

3774/2020

LD20103975/2020



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

G 018096

Certified that the Endorsement Sheet and the Signature Sheet attached to this document are part of the Document.

Md. Mozahidul Haque
14/10/2020

13072020
14/10/20
9/05/20

Query No. - 2001307745/2020

GRN : 19202021011106988-1

Dist. Sub-Registrar-I
Burdwan

DEED OF SALE

Valued at Rs. 21,50,000/-

4 NOV 2020

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 14th day of October 2020.

Contd P/2

Sl No. 1246 Date 07/10/2020
Sold to Orchid Realty
Address Rangaj
Value of St. 5000
Date of Pu the stamp
Paper from Treas
Name of the Treasury from
Durgapur

01 OCT 2020

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

Md. Ibrahim Anam



v.e.T.S-522

Md. Ibrahim Anam

Orchid Realty
Partner



v.e.T.S-519



Md. Nasir

S/O Md. Mokim

R/O Hussain Nagar,

P.O. & P.S Rangaj

Dist - Paschim Bardhaman,

W.B. Pin - 713347

Dist. Sub-Registrar-I
Burdwan

16 OCT 2020

* 2 *

Md. Ibrahim Ansari
14/11/2020

-By-

Md. Ibrahim Ansari (PAN No. ASIPA8880C) Son of Late Mohammad Yunus alias Mohammad Yunus Saudāgar by faith Islam by occupation Service Nationality Indian resident of resident of Vill – Amarpur, P.O. & P.S. Govindpur, Dist – Dhanbad, Jharkhand, Pin - 828109 hereinafter jointly and severally 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 Hindu, by occupation business, Nationality Indian, resident of N S B Road

* 3 *

Md. Ibrahim Ansari
14/10/2020.

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 (since deceased) and Naurez Akhtar and four sisters Rajda Khatun, Shaira

Parvez Akhtar died unmarried leaving behind his two brothers Firoj Aktar and Naurez Akhtar and four sisters Rajda Khatun, 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 Naurez 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 Shaira Khatoon daughter of Late Abdul Rahim during her life time executed a Will before Notary Public at Dhabad in favour of her son Md. Ibrahim Ansari. Said Shaira Khatoon died on 11/04/2019 and after her death the above named Md. Ibrahim Ansari got the properties left by her mother according to the said WILL. He mutated his name at B.L. & L.R.O. Raniganj in respect of the property left by her mother Shaira Khatoon.

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. 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 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 have 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.

Md. Ibrahim Amin
14/10/2020

* 5 *

- 2) That the seller do hereby covenant & declare that the seller himself 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 seller 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.

Contd P/6

* 6 *

Md. Ghorobur Ansari
14/11/2020

- 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 sellers 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 recording of name of the purchaser in the land Lords Serista and municipality/ Corporation and will help the purchaser in such

* 7 *

Md. Jorachin Ansoni

-: 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. 29159 (Twenty nine thousand one hundred fifty nine) R.S. Dag 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 3.5063 Satak 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
000004	01/09/2019	H.D.F.C. Bank Raniganj Branch	Rs. 1,00,000.00
NEFT	31/01/2020	- Do -	Rs. 2,00,000.00
000012	13/07/2020	- Do -	Rs. 2,00,000.00
On line transfer	28/09/2020	- Do -	Rs. 50,000.00
On line transfer	29/07/2020	- Do -	Rs. 50,000.00
On line transfer	30/07/2020	- Do -	Rs. 1,00,000.00

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. Md. Nasir
Md. Mokasim
R/O Hussain Nagar,
P.O. & P.S. Ramganj
Dist - Fakhim Barakhan, 713347


Md. Ibrahim Ansari
Signature of the Vendor

2. Sayda Khatun
(Sayda Khatun)
Ramganj.

3. Rajda Khatun
Pakur, Shankland.

Orchid Realty
Partner
Signature of the purchaser

4. Nareez Akhter
Ramganj

5. 
Li of NORESA KHATUN by
the Perm of Md. Nasir

Left Hand
Thumb



Littlefinger to forefinger



Right Hand
Thumb



Forefinger to Littlefinger



Finger Print attested by me:

Md. Ibrahim Anis

Md. Ibrahim Anis

Left Hand
Thumb



Littlefinger to forefinger



Right Hand
Thumb



Forefinger to Littlefinger



Finger Print attested by me:

