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পশ্চিমবঙ্গ পহিচম বংগাল WEST BENGAL

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22/10/21
2.45 p.m.

AS

verified that the document is genuine
for registration and that the photo
press and finger marks are attached
This document is the part of this document
[Signature]
Date: 22 OCT 2021

22 OCT 2021

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 22nd day of
October Two Thousand Twenty One (2021)

নং- 39 তার- 3/8/2021 ক্রমা- 1000.00 টাকা

ক্রমে Kanla Bhutoria

সং- 4 Pretoria street P.S. Shakespeare Sarani Kol-TI

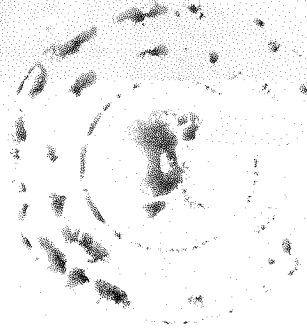
জেতার-শ্রী নরেন্দ্র নাথ করাল ~~ক্রী নরেন্দ্র নাথ করাল~~
পূর্ব এ.ডি.এস.আর অফিস, জেলা দঃ ২৪ পরঃ

39 - 1000

40 - 10

NO-2 → 1010 (One thousand and
Ten Only)

জেতার-শ্রী নরেন্দ্র



Dist. Sub-Registrar's Office
District South 24 Parganas

22 OCT 2021

§ Mitrangshu Sardor.
S/O - Sankar Kumar Sardor.
Vill - Nawabad
P.O - Kooabunja
P.S - Bishnupur
Dist - South 24 Parganas
Kolkata - 700104.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

49AB 135687

१ 2 १

BETWEEN

SHRI SANKAR KUMAR SARDAR (PAN - ALFPS6976F) (Aadhaar No. 5990 8973 4126) son of Late Jatindranath Sardar, , by faith Hindu, by Nationality Indian, by occupation Business, residing at Village Nawabad, Post Office, Rasapunja, P.S. Bishnupur, District South 24-Pargans, Pin Code NO. 700104, hereinafter called and referred to as the "**VENDOR**" (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs successors, administrators, legal representatives and assigns) of the **FIRST PART**

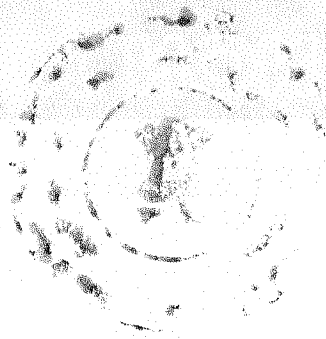
নং- 40 তার-3/8/2021 মূল্য-১০-০০০/-

স্বামী Kanla Bhutoria

মাং 4 Pretoria Street P.S: Shakespeare Sarani Kol-71.

ভেদার-শ্রী নারায়ণ নাথ কমান - ~~শ্রী নরেন্দ্র নাথ কমান~~

বিদ্যমান এ ডি.এস. অফিস, জেলা নং ২৪ পরঃ



Sub-Registrar Signature
District South West Bengal

22 OCT 2021

A N D

BHUTORIA CONSTRUCTION PRIVATE LIMITED (PAN - AABCB3033G) a Private Limited Company, incorporated under the Companies Act 1956, having its registered office at 23A, N.S. Road, 4th Floor, Room No. 6, Post Office G.P.O. Police Station Hare Street, Kolkata 700001, respresented by its Director **KANTA BHUTORIA**, (PAN - AEOPB5052R) (Aadhaar No. 7867 1325 5269), wife of Prakash Bhutoria, by faith Hindu, by Nationality Indian, by occupation Business, residing at 4, Pretoria Street, Post Office Little Russel Street, Police Station Shakespeare Sarani, Kolkata 700071 hereinafter called and referred to as the "**PURCHASER**" (Which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives, administrators and/or assigns) of the **OTHER PART**.

