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J-020404261/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 018097

1.17  
03/11/2020

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

Additional District Sub-Registrar  
Raiganj, Paschim Bardhaman

10 NOV 2020

Query No. - 2001275797/2020

GRN : 192020210111023961

**DEED OF SALE**

Valued at Rs. 43,00,000/-

Assessed Market Value Rs. 43,12,000/-

Dist.-Paschim Bardhaman, P.S. - Raniganj, Mouza-Raniganj Municipality, L.R. Plot no. 94, Measuring 7 Satak.

This Deed of Sale is made on this the 20<sup>th</sup> day of October 2020

Contd P/2

11

Mohammad Firoz Akter  
 alias  
 Firoz Akter.  
 Mohammad Firoz Akter  
 alias Firoz Akter.

Sl No. 1249 Date 07/10/2020  
Sole to Orchid Realty  
Address Beniganj  
Value of Sta 5 Lak  
Date of F. the stamp  
Paper from Tr. \_\_\_\_\_

01 OCT 2020

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



443

Mohammad Firoz Akter  
Lias Firoz Akter



Additional District Sub-Registrar  
Kailganj, Paschim Bardhaman

03 NOV 2020

Md. Mokim  
S/o Md. Mokim  
R/O Humain Nagar  
P.O & P.S Kailganj  
Dist - Paschim Bardhaman  
W.B. Pin - 713347

\* 2 \*

-BETWEEN-

**MOHAMMAD FIROJ AKTAR alias FIROJ AKTAR** (PAN No. **AHPPA4650G**) Son of Late Abdul Rahim by faith Islam by occupation retired Nationality Indian resident of resident of J.M. Lane, 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

Mohammad Firoj Aktar  
alias  
Firoj Aktar

Mohammad.  
Firoz Akhtar  
alias  
Firoz Akhtar.

\* 3 \*

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

Mohammad  
Firoz Akhtar  
Firoz Akhtar

\* 4 \*

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 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 and any predecessors-in-title of the seller had/ has never made or

Mohammad.  
Firas Alkhar  
Firas Alkhar  
Firas Alkhar.

\* 5 \*

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.
- 6) That the seller do hereby further agree and declare that the purchaser

Mohammad.  
Firoz Akhtar.  
Firoz Akhtar.  
Firoz Akhtar.

\* 6 \*

- 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 its 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 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 :-**

Mohammad.  
Firoz Altar  
alias  
Firoz Altar.

\* 7 \*

1. R.S. Khatian No. 1403 (one thousand four hundred three) LR Khatian no. 28894 (Twenty eight thousand eight hundred ninety four) 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 7 (seven) decimal or 0.07 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
000021	02/10/2020	H.D.F.C. Bank Raniganj Branch	Rs. 10,00,000.00
On line payment	10/10/2020	- Do -	Rs. 1,00,000.00
RTGS	12/10/2020	- Do -	Rs. 10,00,000.00
000033	21/10/2020	- Do -	Rs. 12,00,000.00
RTGS	22/10/2020	- Do -	Rs. 10,00,000.00
Total			Rs. 42,00,000.00



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. Shamsah Parween  
W/O - Mohammad Firoj Akhtar  
alias  
Firoj Akhtar  
J.M. Zone  
Raniganj

Mohammad Firoj Akhtar  
alias  
Firoj Akhtar

Signature of the Vendor

2. Sakir Alam  
S/o Md. Aslam  
Dhebi para  
Raniganj

Orchid Realty  
Jafar Khan  
Partner

Signature of the purchaser

3) Md. Naeem  
S/O Md. Mokim  
R/O Hussain Nagar, P.O. & P.S. Raniganj  
Dist. Paschim Bardhaman, 713347  
Drafted and Prepared by me after  
seeing the Regd. Deed, porcha & sketch  
map and explain the contents to the Vendor  
in their mother tongue and typed by me.

Prinamp Mukherjee.

Advocate

Asansol Court

Regn No. WB/1279/2003

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



Mohammad Firoz Akhtar  
 alias  
 Firoz Akhtar



OCT 19 P 10

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

Thumb Littlefinger to forefinger

Left Hand

Thumb Forefinger to Littlefinger

Right Hand

Mohammad Firoz Akhtar  
alias Firoz Akhtar.

Finger Print attested by me: <sup>alias</sup> Firoz Akhtar.