Jafar Islam
Partner

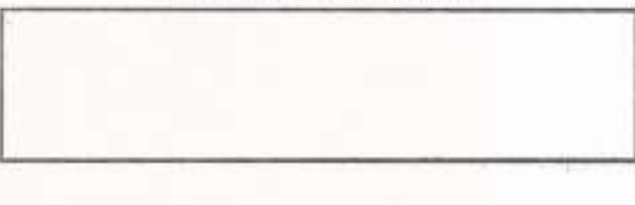
Orchid Realty

Partner

Left Hand
Thumb



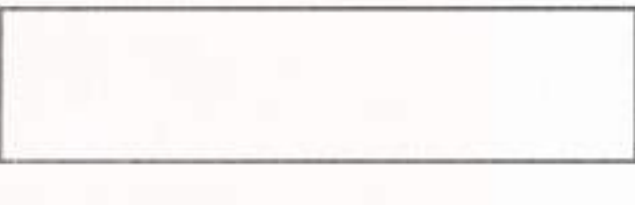
Littlefinger to forefinger



Right Hand
Thumb



Forefinger to Littlefinger



Finger Print attested by me:

Photo

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)

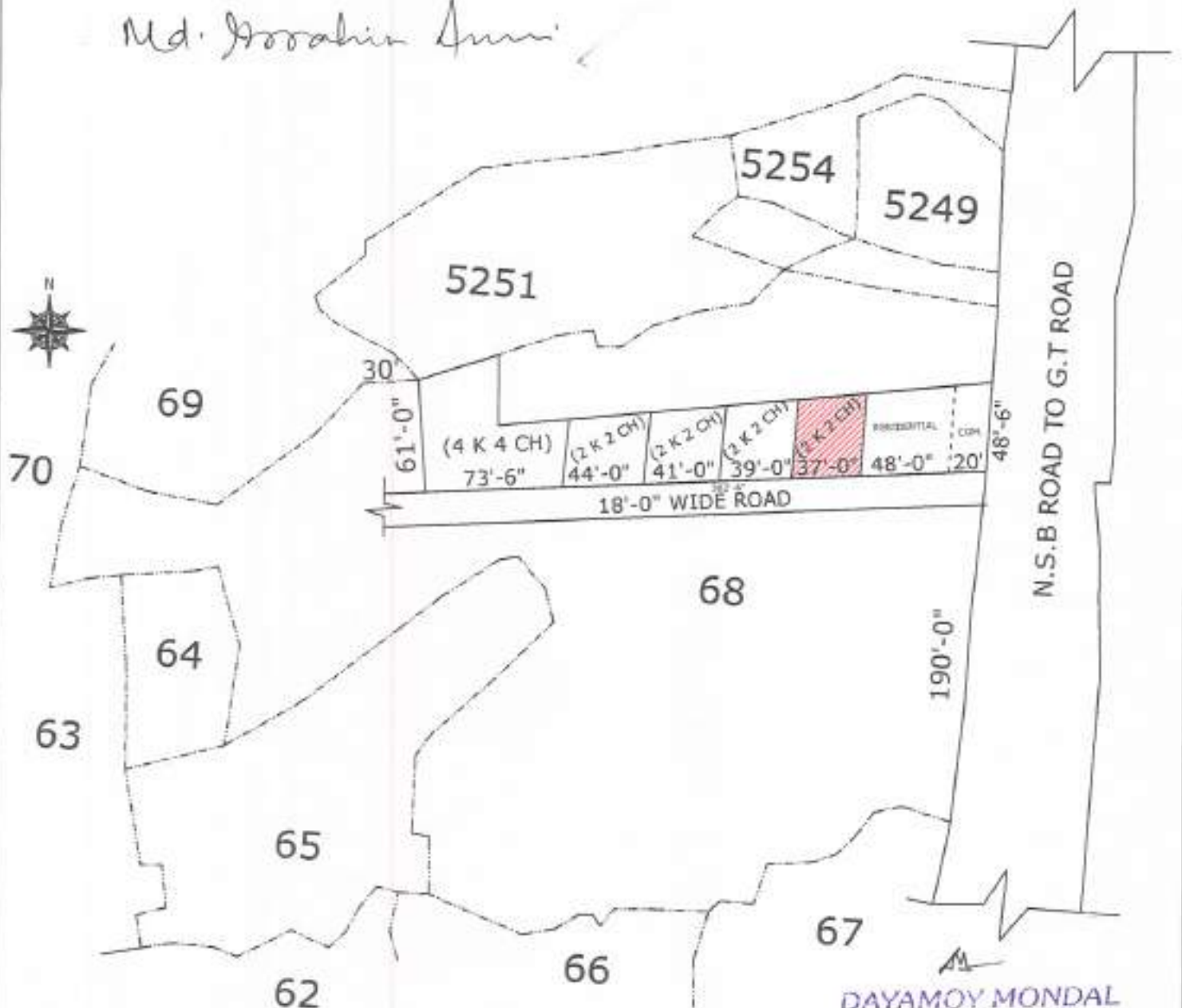
REPRESENTED BY:- (ONE OF IT'S PARTNER)