WHEREAS the Vendor is the absolute owner, possessioner and occupier of the Shali landed property measuring an area about 28 Decimal out of 94 Decimal appertaining to R.S. Dag No. 365 corresponding to L.R.Dag No. 418 under R.S. Khatian No. 78, corresponding to L.R. Khatian No. 630 lying and situated at Mouza Nawabad, J.L. 19, R.S. No. 136 Touzi No. 14, Pargana Magura within the limits of Rasapunja

Gram Panchayet under P.S. and A.D.S.R Office Bishnupur, District of South 24-Parganas alongwith easement rights, title, interest, possession and profit whatsoever therein, which is free from all sorts of encumbrances.

AND WHEREAS *I, the present vendor herein procured the same said scheduled landed property vide two separate Deed of Gift which were duly registered and recorded in Book No. 1, C.D. Volume No. 8, Pages from 778 to 805, Being No. 04160, executed on 28/02/2007, registered on 08/07/2010 in the year of 2010, in the office of DSR-IV, Alipore, District South 24-Parganas, from Jamuna Sardar, Samar Sardar, Uttam Sardar, Krishna Sardar, Asit Sardar, Sanatan Sardar, Sukumar Sardar, Paribala Naskar and Shefali Mondal, AND also in Book No. 1, C.D. Volume No. 8, Pages from 744 to 758, Being No. 02423, executed on 03/05/2010 in the year of 2010, in the office of A.D.S.R. Bishnupur,, District South 24-Parganas, from Bimal Chandra Mondal, Sabita Naskar, Gita Sardar and Sita Naskar.*

AND WHEREAS *by way of two aforesaid Deed of Gift, I the present vendor herein procured the landed property measuring 94 Decimal in the said Dag and became the absolute owner, possessor and occupier*

of the said scheduled property and duly mutated the same after my name in present Halka Operation vide L.R. Khatian No. 630 and have been possessing and occupying the same by paying rent and taxes to the appropriate authority concerned without any hindrance from any corner.

AND WHEREAS *now being urgent need of cash money the Vendor herein declares to sell and the Purchaser herein agrees to purchase all that piece and parcel of Shali landed property measuring an area about 28 Decimal out of 94 Decimal appertaining to R.S. Dag No. 365 corresponding to L.R. Dag No. 418 under R.S. Khatian No. 78, corresponding to L.R. Khatian No. 630 lying and situated at Mouza Nawabad, J.L. 19, R.S. No. 136 Touzi No. 14, Pargana Magura within the limits of Rasapunja Gram Panchayet under P.S. and A.D.S.R Office Bishnupur, District of South 24-Parganas alongwith easement rights, title, interest, possession and profit whatsoever therein, which is free from all sorts of encumbrances and which is morefully and particularly described in the Schedule hereunder written for the total consideration price of Rs. 12,00,000/- (Rupees Twelve Lakh) only free from all encumbrances charges liens lispens acquisition requisition*

outgoings and to the conditions and incidences under which the property is held. Market Value assessed by the State of Govt. of West Bengal is Rs. 12,47,400 /-

NOW THIS INDENTURE WITNESSETH

In pursuance of the said agreement and in consideration of the sum of Rs. 12,00,000/- (Rupees Twelve Lakh) only paid by the Purchaser to the Vendor as per memo of consideration given below as the sale consideration of the said land (receipt whereof the Vendor doth hereby admits and acknowledges and of and from the payment of same release and discharge the purchaser. and the said landed properties hereby sold, intended to be sold to the purchaser) the Vendor doth hereby acquit, release, sale hereinafter referred to as the said property the vendors hereby grant, convey, sale, assure and assigns unto the said purchaser. All that piece and parcel of aforesaid land as described in the schedule hereunder written or however otherwise the said land and heriditaments now or is or are or hereto before was or were situated butted, bounded, called , known, numbered, described or distinguished togetherwith all pattahs, Muniments, described or in anywise appertaining thereto or usually held used enjoyed and occupied therewith or reputed to belong or to be appurtenant thereto and the

