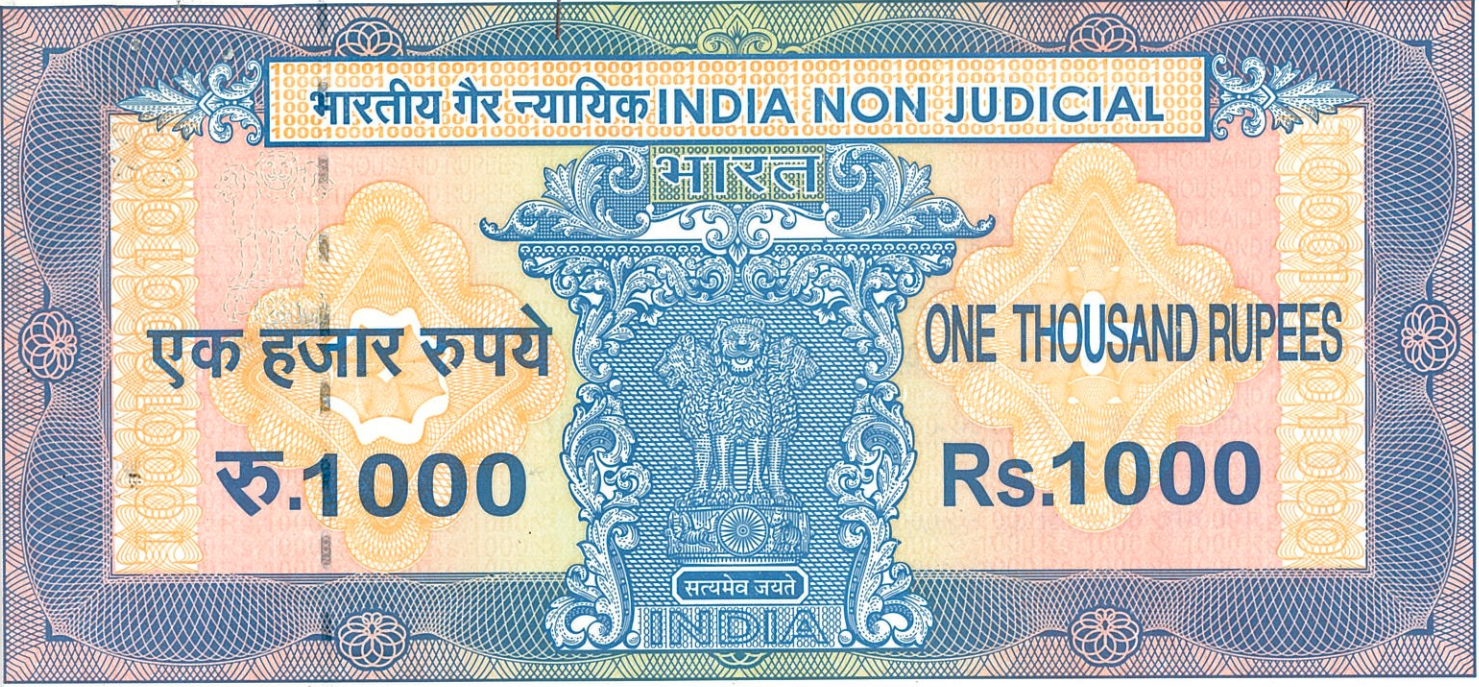


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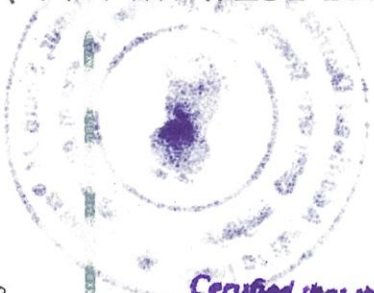
L-3513/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

Addl. Dist. Sub-Registrar, Bishupur

26 MAY 2023

LR-451 - 1.83 Dec
 Nowbed

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 19th day of
 May, Two Thousand and Twenty Three (2023)

N.C. No. 558/23

0001

নং 2148 তারিখ 19/05/2023 মূল্য 10/-

ক্রেতার নাম Lalit Kuma Bhutona

ঠিকানা 4 NO Bhutona Street Col. 21.