DEEPAK JALAN

S/O SRI VISHWANATH JALAN



Md. Ibrahim Anwar



OCT 19 P 6

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



नाम / Name
ORCHID REALTY

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

03082019

Orchid Realty
[Signature]
Partner

इस कार्ड के खोने/पाने का ज़ुबान सुनिश्चित करें/सीटिंग:


आयकर सेवा इकाई, एन एन डी यूएन
चौथी मंजिल, मंडी स्टेलिंग,
फ्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज्द डीप बंगला 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, Mandi Stelling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 3080; Fax: 91-20-2721 3081
e-mail: unitinfo@nsdl.co.in




भारत सरकार
Government of India


Deepak Jalan
DOB: 30/09/1972
MALE



2693 7335 3983

मेरा आधार, मेरी पहचान

Deepak Jalan


भारतीय 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
Permanent Account Number

ACPPJ2477H


Signature



22081015

Deepak Jalan


भारत सरकार
Government of India


Download Date: 14/10/2020


 श्री इब्राहिम अली
 Md. Ibrahim Anisat
 जन्म तिथि/DOB: 12/09/1976
 पुरुष MALE

Aadhaar No.: 9103 2186 4609 7858

3040 1327 7139
 VID : 9103 2186 4609 7858
 मेरा आधार, मेरी पहचान

Md. Ibrahim Anisat
 14/10/2020


भारतीय पहचान प्रमाणन प्राधिकरण
Unique Identification Authority of India

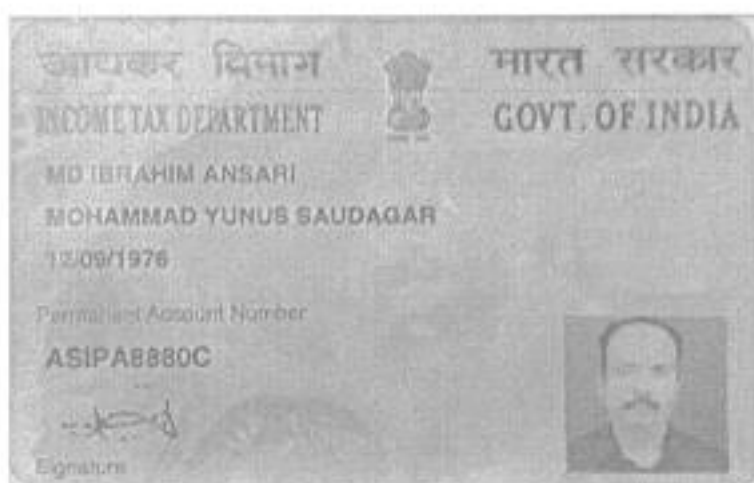

S/O: श्री इब्राहिम अली, वाम अमरपुर, पोस्ट:
 गोविन्दपुर, गोविन्दपुर, झारखण्ड,
 झारखण्ड - 828109



Address:
 S/O: Md. Yusuf Anisat, Vill- AMARPUR,
 PO- GOVINDPUR, Gobindpur, Dhanbad,
 Jharkhand - 828109

3040 1327 7139
 VID : 9103 2186 4609 7858

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Md. Ibrahim Ansari
14/10/2020



