

3768/2020

I-020104000/2020



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 018098

Certified that the Endorsement Sheet's and the Signature Sheet's attached to this documents are part of the Document.

Naval Akhtar

Query No. - 20013 ~~6726~~ 2020

GRN : 19262021011 ~~8892061~~

[Signature]
Dist. Sub-Registrar-I
Burdwan

DEED OF SALE

Valued at Rs. 43,00,000/-

05 NOV 2020

Assessed Market Value Rs. 53,99,625

Dist.-Paschim Bardhaman, P.S. - Raniganj, Mouza-Raniganj Municipality, L.R. Plot no. 94, Measuring 4 katha 4 Chhatak.

This Deed of Sale is made on this the 14th day of October 2020.

Contd P/2

S.No. 1252 Date 07/10/2020
Sold to Orchid Realty
Address Raniganj
Value of Stamps 5000/-
Date of Payment the stamp
Paid from Treas.

07 OCT 2020

Name of the Treasury from
Durgapur
Chatterjee
Samnath Chatterjee
Stamp Vendor
A.O.S.R. Office, Durgapur-16
Licence No. 1/2016-17

Naveez Akhtar



N.E.T.S-517

Naveez Akhtar

Deepak Talwar

05/10/20

05/10/20

05/10/20

Md. Nasim
S/O Md. Mokim
R/O Hussain Nagar
P.O & P.S Raniganj
Dist - Paschim Bardhaman
Pin - 713347



Dist. Sub-Registrar-I
Burdwan

07 OCT 2020

Naurej Akhtar

* 2 *

-By-

Naurej Akhtar (PAN No. AJJPA0495R) Son of Late Abdul Rahim by faith Islam by occupation business Nationality Indian resident of resident of Dr. M.N. Ghosh Road, Ali Nagar, Majar Shariff, 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 his 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, 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

* 3 *

Naurej Akhtar

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 (since deceased) and Naurej Akhtar (vendor herein), and four sisters Rajda

* 4 *

Naurej Akhtar

Shaira Khatoon, Nuresha Khatoon and Shaida Khatoon as his only legal heirs and successors so after the death of Parvez Akhtar the above named two brothers Firoj Aktar and Naurej Akhtar and four sisters Rajda Khatun, Shaira Khatoon, Nuresha Khatoon and Shaida 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 his legal and lawful expenses has declared his option to sell, convey and assign his aforesaid property which is clearly mentioned in the schedule below for a consideration price of Rs. 43,00,000/- (Rupees forty three lacs) 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 his 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.
- 2) That the seller do hereby covenant & declare that the seller himself

* 5 *

Nawab Z. Akhtar

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

* 6 *

Nawaz Akhtar

- 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 his 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 his heirs. Executors, assigns and administrators further covenant with the purchaser to save harmless indemnify and keep indemnified the purchaser it's heirs executors, assigns and administrator against all encumbrances charges and equities whatsoever.
- 10) That the seller hereby give his consent and approval for

* 7 *

Nawroz Akhtar

:- 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. 28895 (Twenty eight thousand eight hundred ninety five) 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 4 (four) katha 4 (four) Chhatak or 0.07 Acre of vacant land. The property adjacent to N.S.B. 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

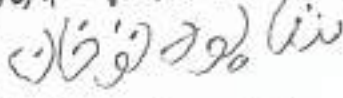
Cheque No.	Date	Bank & Branch	Amount
000001	01/09/2019	H.D.F.C. Bank Raniganj Branch	Rs. 1,00,000.00
000015	28/07/2020	- Do -	Rs. 2,00,000.00
000025	11/10/2020	- Do -	Rs. 20,00,000.00
D.D. No. 004073	13/10/2020	- Do -	Rs. 20,00,000.00

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

WITNESSES :-

1. M.d. Nasir
S/O Md. Mokein
R/O Hussain Nagar
P.O. & S. Raniganj
Dist. Paschim Bardhaman, 713347

Naveed Z. Akhtar
Signature of the Vendor

2. 
(Sayda Khatun)
Raniganj

3. Md. Moshirul Amin
S/O Yunus Ansari
R/O Vill - Amerpur
P.O. & S. Curidulpur, 828109

Orchid Realty
Subak Jalay
Partner

Signature of the purchaser

4. 

