

4730

2-4516/19



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

610004/19

E 316615

Certified that the document is admitted to registration. The signature sheet/sheets & the agreement sheet/sheets attached with this document are the part of this document.

*B. P. ...*

Additional District Sub-Registrar  
Asst. Secy. New Town, North 24-P.S.

11 8 APR 2019

**DEED OF CONVEYANCE**

THIS INDENTURE OF CONVEYANCE is made on this 18th April 2019

Cont..... P/2



BETWEEN

1. **SITAPADA NASKAR** (PAN- BPJPN6307L), 2. **SONAPADA NASKAR** (PAN- AXMPN5316P), both son of Late Rajendranath Naskar, by faith - Hindu, by Nationality Indian, by Occupation Business, residing at Vill & P.O.- Kadampukur, P.S. - Rajarhat, Dist - North 24 Parganas, Kolkata - 700135, 3. **KOUSHLYA NASKAR** (PAN- BSBPN1209G), wife of Jatindranath Naskar, by faith - Hindu, by Nationality Indian, by Occupation - house wife, residing at Vill & P.O.- Akandakeshari, P.S.- New Town, Dist - North 24 Parganas, Kolkata - 700135, 4. **TILAKABALA MONDAL** (PAN- DWRPM3282C), w/o.- Panchanan Mondal, d/o.- Late Rajendranath Naskar, by faith - Hindu, by Nationality Indian, by Occupation - House wife, residing at Vill - Arbelia, P.O.- Shikharpur, P.S.- Rajarhat, Dist - North 24 Parganas, Kolkata - 700135, 5. **ALOKA MONDAL** (PAN- DZOPM9681K), w/o.- Ananda Mondal, by faith - Hindu, by Nationality Indian, by Occupation - House wife, residing at Vill - Kulberia, P.O.- Beonta, P.S.- K.L.C., Dist - South 24 Parganas, Pin - 743502, 6. **RANIBALA NASKAR** (PAN- BUNPN6726Q), w/o.- Ananda Naskar, by faith - Hindu, by Nationality Indian, by Occupation - House wife, residing at Vill & P.O.- Akandakeshari, P.S.- New Town, Dist - North 24 Parganas, Kolkata - 700135, 7. **RAMMANI MANDAL ALIAS RASMANI MANDAL** (PAN- FBDPM8343F), w/o.- Shibpada Mondal, by faith - Hindu, by Nationality Indian, by Occupation - House wife, residing at Vill - Saitgachi, P.O.- Bodra, P.S.- Bhangar, Dist - South 24 Parganas, Pin - 743507, 8. **BHABANI BAIDYA** (PAN- EKHPB2422N), w/o.- Shankar Baidya, by faith - Hindu, by Nationality Indian, by Occupation - House wife, residing at Vill - Kulberia, P.O.-



**Beonta**, P.S.- K.L.C., Dist - South 24 Parganas, Pin - 743502, **9. ANITA MONDAL** (PAN- FJEPM2074L), w/o.- Subhas Mondal, by faith - Hindu, by Nationality Indian, by Occupation - House wife, residing at Vill & P.O.- Akandakeshari, P.S.- New Town, Dist - North 24 Parganas, Kolkata - 700135, hereinafter called and referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, representatives nominees and assigns) of the **FIRST PART.**

**AND**

**1. ARUN NASKAR** (PAN- AHAPN4312K), **2. BHIM NASKAR** (PAN - AKHPN3288L) both son of Late Jiban Krishna Naskar alias Jiban Naskar, by faith - Hindu, by Nationality Indian, by Occupation - Business, residing at Vill & P.O.- Chackpanchuria, P.S.- New Town, District - North 24 Parganas, Kolkata - 700156, **3. RUPADASI MANDAL** (PAN - FIVPM2952P) wife of Subol Mandal, by faith - Hindu, by Nationality Indian, by Occupation - house wife, residing at Vill & P.O.- Bagu, P.S.- Rajarhat, District - North 24 Parganas, Kolkata - 700135, **4. BISHAKHA MONDAL** (PAN - ECJPM4113F) wife of Gopal Mondal, by faith - Hindu, by Nationality Indian, by Occupation - house wife, residing at Vill & P.O.- Hatgacha, P.S.- K.L.C., District - South 24 Parganas, Pin - 743502, all d/o. Late Jiban Krishna Naskar alias Jiban Naskar, hereinafter called and referred to as the **CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, representatives nominees and assigns) of the **SECOND PART.**