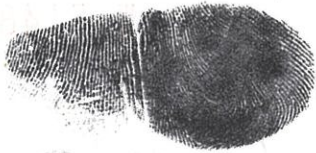
স্ট্যাম্প ডেং- আজিজ উদ্দিন গাজী

বিষ্ণুপুর এ. ডি. এস. আর. অফিস, দঃ ২৪ পরগনা।

ডেতার স্বাক্ষর

অঃ. প্রঃ মঃ

ক্রেতার স্ট্যাম্প



N.C.T. 1- 1288
19.5.2023

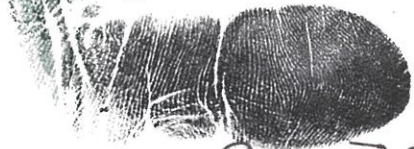


ক্রেতার স্ট্যাম্প



N.C.T. 1- 1289

ক্রেতার নাম মোঃ
বঃ সুরজিৎ সান্দ্র



N.C.T. 1- 1290

Asst. Dist. Sub-Registrar, Bishnupur
District: South 24 Parganas

19 MAY 2023

স্বাক্ষরকারী আইন
বঃ সুরজিৎ সান্দ্র

সুরজিৎ সান্দ্র
জিলা - ২ অঞ্চল সান্দ্র
সংস্থাপনা: - বাসুদেবপুর
মানা - বিষ্ণুপুর
ফোন - ৭৪৬৫০৬
ভাষাবিদ - ৬২৩২ ৫২৭০ ৬২৭৩

BETWEEN

1. **SHANKAR GHOSH** (Aadhaar No. 4502 4683 4848) of Village Moukhali P.O. Charashyamdas 2. **SHAMBHUNATH GHOSH** (Aadhaar No. 4044 2343 3435) of Village & P.O. Kanganberia, both are sons of Late Pulin Ghosh alias Pulin Chandra Ghosh, both of Police Station Bishnupur, District South 24-Pargans, Pin Code No. 743503 3. **SANDHYARANI PAYEN** (Aadhaar No. 3570 4807 5741) wife of Manoranjan Payen and daughter of Late Pulin Ghosh alias Pulin Chandra Ghosh, residing at Village & P.O. Kanganberia Police Station Bishnupur, District South 24-Pargans, Pin Code No. 743503, all by faith Hindu, all by Nationality Indian, all by occupation Cultivation and Housewife respectively, hereinafter called and referred to as the "**VENDORS**" (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their 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, amended 2013, having its registered office at Thakurpukur, Bakrahat Road, P.O. Rasapunja, P.S. Bishnupur, District South 24-Parganas, Pin Code No. 700104, respresented by its Director



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19 MAY 2023

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 Vendors are the absolute owners, possessioners and occupiers of the Shali landed property measuring an area about 1.8328 Decimal out of 11 Decimal appertaining to R.S. Dag No. 395, L.R. Dag No. 451, under L.R.-Khatian Nos. 1758 & 267 lying and situated at Mouza Nawabad, J.L. 19, R.S. No. 136 Touzi No. 14, Pargana Magura within the limits of Rasapinjā 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 one Priyanath Bangal alias Priyanath Ghosh was the absolute owner, possessioner and occupier of the same said scheduled property and was possessing and occupying the same by paying rent and taxes to the appropriate authority concerned died



✓
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District: Ward 24 Parganas

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intestate leaving behind his widow Dhirabala Bangal alias Dhirabala Ghosh, four sons i.e., Annada Prasad Bengal alias Annada Prakash Ghosh, Purna Chandra Bangal alias Purna Chandra Ghosh and Basanta Kumar Bangal alias Basanta Kumar Ghosh and Bijay Krishna Bangal alias Bijay Krishna Ghosh and two daughters i.e., Parul Bala Den alias Parul Bala Del and Nebu Bala Ghosh and no other.

