

377/2020

192020103974/2020



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

G 018095

Certified that the Endorsement  
Sheets and the Signature Sheets  
attached to this documents  
are part of the Document.

সায়দা কাতুন  
(Sayda Katoon)

Query No. - 2001319991/2020

GRN : 19202021011105160-1

Dist. Sub-Registrar-I  
Burdwan

### DEED OF SALE

Valued at Rs. 21,50,000/-

Assessed Market Value Rs. 21,59,850/

Dist.-Paschim Bardhaman, P.S. - Raniganj, Mouza-  
Raniganj Municipality, L.R. Plot no. 94, Measuring 2  
Katha 2 Chhatak.

This Deed of Sale is made on this the 14<sup>th</sup> day of  
October 2020.

Contd P/2

S.No. 1243 Date 07/10/2020  
Sold to Orchid Realty  
Address Raniganj  
Value of Sta 5000  
Date of Pu the stamp  
Paper from Treas-1  
Name of the Treasury from Durgapur

01 OCT 2020

سیدہ کلاٹون  
(Sayda Khatoun)



V.C.T.I - 521

Chatterjee  
Somnath Chatterjee  
Stamp Vendor  
A.D.S.R. Office, Durgapur-18  
Licence No. 1/2016-17

سیدہ کلاٹون  
(Sayda Khatoun)



V.C.T.I - 519

Orchid Realty  
Jafar Jalam  
Partner



Dist. Sub-Registrar-I  
Burdwan

16 OCT 2020

Md. Naim  
S/o Md. Mokim  
R/O Husain Nagar  
P.O & P.S Raniganj  
Dist- Paschim Bardhaman  
W.B. Pin - 713347

Ujigdg (Sayda Khatoon)

\* 2 \*

-By-

**Sayda Khatoon (PAN No. IRTPK6362P)** Daughter of Late Abdul Rahim by faith Islam by occupation housewife Nationality Indian resident of Dr. M.N. Ghosh Road, Mazar Sarif, Gousia Aman Mahalla, Raniganj, P.O. & P.S. Raniganj, Dist – Paschim Bardhaman, W.B. Pin - 713347 hereinafter called the “**VENDOR**” (which expression shall unless contrary or Repugnant to its context, includes all of her heirs, legal representative, assigns, executors, administrators and successors) of the **ONE PART**.

**A N D**

:: **IN FAVOUR OF** ::

“**ORCHID REALTY**” (PAN : AAGFO5705N), a partnership firm as per the provisions of the Indian Partnership Act, 1932 having registered office at N S B Road, Near HDFC Bank, P.O + P.S Raniganj, Dist. Paschim Bardhaman, Pin – 713347 duly represented by its seven partners (1) Sri Pawan Bajoria (Pan:ADEPB5489R) son of Late Ramavtar Bajoria, by faith Hindu, by occupation business, Nationality Indian, resident of Burns Plot, P.O + P.S Raniganj, Dist. Paschim Bardhaman 713347 (W.B), (2) Sri Deepak Jalan (PAN: ACPPJ2477H) son of Sri Viswanath Jalan, by faith Hindu, by occupation business, Nationality Indian, resident of Madhu Sarani, Rambagan, Doctors Colony, P.O Searsole, Rajbari, P.S Raniganj, Dist. Paschim Bardhaman 713358 (W.B), (3) Sri Sanjay Bajoria (Pan: ADDPB1444K) son of Late Ramavtar Bajoria, by faith Hindu, by occupation business, Nationality Indian, resident of Burns Plot, P.O + P.S. Raniganj, Dist. Paschim Bardhaman 713347 (W.B), (4) Sri Pradeep Bajoria (Pan: ADDPB1445J) son of Late Ramavtar Bajoria, by faith Hindu, by occupation business, Nationality Indian, resident of Burns Plot,

উজ্জ্বল সিং  
(Soyda Khaton)

