

3770/2020

I-02010 3973/2020



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

G 018094

Noted that the Endorsement  
 made by the Registrar's Office  
 is part of the Document.

Rajda Khatum

Query No. - 2001308987/2020

GRN : 19202021011106008-1

*[Signature]*  
 Sub-Registrar  
 Bardhaman

**DEED OF SALE**

Valued at Rs. 21,50,000/-

**04 OCT 2020** Assessed Market Value Rs. 21,59,850/

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

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

Contd P/2

Sl No. 1240 Date 07/10/2020  
Sold to Orchid Realty  
Address Raniganj  
Value of Sta 5000  
Date of Pu at the stamp  
Paper from Treasury  
Name of the Treasury from  
Durgapur

Chatterjee  
Somnath Chatterjee  
Stamp vendor  
A.D.S.R. Office, Durgapur-16  
Licence No.-12016-17

Rajda Khatur

V.C.T. 520

Rajda Khatur

V.C.T. 519  
Orchid Realty  
Jafar Jahan  
Partner



Md. Naein  
S/O Md. Mokim  
R/O Humain Nagar  
P.O & P.S Raniganj  
Dist. Paschim Bardhaman,  
W.B. Pin - 713347

Dist. Sub-Registrar-I  
Burdwan

96 OCT 2020

\* 2 \*

-By-

Rajda Khatun

**Rajda Khatun (PAN No. IRXPK8748H)** Daughter of Late Abdul Rahim by faith Islām by occupation housewife Nationality Indian resident of Kamalghati, P.O. Hiranpur, Dist – Pakur, Jharkhand, Pin – 816104 paternal resident of Dr. M.N. Ghosh Road, 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: ACPJ2477H) 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, P.O + P.S Raniganj, Dist. Paschim Bardhaman 713347 (W.B), (5) Smt. Rekha Saraf (Pan: AMPPS1830B) wife of Sri Ashok Kumar Saraf, by faith Hindu, by occupation business, Nationality Indian, resident of N S B Road, Goenka Park, P.O + P.S Raniganj, Dist. Paschim Bardhaman 713347

Contd P/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.

AND WHEREAS said Md. Harun while owing and possessing the schedule property died unmarried leaving behind his three brothers and four sisters as his only legal heirs and successors. So after the death of Md. Harun the above mentioned three brothers Firoj Aktar, Parvez Akhtar

Rajda Khatun

(since deceased) and Naurez Akhtar and four sisters Rajda Khatun (vendor herein),, Shaira Khatoon, Nuresha Khatoon and Sayda Khatoon 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, Nuresha 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 vendors 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 his 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 said property hereby conveyed and sold is free from all encumbrances.

Contd P/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 impositions whatsoever due up-to-date or sufficiently indemnified against all encumbrances claims and demands what-so-ever created or made by the seller.

Rajala Khater

- 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.

**-: SCHEDULE OF THE PROPERTY REFERRED ABOVE :-**

Within the District of Paschim Bardhaman, Sub-Division – Asansol Sadar, A.D.S.R. office Raniganj, P.S. Raniganj, Mouza- Raniganj Municipality, J.L. No: 24;

1. **R.S. Khatian No. 1403 (one thousand four hundred three) LR Khatian no. 28900 (Twenty eight thousand nine hundred) 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**

Cheque No.	Date	Bank & Branch	Amount
000005	01/09/2019	H.D.F.C. Bank, Raniganj Branch	Rs. 1,00,000.00
On line fund transfer	28/07/2020	- Do -	Rs. 50,000.00
On line fund transfer	29/07/2020	- Do -	Rs. 1,50,000.00
On line fund transfer	12/10/2020	- Do -	Rs. 10,00,000.00
D.D. No. 015476	13/10/2020	- Do -	Rs. 8,50,000.00
		Total	- Rs. 21,50,000.00



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. Nasim  
S/O Md. Mokim  
R/O Humain Najar,  
P.O & P.S Ramiganj  
Dist. Paschim Bardhaman, 713347

Rajda Khatun

Signature of the Vendor


2. (Sayed Khatun)  
Ramiganj

3. Md. Ibrahim Ansari  
S/O Yousuf Ansari  
Nill - Amanpur  
P.O & P.S Churhalpur, 828109

Orchid Realty  
Partner

Signature of the purchaser

4. Nawroz Akhtaz  
Ramiganj

5.   
Lti of NURESA KHATOON by  
the Pen of Md. Nasim  
Ramiganj

Drafted and Prepared by me after  
seeing the Regd. Deed, porcha & sketch  
map and explain the contents to the Vendor  
in her mother tongue and typed by me.

Priswamp Mukherjee  
Advocate

Asansol Court

Regn No. WB/1279/2003


	Thumb	Littlefinger to forefinger	
Left Hand			
	Thumb	Forefinger to Littlefinger	
Right Hand			
Finger Print attested by me:			<i>Rajda Khatum</i> <i>Rajda Khatum</i>

	Thumb	Littlefinger to forefinger	
Left Hand			
	Thumb	Forefinger to Littlefinger	
Right Hand			
Finger Print attested by me:			<i>Orchid Realty</i> <i>Partner</i>

	Thumb	Littlefinger to forefinger	<div style="text-align: center;">Photo</div>
Left Hand	<div style="border: 1px solid black; width: 100%; height: 100%;"></div>	<div style="border: 1px solid black; width: 100%; height: 100%;"></div>	
	Thumb	Forefinger to Littlefinger	
Right Hand	<div style="border: 1px solid black; width: 100%; height: 100%;"></div>	<div style="border: 1px solid black; width: 100%; height: 100%;"></div>	
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