AND WHEREAS *in accordance with the Hindu Law of Succession after the demise of said Priya Nath Bangal alias Priyanath Ghosh, his legal heirs named above jointly procured the same said scheduled property by way of inheritance and succession from their predecessor Late Priya Nath Bangal alias Priya nath Ghosh and jointly became the absolute owners, possessioners and occupiers of the same said scheduled property and mutated the same after their name in Present Halka Operation vide L.R. Khatian Nos. 267, 13, 408, 426, 443, 398 & 1758 respectively.*

AND WHEREAS *amongst the aforesaid legal heirs of said Priya Nath Bangal alias Priya Nath Ghosh one Dhirabala Bangal alias Dhirabala Ghosh died intestate leaving behind her four sons i.e., Annada Prasad Bengal alias Annada Prakash Ghosh, Purna Chandra Bangal alias Purna Chandra Ghosh and Basanta Kumar Bangal alias Basanta Kumar Ghosh and Bijay Krishna Bangal alias Bijay Krishna Ghosh and two daughters i.e., Parul Bala Den alias Parul Bala Del and Nebu Bala Ghosh and*



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no other.

AND WHEREAS *in accordance with the Hindu Law of Succession after the demise of said Dhirabala Bangal alias Dhirabala Ghosh, said Nebu Bala Ghosh procured the proportionate landed property by way of inheritance and succession from her predecessor mother Late Dhirabala Bangal alias Dhirabala Ghosh and became the absolute owner, possessor and occupier of the same said scheduled property and was possessing and occupying the same by paying rent and taxes to the appropriate authority concerned died intestate leaving behind her two sons i.e., Sankar Ghosh (vendor No. 1) and Sambhunath Ghosh (vendor No.2) and only daughter Sandhyarani Payen (vendor No.3) and no other.*

AND WHEREAS *in accordance with the Hindu Law of Succession after the demise of said Nebu Bala Ghosh we, the present vendors herein jointly procured the same said scheduled property by way of inheritance and succession from our predecessor Late Nebu Bala Ghosh and became the absolute owners, possessors and occupiers of the same said schedule property and jointly 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 Vendors herein jointly declare to sell and the Purchaser herein agrees to purchase all that piece and parcel of Shali landed property measuring*



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an area about 1.8328 Decimal out of 11 Decimal appertaining to R.S. Dag No. 395, L.R. Dag No. 451, under L.R. Khatian Nos. 1758 & 267 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. 1,67,000/- (Rupees One Lakh Sixty Seven Thousand) only free from all encumbrances charges liens lispens 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.1,68,235/-

NOW THIS INDENTURE WITNESSETH

In pursuance of the said agreement and in consideration of the sum of Rs. 1,67,000/- (Rupees One Lakh Sixty Seven Thousand) only paid by the Purchaser to the Vendors as per memo of consideration given below as the sale consideration of the said land (receipt whereof the Vendors do hereby admits and acknowledges and of and from the payment of same release and discharge the purchaser and the said



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landed properties hereby sold, intended to be sold to the purchaser) the Vendors do 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 Vendors 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 Vendor do hereby covenant with the purchaser that notwithstanding any act, things, deed,



Adul Dist. Sub-Registrar, Bishnupur
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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 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 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 lispendens or any attachment whatsoever. There is no case, suit or proceeding pending before any court of Law against the said land.

The Vendors 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 Vendors hereby further declared that in event the property hereby



Additional District Sub-Registrar, Bishnupur
District: South 24 Parganas

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conveyed and described in the Schedule hereunder written are wholly or partly requisitioned by the Government or any other authorities concerned the Vendors and their 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 vendors are found to be false, untrue or any defect in title is detected hereinafter the Vendors and their 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 Vendors 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 Vendors 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.