reversion or reversions or remainder or remainders and the rights, issues and profits thereto and all the estate, rights, title, interest, claim and demand whatsoever both at Law and in equity of the Vendors into or upon the said land and every part thereof and all the deeds, Pattahs, munuments, writings, evidence of title whatsoever relating to or concerning the said land and every part thereof which now are or may hereafter be in the custody power, control, or possession of the vendor or any person or persons from whom the said Vendor may procure the same without any lawful action or suit to have and to hold the said land, heriditaments so far as to be unto and the said purchaser absolutely and forever free from all encumbrances on the terms and conditions appended below and the Vendor do hereby covenant with the purchaser that notwithstanding any act, things, deed, matter whatsoever made done and executed or knowingly suffered to the contrary the Vendors now have good right, full power, absolute authority and indefeasible title to grant, transferred, convey or sell the said land hereby sold, transferred and conveyed or expressed or intended so to be unto and to the use of the said purchaser in the manner aforesaid and delivered vacant and peaceful possession of the said land of the purchaser and the purchaser shall and may at all times hereafter peacefully and quietly

hold , possess of and enjoy the said land alongwith the right of sale, mortgage, lease, gift and or any kind of transfer and or every part thereof and pay the rents to the collector of South 24-Parganas under the state of West Bengal upon getting the name of purchaser mutated with the B.L & L.R.O. concerned, at the cost of purchaser and shall remain bound to do all that it may be required to do for the purpose.

The Vendors also declared that the land hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien lispensens or any attachment whatsoever. There is no case, suit or proceeding pending before any court of Law against the said land.

The Vendor also declared that the land hereby sold having a good, clear and marketable title therein and free from all encumbrances and delivered vacant Khas Possession of the said land to the purchaser.

The Vendor hereby further declared that in event the property hereby conveyed and described in the Schedule hereunder written are wholly or partly requisitioned by the Government or any other authorities concerned the Vendor and his successors and assigns shall and will have no right to claim or demand for any compensation in that regard

and purchaser herein named will have sole authority for compensation.

If any of the statement or covenants made herein all are by the vendor are found to be false, untrue or any defect in title is detected hereinafter the Vendor and his successors and assigns shall and will be liable for the same.

If any error or omission is found to have taken place in this deed in future the vendor shall at the cost and request of the purchaser do and execute or cause to be done and executed any supplementary deed or deeds of rectification/declaration in favour of the purchaser.

The Vendor also declare that the purchaser was agreed to purchase the following schedule of land on good faith without any search/enquiry in any office/offices.

And that the Vendor will from time to time and at all material times hereafter sign and execute any application from for mutation in the name of the purchaser in the records of the concerned authority or authorities as occasion shall require.

THE SCHEDULE OF LAND ABOVE REFERRED TO

ALL THAT piece and parcel of **Shali** landed property measuring an area about **28 Decimal** out of 94 Decimal appertaining to **R.S. Dag No. 365** corresponding to **L.R.Dag No. 418** under R.S. Khatian No. 78, corresponding to **L.R. Khatian No. 630** lying and situated at **Mouza Nawabad, J.L. 19, R.S. No. 136 Touzi No. 14, Pargana Magura** within the limits of **Rasapunja Gram Panchayet** under P.S. and A.D.S.R Office **Bishnupur, District of South 24-Parganas** alongwith easement rights and profit whatsoever therein, which is free from all sorts of encumbrances and the land is delineated in the Map or Plan and shown in **RED** border and is butted and bounded as follows :-

On the North : R.S. Dag No. 363

On the South : R.S. Dag No. 377

On the East : R.S. Dag No. 368 & 369

On the West : R.S. Dag No. 365 & L.R. Dag No. 418

The site plan will be treated as a part of the said conveyance.

IN WITNESS WHEREOF the Vendor herein have set and subscribed his signature and seal on the day month and year first above written.

