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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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2 - 113805/23
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12-5284
18/1/23

*Certified that the document is a...
For registration and take the photo
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Addl Dist. Sub-Registrar, Bishupur

18 JAN 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 18th day of
January, Two Thousand Twenty Three (2023)

নং-১২২ তার-১৩/১ মূল্য-২০০০.০০/-

ক্রেতা: সুরজিত সন্তা

স্বামী: সুরজিত সন্তা, পিতা: অজয় সন্তা, কান-৭৪

ভেণ্ডার: শ্রী নরেন্দ্র নাথ কল্লান - শ্রী নরেন্দ্র নাথ কল্লান

বিশ্বপুত্র এ.ডি.এস.আর অফিস, ব্রেনা নং ২৪ নং



Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

18 JAN 2023

Surojit Samanta
S/o - Late Ajoy Samanta
Vill+P.O. - Ramchandranagar
P.S - Bishnupur
Dist-24 Pgs (S)
Pin - 743503
ADHAR-6252 6170 3171

B E T W E E N

TUMPA MONDAL (PAN - GIAPM8596R) (Aadhaar No. 3895 4222 0268) wife of Kartick Mondal alias Kartick Chandra Mondal, by faith Hindu, by Nationality Indian, by occupation Housewife, residing at Village Nawabad, Post Office Rasapunja, P.S. Bishnupur, District South 24-Parganas, 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 her heirs successors, administrators, legal representatives and assigns) of the **FIRST PART**

A N D

AKANKSHIT COMMODITIES PRIVATE LIMITED (PAN - AAMCA5223C) a Private Limited Company, incorporated under the Companies Act 1956, having its registered office at Rasapunja, Bakhrahat Road, Thakurpukur, P.O. Rasapunja, P.S. Bishnupur, District South 24-Parganas, Pin Code No. 700104, represented by its Director **SHRI LALIT KUMAR BHUTORIA**, (PAN - AFVPB8282R) (Aadhaar No. 4502 5687 4268), son of Shri Prakaash Bhutoria, by faith Hindu, by Nationality Indian, by occupation Business, residing at 4 No. Pretoria Street Flat No. 2A & 2B, 2nd Floor, Post Office Middleton Row, 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, possessor and occupier of the Shali landed property measuring an area about 27.5 Decimal out of 55 Decimal appertaining to R.S. Dag No. 397 corresponding to L.R. Dag No. 453 under R.S. Khatian No.74, L.R. Khatian No. 1601 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 R.S. Record was finally published in the name of one Parul Bala Ghosh vide R.S. Khatian No. 74 and L.R. Record was also finally published in the name of one Parul Bala Ghosh vide L.R. Khatian No. 809 AND SAID Parul Bala Ghosh while seized and possessed the same by paying rent and taxes to the appropriate authority concerned gifted the same vide a Registered Deed of Gift which was duly registered and recorded in Book No. 1, C.D. Volume No. 19, pages from 296 to 312, Being No. 06715, executed on 10/10/2012 in the year of 2012 in the office of A.D.S.R. Bishnupur, District South 24-Parganas, in favour of her son Nemai Chandra Ghosh.

AND WHEREAS said Nemai Chandra Ghosh became the absolute owner, possessor and occupier of the same said scheduled property and mutated the same after his name in Present Halka Operation vide

L.R. Khatian No. 1191 and was possessing and occupying the same paying rent and taxes to the appropriate authority concerned declared and registred a General Power of Attorney which was duly registered and recorded in Book No. IV, Volume No. 1613-2015 pages from 2891 to 2907 Being No. 161300416 executed on 17/11/2015 in the year 2015 for sale of the Shali landed property measuring an area about 27.5 Decimal out of 55 Decimal appertaining to R.S. Dag No. 397 corresponding to L.R. Dag No. 453 under R.S. Khatian No.74, L.R. Khatian No. 1191 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 in favour of Dinanath Pal, son of Late Jugal Chandra Pal of village Kanganberia and Shyamal Sardar, son of Late Meghnath Sardar of Village Nawabad, P.S. Bishnupur, District South 24-Parganas.