**AND**

**AMARNATH NIRMAN PRIVATE LIMITED**, (PAN - AALCA8304P), having registered Office 171A, Ramesh Dutta Street, Shiva Heights, Ground Floor, P.O.- Bidon Street, P.S.- Burtola, Kolkata - 700006, represented by its Director **AYUSH AGRAWAL**, son of Mr. Brijesh Kumar Agarwal, having PAN Card No.- BGZPA7986D, by faith - Hindu, by Nationality Indian, by Occupation - Business, residing at Alcove Cloria Flat - 10H, Block - 2, 10 th Floor, 403/1 Dakshindari Road, P.O.- Sreebhumi, P.S.- Lake Town, Kolkata - 700048, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, representatives nominees and assigns) of the **OTHERPART.**

**WHEREAS :-**

- A. One Karnadhar Naskar, son of Late Ishan Chandra Naskar was the absolute owner and possessor of shali land measuring 13.67 decimal out of 41 decimal in R.S. Dag No.- 1062, lying at Mouza-Chackpanchuria, J.L. No.- 33, Hal Touzi No.- 10 within the local limits of Patharghata Gram Panchayat, within the jurisdiction of New Town Police Station, in the District of North 24 Parganas.
- B. That the said Karnadhar Naskar while seized and possessed of the plots of land measuring an area 13.67 decimal out of 41 decimal in R.S. Dag no.- 1062, under R.S. Khatian no.- 78, lying at Mouza - Chackpanchuria, J.L. No.- 33, Hal Touzi No.- 10 within the local limits of Patharghata Gram Panchayat, within the jurisdiction of New Town Police Station, in the District of North 24 Parganas.
- C. That the said Karnadhar Naskar died behind his Five sons and One daughters, namely - Jeeban Krishna Naskar, Manmatha Naskar, Ratan



Chandra Naskar, Lakshmikanta Naskar, Gopinath Naskar and Subhodabala Naskar.

- D. That the said Subhodabala Naskar, wife of Late Rajendranath Naskar had got shali land measuring 2.28 decimal out of 41 decimal from his father (Karnadhar Naskar) inheritance in R.S. Dag no.- 1062, under R.S. Khatian no.- 78, lying at Mouza - Chackpanchuria, J.L. No.- 33, and she died behind her five sons - Late Sashadhar Naskar, Late Chintamoni Naskar, Late Bhutnath Naskar, Sitapada Naskar, Sonapada Naskar and two daughters - Koushlya Naskar, Tilakabala Mondal, all the legal heirs of late Subhodabala Naskar had got 2.28 decimal of shali land from their mother inheritance.
- E. That the said Ratan Chandra Naskar had got shali land measuring 2.28 decimal out of 41 decimal from his father (Karnadhar Naskar) inheritance in R.S. Dag no.- 1062, under R.S. Khatian no.- 78, lying at Mouza - Chackpanchuria, J.L. No.- 33, and he died behind his One son - Sambhu Nath Naskar and Six daughters - Alokabala Mondal, Ranibala Naskar, Rasmoni Mondal, Bhabani Baidya, Shibani Sardar, Anita Mondal. all the legal heirs of late Ratan Chandra Naskar had got 2.28 decimal of shali land from their father inheritance.
- F. That the said Jeeban Krishna Naskar and others had got shali land measuring 2.28 decimal out of 41 decimal from his father inheritance and mutated under L.R. Khatian No.- 711, in R.S. Dag no.- 1062, under R.S. Khatian no.- 78, lying at Mouza - Chackpanchuria, J.L. No.- 33, and he enjoy the property peacefully, freely, absolutely without any interruptions from any corners whatsoever by paying rents and taxes to the proper authority as absolute owned free from all encumbrance and he died behind Arun Naskar, Bhim Naskar and Rupdasi Mondal, Bishakha Mondal.



**THAT** the schedule property all the vendors had got and they are enjoying the same as per share peacefully, freely, absolutely without any interruptions from any corners whatsoever by paying rents and taxes to the proper authority as absolute owner free from all encumbrance and more fully particularly described in the schedule hereunder written and the vendors have absolute power of ownership and has/have every right to transfer to anybody by any way.