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

1. *Sudepta Manna*
S/O: *Manta Lal Manna*
Vill/PO: *Kanganberia,*
PS: *Bishnupur, South 24 PWS*
Pin: *743503*

2. *Agniswar Nankar,*
s/o - *Sankar chandra Nankar.*
vill - *Nandabhanga.*
P.O - *Kanganberia.*
P.S - *Bishnupur.*
Dist. *South 24 Pgs.*
Pin - *743503*

Sankar Kumar Sarda,
by depen of *Mitangshu Sarda*

3. *Mitangshu Sarda,*
vill - *Nauabad.*
PO - *Rasapunga -*
P.S - *Bishnupur.*
Dist - *South 24 Pgs.*

Signature of Vendor

MEMO OF CONSIDERATION

RECEIVED from within named Purchaser within mentioned of Rs. 12,00,000/- (Rupees Twelve Lakh) only on as follows as the full and final consideration paid the the Vendors by the Purchaser as follows

Date	Bank (Branch)	Cheque No.	Amount (Rs)
15.08.2021	Axis BANK (Dalhousie Branch)	011714	5,00,000 +
15.08.2021	"	011715	6,00,000 +
		By Cash	1,00,000 +
		<u>Total Rs.</u>	<u>12,00,000 +</u>
			(Twelve Lacs only).

WITNESSES:

1. Sudipta Manna
S/O: Mantukul Manna
Vill+PO: Kangamberia,
P.S: Bishnupur, South 24 P.S
Pin: 743503

2. Agniswar Nankar
S/O - Sankar Chandra Nankar.
Vill - Nandabhangra. P.O - Kangam-
Beria. P.S. Bishnupur. 24 P.P. (S).
Pin - 743503.

Drafted by:- Pin - 743503.

Ashis Kumar Mondal

Ashis Kumar Mondal
Advocate

Alipore Judges Court, Kol.-27
Enrolment No. F-1979/2511/2018

Printed by:-

Sankhanath Banerjee

SANKHANATH BANERJEE

Sankar Kumar Sardar
by depen of Mitrangshu Sardar.

Signature of Vendor
Sankar Kumar Sardar
by depen of Mitrangshu Sardar

3. Mitrangshu Sardar
S/O - Sankar Kumar Sardar.
Vill - Nauakad.
P.O - Rasapurja.
P.S - Bishnupur.
Dist - South 24 paraganas
Kolkata - 700104.

THE SITE PLAN SHOWING AT MOUZA NAOBAD, J.L NO-19, RESA
 PO-RASAPUNJA, P.S-BISHNUPUR, DIST-SOUTH 24 PARGANAS,
 UNDER RASAPUNJA GRAM PANCHAYET, KHATIAN NO- L.R-630
 DAG NO RS 365 L.R DAG NO-418 AREA 2979 SHARE 28 DEC OUT OF 94 DEC
 SHOWN THE PLOT BY RED BORDER.