AND WHEREAS *with the consent of said Nemai Chandra Ghosh, the then vendor Dinanath Pal and Shyamal Sardar jointly sold, conveyed and transferred the same vide a registered Deed of Conveyance which was duly registered and recorded in Book No. 1, Volume No. 1613-2016 Being No. 161303410, executed on 27/06/2016 in the year of 2016 in the office of A.D.S.R. Bishnupur, District South 24-Parganas, in favour Tumpa Mondal i.e., the present vendor herein.*

AND WHEREAS after such purchase I, the present vendor herein became the absolute owners, possessioners and occupiers of the same said scheduled property and mutated the same after my name in present Halka Operation vide L.R. Khatian No. 1601 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 27.5 Decimal out of 55 Decimal appertaining to R.S. Dag No. 397 corresponding to L.R. Dag No. 453 under R.S. Khatian No.74, L.R. Khatian No. 1601 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 lispendens acquisition requisition and or notice whatsoever but Subject to payment of rents and other 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. 12,25,125/-

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 do 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 vendor 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 hereditaments 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 Vendor into or upon the said land and every part thereof and all the deeds, Pattahs, muniments, 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 Vendors may procure the same without any lawful action or suit to have and to hold the said land, hereditaments 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 Vendors 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 Vendor 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 peaceably 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 Vendor 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 lispendens 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 her 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 **27.5 Decimal** out of 55 Decimal appertaining to **R.S. Dag No. 397** corresponding to **L.R. Dag No. 453** under R.S. Khatian No.74, **L.R. Khatian No. 1601** 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 is butted and bounded as follows :-

On the North : **Vendees Land, Shali Land**
On the South : **Vendees Land, Shali Land**
On the East : **Vendees Land, Shali Land**
On the West : **Vendees Land, Shali Land**

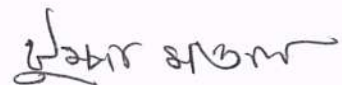
IN WITNESS WHEREOF the Vendor herein have set and subscribed her signature and seal on the day month and year first above written.

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

1. Surojit Samenta
S/o-Late Ajoy Samenta
Vill+P.O-Ramchandranagar

2. Madhoo Chandre Saflani
of - Savale



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 to the Vendors by the Purchaser as follows :

Date	Bank (Branch)	Cheque No.	Amout (Rs.)
18/01/2023.	H.D.F.C BANK B.B.D BAG BRANCH	000027	12,00,000/-

Total Rs. 12,00,000/-

(Rupees Twelve Lakh) only

WITNESSES:

1. Surojit Samanta
S/o - Late Ajoy Samanta
Vill H.P.O. - Ramchandranagar
2. Madhoo Chandra Sanyal
of - Somali

Drafted by:-

Ashis Kumar Mondal.

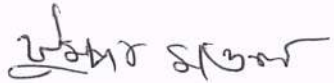
Ashis Kumar Mondal
Advocate











Alipore Judges Court, Kol.-27

Enrolment No. F-1979/2511/2018

Printed by:-











Sankhanath Banerjee
SANKHANATH BANERJEE
Bishnupur A.D.S.R.O.


Signature of Vendor


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

Name Calit Kumar Bhutani
 Signature Calit Kumar Bhutani
 Akankshit Commodities Private Limited

Director

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

Name Ushita Singh
 Signature

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

Name.....
 Signature Surojit Samanta



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



192022230257805031

GRN Details

GRN:	192022230257805031	Payment Mode:	Online Payment
GRN Date:	18/01/2023 11:34:24	Bank/Gateway:	State Bank of India
BRN :	CKV9477276	BRN Date:	18/01/2023 11:36:30
GRIPS Payment ID:	180120232025780502	Payment Init. Date:	18/01/2023 11:34:24
Payment Status:	Successful	Payment Ref. No:	2000113805/4/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	LALIT KUMAR BHUTORIA
Address:	4 NO. PRETORIA STREET, 2ND FLOOR, Shakespeare Sarani, Kolkata , West Bengal, 700071
Mobile:	9830641287
Contact No:	9123052100
Depositor Status:	Others
Query No:	2000113805
Applicant's Name:	Mr ASHIS KUMAR MONDAL
Identification No:	2000113805/4/2023
Remarks:	Sale, Sale Document Payment No 4
Period From (dd/mm/yyyy):	18/01/2023
Period To (dd/mm/yyyy):	18/01/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000113805/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	35774
2	2000113805/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	12265
			Total	48039

IN WORDS: FORTY EIGHT THOUSAND THIRTY NINE ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



180120232025780502

GRIPS Payment Detail

GRIPS Payment ID:	180120232025780502	Payment Init. Date:	18/01/2023 11:34:24
Total Amount:	48039	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	CKV9477276	BRN Date:	18/01/2023 11:36:30
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: LALIT KUMAR BHUTORIA
Mobile: 9830641287

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230257805031	Directorate of Registration & Stamp Revenue	48039
Total			48039

IN WORDS: FORTY EIGHT THOUSAND THIRTY NINE ONLY.