AND WHEREAS the vendor (herein) have agreed to sell the **3.24 (Three Satak Twenty Four Satangsha) decimal** of land out of 41 decimal to the Purchaser **AMARNATH NIRMAN PRIVATE LIMITED** have agreed to purchase the said plot of Shali land measuring an area 3.24 Decimal more or less together with easement rights fully described in the Schedule hereunder written for the Total consideration of **Rs. 13,74,545/-** (Rupees Thirteen Lacs Seventy Four Thousand Five Hundred Forty Five) Only.

AND WHEREAS all the Confirming Party (herein) have agreed to confirmed and no object to sale the schedule property by the vendors and they have no claim in future for the deed of conveyance regarding the sale property **3.24 (Three Satak Twenty Four Satangsha) decimal** of land out of 41 decimal in R.S. Dag no.- 1062, under R.S. Khatian no.- 78, lying at Mouza - Chackpanchuria, J.L. No.- 33, to the Purchaser **AMARNATH NIRMAN PRIVATE LIMITED** and they have taken or received the consideration of sum of **Rs. 13,74,545/-** (Rupees Thirteen Lacs Seventy Four Thousand Five Hundred Forty Five) Only which is paid by the purchaser to the confirming party herein and by the memo and receipts hereunder written admits and acknowledges.



NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 13,74,545/-** (Rupees Thirteen Lacs Seventy Four Thousand Five Hundred Forty Five) Only paid by the Purchaser to the vendor on or before the execution of these presents the receipt whereof vendors doth hereby as well as by the receipt hereunder in the memo of consideration admit and acknowledge and free the same for ever acquitted released discharged and exonerate the purchaser as well as the said land intended to be hereby granted and conveyed and the vendor doth hereby as the absolute owner and being in use occupation possession and enjoyment of the said land measuring an area 3.24 Decimal of land more or less grant convey transfer assign and assure unto and the purchaser ALL THAT piece of parcel of land measuring an area 3.24 Decimal more or less out of 41 decimal, situated at Mouza- Chackpanchuria, R.S. & L.R. Dag No.- 1062, under L.R. Krisi Khation No.- 711, 2525, 2524 land lying at Mouza - Chackpanchuria, J.L. No.- 33, at present Touzi No.- 10 (Hal), within the local limits of Patharghata Gram Panchayat, within the jurisdiction of New Town Police Station, in the District of North 24 Parganas, Additional District Sub Registrar Office Rajarhat more fully described in the schedule hereunder written fully enjoy the benefit of passage ways, underground water ways, or drainage system, electric lines, telephone lines all rights liberties all manner or easements and appurtenances belonging and all the states rights, title and interest property claim and demand whatsoever of the Vendor unto set out of and upon and the said piece or parcel of land hereby conveyed unto the Purchaser In FURTHER persuasion of the said agreement and consideration TO HAVE AND TO HOLD the said piece of parcel of land herein comprised and hereby granted, conveyed, transferred and assigned or intended to be so unto the purchaser absolutely and forever free from all encumbrances the vendor doth hereby conveyed with the Purchaser that



interest which the Vendors possess and to transfer, subsist and they have good right full power absolute authority, indefeasible title to grant convey, transfer, assigned and assure said piece or parcel of land, manner as aforesaid AND the said piece or parcel of land shall quietly and peaceably entered into and held and enjoyed possessed absolutely and the rents issues and profits received there from by the Purchaser without interruption claim and demand by the Vendors and without any lawful eviction disturbances or interruption by any other person or persons whatsoever AND the said piece or parcel of land hereby conveyed and transferred unto the Purchaser is free from all encumbrances and discharged from or otherwise by the Vendor sufficiently indemnified against all and all manner of encumbrances claims and demands whatsoever created occasioned or made by the Vendor of any of their predecessors in interest of any person or persons whatsoever AND the Vendors and every person or persons having or lawful claiming any easement right, title and interest into or upon the said piece or parcel of land hereby sold, conveyed and transferred unto the Purchaser or any part thereof.

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASERS AS UNDER :-

1. That free and clear and freely and clearly and absolutely acquitted exonerate and release or otherwise by and at the cost and expenses of the Vendors are and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispendences, attachments whatsoever.
2. That the Purchasers shall hereinafter peacefully and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendors or their legal heirs, executors, administrators, representatives, nominees and assigns.