SCALE 1" =

VENDEE

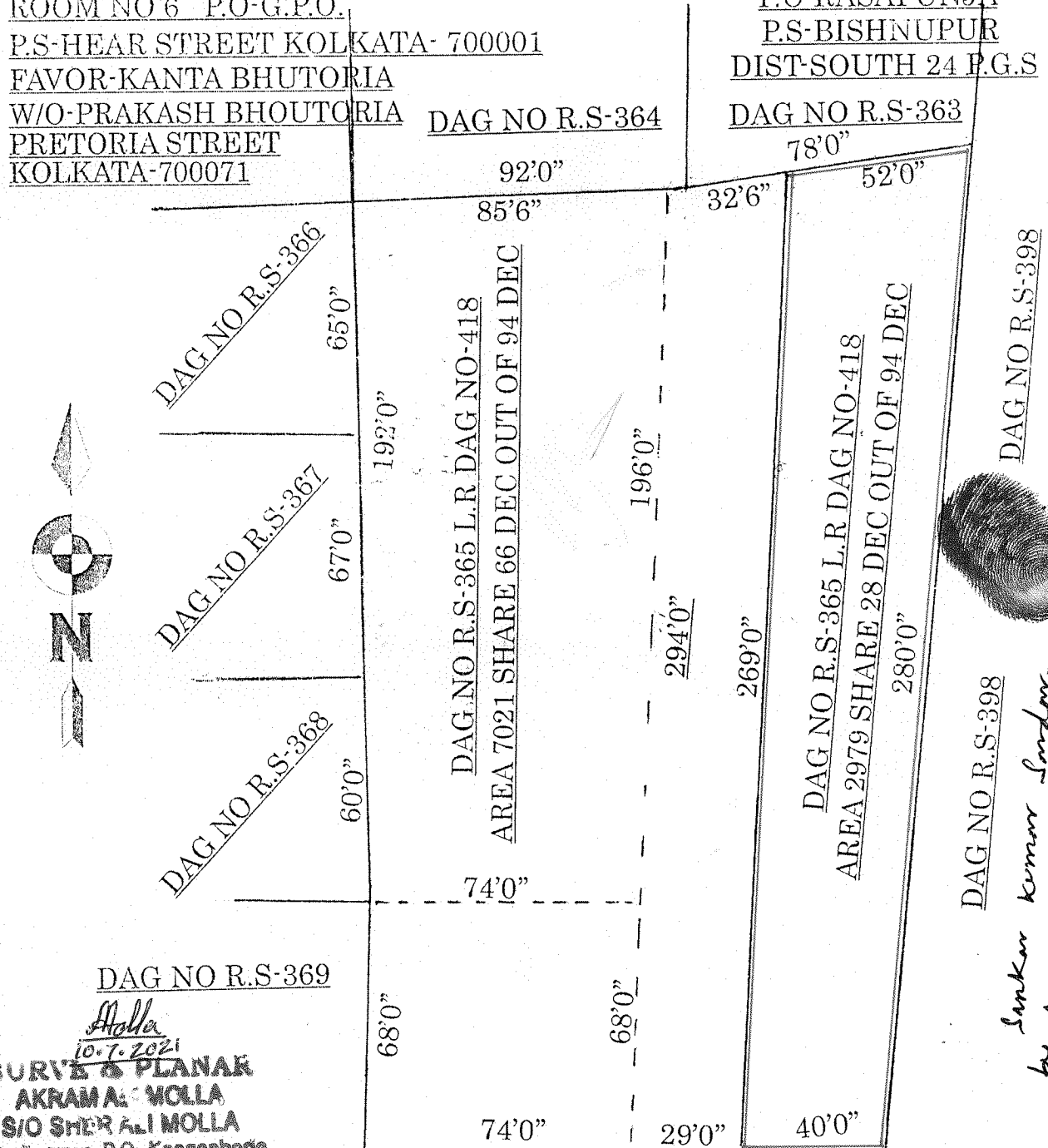
BHUTORIA CONATRUCTION P.V.T L.T.D
 (PAN-AABCB 3033G)
OFFICE-23 A.N.S. ROAD 4TH FLOOR
ROOM NO 6 P.O-G.P.O.
P.S-HEAR STREET KOLKATA- 700001
FAVOR-KANTA BHUTORIA
W/O-PRAKASH BHOUTORIA DAG NO R.S-364
PRETORIA STREET
KOLKATA-700071

VENDOR

SRI SANKAR KUMAR SARDAR
S/O-LATE JETINDRA NATH SARDAR

VILL-NAOBAD
P.O-RASAPUNJA
P.S-BISHNUPUR
DIST-SOUTH 24 P.G.S

DAG NO R.S-363

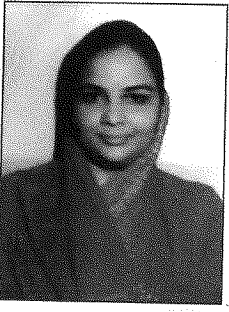












DAG NO R.S-398
 Sankar Kumar Sardar,
 by the pen of Hritingshu Sardar

Alaha
 10.7.2021
 SURVEY & PLANAR
 AKRAMA MOLLA
 S/O SHER ALI MOLLA
 Hazipur, PO Kanganbada
 Bishnupur, Dist. 24 Fgs 3

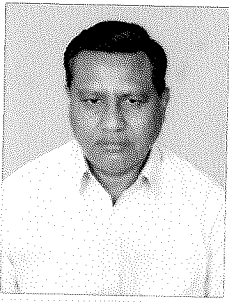










DAG NO R.S-365

DAG NO R.S-367

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

Name Bhutoria Construction Pvt. Ltd.