\* 3 \*

(W.B), (6) Sri Rohit Khaitan (Pan: AFCPK2391F) son of Sri Rajendra Prasad Khaitan, by faith Hindu, by occupation business, Nationality Indian, resident of , M N Ghosh Road, P.O + P.S Raniganj, Dist. Paschim Bardhaman 713347 (W.B) and (7) Sri Mukesh Agarwal (Pan: ACCPA5962F) son of Sri Purushottam Lal Agarwal, by faith Hindu, by occupation business, Nationality Indian, resident of Near Chandra Talkies, Main Road, P.O Chas, Dist. Bokaro- 82013 (Jharkhand) hereinafter all called the **"PURCHASER"** duly represented by it's one partner **Sri Deepak Jalan (PAN No.ACPPJ2477H)** Son of Sri Viswanath Jalan by faith Hindu by occupation business, Nationality Indian resident of Madhu Sarani, Rambagan, Doctors' colony, P.O. Searsole Rajbari, P.S. Raniganj, Dist - Paschim Bardhaman, W.B. Pin - 713358 hereinafter called the **"PURCHASER"** (which expression shall unless Contrary or repugnant to its context, includes all of it's heirs, legal representatives, successors, executors, administrators, assigns) of the **OTHER PART**.

WHEREAS the property mentioned in the schedule hereunder was originally belonged to Abdul Rahim Son of Late Nand Khalifa Whose name was recorded in the R.S. Record being Khatian No. 1403 The said Abdul Rahim executed a family settlement deed with specific demarcation and sketch map attached in the said deed in favour of his wife and sons being No. 2626 for the year. 1985 at A.D.S.R. office at Raniganj. In the said family settlement deed he distributed his properties among his wife and sons. The property being R.S. Dag No. 68 corresponding to L.R. Dag No. 94 under Mouza Raniganj, Municipality, P.S. Raniganj, was allotted to Md. Harun which was marked as "F" in the said family settlement deed.

AND WHEREAS said Abdul Rahim died intestate and according to the said family settlement deed said Md. Harun got the schedule property and possess the same from the interruption of any body else.

سیدہ ساجدہ کھٹون  
(Sayda Khatoon)

\* 4 \*

Harun the above mentioned three brothers Firoj Aktar, Parvez Akhtar (since deceased) and Naurez Akhtar and four sisters Rajda Khatun, Shaira Khatoon, Nuresa Khatoon and Sayda Khatoon (vendor herein) got the properties left by Md. Harun by way of inheritance according to Muslim law. Thereafter Parvez Akhtar died unmarried leaving behind his two brothers Firoj Aktar and Naurez Akhtar and four sisters Rajda Khatun, Shaira Khatoon, Nuresa Khatoon and Sayda Khatoon as his only legal heirs and successors so after the death of Parvez Akhtar the above named two brothers Firoj Aktar and Naurez Akhtar and four sisters Rajda Khatun, Shaira Khatoon, Nuresha Khatoon and Sayda Khatoon got the properties left by Parvez Akhtar by way of inheritance according to Muslim law and their names have duly been recorded in separate khatian in the final published L.R. Record as Rayat.

AND WHEREAS the above named vendor being in urgent need of money to meet her legal and lawful expenses has declared her option to sell, convey and assign her aforesaid property which is clearly mentioned in the schedule below for a consideration price of Rs. 21,50,000/- (Rupees twenty one lac fifty thousand) only and the purchaser above named being desirous of purchasing the same has approached the vendor to sell and convey her aforesaid property unto the purchaser and the vendor accepted the offer and proposal made by the purchaser and agreed to sell her property unto the purchaser and the purchaser has agreed to purchase the same at the aforesaid price.

AND WHEREAS the vendor / seller above named considering it to be the just and highest market price of his aforesaid property has agreed to sell the same unto the purchaser.

**The Seller do here by covenant with the purchaser as follows :-**

- 1) That the Seller has good and perfect title and full power and absolute authority to grant, sell, convey, transfer, assign and assure the said property and every part there-of in the manner aforesaid and that the

Wajid Agha  
(Sayed, Chetani)