3. That no notice issued under the public demand recovery act has been served on the Vendors nor any such notice has been published.
4. That the land fully described in the schedule below stands retained by the Vendor through operation of family ceiling as envisaged in chapter II-B, West Bengal Land Reforms Act.
5. That the said land or any part or portion thereof or under any interest therein has not vested in and/or is neither acquired nor any notice has been served under the State of West Bengal Acquisition Act. 1956 or statutory modification thereof or under the Urban Land (Ceiling & Regulations) Act. 1976 or any other law for the time being in force.
6. It is hereby declared by the Vendor that the said land which described in the schedule hereinafter written is the self acquired property of the Vendors and that they are not the benamder of any one.
7. It is hereby declared that the said Purchasers have the absolute right to mutata their name in respect of the present purchased land.
8. All the taxes land revenue and impositions payable in respect of the said property up to date of these presents have been fully paid by the Vendors and if any portion of such taxes levies impositions etc. be found to have remained unpaid for the period up to date the same shall be deemed to be the liability of the Vendors and realizable from the Vendor.
9. It is hereby declared by the Vendors that the said land is absolutely free from all encumbrances and that is not the benamdard of anyone and the same is not the DEBATTOR or PIROTTOR property or is not subject matter of any court case or not any litigation from any corners whatsoever.



10. That the Vendors have not yet taken any loan or financial benefits from any Bank or Financial Institutions or any corners in respect of the schedule mentioned land.

**THAT** we all the confirming party declare that the schedule property wrongly recorded excesses 2.78 (i.e. 13.67 decimal on recorded under L.R. Khatian No.- 711) decimal out of 41 decimal in favour of Jeeban Krishna Naskar and land measuring 0.46 dec. on recorded under L.R. Khatian No.- 2524 and 2525, We confirm the conveyance of the sold property maintained this deed and the purchaser have full right to record their name to the BL & LRO. We have no claim or any objection for the sale of the above said. We are no received any money for the sale of the property.

It is transpired that the said property hereby sold, conveyed and transferred and assigned by the Vendor, if not free from all encumbrances as herein covenant, the Vendors shall be bound to refund to the Purchaser, the full consideration money paid hereunder together with cost of the stamp and registration charges incurred with 18% interest pay by the Purchasers herein and if any mistake shall shown in this deed, that will be rectified by the Vendors without any claim or demand at the cost of the purchaser. **AND** the Vendors herein delivers this day khas possession of the said land unto the Purchasers herein.

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

ALL THAT piece or parcel of plot of Shali land measuring an area of **3.24 (Three Satak Twenty Four Satangsa) decimal** more or less out of 41 decimal, in share 791, in **R.S. & L.R. Dag No.- 1062**, under R.S. Khatian No.- 78, L.R. Krisi Khatian No.- 711, 2524, 2525 land lying at **Mouza - Chackpanchuria**, J.L. No.- 33, at present Touzi No.- 10 (Hal), within the



local limits of Patharghata Gram Panchayat, within the jurisdiction of New Town Police Station, in the District of North 24 Parganas, Pargana Kolkata, under A.D.S.R. Office Rajarhat, in the District of North 24 Parganas, in the State of West Bengal.

The sold area description as follows :-

R.S. & L.R. Dag	L.R. Khatian No.	Sold Area
1062	711	2.78 Dec.
1062	2524	0.23 Dec.
1062	2025	0.23 Dec.
Total Area of land (More or Less)		3.24 Dec.

R.S. & L.R. Dag	L.R. Khatian No.	Vendor	Sold Area
1062	711	Sitapada Naskar	0.33 Dec.
1062	711	Sonapada Naskar	0.41 Dec.
1062	711	Koushlya Naskar	0.32 Dec.
1062	711	Tilakabala Mondal	0.32 Dec.
1062	711	Aloka Mondal	0.33 Dec.
1062	711	Ranibala Naskar	0.33 Dec.
1062	711	Rasmani Mandal	0.33 Dec.
1062	711	Bhabani Baidya	0.32 Dec.
1062	2524	Sitapada Naskar	0.23 Dec.
1062	711	Anita Mondal	0.09 Dec.
1062	2525	Anita Mondal	0.23 Dec.
Total Area of land			3.24 Dec.

it is clearly stated herein that the vendor herein sold and conveyed the land measuring 3.24 Decimal more or less in favour of the purchaser herein and the said land is butted and bounded as under :-

- On the North by : Plot No.- 1061  
 On the South by : Plot No.- 1064 & 1063  
 On the East by : Jaladhar Naskar  
 On the West by : Amarnath Nirman Pvt. Ltd.