Thumb Littlefinger to forefinger

Left Hand

Thumb Forefinger to Littlefinger

Right Hand

Orchid Realty  
Finger Print attested by me: *[Signature]*  
Partner

Thumb Littlefinger to forefinger

Left Hand

Thumb Forefinger to Littlefinger

Right Hand

Photo

Finger Print attested by me:



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

GRN: 192020210111023961 Payment Mode: Online Payment  
GRN Date: 10/10/2020 12:29:19 Bank: HDFC Bank  
BRN: 1254609019 BRN Date: 10/10/2020 12:31:38

DEPOSITOR'S DETAILS

Id No. : 2001275797/13/2020  
(Query No./Query Year)

Name : orchid realty  
Contact No. : 9832196051 Mobile No. : +91 9832196051  
E-mail : deepakjalanrpl@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	2001275797/13/2020	Property Registration- Stamp duty	0030 02-103-003-02	254202
2	2001275797/13/2020	Property Registration- Registration Fee	0030 03-104-001-16	43211

In Words : Rupees Two Lakh Ninety Seven Thousand Four hundred Thirteen only

Total

297413

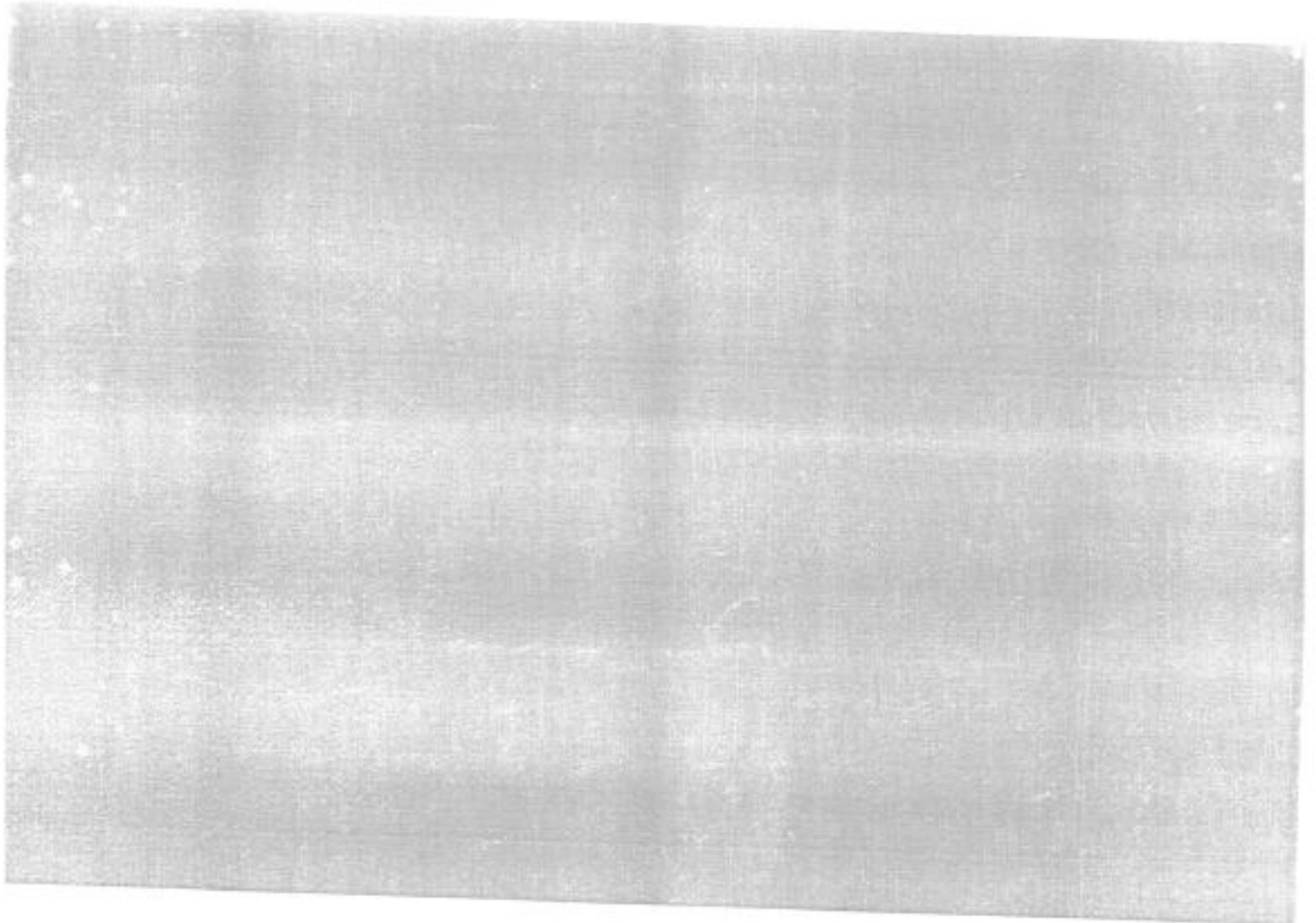


Directorate of Registration & Stamp Revenue  
Finance Department, Government of West Bengal

**e-Appointment Details**

Appointment Number	: 202000482142
Query No./Year	: 2001275797/2020
Name of the applicant	: Mr Biswarup Mukherjee
Address of the applicant	: School Para, Raniganj
Status of the applicant	: Advocate
Mobile no.	: 9434547373
Transaction	: [0101] Sale, Sale Document
Office Where Deed will be Registered	: A.D.S.R. RANIGANJ
Date of Presentation	: 03/11/2020
Time & Slot	: 01:15 p.m. Slot-1

You are requested to visit the concerned Registration Office at appointed time only.