\* 5 \*

- 2) That the seller do hereby covenant & declare that the seller herself and any predecessors-in-title of the seller had/ has never made or done any thing or execute any deed or committed or knowingly suffered to the contrary to the absolute title of the seller and the seller is lawfully and rightfully seized and possessed – of or otherwise well and sufficiently entitled to the said property hereby granted as an absolute and indefeasible estate, equivalent thereto free from all encumbrances and charges what-so-ever and that the seller has fully power and absolute and indefeasible right & authority to grant, convey settle transfer and assure the said land/property hereby granted unto the purchaser in the manner aforesaid and according to the true intent and meaning of this deed.
- 3) That the seller do hereby covenant with the purchaser that the said property described and mentioned in the schedule below that, the purchaser shall hereafter peaceably and quietly hold, posses and enjoy the property in khas or otherwise in the right, title, interest of the sellers without any interruption or disturbance claim or demand whatsoever from the sellers or any person claiming through or under them by constructing building there-on and/ or transferring the said land to any person or authority.
- 4) That the said property is not affected by attachment including attachment under any certificate case or any proceedings started at the instance of the Income Tax Authority or Estate Duty Authority or other Govt. Authorities under public demand and recovery act and/ or any other acts or otherwise what-so-ever and that there is no certificate case or proceedings against the seller for realization of arrears of Income Tax or Estate Duty and/ or other Taxes and dues or otherwise under the public demand and recovery act and/ or any other acts for time being in force and that the said property is not otherwise charged, mortgaged or encumbered.
- 5) That the said property hereby transferred and conveyed is free and discharged by the seller from all rents cesses and taxes and other

Ujwal Singh  
(Sajda Khatoon)

\* 6 \*

- 6) That the seller do hereby further agree and declare that the purchaser will be entitle from this day to enjoy the property hereby sold as absolute owner by constructing building or plotting and / or transferring the said land to any person authority, without any disturbance or interruption of the seller or her heirs , executors and legal representatives.
- 7) That the seller at the cost of the purchaser do every act, deed and thing and execute such deed or instrument for further or more perfectly assuring the right, title, interest and possession of the purchaser in the said property as shall be reasonably required in that behalf without claiming any further monetary consideration therefor.
- 8) That in case of the purchaser will be deprive of the whole or any part of the property hereby sold by reason of any defect be found in the title of the seller or of any encumbrance or charges on the same to which this sale is not subject be found in future the seller will pay to the purchaser by way of damages the whole of the sale price without interest and other cost for such part of it and shall bear the same proportionately to the whole as the case may be and the seller shall always indemnify the purchaser from such wrong or defect or for any charge of the said property and shall make good the defect in title of the property hereby demised at his own cost.
- 9) That the seller her heirs, Executors, assigns and administrators further covenant with the purchaser to save harmless indemnify and keep indemnified the purchaser its heirs executors, assigns and administrator against all encumbrances charges and equities whatsoever.
- 10) That the seller hereby give her consent and approval for recording of name of the purchaser in the land Lords Serista and municipality/ Corporation and will help the purchaser in such recording of and mutation of its name in such places and the purchaser henceforth shall pay all rents and taxes to the concerned Govt. Revenue Department.

سیدہ کھاتون  
(Sayda Khatoun)

\* 7 \*

1. **R.S. Khatian No. 1403 (one thousand four hundred three) LR Khatian no. 28899 (Twenty eight thousand eight hundred ninety nine) R.S. Plot No. 68 (Sixty eight) corresponding to LR Plot no. 94 (Ninety four) Class of land Baid at present fit for Bastu measuring area 2 (two) katha 2 (two) Chhatak or 0.035063 Acre of vacant land hereby sold by the vendor with all easement rights to use 18 feet wide kucha road.**

A sheet containing a sketch map of the schedule mentioned property in red hatch mark drawn by a registered surveyor is also annexed hereto which do forms a part of this deed.

The proportionate annual rent is payable to the Govt. of West Bengal through the B.L. & L.R.O., Raniganj, Dist. Paschim Bardhaman.

One sheet containing photos and finger prints of both hands duly attested by the parties concern is also annexed hereto which do forms a part of this deed.

### MEMO OF CONSIDERATION

### MEMO OF CONSIDERATION

Cheque No.	Date	Bank & Branch	Amount
000003	01/09/2019	H.D.F.C. Bank Raniganj Branch	Rs. 1,00,000.00
000007	10/02/2020	- Do -	Rs. 1,00,000.00
000010	12/03/2020	- Do -	Rs. 1,00,000.00
000013	13/07/2020	- Do -	Rs. 1,00,000.00
On line transfer	22/07/2020	- Do -	Rs. 50,000.00
On line transfer	27/07/2020	- Do -	Rs. 1,50,000.00
On line transfer	03/08/2020	- Do -	Rs. 1,00,000.00
On line transfer	28/08/2020	- Do -	Rs. 50,000.00



IN WITNESSES WHEREOF the vendor hereby set forth her hands and seal on this Deed of Sale on the day, month and year first above written.