Signature Kanta Bhutalia
Director.

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

Name Sanjay Kumar Sarda

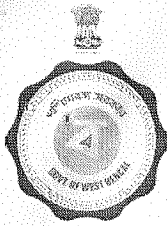
Signature by depen. of Mitangaru Sarda



	Thumb	1st finger	middle finger	ring finger	small finger
<p style="text-align: center;">PHOTO</p>	left hand				
	right hand				

Name

Signature



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

GRN Details

GRN:	192021220099037481	Payment Mode:	Online Payment
GRN Date:	22/10/2021 13:46:39	Bank/Gateway:	State Bank of India
BRN :	IK0BIOEFYI	BRN Date:	22/10/2021 13:10:49
Payment Status:	Successful	Payment Ref. No:	2002138614/3/2021

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Kanta Bhutoria
Address:	4 Pritoria street P.S-Shakespeare sarani
Mobile:	7003127525
Depositor Status:	Buyer/Claimants
Query No:	2002138614
Applicant's Name:	Mr Ashis Kumar Mondal
Identification No:	2002138614/3/2021
Remarks:	Sale, Sale Document Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002138614/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	36442
2	2002138614/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	12488
			Total	48930

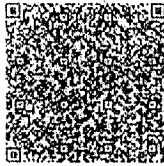
IN WORDS: FORTY EIGHT THOUSAND NINE HUNDRED THIRTY ONLY.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 2010/96512/01469

30/08/2011
166118293
শঙ্কর কুমার সর্দার
Sankar Kumar Sardar
S/O: Jatindra Nath Sardar
NAWABAD
Naoabad
Rasapunja
Thakurpukur Mahestola South 24 Parganas
West Bengal 700104
ML661182935FT



আপনার সংখ্যা / Your No. :

5990 8973 4126

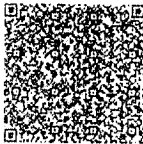
- সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শঙ্কর কুমার সর্দার
Sankar Kumar Sardar
পিতা : যতীন্দ্র নাথ সর্দার
Father : Jatindra Nath Sardar
জন্মতারিখ : DOB : 02/02/1954
লিঙ্গ : Male



5990 8973 4126

- সাধারণ মানুষের অধিকার

Sankar Kumar Sardar
by hand



Unique Identification Authority of India

পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ
করুন।

is proof of identity, not of citizenship.

To establish identity, authenticate online.

সারা দেশে মান্য।

ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা
প্রাপ্তির সহায়ক হবে।

is valid throughout the country.

will be helpful in availing Government
and Non-Government services in future.

Unique Identification Authority of India

ঠিকানা:

S/O: যতীন্দ্র নাথ সর্দার,
নওয়াবাদ, নোয়াবাদ, পশ্চিম ২৩
পার্শ্বপুঞ্জ, পশ্চিম বঙ্গ,
700104

Address:

S/O: Jatindra Nath Sardar,
NAWABAD, Naoabad, South 24
Parganas, Rasapunja, West
Bengal, 700104

5990 8973 4126



1401 130 1401



www.uidai.gov.in



www.uidai.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANKAR KUMAR SARDAR
JATINDRA NATH SARDAR
02/02/1954

Permanent Account Number
ALFPS6976F

Sankar Kumar Sardar



If this card is lost / found, kindly inform, return to
Income Tax PAN Services Unit, UTHSI
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/वापस :
आयकर पैन सेवा यूनिट, UTHSI
प्लॉट नं: 3, सेक्टर 11, सी.डी.बी. बेलपुर,
नवी मुंबई-400 614

Sankar Kumar Sardar
by depen M Mitra...





ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

KKC0132456



নির্বাচকের নাম : শঙ্কর সরদার

Elector's Name : Sankar Kumar Sardar

পিতার নাম : যুক্ত যতীন্দ্রনাথ সরদার

Father's Name : Lare Jatindra Nath Sardar

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ / Date of Birth : XX / XX / 1955

KKC0132456

ঠিকানা:

নওয়াবাদ মধ্য পারণা বঙ্গপুত্র বিষ্ণুপুর দক্ষিণ 24 পারণা
700104

Address:

Nawabad Madhya Para Raspujra
Bishnupur South 24 Parganas 700104

Date: 12/08/2007

111-বিষ্ণুপুর পশ্চিম নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন

আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

111-Bishnupur West Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
ভোলা ও একই নামের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number

20/08/07

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड

AEOPB5052R

नाम / Name
KANTA BHUTORIA

पिता का नाम / Father's Name
PUJAH CHAND GARDIA

समाप्त की तिथि / Date of Validity
02/10/2021

Kanta Bhutoria



संस्थापक / Issued by

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AACB3033G



नाम /NAME

BHUTORIA CONSTRUCTION PVT LTD

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

30-08-1998

AKS

आयकर आयुक्त, प.पं.-XI

COMMISSIONER OF INCOME TAX, W.B. - XI

ভারত সরকার
Government of India



কান্ত ভুটোরিয়া
KANTA BHUTORIA
পিতা : পুনাম চান্দ বারদিয়া
Father : PUNAM CHAND BARDIA

জন্মতারিখ / DOB: 02/10/1961
সঙ্গিনী / Female

7867 1325 5269




আধার - সাধারণ মানুষের অধিকার


ভারত সরকার
Unique Identification Authority of India


ঠিকানা: ৪, প্রিন্সে রিগা স্ট্রীট
মিডলটন রো, মিডলটন রো, কোলকাতা
পশ্চিম বঙ্গ,

Address: Building: 4, Street/
Road/Lane: PRETORIA
STREET, Village/Town/City:
Middleton Row, District:
Kolkata, P.O.: Middleton
Row, State: West Bengal,
PinCode: 700071