In witness whereof the Vendors have hereunto set and subscribed their hands and seals after going through the contents of this deed of conveyance on/8th April 2019.

SIGNED SEALED AND DELIVERED

by the vendors at Kolkata in Presence

1. *স্বঃ সত্যজিৎ কুমার*

*স্বঃ সত্যজিৎ কুমার  
স্বঃ সত্যজিৎ কুমার  
(স্বঃ সত্যজিৎ কুমার)  
স্বঃ সত্যজিৎ কুমার  
(স্বঃ সত্যজিৎ কুমার)*

2. *স্বঃ সত্যজিৎ কুমার*

*স্বঃ সত্যজিৎ কুমার*

*স্বঃ সত্যজিৎ কুমার*

*স্বঃ সত্যজিৎ কুমার*

2. *স্বঃ সত্যজিৎ কুমার*

3. *স্বঃ সত্যজিৎ কুমার*

4. *স্বঃ সত্যজিৎ কুমার*

5. *স্বঃ সত্যজিৎ কুমার*

6. *স্বঃ সত্যজিৎ কুমার*

7. *স্বঃ সত্যজিৎ কুমার*

8. *স্বঃ সত্যজিৎ কুমার*

9. *স্বঃ সত্যজিৎ কুমার*

5

*Wrotyled by  
Md. Ayub Ali  
Adv.  
Bar at Court  
F-572/1389 GPO*

SIGNATURE OF THE VENDORS

AMARNATH NIRMAL PVT. LTD.

*Ayub Ali*  
Director

SIGNATURE OF THE PURCHASER

*স্বঃ সত্যজিৎ কুমার*

*স্বঃ সত্যজিৎ কুমার*

*স্বঃ সত্যজিৎ কুমার*

SIGNATURE OF THE CONFIRMING PARTY



MEMO OF CONSIDERATION

D.D/Cheque No.	Dated	Draw Bank/Branch	Amount (Rs.)
'018327'	18/04/2019	ICICI Bank	3,14,000/-
'018329'	18/04/2019	ICICI Bank	3,14,000/-
'018332'	18/04/2019	ICICI Bank	5,06,545/-
'018333'	18/04/2019	ICICI Bank	80,000/-
'018334'	18/04/2019	ICICI Bank	80,000/-
'018335'	18/04/2019	ICICI Bank	80,000/-

D.D. No. 1374545

D.D. No. 1374545

Received Rs. 13,74,545/- (Rupees Thirteen Lacs Seventy Four Thousand Five Hundred Forty Five) Only

Witnesses :

1. Mr. Subrata Mukherjee
2. Mr. Subrata Mukherjee
3. Mr. Subrata Mukherjee
4. Mr. Subrata Mukherjee
5. Mr. Subrata Mukherjee
6. Mr. Subrata Mukherjee
7. Mr. Subrata Mukherjee
8. Mr. Subrata Mukherjee
9. Mr. Subrata Mukherjee

Computer Composed :-  
 Subrata Mukherjee  
 Subrata Mukherjee  
 Shikharpur, Rajarhat,  
 Kolkata - 700135

SIGNATURE OF THE VENDORS












SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908












N.B. - LH BOX- SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 <i>ಶ್ರೀ ಅರಸೀಕೆ</i>	LH					
	RH.					

ATTESTED :- *ಶ್ರೀ ಅರಸೀಕೆ*

 <i>ಅರಸೀಕೆ</i>	LH					
	RH.					

ATTESTED :- *ಅರಸೀಕೆ*

 <i>ಅರಸೀಕೆ</i>	LH					
	RH.					










ATTESTED :- *ಅರಸೀಕೆ*



SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO

**UNDER RULE 44A OF THE I.R. ACT 1908**










N.B. - LH BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

	LH				
	RH.				

*Handwritten signature in Odia script*










*Handwritten signature in Odia script*

**ATTESTED :-**

	LH				
	RH.				

**ATTESTED :-**

*Handwritten signature in Odia script*

	LH.				
	RH.				

**ATTESTED :-**

*Handwritten signature in Odia script*










SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908












N.B. -

LH BOX- SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS












 [Signature Box] অনিতা প্রসাদ	LH					
	RH.					

