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I.2128/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

W 500229

2-718365/23
Mys 8/10, 02/23

Certified that the document is admitted
for registration and take the photo
Sheet and finger print sheet attached with
This document is the part of this document

Addl. Dist. Sub-Registrar, Bishupur

27 MAR 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 27th day of
March, Two Thousand and Twenty Three (2023)

নং- ১৬৭ তারিখ- ২৩/৩/২৩ মূল্য- ১০০০/-
 ক্রেতা- মালিও হেয়ার - ডেগে বিয়া
 সাং- ৪ নং ট্রিগেবিয়া ৩৪/১১ ফোন- ৭১.
 ডেগার-শ্রী নারায়ণ লাল কল্যাণ
 বিষ্ণুপুর এ.ডি.এম.এ. কন, জেলা দঃ ২৪ পরগ



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

27 MAR 2023

সুরাজিৎ জামনু
 দিগা- অক্ষয় জামনু
 জামনু কো- রামধেনু জামনু
 মালা- বিষ্ণু জামনু
 পিন- ৭৪৬৫০৬
 অধীক- ৫২৫২ ৫১৭০ ৬২৭০

B E T W E E N

PABITRA MONDAL (PAN - CSZPM4931M) (Aadhaar No. 2516 0176 0793) son of Chandan Mondal, by faith Hindu, by Nationality Indian, by occupation Cultivation, residing at Village Nawabad, P.O. Rasapunja, Police Station 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**

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, Bakrahat 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 10 Decimal out of 10 Decimal appertaining to R.S. Dag No. 396, L.R. Dag No. 452 under L.R. Khatian No. 1634 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 and purchased the landed property measuring an area about 10 Decimal comprised in R.S.Dag No. 396, L.R. Dag No. 452 in the said mouza vide a registered Deed of Conveyance which was duly registered and recorded in Book No. 1, Volume No. 65, pages from 351 to 356 Being No. 3860, executed on 01/09/2005 and registered on 29/03/2006 in the year of 2006 in the office of A.D.S.R. Bishnupur, District South 24-Parganas from Bansari

Mohan Ghosh alias Bangal and Jharna Ghosh of Village Nawabad for the valubale consideration mentioned therein.

***AND WHEREAS** after such purcahse I the present vendor herein became the absolute owner, possessioner and occupier of the same said scheduled property and mutated the same after my name in present Halka Operation vide L.R Khatian No. 1634 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 10 Decimal out of 10 Decimal appertaining to R.S. Dag No. 396, L.R. Dag No. 452 under L.R. Khatian No. 1634 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. 5,00,000/- (Rupees Five 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.5,00,000/-

NOW THIS INDENTURE WITNESSETH

In pursuance of the said agreement and in consideration of the sum of Rs. 5,00,000/- (Rupees Five 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 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 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 vendors 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 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 is 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 10 Decimal out of 10 Decimal appertaining to R.S. Dag No. 396, L.R. Dag No. 452 under L.R. Khatian No. 1634 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 a whole 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 his signature and seal on the day month and year first above written.

SIGNED, SEALED AND DELIVERED in presence of:



WITNESSES:

1. श्रीवर्षादेव शर्मा
शा. - बालगंगापुरा

2. Sudepta Nanna
VILLAGE: Kanganberia

Pabitra Mondal.

Signature of Vendor

MEMO OF CONSIDERATION

RECEIVED from within named Purchaser within mentioned of Rs. 5,00,000/- (Rupees Five Lakh) only on as follows as the full and final consideration paid to the Vendor by the Purchaser as follows :-

Date	Bank (Branch)	Cheque No.	Amount (Rs.).
27.3.2023	HDFC Bank Kolkata Br.	000038	5,00,000/-

(Five Lakhs only).

WITNESSES:

1. *Subodh Chandra Mondal*
Adv. - Bhubaneswar
2. *Sudipta Mondal*
M.H.P.O. - Ranganberia

Pabitra Mondal.

Drafted by:-

Signature of Vendor

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.

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name..... Lalit Kumar Bhutani
Akankshit Commodities Private Limited

Signature..... *Lalit Kumar Bhutani* Director

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name..... Pabitra Mondal.....

Signature.....

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name.....

Signature..... *[Handwritten Signature]*.....