*Rajola Khatun*



OCT 19 P 8

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



भारत सरकार  
Government of India

राजदा खातुन  
Rajda Khatun

जन्म तिथि / DOB : 01/01/1978  
महिला / Female



7209 5050 9267

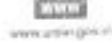
- आम आदमी का अधिकार

Rajda Khatun

Unique Identification Authority of India

पता: UID, ए.एस.सी., नारसराव, Address: UID, A.S.S.I., Narasarao,  
जयपुर, राज. (भारत), 310104. Jaipur, Rajasthan, 310104

7209 5050 9267



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

RAJDA KHATUN

IRXPK8748H

ABDUL FAHEM

01061975



Rajda Khatun

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AAGFO5705N



नाम / Name  
ORCHID REALTY

0000019

संस्थापना की तिथि / Date of Incorporation/Formation  
22/07/2019

Orchid Realty  
*[Signature]*  
Partner

 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 Dagan  
Doctors Colony, Town-Raniganj,  
Seora, Bardhaman,  
West Bengal - 713356

**2693 7335 3983**

 1047  help@uidai.gov.in  www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT


भारत सरकार  
GOVT. OF INDIA


DEEPAK JALAN


VISHWA NATH JALAN

30/09/1972  
Permanent Account Number

ACPPJ2477H

  
Signature





22080915

*Deepak Jalan*







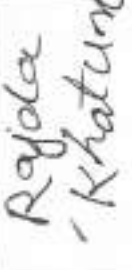






Government of West Bengal

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 02012001308987/2020

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	Rajda Khatun Dr. M.N. Ghosh Road, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347	Seller			
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]			
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Md Naim Son of Md. Mckim Hussain Nagar, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District: Burdwan, West Bengal, India, PIN - 713347	Rajda Khatun, Mr Deepak Jalan			

(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: 192020210111060081 Payment Mode: Online Payment  
GRN Date: 10/10/2020 13:04:28 Bank: HDFC Bank  
BRN: 1254654345 BRN Date: 10/10/2020 13:06:37

DEPOSITOR'S DETAILS

Id No. : 2001308987/1/2020  
(Query No./Query Year)

Name : ORCHID REALTY  
Contact No. : 9832196051 Mobile No. : +91 9832196051  
E-mail : deepakjalanrpi@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	2001308987/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	124511
2	2001308987/1/2020	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-0201-03973/2020	Date of Registration	04/11/2020
Query No / Year	0201-2001308987/2020	Office where deed is registered	
Query Date	09/10/2020 8:57:22 AM	0201-2001308987/2020	
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 :68 )	LR-28900	Bastu	Baid	2 Katha 2 Chatak	21,50,000/-	21,59,850/-	Width of Approach Road: 18 Ft.,
<b>Grand Total :</b>					3.5063Dec	21,50,000 /-	21,59,850 /-	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Rajda Khatun (Presentant )</b> Daughter of Late Abdul Rahim Dr. M.N. Ghosh Road, 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.: IRxxxxxx8H,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



ভারত সরকার  
Government of India



মদ নাসিম  
Md Nasim  
জন্মতারিখ / DOB : 24/06/1972  
পুরুষ / MALE



3868 7790 9757

আমার আধার, আমার পরিচয়

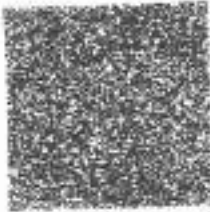
Md. Nasim



ভারতীয় বিশিষ্ট পরিচয়  
Unique Identification Authority of India

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

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



3868 7790 9757



1947



nap@uidai.gov.in



www.uidai.gov.in



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Deepak Jalan</b> Son of 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 Rajda Khatun, Mr Deepak Jalan			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Rajda Khatun	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:- 28900	Owner:রাজদা খাতুন, Gurdian:আব্দু রহি, Address:লিড Classification:বাইদ, Area:0.03500000 Acre.	Rajda Khatun

Endorsement For Deed Number : I - 020103973 / 2020

On 15-10-2020

**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/-



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

On 16-10-2020

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

Presented for registration at 20:42 hrs on 16-10-2020, at the Private residence by Rajda Khatun ,Executant.

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

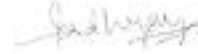
Execution is admitted on 16/10/2020 by Rajda Khatun, Daughter of Late Abdul Rahim, Dr. M.N. Ghosh Road, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, by caste Muslim, by Profession House wife

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 Others

**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 Others



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

On 02-11-2020

**Payment of Fees**

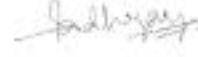
Certified that required Registration Fees payable for this document is Rs 21,644/- ( A(1) = Rs 21,598/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 21,612/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 10/10/2020 1:06PM with Govt. Ref. No: 192020210111060081 on 10-10-2020, Amount Rs: 21,612/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1254654345 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 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 1:06PM with Govt. Ref. No: 192020210111060081 on 10-10-2020, Amount Rs: 1,24,611/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1254654345 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 1240, 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 100656 to 100680

being No 020103973 for the year 2020.



*Rajendra Prasad Upadhyay*

Digitally signed by RAJENDRA PRASAD  
UPADHYAY

Date: 2020.12.03 16:17:38 +05:30

Reason: Digital Signing of Deed.

(Rajendra Prasad Upadhyay) 2020/12/03 04:17:38 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)