7867 1325 5269


1947
1800 300 1947


help@uidai.gov.in


www.uidai.gov.in



भारत सरकार



आधार

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2010/96512/01472

To

মিত্রাংশু সর্দার

Mitrangshu Sardar

S/O: Sankar Kumar Sardar

NAWABAD

Naoabad

Rasapunja

Thakurpukur Mahestola South 24 Parganas

West Bengal 700104

30/08/2014
166118549



ML661185494FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2167 5297 1002

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



মিত্রাংশু সর্দার

Mitrangshu Sardar

পিতা : শঙ্কর কুমার সর্দার

Father : Sankar Kumar Sardar

জন্মতারিখ / DOB : 10/03/1985

পুরুষ / Male



2167 5297 1002

আধার - সাধারণ মানুষের অধিকার

Mitrangshu Sardar

Major Information of the Deed

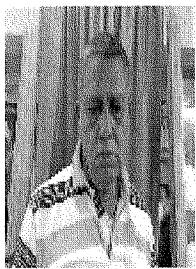

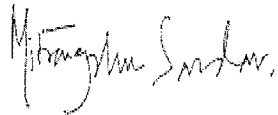
Deed No :	I-1613-06340/2021	Date of Registration	22/10/2021
Query No / Year	1613-2002138614/2021	Office where deed is registered	
Query Date	21/10/2021 4:46:48 PM	1613-2002138614/2021	
Applicant Name, Address & Other Details	Ashis Kumar Mondal Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7003127525, 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. 12,00,000/-	Rs. 12,47,400/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 37,452/- (Article:23)	Rs. 12,488/- (Article:A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Noyabad, JI No: 19, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-418 (RS :-)	LR-630	Organisati on	Shali	28 Dec	12,00,000/-	12,47,400/-	
Grand Total :					28Dec	12,00,000 /-	12,47,400 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SANKAR KUMAR SARDAR (Presentant) Son of Late JATINDRANATH SARDAR Executed by: Self, Date of Execution: 22/10/2021 , Admitted by: Self, Date of Admission: 22/10/2021 ,Place : Office			
		22/10/2021	LTI 22/10/2021	22/10/2021
VILL NAWABAD, Village:- NAWABAD, P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx6F, Aadhaar No: 59xxxxxxxx4126, Status :Individual, Executed by: Self, Date of Execution: 22/10/2021 , Admitted by: Self, Date of Admission: 22/10/2021 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BHUTORIA CONSTRUCTION PVT LTD 23A N.S. ROAD 4TH FLOOR ROOM NO 6, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx3G,Aadhaar No Not Provided by UIDAI, Status : Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	KANTA BHUTORIA Wife of PRAKASH BHUTORIA , 4 PRETORIA STREET, City:- Not Specified, P.O:- LITTLE RUSSEL STREET, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx2R, Aadhaar No: 78xxxxxxxx5269 Status : Representative, Representative of : BHUTORIA CONSTRUCTION PVT LTD (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
MITRANGHSU SARDAR Son of SANKAR KUMAR SARDAR , NAWABAD, Village:- RAMCHANDRANAGAR, P.O:- RASAPUNJA, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104			
	22/10/2021	22/10/2021	22/10/2021
Identifier Of SANKAR KUMAR SARDAR, KANTA BHUTORIA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SANKAR KUMAR SARDAR	BHUTORIA CONSTRUCTION PVT LTD-28 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Noyabad, JI No: 19, Pin Code : 700104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 418, LR Khatian No:- 630	Owner:শঙ্কর কুমার সরদার, Gurdian:যতীন্দ্রনাথ সরদার, Address:নিজ , Classification:শালি, Area:0.94000000 Acre,	SANKAR KUMAR SARDAR

Endorsement For Deed Number : I - 161306340 / 2021

On 22-10-2021

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 14:45 hrs on 22-10-2021, at the Office of the A.D.S.R. BISHNUPUR by SANKAR KUMAR SARDAR ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 12,47,400/-

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

Execution is admitted on 22/10/2021 by SANKAR KUMAR SARDAR, Son of Late JATINDRANATH SARDAR, VILL NAWABAD, P.O: RASAPUNJA, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business

Indetified by MITRANGHSU SARDAR, , Son of SANKAR KUMAR SARDAR, , NAWABAD, P.O: RASAPUNJA, Thana Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,488/- (A(1) = Rs 12,474/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 12,488/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/10/2021 1:47PM with Govt. Ref. No: 192021220099037481 on 22-10-2021, Amount Rs: 12,488/-, Bank State Bank of India (SBIN0000001), Ref. No. IK0BIOEFY1 on 22-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

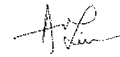
Certified that required Stamp Duty payable for this document is Rs. 37,442/- and Stamp Duty paid by Stamp Rs 1,010/- by online = Rs 36,442/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 043404, Amount: Rs.1,000/-, Date of Purchase: 03/08/2021, Vendor name: Narendranath Kayal

2. Stamp: Type: Impressed, Serial no 135687, Amount: Rs.10/-, Date of Purchase: 03/08/2021, Vendor name: Narendra Nath Kayal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/10/2021 1:47PM with Govt. Ref. No: 192021220099037481 on 22-10-2021, Amount Rs: 36,442/-, Bank State Bank of India (SBIN0000001), Ref. No. IK0BIOEFY1 on 22-10-2021, Head of Account 0030-02-103-003-02



Asif Nadim

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1613-2021, Page from 168261 to 168288
being No 161306340 for the year 2021.**



Digitally signed by Asif Nadim
Date: 2021.10.30 18:09:00 +05:30
Reason: Digital Signing of Deed.

**(Asif Nadim) 2021/10/30 06:09:00 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.**

(This document is digitally signed.)