Pvt. Residence

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>ASL MARKETING PRIVATE LIMITED</b> 21, Princep Street, 2nd Floor, Esplanade, Chowringhee, City:- Not Specified, P.O:- Princep Street, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700072 , PAN No.:: AAxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Vivek Murarka (Presentant )</b> Son of Late Mahesh Kumar Murarka Brij Dham Housing Complex, Building 16B, Flat 3D, 3rd Floor, 198, Dakshindari Road, City:- Not Specified, P.O:- Shreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx1Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ASL MARKETING PRIVATE LIMITED (as Authorized Signatory)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Surath Mandal</b> Son of Dulal Mondal Reckjuani, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135			
Identifier Of Mr DULAL MONDAL, Mr KIRAN CHANDRA MANDAL, Mr Vivek Murarka			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DULAL MONDAL	ASL MARKETING PRIVATE LIMITED-1.33 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr KIRAN CHANDRA MANDAL	ASL MARKETING PRIVATE LIMITED-2.44 Dec

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, JI No: 13, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1305, LR Khatian No:- 2656	Owner:দুলাল মণ্ডল, Gurdian:লাল বিহারী, Address:রেকজোয়ানী,রাজারহাট, Classification:বাগান,	Mr DULAL MONDAL
L2	LR Plot No:- 1306, LR Khatian No:- 2658	Owner:কিরন মণ্ডল, Gurdian:লাল বিহারী, Address:রেকজোয়ানী,রাজারহাট, Classification:বাগান,	Mr KIRAN CHANDRA MANDAL



On 04-01-2023

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

Presented for registration at 20:30 hrs on 04-01-2023, at the Private residence by Mr Vivek Murarka ..

**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 16.85,902/-

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

Execution is admitted on 04/01/2023 by 1. Mr DULAL MONDAL, Son of Late Lal Behari Mondal, Reckoani, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 2. Mr KIRAN CHANDRA MANDAL, Son of Late Lal Behari Mondal, Reckoani, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business  
Indetified by Mr Surath Mandal, , Son of Dulal Mondal, Reckjuani, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Service

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

Execution is admitted on 04-01-2023 by Mr Vivek Murarka, Authorized Signatory, ASL MARKETING PRIVATE LIMITED (Private Limited Company), 21, Princep Street, 2nd Floor, Esplanade, Chowringhee, City:- Not Specified, P.O:- Princep Street, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700072

Indetified by Mr Surath Mandal, , Son of Dulal Mondal, Reckjuani, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Service



Sanjoy Basak

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

North 24-Parganas, West Bengal

On 16-01-2023

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 16,873.00/- ( A(1) = Rs 16,859.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 16,873/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 04/01/2023 1:22PM with Govt. Ref. No: 192022230242027998 on 04-01-2023, Amount Rs: 11,253/-, Bank: SBI EPay ( SBIEPay), Ref. No. 3879883911630 on 04-01-2023, Head of Account 0030-03-104-001-16  
Online on 14/01/2023 5:09PM with Govt. Ref. No: 192022230253824578 on 14-01-2023, Amount Rs: 5,620/-, Bank: SBI EPay ( SBIEPay), Ref. No. 7628033134628 on 14-01-2023, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50,597/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 50,597/-

#### Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 68920, Amount: Rs.100.00/-, Date of Purchase: 30/12/2022, Vendor name: Abhijit Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 04/01/2023 1:22PM with Govt. Ref. No: 192022230242027998 on 04-01-2023, Amount Rs: 33,738/-, Bank:

SBI EPay ( SBlePay), Ref. No. 3879883911630 on 04-01-2023, Head of Account 0030-02-103-003-02

Online on 14/01/2023 5:09PM with Govt. Ref. No: 192022230253824578 on 14-01-2023, Amount Rs: 16,859/-, Bank:

SBI EPay ( SBlePay), Ref. No. 7628033134628 on 14-01-2023, Head of Account 0030-02-103-003-02



**Sanjoy Basak**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**North 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2023, Page from 39658 to 39682  
being No 152300698 for the year 2023.



Digitally signed by SANJOY BASAK  
Date: 2023.01.18 18:27:39 +05:30  
Reason: Digital Signing of Deed.

*Sanjoy Basak*

(Sanjoy Basak) 2023/01/18 06:27:39 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)