Adtl. Dist. Sub-Registrar, Bishnupur
District: South 24 Parganas

19 MAY 2023

THE SCHEDULE OF LAND ABOVE REFERRED TO

ALL THAT piece and parcel of Shali landed property measuring an area about 1.8328 Decimal lying and situated at Mouza Nawabad, J.L. 19, R.S. No. 136 Touzi No. 14, Pargana Magura of which Dags and Khatians are as follows :-

<i>L.R. Kh. No.</i>	<i>R.S. Dag No.</i>	<i>L.R. Dag No.</i>	<i>Nature</i>	<i>Total Area</i>	<i>Sold Area</i>
1758	395	451	Shali	11 Dec.	1.5708 Dec.
267	395	451	Shali	11 Dec.	0.262 Dec.

Total area 1.8328 Decimal

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 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



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

19 MAY 2023

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

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

1. श्री राजिंदर आठव
जाने राजमठ, नारायण

2. Sudepta Nanna
vill - Kanganbesir

श्री राजिंदर आठव



श्री राजिंदर आठव
व: श्री राजिंदर आठव



श्री राजिंदर आठव
व: श्री राजिंदर आठव

Signature of Vendors



Addl. Dist. Sub-Registrar, Bishnupur
District: South 24 Parganas
19 MAY 2023

MEMO OF CONSIDERATION

RECEIVED from within named Purchaser within mentioned of Rs. 1,67,000/- (Rupees One Lakh Sixty Seven Thousand) only on as follows as the full and final consideration paid to the Vendors by the Purchaser by cash.

ଅକ୍ଷୟ କୁମାର ମଣ୍ଡାଲ

WITNESSES:

1. ଅକ୍ଷୟ କୁମାର ମଣ୍ଡାଲ
ଆମ:- ମାଧ୍ୟମରେ



ଅକ୍ଷୟ କୁମାର ମଣ୍ଡାଲ
ବ: ଅକ୍ଷୟ କୁମାର ମଣ୍ଡାଲ

2. Seedipta Kanna
vill- Kanganberia



ଅକ୍ଷୟ କୁମାର ମଣ୍ଡାଲ
ବ: ଅକ୍ଷୟ କୁମାର ମଣ୍ଡାଲ

Drafted by:-

Signature of Vendors

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.



Asst. Dist. Sub-Registrar, Bishnupur
District: South 24 Parganas

19 MAY 2023






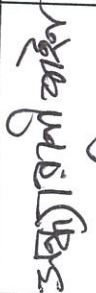
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BISHNUPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16132001139450/2023



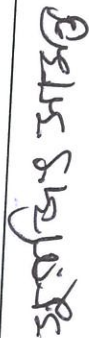
I. Signature of the Person(s) admitting the Execution at Private Residence.

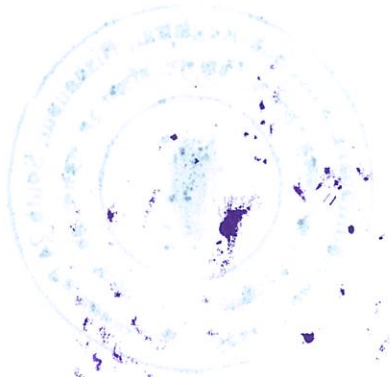
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Sankar Ghosh Village:- Moukhali, P.O:- Charashyamdass, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 743503	Seller			 19.5.2023
2	Sambhunath Ghosh Village:- Kanganberia, P.O:- Kanganberia, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 743503	Seller			 19.5.23
3	Sandhyarani Payen Village:- Kanganberia, P.O:- Kanganberia, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 743503	Seller			 19.5.23



Adl. Dist. Sub-Registrar, Bishnupur
District: South 24 Parganas

19 MAY 2023

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	SURAJIT SAMANTA Son of Late AJAY SAMANTA Village:- RAMCHANDRANAGAR, P.O:- RAMCHANDRANAGAR, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503	Sankar Ghosh, Sambhunath Ghosh, Sandhyarani Payen,			 19.5.23



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



Adl. Dist. Sub-Registrar, Bishnupur
District: South 24 Parganas

19 MAY 2023

Thumb

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right hand					

Name..... lalit Kumar Bhutoria Akankshit Commodities Private Limited

Signature..... [Signature] Director.....