LTI of Nureja Khatun.
by the Pen of
Raniganj Md. Nasir

5. Rajda Khatun
Pankaj Thakur

Thumb

Littlefinger to forefinger

Left Hand



Thumb

Forefinger to Littlefinger

Right Hand



Finger Print attested by me:

Naureez Akhtar

Naureez Akhtar

Thumb

Littlefinger to forefinger

Left Hand



Thumb

Forefinger to Littlefinger

Right Hand



Finger Print attested by me:

Orchid Realty
Uzma Idan
Partner

Thumb

Littlefinger to forefinger

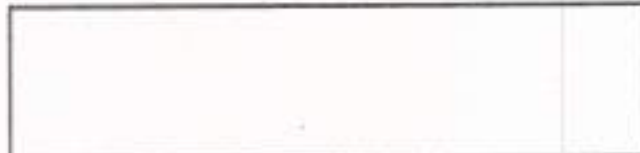
Left Hand



Thumb


Forefinger to Littlefinger


Right Hand




Finger Print attested by me:




भारत सरकार
Government of India


Deepak Jalan
DOB: 30/09/1972
MALE



2693 7335 3983

मेरा आधार, मेरी पहचान

Deepak Jalan


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

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

2693 7335 3983

 1947  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
Payment Account Number

ACPPJ2477H


Signature



22080315

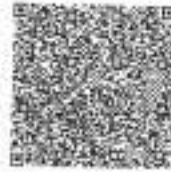
Deepak Jalan

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAGFO5705N



नाम / Name
ORCHID REALTY

दिनांक / तारीख को स्थापित
Date of Incorporation/Formation
22/07/2019

0000019

Orchid Realty

Partner

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीधारे:

आयकर सेवा इकाई, एन एच डी यूए
श्रीमती स्टर्लिंग, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/3,
मॉडल कॉलोनी, नज़द डीप बंगलॉव चौक,
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, Mantri Sterling,
Plot No. 341, Survey No. 997/3,
Model Colony, Near Deep Bangalov Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080. Fax: 91-20-2721 8081
e-mail: itinfo@nsdl.co.in



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NAUREJ AKHTAR

MOHD ABDUL RAHIM

09/08/1972

Permanent Account Number

AJJPA0495R

Naurej Akhtar

Signature



67033307

Naurej Akhtar



भारत सरकार
Government of India



Naurez Akhtar
Father : Lt Abdul Rahim
DOB : 09/08/1972
Male



8992 9136 1528

- आम आदमी का अधिकार

Naurez Akhtar

Unique Identification Authority of India

Address:

DR. M.N. GHOSH ROAD, ALI NAGAR MAJARSHARIF,
RANIGANJ, Raniganj M, Bardhaman, Raniganj, West
Bengal, 713347

8992 9136 1528



naurez@uaa.gov.in



www.aaqa.gov.in



ভারত সরকার
Government of India



নাম / নাম
Md Nasim
জন্মতারিখ / DOB : 24/06/1972
পুরুষ / MALE



3868 7790 9757

আমার আধার, আমার পরিচয়

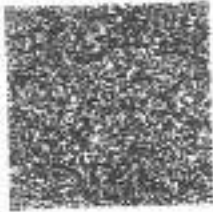
Md. Nasim



ভারতীয় অনিবার্ণ পরিচয়
Unique Identification Authority of India

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

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



3868 7790 9757



1947



1947@uidai.gov.in




www.uidai.gov.in



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 :-

4 K 4 CH 0 SFT OR 0.07 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



OCT 19 P 14

Naveez Akhtar

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







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 02012001367262/2020

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	NAUREJ AKHTAR DR.M.N GHOSH ROAD, P.O:- RANIGANJ, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347	Seller			NAUREJ AKHTAR 16/10/2020
Sl No.	Name and Address of Identifier	Identifier or	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	NAUREJ AKHTAR			Md. Nasim 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: 19-202021-011889208-1 Payment Mode Online Payment
GRN Date: 16/10/2020 12:41:57 Bank: HDFC Bank
BRN: 1261696889 BRN Date: 16/10/2020 12:43:40

DEPOSITOR'S DETAILS

Id No. : 2001367262/4/2020
(Query No./Query Year)

Name : orchid realty
Contact No. : 9832195601 Mobile No. : +91 9832195601
E-mail : deepakjalanrrpl@gmail.com
Address : nsb road raniganj
Applicant Name : Mr ASIM DUTTA
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001367262/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	318998
2	2001367262/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	54010
Total				373008

In Words : Rupees Three Lakh Seventy Three Thousand Eight only



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

GRN: 19-202021-011957602-1

Payment Mode: Online Payment

GRN Date: 16/10/2020 18:16:55

Bank : HDFC Bank

BRN : 1262198614

BRN Date: 16/10/2020 18:18:07

DEPOSITOR'S DETAILS

Id No. : 2001367262/8/2020
(Query No./Query Year)

Name : ORCHID REALTY

Contact No. : 9832196051

Mobile No. : +91 9832196051

E-mail : deepakjatanrpl@gmail.com

Address : NSB ROAD RANIGANJ

Applicant Name : Mr ASIM DUTTA

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 8

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001367262/8/2020	Property Registration- Stamp duty	0030-02-103-003-02	242673
2	2001367262/8/2020	Property Registration- Registration Fees	0030-03-104-001-16	40511
Total				283384