অনিতা প্রসাদ

ATTESTED :-

 [Signature Box] প্রমদ প্রসাদ ওরফে প্রমদ প্রসাদ	LH					
	RH.					

ATTESTED :- প্রমদ প্রসাদ  
ওরফে প্রমদ প্রসাদ

 [Signature Box] অনিতা প্রসাদ	LH.					
	RH.					


ATTESTED :- অনিতা প্রসাদ



SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908












N.B. - LH BOX- SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 गणेश मया	LH					
	RH.					

ATTESTED :- गणेश मया

 श्री मया	LH					
	RH.					

ATTESTED :- श्री मया

 श्रीमती मया	LH.					
	RH.					












ATTESTED :- श्रीमती मया



SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

	LH					
	RH.					


*Handwritten signature and notes in Devanagari script are present to the left of the photo and across the bottom of the fingerprint grid.*

ATTESTED :-

PHOTO	LH					
	RH.					

*The entire fingerprint grid is crossed out with a large diagonal line.*

ATTESTED :-

	LH					
	RH.					

*Handwritten signature of the man is present below the photo.*

ATTESTED :- *Handwritten signature of the man*



Directorate of Registration & Stamp Revenue  
e-Challan

19-201920-000680620-1

Payment Mode Online Payment

Date: 18/04/2019 12:50:21

Bank : State Bank of India

IN : CKJ1737590

BRN Date: 18/04/2019 12:51:19

DEPOSITOR'S DETAILS

Id No. : 15230000610004/5/2019

[Query No./Query Year]

Name : AMAR NATH NIRMAN PVT LTD  
Contact No. : Mobile No. : +91 7003650378  
E-mail :  
Address : 171A SHIVA HEIGHTS KOL 6  
Applicant Name : Mr S Molla  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document Payment No 5

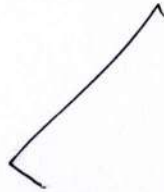
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	15230000610004/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	92220
2	15230000610004/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	19454

Total

111674

In Words : Rupees One Lakh Eleven Thousand Six Hundred Seventy Four only





## Major Information of the Deed



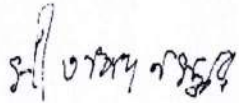
Deed No :	I-1523-04516/2019	Date of Registration	18/04/2019
Query No / Year	1523-0000610004/2019	Office where deed is registered	
Query Date	16/04/2019 9:34:53 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	S Molla Hudarait, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 7003650378, Status : Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 13,74,545/-	Rs. 19,44,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 97,220/- (Article:23)	Rs. 19,454/- (Article:A(1), E)		
Remarks			

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria Pin Code : 700156



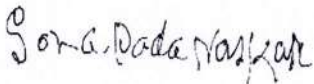


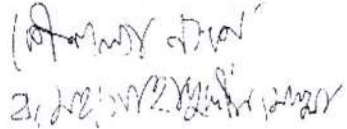


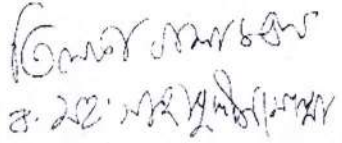


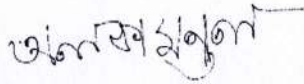
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1062	LR-711	Bastu	Shali	2.78 Dec	11,79,400/-	16,68,000/-	
L2	LR-1062	LR-2524	Bastu	Shali	0.23 Dec	97,573/-	1,38,000/-	
L3	LR-1062	LR-2525	Bastu	Shali	0.23 Dec	97,572/-	1,38,000/-	
		<b>TOTAL :</b>			<b>3.24Dec</b>	<b>13,74,545 /-</b>	<b>19,44,000 /-</b>	
	<b>Grand Total :</b>				<b>3.24Dec</b>	<b>13,74,545 /-</b>	<b>19,44,000 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Sitapada Naskar (Presentant)</b> Son of Late Rajendranath Naskar Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 18/04/2019 ,Place : Office			
		18/04/2019	LTI 18/04/2019	18/04/2019
	Kadampukur, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BPGPN6307L, Status :Individual, Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 18/04/2019 ,Place : Office			