ভারত সরকার
Government of India



নাম / Name
Md Nasim
জন্মতারিখ / DOB : 24/06/1972
পুল / GENDER : MALE



3868 7790 9757

আমার আধার, আমার পরিচয়

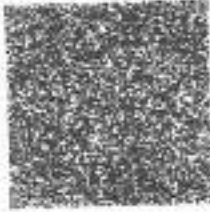
Md. Nasim



ভারতীয়唯一身份识别权威
Unique Identification Authority of India

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

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



3868 7790 9757



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help@uidai.gov.in



www.uidai.gov.in













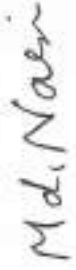
Government of West Bengal

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 02012001307745/2020

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	Md IBRAHIM ANSARI Vill - Amarpur, P.O:- Govindpur, P.S:- GOVINDPUR, District:- Dhanbad, Jharkhand, India, PIN - 828109	Seller			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Deepak Jalan Madhu Sarani, Rambagan, Doctors Colony, P.O:- Searsole Rajbari, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713358	Represent ative of Buyer [ORCHID REALTY]			
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Md Nasim Son of Md Mokik Hussain Nagar, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347	Md IBRAHIM ANSARI, 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: 192020210111069881 Payment Mode Online Payment
GRN Date: 10/10/2020 13:15:32 Bank: HDFC Bank
BRN: 1254667900 BRN Date: 10/10/2020 13:17:49

DEPOSITOR'S DETAILS

Id No. : 2001307745/1/2020
(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	2001307745/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	124611
2	2001307745/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	21612

Total

146223

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

Major Information of the Deed

Deed No :	I-0201-03975/2020	Date of Registration	04/11/2020
Query No / Year	0201-2001307745/2020	Office where deed is registered	
Query Date	08/10/2020 11:25:28 PM	0201-2001307745/2020	
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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-94 (RS :-68)	LR-29159	Bastu	Bald	2 Katha 2 Chatak	21,50,000/-	21,59,850/-	Width of Approach Road: 18 Ft.,
Grand Total :					3.5063Dec	21,50,000 /-	21,59,850 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Md IBRAHIM ANSARI (Presentant) Son of Late Mohammad Yunus Alias Mohammad Yunus Saudagar Vill - Amarpur, P.O:- Govindpur, P.S:- GOVINDPUR, District-Dhanbad, Jharkhand, India, PIN - 828109 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.:: ASxxxxxx0C,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 :

SI 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, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Deepak Jalan Son of Viswanath 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
Md Nasim Son of Md. Mokik Hussain Nagar, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347			
Identifier Of Md IBRAHIM ANSARI, Mr Deepak Jalan			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Md IBRAHIM ANSARI	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 – 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:- 29159	Owner:মহঃ ইব্রাহিম আনসারী, Gurdian:ঃ মহ ইউনু, Address:খালবাদ , Classification:বাইদ, Area:0.03500000 Acre,	Md IBRAHIM ANSARI

Endorsement For Deed Number : I - 020103975 / 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 21:05 hrs on 16-10-2020, at the Private residence by Md IBRAHIM ANSARI ,Executant.

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

Execution is admitted on 16/10/2020 by Md IBRAHIM ANSARI, Son of Late Mohammad Yunus Alias Mohammad Yunus Saudagar, Vill - Amerpur, P.O: Govindpur, Thana: GOVINDPUR, , Dhanbad, JHARKHAND, India, PIN - 828109, by caste Muslim, by Profession Service

Identified by Md Nasim , , Son of Md Mokik , 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

Identified by Md Nasim , , Son of Md Mokik , 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 1:17PM with Govt. Ref. No: 192020210111069881 on 10-10-2020, Amount Rs: 21,612/-, Bank: HDFC Bank (HDFC0000014), Ref. No: 1254867900 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 1:17PM with Govt. Ref. No: 192020210111069881 on 10-10-2020, Amount Rs: 1,24,611/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1254667900 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 1/A, 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 21,508/- ,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 1246, 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 100706 to 100730

being No 020103975 for the year 2020.



Rajendra Prasad Upadhyay

Digitally signed by RAJENDRA PRASAD
UPADHYAY

Date: 2020.12.03 16:23:24 +05:30

Reason: Digital Signing of Deed.

(Rajendra Prasad Upadhyay) 2020/12/03 04:23:24 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)