In Words : Rupees - Two Lakh Eighty Three Thousand Three Hundred Eighty Four only

Major Information of the Deed

Deed No :	I-0201-04000/2020	Date of Registration	05/11/2020
Query No / Year	0201-2001367262/2020	Office where deed is registered	
Query Date	16/10/2020 11:59:46 AM	0201-2001367262/2020	
Applicant Name, Address & Other Details	ASIM DUTTA RANIGANJ,Thana : Raniganj, District : Burdwan, WEST BENGAL, PIN - 713347, Mobile No. : 7001497053, 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. 43,00,000/-	Rs. 94,47,521/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,66,871/- (Article:23)	Rs. 94,521/- (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-28895	Commercial Use	Baid	1212.5 Sq Ft	17,04,000/-	62,40,386/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-94 (RS :-68)	LR-28895	Bastu	Baid	1817.5 Sq Ft	25,96,000/-	32,07,135/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
		TOTAL :			6.9438Dec	43,00,000 /-	94,47,521 /-	
		Grand Total :			6.9438Dec	43,00,000 /-	94,47,521 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NAUREJ AKHTAR (Presentant) Son of Late ABDUL RAHIM DR.M.N GHOSH ROAD, P.O:- RANIGANJ, P.S:- Raniganj, Raniganj, District:- Burdwan, West Bengal, India, PIN - 713347 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: AJxxxxxx5R,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	ORCHID REALTY 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, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr DEEPAK JALAN Son of Mr VISHWA NATH JALAN MADHUSARANI RAMBAGAN DOCTORS COLONY, P.O:- RANIGANJ, 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 Not Provided by UIDAI Status : Representative, Representative of : ORCHID REALTY (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
MD NASIM Son of MD MOKIM HUSSAIN NAGAR, P.O:- RANIGANJ, P.S:- Raniganj, Raniganj, District:- Burdwan, West Bengal, India, PIN - 713347			
Identifier Of NAUREJ AKHTAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	NAUREJ AKHTAR	ORCHID REALTY-2.77865 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	NAUREJ AKHTAR	ORCHID REALTY-4.16511 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 – Tarbangla) , 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:- 28895	Owner:নৌরেজ আখতার, Gurdian:অস্দু রহি, Address:মির্জা , Classification:বাঁইদ, Area:0.07000000 Acre,	NAUREJ AKHTAR

L2	LR Plot No:- 94, LR Khatian No:- 28895	Owner:নৌরুজ আখতার, Gurdian:আব্দু রহি, Address:বিজ , Classification:বাইদ, Area:0.07000000 Acre,	NAUREJ AKHTAR
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Endorsement For Deed Number : I - 020104000 / 2020

On 16-10-2020

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

Presented for registration at 20:17 hrs on 16-10-2020, at the Private residence by NAUREJ AKHTAR ,Executant.

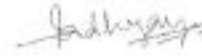
Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 94,47,521/-

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

Execution is admitted on 16/10/2020 by NAUREJ AKHTAR, Son 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 Others

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

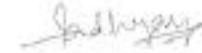
Certified that required Registration Fees payable for this document is Rs 94,521/- (A(1) = Rs 94,475/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 54,010/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/10/2020 12:43PM with Govt. Ref. No: 192020210118892061 on 16-10-2020, Amount Rs: 54,010/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 1261696889 on 16-10-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,66,871/- and Stamp Duty paid by by online = Rs 3,18,998/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/10/2020 12:43PM with Govt. Ref. No: 192020210118892061 on 16-10-2020, Amount Rs: 3,18,998/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 1261696889 on 16-10-2020, 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 05-11-2020

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 94,521/- (A(1) = Rs 94,475/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 40,511/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/10/2020 6:18PM with Govt. Ref. No: 192020210119576021 on 16-10-2020, Amount Rs: 40,511/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 1262198614 on 16-10-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,66,871/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,42,873/-

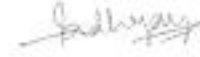
Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1252, Amount: Rs.5,000/-, Date of Purchase: 07/10/2020, Vendor name: Somnath Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 16/10/2020 6:18PM with Govt. Ref. No: 192020210119576021 on 16-10-2020, Amount Rs: 2,42,873/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 1262198614 on 16-10-2020, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0201-2020, Page from 101894 to 101918

being No 020104000 for the year 2020.



Digitally signed by RAJENDRA PRASAD
UPADHYAY
Date: 2020.12.04 12:34:08 +05:30
Reason: Digital Signing of Deed.

(Rajendra Prasad Upadhyay) 2020/12/04 12:34:08 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I BURDWAN
West Bengal.

(This document is digitally signed.)