Mohammad-Firoj Akkar  
alias

Firoj Akkar



भारत सरकार  
Government of India



Mohammad Firoj Akter  
DOB: 11/01/1960  
MALE



8076 2338 4668

मेरा आधार, मेरी पहचान

Mohammad Firoj Akter.  
also  
Firoj Akter.



भारतीय विधिगत पहचान प्राधिकरण  
Unique Identification Authority of India

Address:  
S/O Abdul Rahim, J M LANE,  
RANGANI, Raniganj M,  
Serokhiman,  
West Bengal - 713347

8076 2338 4668



147



help@uidai.gov.in



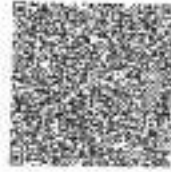
www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AAGFO5705N



नाम / Name  
ORCHID REALTY

निगमन / पंजीकरण की तारीख  
Date of Incorporation/Registration  
22/07/2019

09/02/2019

Orchid Realty  
*Signature*  
Partner

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

आयकर सेल सेवा इकाई, एन एस डी यूएन  
चौबी मॉडल, सीडी ब्लॉक,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, नज़्द 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, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8980, 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




20082013


*Deepak Jalan*

*[Handwritten mark]*

 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,  
Saora, Bardhaman,  
West Bengal - 713358

**2693 7335 3983**

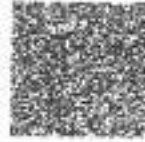
 1047  help@uidai.gov.in  www.uidai.gov.in



ভারত সরকার  
Government of India



নাম: নাইম  
Md Naeem  
জন্মতারিখ / DOB: 24/08/1972  
পুরুষ / MALE



3868 7790 9757

আমার আধার, আমার পরিচয়



Md. Naeem



ভারতীয় ইউনিক আইডি পরিচয় সংস্থার  
Unique Identification Authority of India

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

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



3868 7790 9757



1947



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www.uidai.gov.in



Government of West Bengal  
Directorate of Registration & Stamp Revenue  
FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0204000189/2020	Date of Application	03/11/2020
Query No / Year	02042001275797/2020		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr. Biswarup Mukherjee		
Stampduty Payable	Rs.2,58,740/-		
Registration Fees Payable	Rs.43,134/-		
Applicant Name of the Visit Commission	Mr. Biswarup Mukherjee		
Applicant Address	advocate Asansol court		
Place of Commission	J.M. LANE, P.O - RANIGANJ, P.S - Raniganj, Raniganj, District-Burdwan, West Bengal, India, PIN - 713347		
Expected Date and Time of Commission	03/11/2020 5:45 PM		
Fee Details	K1: 50/-, K2: 240/-, PTA-K(2): 60/- Total Fees Paid: 350/-		
Remarks			




Government of West Bengal

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

OFFICE OF THE A.D.S.R. RANIGANJ, District Name :Burdwan

Signature / LT: Sheet of Query No/Year 02042001275797/2020

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	Mohammad Firoj Aktar Alias Firoj Aktar J.M LANE, P.O.- RANIGANJ, P.S.- Raniganj, Raniganj, District:- Burdwan, West Bengal, India, PIN - 713347	Seller			Mohammad Firoj Aktar Firoj Aktar. 3-11-2020
Sl No.	Name and Address of identifier	Identifies	Photo	Finger Print	Signature with date
1	Md Nasim Son of Mr Mokim Hussain Nagar, P.O.- Raniganj, P.S.- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347	Mohammad Firoj Aktar, Mr Deepak Jalan			Md. Nasim 3/11/20

(Shamshad Khan)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
RANIGANJ  
Burdwan, West Bengal

### Major Information of the Deed

Deed No :	I-0204-04261/2020	Date of Registration	10/11/2020
Query No / Year	0204-2001275797/2020	Office where deed is registered	
Query Date	05/10/2020 11:11:57 PM	0204-2001275797/2020	
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. 43,00,000/-	Rs. 43,12,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,59,202/- (Article-23)	Rs. 43,211/- (Article-A(1), E)		
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: Unnamed Municipal Road (Raniganj), 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 :-)	LR-26894	Bastu	Baid	7 Dec	43,00,000/-	43,12,000/-	Width of Approach Road: 18 Ft.,
<b>Grand Total :</b>					<b>7Dec</b>	<b>43,00,000 /-</b>	<b>43,12,000 /-</b>	




### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mohammad Firoj Aktar, (Alias: Firoj Aktar)</b> Son of Late ABDUL RAHIM J.M. LANE, P.O:- RANIGANJ, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 Sex: Male, By Caste: Muslim, Occupation: Retired Person, Citizen of: India, PAN No.: AHxxxxxx0G, Aadhaar No: 80xxxxxxxx4668, Status :Individual, Executed by: Self, Date of Execution: 20/10/2020 , Admitted by: Self, Date of Admission: 03/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/10/2020 , Admitted by: Self, Date of Admission: 03/11/2020 ,Place : Pvt. Residence



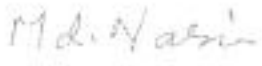
### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>ORCHID REALTY</b> N.S.B. Road, Near HDFC 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>Name</b> <b>Mr Deepak Jalan</b> <b>(Presentant)</b> Son of Viswanath Jalan Date of Execution - 20/10/2020, , Admitted by: Self, Date of Admission: 03/11/2020, Place of Admission of Execution: Office			
	Nov 3 2020 3:32PM	LTI 03/11/2020	03/11/2020	
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			
	03/11/2020	03/11/2020	03/11/2020
Identifier Of Mohammad Firoj Aktar, Mr Deepak Jalan			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mohammad Firoj Aktar	ORCHID REALTY-7 Dec

**Land Details as per Land Record**

District: Burdwan, P.S:- Raniganj, Municipality: RANIGANJ, Road: Unnamed Municipal Road (Raniganj), 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:- 28894	Owner: ফিরোজ আখতার, Gurdian: আব্দু রহি, Address: নিজ , Classification: বাইদ, Area: 0.07000000 Acre,	Mohammad Firoj Aktar

**Endorsement For Deed Number : I - 020404261 / 2020**

**On 03-11-2020**

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

Presented for registration at 13:17 hrs on 03-11-2020, at the Office of the A.D.S.R. RANIGANJ by Mr Deepak Jalan ,

**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 43,12,000/-

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

Execution is admitted on 03-11-2020 by Mr Deepak Jalan , Partner, ORCHID REALTY (Partnership Firm), N.S.B. Road, Near HDFC Bank, P.O:- RANIGANJ, P.S:- Raniganj, Raniganj, District-Burdwan, West Bengal, India, PIN - 713347

Identified 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

**Endorsement for issuing commission Case No:- 000189 of 2020**

A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to Bakul Mondal(2007007330), Upper Division Clerk for the purpose of enquiring whether this document has been executed by Mohammad Firoj Aktar , Firoj Aktar , Son of Late ABDUL RAHIM, J.M. LANE, P.O: RANIGANJ, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, by caste Muslim, by profession Retired Person by whom it purports to have been executed

**Endorsement by Commissioner after execution of Visit Commission Case No:-000189 of 2020**

Having visited the residence of Mohammad Firoj Aktar , Firoj Aktar , Son of Late ABDUL RAHIM, J.M. LANE, P.O: RANIGANJ, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, by caste Muslim, by profession Retired Person I have this day examined the said Mohammad Firoj Aktar , Firoj Aktar who has been identified to my satisfaction 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 AND the said Mohammad Firoj Aktar , Firoj Aktar has admitted the execution of this document



**Mr Bakul Mondal(2007007330)**

**Upper Division Clerk**

**A.D.S.R. RANIGANJ**

**Burdwan, West Bengal**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 43,134/- ( A(1) = Rs 43,120/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 43,211/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/10/2020 12:31PM with Govt. Ref. No: 192020210111023961 on 10-10-2020, Amount Rs: 43,211/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1254609019 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. 2,58,740/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,54,202/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 1249, Amount: Rs.5,000/-, Date of Purchase: 07/10/2020, Vendor name: Somnath Chatterjee

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/10/2020 12:31PM with Govt. Ref. No: 192020210111023961 on 10-10-2020, Amount Rs: 2,54,202/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1254609019 on 10-10-2020, Head of Account 0030-02-103-003-02



**Shamshad Khan**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RANIGANJ**  
**Burdwan, West Bengal**

**On 10-11-2020**

#### 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.

#### Endorsement by a Registering Officer ON receipt of Commissioner' s report Case No:- 000189 of 2020

From the above report I am satisfied that this document has been executed by the said Mohammad Firoj Aktar , Firoj Aktar AND I accordingly admit it to registration



**AVIJIT SIKDAR**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RANIGANJ**  
**Burdwan, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 020404261 for the year 2020.



Digitally signed by AVIJIT SIKDAR  
Date: 2020.11.25 12:17:00 +05:30  
Reason: Digital Signing of Deed.

*Sikdar*

(AVIJIT SIKDAR) 2020/11/25 12:17:00 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RANIGANJ  
West Bengal.

(This document is digitally signed.)