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right hand					

Name.....

Signature.....

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left hand					
right hand					

Name..... Manoj Kumar Mishra

Signature..... [Signature]





Additional District Sub-Registrar, Bishnupur
District: South 24 Parganas

19 MAY 2023



अकृपाणी नाई
Sign: अरुडिअरुडि

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Right Hand			x Cutting.		



अरुडिअरुडि
Sign: अरुडिअरुडि

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Right Hand					

Sign :

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

Sign :

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



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

19 MAY 2023



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



192023240061761431

GRN Details

GRN: 192023240061761431 Payment Mode: Online Payment
GRN Date: 19/05/2023 17:50:49 Bank/Gateway: State Bank of India
BRN : CKW9683675 BRN Date: 19/05/2023 17:52:56
GRIPS Payment ID: 190520232006176142 Payment Init. Date: 19/05/2023 17:50:49
Payment Status: Successful Payment Ref. No: 2001139450/3/2023
[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: 2001139450
Applicant's Name: Mr ASHIS KUMAR MONDAL
Address: A.D.S.R. BISHNUPUR
Office Name: A.D.S.R. BISHNUPUR
Identification No: 2001139450/3/2023
Remarks: Sale, Sale Document Payment No 3
Period From (dd/mm/yyyy): 19/05/2023
Period To (dd/mm/yyyy): 19/05/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001139450/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	4067
2	2001139450/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	1696
			Total	5763

IN WORDS: FIVE THOUSAND SEVEN HUNDRED SIXTY THREE ONLY.

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Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



190520232006176142

GRIPS Payment Detail

GRIPS Payment ID: 190520232006176142 **Payment Init. Date:** 19/05/2023 17:50:49
Total Amount: 5763 **No of GRN:** 1
Bank/Gateway: State Bank of India **Payment Mode:** Online Payment
BRN: CKW9683675 **BRN Date:** 19/05/2023 17:52:56
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	192023240061761431	Directorate of Registration & Stamp Revenue	5763
Total			5763

IN WORDS: FIVE THOUSAND SEVEN HUNDRED SIXTY THREE 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-1613-03513/2023	Date of Registration	26/05/2023
Query No / Year	1613-2001139450/2023	Office where deed is registered	
Query Date	06/05/2023 5:12:42 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. 1,67,000/-	Rs. 1,68,235/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,067/- (Article:23)	Rs. 1,696/- (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-451 (RS :-)	LR-1758	Bastu Shali	1.5708 Dec	1,26,000/-	1,27,235/-	
L2	LR-451 (RS :-)	LR-267	Bastu Shali	0.262 Dec	41,000/-	41,000/-	
		TOTAL :		1.8328Dec	1,67,000 /-	1,68,235 /-	
		Grand Total :		1.8328Dec	1,67,000 /-	1,68,235 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Sankar Ghosh (Presentant) Son of Late Pulin Ghosh Alias Pulin Chandra Ghosh Village:- Moukhali, P.O:- Charashyamdass, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Aadhaar No: 45xxxxxxxx4848, Status :Individual, Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Pvt. Residence</p>