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



192022230350637951

GRN Details

GRN:	192022230350637951	Payment Mode:	Online Payment
GRN Date:	27/03/2023 12:57:44	Bank/Gateway:	State Bank of India
BRN :	CKW5050552	BRN Date:	27/03/2023 12:59:17
GRIPS Payment ID:	270320232035063793	Payment Init. Date:	27/03/2023 12:57:44
Payment Status:	Successful	Payment Ref. No:	2000718365/2/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	LALIT KUMAR BHUTORIA
Address:	4 NO. PRETORIA STREET, 2ND FLOOR, Flat No. 2A and 2B Shakespeare Sarani, Kolkata, West Bengal, 700071
Mobile:	9830641287
Contact No:	9123052100
Depositor Status:	Others
Query No:	2000718365
Applicant's Name:	Mr ASHIS KUMAR MONDAL
Identification No:	2000718365/2/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	27/03/2023
Period To (dd/mm/yyyy):	27/03/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000718365/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	23320
2	2000718365/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	8114
Total				31434

IN WORDS: THIRTY ONE THOUSAND FOUR HUNDRED THIRTY FOUR ONLY.



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



270320232035063793

GRIPS Payment Detail

GRIPS Payment ID:	270320232035063793	Payment Init. Date:	27/03/2023 12:57:44
Total Amount:	31434	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	CKW5050552	BRN Date:	27/03/2023 12:59:17
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	192022230350637951	Directorate of Registration & Stamp Revenue	31434
Total			31434

IN WORDS: THIRTY ONE THOUSAND FOUR HUNDRED THIRTY FOUR ONLY.

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



Major Information of the Deed



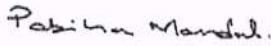
Deed No :	I-1613-02128/2023	Date of Registration	27/03/2023
Query No / Year	1613-2000718365/2023	Office where deed is registered	
Query Date	17/03/2023 1:43:23 PM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	ASHIS KUMAR MONDAL ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-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. 5,00,000/-	Rs. 8,10,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 24,320/- (Article:23)	Rs. 8,114/- (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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-452 (RS :-)	LR-1634	Bastu	Shali	10 Dec	5,00,000/-	8,10,000/-	
Grand Total :					10Dec	5,00,000 /-	8,10,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	PABITRA MONDAL (Presentant) Son of CHANDAN MONDAL Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 27/03/2023 ,Place : Office			
		27/03/2023	LTI 27/03/2023	27/03/2023

Village:- NAWABAD, P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: CSxxxxxx1M, Aadhaar No: 25xxxxxxxx0793, Status :Individual, Executed by: Self, Date of Execution: 27/03/2023
, Admitted by: Self, Date of Admission: 27/03/2023 ,Place : Office



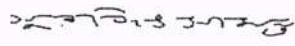
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	AKANKSHIT COMMODITIES PRIVATE LIMITED RASAPUNJA,THAKURPUKUR 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:-Bishnupur, District:-South 24-Parganas, 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			
	27/03/2023	27/03/2023	27/03/2023
Identifier Of PABITRA MONDAL			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	PABITRA MONDAL	AKANKSHIT COMMODITIES PRIVATE LIMITED-10 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:- 452, LR Khatian No:- 1634	Owner:পবিত্র মন্ডল, Gurdian:চন্দন , Address:নিজ , Classification:শালি, Area:0.10000000 Acre,	PABITRA MONDAL

On 27-03-2023

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 13:52 hrs on 27-03-2023, at the Office of the A.D.S.R. BISHNUPUR by PABITRA 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 8,10,000/-

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

Execution is admitted on 27/03/2023 by PABITRA MONDAL, Son of CHANDAN MONDAL, P.O: RASAPUNJA, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation

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 8,114.00/- (A(1) = Rs 8,100.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 8,114/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/03/2023 12:59PM with Govt. Ref. No: 192022230350637951 on 27-03-2023, Amount Rs: 8,114/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW5050552 on 27-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 24,320/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 23,320/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 500229, Amount: Rs.1,000.00/-, Date of Purchase: 15/03/2023, Vendor name: Narendra Nath Kayal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/03/2023 12:59PM with Govt. Ref. No: 192022230350637951 on 27-03-2023, Amount Rs: 23,320/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW5050552 on 27-03-2023, 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 44515 to 44534

being No 161302128 for the year 2023.



Digitally signed by BAISHALI
DASGUPTA
Date: 2023.03.30 15:34:56 +05:30
Reason: Digital Signing of Deed.

Bdasgupta

(Baishali Dasgupta) 2023/03/30 03:34:56 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)