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

PAID

Major Information of the Deed



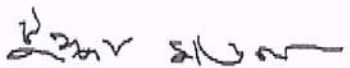
Deed No :	I-1613-00356/2023	Date of Registration	18/01/2023
Query No / Year	1613-2000113805/2023	Office where deed is registered	
Query Date	14/01/2023 6:16:39 PM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	ASHIS KUMAR MONDAL ALIPORE JUDGES COURT, Thana : Alipore, District : South24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9123052100, 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. 12,25,125/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 36,774/- (Article:23)	Rs. 12,265/- (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-453 (RS :-)	LR-1601	Organisati on	Shali	27.5 Dec	12,00,000/-	12,25,125/-	
Grand Total :					27.5Dec	12,00,000 /-	12,25,125 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	TUMPA MONDAL (Presentant) Wife of KARTICK MONDAL ALIAS KARTICK CHANDRA MONDAL Executed by: Self, Date of Execution: 18/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office			
		18/01/2023	LTI 18/01/2023	18/01/2023

Village:- NAWABAD, P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GIxxxxxx6R, Aadhaar No: 38xxxxxxxx0268, Status :Individual, Executed by: Self, Date of Execution: 18/01/2023
 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	AKANKSHIT COMMODITIES PRIVATE LIMITED RASAPUNJA,BAKHRAHAT ROAD, City:- Not Specified, P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx3C,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	LALIT KUMAR BHUTORIA Son of PRAKAASH BHUTORIA 4 NO PRETORIA STREET,2ND FLOOR, Flat No: 2A AND 2B, City:- Not Specified, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx2R, Aadhaar No: 45xxxxxxxx4268 Status : Representative, Representative of : AKANKSHIT COMMODITIES PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
SURAJIT SAMANTA Son of Late AJAY SAMANTA Village:- RAMCHANDRANAGAR, P.O:- RAMCHANDRANAGAR, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503			
	18/01/2023	18/01/2023	18/01/2023

Identifier Of TUMPA MONDAL,

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	TUMPA MONDAL	AKANKSHIT COMMODITIES PRIVATE LIMITED-27.5 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:- 453, LR Khatian No:- 1601	Owner:টুম্পা মন্ডল, Gurdian:কার্তিক মন্ডল, Address:নিজ , Classification:শালি, Area:0.27000000 Acre,	TUMPA MONDAL

On 18-01-2023

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.

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

Presented for registration at 12:52 hrs on 18-01-2023, at the Office of the A.D.S.R. BISHNUPUR by TUMPA MONDAL, 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 12,25,125/-

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

Execution is admitted on 18/01/2023 by TUMPA MONDAL, Wife of KARTICK MONDAL ALIAS KARTICK CHANDRA MONDAL, P.O: RASAPUNJA, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife

Indetified by SURAJIT SAMANTA, , , Son of Late AJAY SAMANTA, P.O: RAMCHANDRANAGAR, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,265.00/- (A(1) = Rs 12,251.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 12,265/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/01/2023 11:36AM with Govt. Ref. No: 192022230257805031 on 18-01-2023, Amount Rs: 12,265/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKV9477276 on 18-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 36,774/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 35,774/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 965411, Amount: Rs.1,000.00/-, Date of Purchase: 13/01/2023, Vendor name: Narendra Nath Kayal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/01/2023 11:36AM with Govt. Ref. No: 192022230257805031 on 18-01-2023, Amount Rs: 35,774/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKV9477276 on 18-01-2023, Head of Account 0030-02-103-003-02

Bdasgupta

Baishali Dasgupta
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 1613-2023, Page from 11847 to 11865

being No 161300356 for the year 2023.



Bdasgupta

Digitally signed by BAISHALI
DASGUPTA

Date: 2023.02.03 11:31:47 +05:30

Reason: Digital Signing of Deed.

(Baishali Dasgupta) 2023/02/03 11:31:47 AM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BISHNUPUR

West Bengal.

(This document is digitally signed.)