WITNESSES :-

1. Md. Naim  
Sto Md. Mokim  
R/O Hussain Nagar,  
P.O & P.S Ranigumj  
Dist - Paschim Bardhaman, 713347

سیدہ کھٹون  
(Sayda Khatun)

Signature of the Vendor


2. Md. Ibrahim Ansari  
Sto Yunus Ansari  
R/O vill - Amanpur P.O & P.S  
Covindpur, 828109

3. Rajda Khatun  
Pankur, Jharkhand.

**Ochid Realty**  
Ankur Jain  
Partner





Signature of the purchaser

4. Naveez Akhtar  
Sahid Nagar,  
Ranigumj

5.   
LTI of NURESA KHATOON by  
the PR of Md. Naim  
Hussain Nagar, Ranigumj


	Thumb	Littlefinger to forefinger	
Left Hand			
	Thumb	Forefinger to Littlefinger	
Right Hand			
Finger Print attested by me:		نينا كلاتوم (Sayda Klatom) نينا كلاتوم (Sayda Klatom)	

	Thumb	Littlefinger to forefinger	
Left Hand			
	Thumb	Forefinger to Littlefinger	
Right Hand			
Finger Print attested by me:		Rafiq Jalani Partner	Orchid Realty Partner

	Thumb	Littlefinger to forefinger	Photo
Left Hand			
	Thumb	Forefinger to Littlefinger	Photo
Right Hand			
Finger Print attested by me:			

PLAN SHOWING IN MOUZA RANIGANJ, J.L NO:- 24, R.S PLOT NO:- 68, L.R PLOT NO:- 94 P.S:-RANIGANJ, DIST:- PASCHIM BARDHAMAN, SCALE:- 64"=1 MILE

LAND MEASURING AREA :-

2 K 2 CH 0 SFT OR 0.035 WITHIN R.S PLOT NO:- 68 L.R PLOT NO:- 94 SHOWN THUS 

PURCHASED BY:-

ORCHID REALTY (PARTNERSHIP FIRM)

REPRESENTED BY:- ( ONE OF IT'S PARTNER)

DEEPAK JALAN

S/O SRI VISHWANATH JALAN

سیدہ کلثوم  
(Sayda Klatoon)



OCT 19 P 9

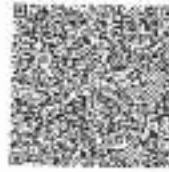
DAYAMOY MONDAL  
LAND SURVEYOR  
Reg.No.W.B./K-536/2004  
BALLAVPUR, RANIGANJ

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AAGFO5705N



NTR / Name  
ORCHID REALTY

सिगमर / गठन की तारीख  
Date of Incorporation/Formation  
22/07/2019

10002010

Orchid Realty  
*Kapil Jain*  
Partner

इस कार्ड के खोले/खोले पर कृपया सूचित करें/सूचित करें:-

आयकर सेवा केंद्र, एन एसडी  
चौथी मंजिल, मीनम स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, डीप बंगला चौक के पास,  
पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
please inform / return to :*

Income Tax PAN Services Unit, NSDL  
4th Floor, Minni Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 9680, Fax: 91-20-2721 8081  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA


DEEPAK JALAN  
VISHWA NATH JALAN  
30/09/1972  
Permanent Account Number  
ACPPJ2477H


Signature




22083015

*Deepak Jalan*

 भारत सरकार  
Government of India

 Deepak Jalan  
DOB: 30/09/1972  
MALE



**2693 7335 3983**

मेरा आधार, मेरी पहचान

*Deepak Jalan*

 भारत सरकार  
Unique Identification Authority of India

**Address:**  
S/O Sri Vishwanath Jalan,  
Madhu Sarani, Ram Bagan  
Doctors Colony, Town-Raniganj,  
Saura, Bandhman,  
West Bengal - 713358

**2693 7335 3983**

 1947  [help@uidai.gov.in](mailto:help@uidai.gov.in)  [www.uidai.gov.in](http://www.uidai.gov.in)



भारत सरकार  
Government of India

Sayda Khatoon  
Father: ABdul RAHIM  
DOB: 01/01/1955  
Female



6754 8051 1740

- आम आदमी का अधिकार

سیدہ خاتون  
(Sayda Khatoon)