Major Information of the Deed :- I-1523-04516/2019-18/04/2019



	Name	Photo	Finger Print	Signature
	<b>Mr Sonapada Naskar</b> Son of Late Rajendranath Naskar Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 18/04/2019 ,Place : Office			
	18/04/2019	LTI 18/04/2019	18/04/2019	
Kadampukur, P.O:- Kadampukur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXMPN5316P, Status :Individual, Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 18/04/2019 ,Place : Office				
3	<b>Mrs Koushlya Naskar</b> Wife of Mr Jatindranath Naskar Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 18/04/2019 ,Place : Office			
	18/04/2019	LTI 18/04/2019	18/04/2019	
Akandakeshari, P.O:- Akandakeshari, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BSBPN1209G, Status :Individual, Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 18/04/2019 ,Place : Office				
4	<b>Mrs Tilaka Bala Mondal</b> Wife of Mr Panchanan Mondal Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 18/04/2019 ,Place : Office			
	18/04/2019	LTI 18/04/2019	18/04/2019	
Arbelia, P.O:- Shikharapur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DWRPM3282C, Status :Individual, Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 18/04/2019 ,Place : Office				
5	<b>Mrs Aloka Mandal</b> Wife of Mr Ananda Mandal Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 18/04/2019 ,Place : Office			
	18/04/2019	LTI 18/04/2019	18/04/2019	
Kulberia, P.O:- Beonta, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 743502 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DZOPM9681K, Status :Individual, Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 18/04/2019 ,Place : Office				

Major Information of the Deed :- I-1523-04516/2019-18/04/2019



Name	Photo	Finger Print	Signature
<b>Mrs Ranibala Naskar</b> Wife of Mr Ananda Naskar Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 18/04/2019 ,Place : Office			
18/04/2019	LTI	18/04/2019	18/04/2019

Akandakeshari, P.O:- Akandakeshari, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, F No.:: BUNPN6726Q, Status :Individual, Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 18/04/2019 ,Place : Office

Name	Photo	Finger Print	Signature
7 <b>Mrs Rammani Mandal, (Alias: Mrs Rasmani Mandal)</b> Wife of Mr Shibpada Mondal Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 18/04/2019 ,Place : Office			
18/04/2019	LTI	18/04/2019	18/04/2019

Saitgachi, P.O:- Bodra, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743507 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FBDPM8343F, Status :Individual, Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 18/04/2019 ,Place : Office

Name	Photo	Finger Print	Signature
8 <b>Mrs Bhabani Baidya</b> Wife of Mr Shankar Baidya Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 18/04/2019 ,Place : Office			
18/04/2019	LTI	18/04/2019	18/04/2019

Kulberia, P.O:- Beonta, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 743502 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EKHPB2422N, Status :Individual, Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 18/04/2019 ,Place : Office

Name	Photo	Finger Print	Signature
9 <b>Mrs Anita Mondal</b> Wife of Mr Subhas Mondal Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 18/04/2019 ,Place : Office			
18/04/2019	LTI	18/04/2019	18/04/2019



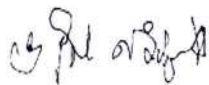
Akandakeshari, P.O:- Akandakeshari, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FJEPM2074L, Status :Individual, Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 18/04/2019 ,Place : Office

Major Information of the Deed :- I-1523-04516/2019-18/04/2019





Name	Photo	Finger Print	Signature
<b>Mr Arun Naskar</b> Son of Late Jiban Krishna Naskar Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 18/04/2019 ,Place : Office			
18/04/2019	LTI 18/04/2019	18/04/2019	



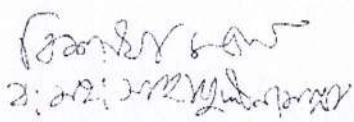
Chackpanchuria, P.O:- Chackpanchuria, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHAPN4312K, Status :Confirming Party, Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 18/04/2019 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mr Bhim Naskar</b> Son of Late Jiban Krishna Naskar Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 18/04/2019 ,Place : Office			
18/04/2019	LTI 18/04/2019	18/04/2019	

Chackpanchuria, P.O:- Chackpanchuria, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKHPN3288L, Status :Confirming Party, Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 18/04/2019 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mrs Rupadasi Mandal</b> Wife of Mr Subol Mandal Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 18/04/2019 ,Place : Office			
18/04/2019	LTI 18/04/2019	18/04/2019	

Bagu, P.O:- Bagu, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FIVPM2952P, Status :Confirming Party, Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 18/04/2019 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mrs Bishakha Mondal</b> Wife of Mr Gopal Mondal Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 18/04/2019 ,Place : Office			
18/04/2019	LTI 18/04/2019	18/04/2019	