2	<p>Sambhunath Ghosh Son of Late Pulin Ghosh Alias Pulin Chandra Ghosh Village:- Kanganberia, P.O:- Kanganberia, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Aadhaar No: 40xxxxxxx3435, Status :Individual, Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Pvt. Residence</p>
3	<p>Sandhyarani Payen Wife of Manaranjan Payen Village:- Kanganberia, P.O:- Kanganberia, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 35xxxxxxx5741, Status :Individual, Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Pvt. Residence</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>AKANKSHIT COMMODITIES PRIVATE LIMITED 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</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>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: 45xxxxxxx4268 Status : Representative, Representative of : AKANKSHIT COMMODITIES PRIVATE LIMITED (as DIRECTOR)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>SURAJIT SAMANTA Son of Late AJAY SAMANTA Village:- RAMCHANDRANAGAR, P.O:- RAMCHANDRANAGAR, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503</p>			
Identifier Of Sankar Ghosh, Sambhunath Ghosh, Sandhyarani Payen,			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Sankar Ghosh	AKANKSHIT COMMODITIES PRIVATE LIMITED-0.5236 Dec
2	Sambhunath Ghosh	AKANKSHIT COMMODITIES PRIVATE LIMITED-0.5236 Dec
3	Sandhyarani Payen	AKANKSHIT COMMODITIES PRIVATE LIMITED-0.5236 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Sankar Ghosh	AKANKSHIT COMMODITIES PRIVATE LIMITED-0.0873333 Dec
2	Sambhunath Ghosh	AKANKSHIT COMMODITIES PRIVATE LIMITED-0.0873333 Dec
3	Sandhyarani Payen	AKANKSHIT COMMODITIES PRIVATE LIMITED-0.0873333 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:- 451, LR Khatian No:- 1758	Owner:নেবুবালা ঘোষ, Gurdian:পুলিন চন্দ্র, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 451, LR Khatian No:- 267	Owner:ধীরবালা বঙ্গাল, Gurdian:প্রিয়নাথ , Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.



Endorsement For Deed Number : I - 161303513 / 2023

On 19-05-2023

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

Presented for registration at 19:15 hrs on 19-05-2023, at the Private residence by Sankar Ghosh , one of the Executants.

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

Execution is admitted on 19/05/2023 by 1. Sankar Ghosh, Son of Late Pulin Ghosh Alias Pulin Chandra Ghosh, P.O: Charashyamdas, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession Cultivation, 2. Sambhunath Ghosh, Son of Late Pulin Ghosh Alias Pulin Chandra Ghosh, P.O: Kanganberia, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession Cultivation, 3. Sandhyarani Payen, Wife of Manaranjan Payen, P.O: Kanganberia, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, 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

Bdasgupta

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

On 26-05-2023

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.

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 1,68,235/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,696.00/- (A(1) = Rs 1,682.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,696/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/05/2023 5:52PM with Govt. Ref. No: 192023240061761431 on 19-05-2023, Amount Rs: 1,696/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW9683675 on 19-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,067/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 4,067/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 514856, Amount: Rs.1,000.00/-, Date of Purchase: 19/05/2023, Vendor name: Ajijuddin Gazi

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/05/2023 5:52PM with Govt. Ref. No: 192023240061761431 on 19-05-2023, Amount Rs: 4,067/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW9683675 on 19-05-2023, 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

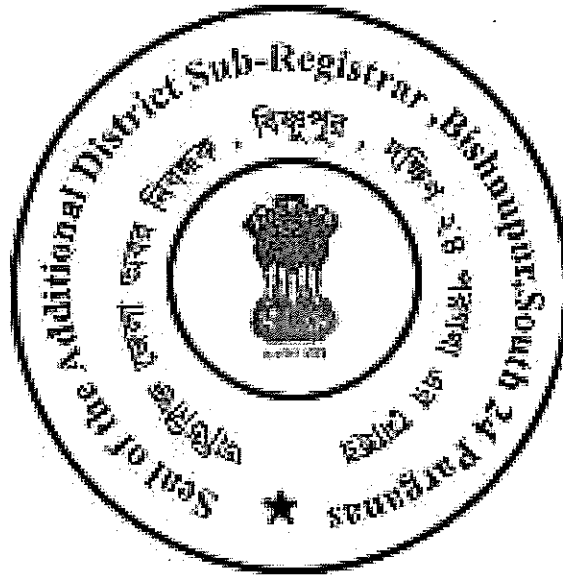


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2023, Page from 75702 to 75725

being No 161303513 for the year 2023.



Bdasgupta

Digitally signed by BAISHALI
DASGUPTA
Date: 2023.06.01 15:51:19 +05:30
Reason: Digital Signing of Deed.

**(Baishali Dasgupta) 2023/06/01 03:51:19 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.**

(This document is digitally signed.)