Unique Identification Authority of India

Address:  
DR. M.N.GHOSH ROAD, MAZARSARIF, GAUSIA AMAN  
MOHALLA, Rangaj M, Bardhaman, Rangaj, West  
Bengal, 713347

6754 8051 1740



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

IRTPK6352P



नाम / Name  
SAYDA KHATOON

पिता का नाम / Father's Name  
ABDUL RAHIM

जन्म की तारीख / Date of Birth  
01/01/1955



हस्ताक्षर / Signature

سیدہ خاتون

(Sayda Khatoon)

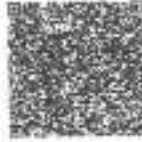




ভারত সরকার  
Government of India



মদ নাঈম  
Md Naem  
সংস্থাপন / DOB : 24/08/1972  
পুরুষ / MALE



3868 7790 9757

আমার আধার, আমার পরিচয়

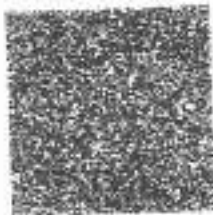
Md. Naem



ভারতীয় বিশিষ্ট পরিচয়  
Unique Identification Authority of India

ঠিকানা: সি এইচ ৪০(১), ম ম লেন,  
রানিগঞ্জ, বর্ধমান, পশ্চিম বঙ্গ,  
713347

Address: CH NO 80(1), M M LANE,  
RANIGANJ, Ranganj, Bardhaman, West  
Bengal, 713347



3868 7790 9757



1947



help@uidai.gov.in



www.uidai.gov.in






Government of West Bengal

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

OFFICE OF THE D.S.R. - I BURDWAN, District Name :Burdwan

Signature / LTI Sheet of Query No/Year 02012001319991/2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Sayda Khatoon Dr. M.N. Ghosh Road, Mazar Sarif Gousia Aman Mohal, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:- Burdwan, West Bengal, India, PIN - 713347	Seller			 16/10/2020
2	Mr Deepak Jalan Madhu Sarani, Rambagan, Doctors Colony, P.O:- Searsole Rajbari, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713358	Representative of Buyer [ORCHID REALTY]			 Orchid Realty Partner 16/10/2020
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Md Nasim Son of Md Mokim Hussain Nagar, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347	Sayda Khatoon, Mr Deepak Jalan			 16/10/2020

(Rajendra Prasad Upadhyay)

DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. - I  
BURDWAN  
Burdwan, West Bengal



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-202021-011105160-1

Payment Mode Online Payment

GRN Date: 10/10/2020 12:56:00

Bank : HDFC Bank

BRN : 1254642850

BRN Date: 10/10/2020 12:57:19

DEPOSITOR'S DETAILS

Id No. : 2001319991/3/2020

(Query No./Query Year)

Name : orchid realty

Contact No. : 9832196051

Mobile No. : +91 9832196051

E-mail : deepakjalanrrpl@gmail.com

Address : nsb road raniganj

Applicant Name : Mr Biswarup Mukherjee

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	2001319991/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	124611
2	2001319991/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	21612
<b>Total</b>				<b>146223</b>

In Words : Rupees One Lakh Forty Six Thousand Two Hundred Twenty Three only

### Major Information of the Deed

Deed No :	I-0201-03974/2020	Date of Registration	04/11/2020
Query No / Year	0201-2001319991/2020	Office where deed is registered	
Query Date	10/10/2020 7:03:34 AM	0201-2001319991/2020	
Applicant Name, Address & Other Details	Biswarup Mukherjee School Para, Raniganj, Thana : Raniganj, District : Burdwan, WEST BENGAL, PIN - 713347, Mobile No. : 9434547373, 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. 21,50,000/-	Rs. 21,59,850/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,29,611/- (Article:23)	Rs. 21,644/- (Article:A(1), E, M)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: Burdwan, P.S:- Raniganj, Municipality: RANIGANJ, Road: N.S.B Road, Road Zone : (N.S.B. Road from Punjabi More – Tarbangla) , Mouza: Raniganj Municipality, JI No: 24, Pin Code : 713347

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-94 (RS :-)	LR-28899	Bastu	Baid	2 Katha 2 Chatak	21,50,000/-	21,59,850/-	Width of Approach Road: 18 Ft.,
<b>Grand Total :</b>					<b>3.5063Dec</b>	<b>21,50,000 /-</b>	<b>21,59,850 /-</b>	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Sayda Khatoon (Presentant )</b> Daughter of Late Abdul Rahim Dr. M.N. Ghosh Road, Mazar Sarif Gousia Aman Mohal, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: IRxxxxxx2P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/10/2020 , Admitted by: Self, Date of Admission: 16/10/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/10/2020 , Admitted by: Self, Date of Admission: 16/10/2020 ,Place : Pvt. Residence

#### Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ORCHID REALTY</b> N.S.B. Road, Near H.D.F.C. Bank, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 , PAN No.:: AAxxxxxx5N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Deepak Jalan</b> Son of Mr Vishwa Nath Jalan Madhu Sarani, Rambagan, Doctors Colony, P.O:- Searsole Rajbari, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713358, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7H, Aadhaar No: 26xxxxxxxx3983 Status : Representative, Representative of : ORCHID REALTY (as Partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Md Nasim</b> Son of Md Mokim Hussain Nagar, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347			
Identifier Of Sayda Khatoon, Mr Deepak Jalan			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Sayda Khatoon	ORCHID REALTY-3.50625 Dec

**Land Details as per Land Record**

District: Burdwan, P.S:- Raniganj, Municipality: RANIGANJ, Road: N.S.B Road, Road Zone : (N.S.B. Road from Punjabi More -- Tarbanga) , Mouza: Raniganj Municipality, JI No: 24, Pin Code : 713347

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 94, LR Khatian No:- 28899	Owner: শাহিদা খাতুন, Gurdian: আব্দু রহি, Address: নিজ , Classification: বাইদ, Area: 0.03500000 Acre.	Sayda Khatoon

**On 16-10-2020**

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

Presented for registration at 20:50 hrs on 16-10-2020, at the Private residence by Sayda Khatoon ,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 21,59,850/-

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

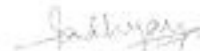
Execution is admitted on 16/10/2020 by Sayda Khatoon, Daughter of Late Abdul Rahim, Dr. M.N. Ghosh Road, Mazar Sarif Gousia Aman Mohal, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, by caste Muslim, by Profession House wife

Indetified by Md Nasim , , Son of Md Mokim , Hussain Nagar, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, by caste Muslim, by profession Business

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

Execution is admitted on 16-10-2020 by Mr Deepak Jalan, Partner, ORCHID REALTY (Partnership Firm), N.S.B. Road, Near H.D.F.C. Bank, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347

Indetified by Md Nasim , , Son of Md Mokim , Hussain Nagar, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, by caste Muslim, by profession Business



**Rajendra Prasad Upadhyay**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I BURDWAN**  
**Burdwan, West Bengal**

**On 02-11-2020**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21,644/- ( A(1) = Rs 21,598/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 21,612/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/10/2020 12:57PM with Govt. Ref. No: 192020210111051601 on 10-10-2020, Amount Rs: 21,612/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1254642850 on 10-10-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,29,611/- and Stamp Duty paid by by online = Rs 1,24,611/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/10/2020 12:57PM with Govt. Ref. No: 192020210111051601 on 10-10-2020, Amount Rs: 1,24,611/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1254642850 on 10-10-2020, Head of Account 0030-02-103-003-02



**Rajendra Prasad Upadhyay**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I BURDWAN**  
**Burdwan, West Bengal**

On 04-11-2020

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21,644/- ( A(1) = Rs 21,598/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,29,611/- and Stamp Duty paid by Stamp Rs 5,000/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 1243, Amount: Rs.5,000/-, Date of Purchase: 07/10/2020, Vendor name: Somnath Chatterjee



**Rajendra Prasad Upadhyay**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I BURDWAN**  
**Burdwan, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0201-2020, Page from 100681 to 100705

being No 020103974 for the year 2020.



Digitally signed by RAJENDRA PRASAD  
UPADHYAY

Date: 2020.12.03 16:20:07 +05:30

Reason: Digital Signing of Deed.

(Rajendra Prasad Upadhyay) 2020/12/03 04:20:07 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I BURDWAN

West Bengal.

(This document is digitally signed.)