Hatgacha, P.O:- Hatgacha, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 743502 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ECJPM4113F, Status :Confirming Party, Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 18/04/2019 ,Place : Office

Major Information of the Deed :- I-1523-04516/2019-18/04/2019



**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Amarnath Nirman Private Limited</b> 171, Ramesh Dutta Street, Shiva Heights, Ground Fl, P.O:- Bidon Street, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.:: AALCA8304P, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs Ayush Agrawal</b> Wife of Mr Brijesh Kumar Agarwal Date of Execution - 18/04/2019, , Admitted by: Self, Date of Admission: 18/04/2019, Place of Admission of Execution: Office	 Apr 18 2019 3:45PM	 LTI 18/04/2019	 18/04/2019
Alcove Gloria, Fl No - 10h, Bl - 2, 10th Floor, 403/1 Dakshindari Rd, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGZPA7986D Status : Representative, Representative of : Amarnath Nirman Private Limited (as Director)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Md Sahabuddin Molla</b> Son of Mr Ketab Ali Molla Hudarait, P.O:- Bagu, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	 18/04/2019	 18/04/2019	 18/04/2019
Identifier Of Mr Sitapada Naskar, Mr Sonapada Naskar, Mrs Koushlya Naskar, Mrs Tilaka Bala Mondal, Mrs Alok Mandal, Mrs Ranibala Naskar, Mrs Rammani Mandal, Mrs Bhabani Baidya, , Mrs Anita Mondal, Mr Arun Naskar, Mr Bhim Naskar, Mrs Rupadasi Mandal, Mrs Bishakha Mondal, Mrs Ayush Agrawal			

Major Information of the Deed :- I-1523-04516/2019-18/04/2019



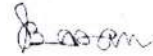
Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Sitapada Naskar	Amarnath Nirman Private Limited-0.33 Dec
2	Mr Sonapada Naskar	Amarnath Nirman Private Limited-0.41 Dec
3	Mrs Koushiya Naskar	Amarnath Nirman Private Limited-0.32 Dec
4	Mrs Tilaka Bala Mondal	Amarnath Nirman Private Limited-0.32 Dec
5	Mrs Aloka Mandal	Amarnath Nirman Private Limited-0.33 Dec
6	Mrs Ranibala Naskar	Amarnath Nirman Private Limited-0.33 Dec
7	Mrs Rammani Mandal	Amarnath Nirman Private Limited-0.33 Dec
8	Mrs Bhabani Baidya	Amarnath Nirman Private Limited-0.32 Dec
9	Mrs Anita Mondal	Amarnath Nirman Private Limited-0.09 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Sitapada Naskar	Amarnath Nirman Private Limited-0.23 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs Anita Mondal	Amarnath Nirman Private Limited-0.23 Dec

Endorsement For Deed Number : I - 152304516 / 2019

On 17-04-2019

**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 19,44,000/-



Sanjoy Basak  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**North 24-Parganas, West Bengal**

On 18-04-2019

**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.

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

Presented for registration at 13:49 hrs on 18-04-2019, at the Office of the A.D.S.R. RAJARHAT by Mr Sitapada Naskar, one of the Executants.

Major Information of the Deed :- I-1523-04516/2019-18/04/2019



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

Execution is admitted on 18/04/2019 by 1. Mr Sitapada Naskar, Son of Late Rajendranath Naskar, Kadampukur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 2. Mr Sonapada Naskar, Son of Late Rajendranath Naskar, Kadampukur, P.O: Kadampukur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 3. Mrs Koushlya Naskar, Wife of Mr Jatindranath Naskar, Akandakeshari, P.O: Akandakeshari, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 4. Mrs Tilaka Bala Mondal, Wife of Mr Panchanan Mondal, Arbelia, P.O: Shikharpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 5. Mrs Aloka Mandal, Wife of Mr Ananda Mandal, Kulberia, P.O: Beonta, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession House wife, 6. Mrs Ranibala Naskar, Wife of Mr Ananda Naskar, Akandakeshari, P.O: Akandakeshari, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 7. Mrs Rammani Mandal, Alias Mrs Rasmani Mandal, Wife of Mr Shibpada Mondal, Saitgachi, P.O: Bodra, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743507, by caste Hindu, by Profession House wife, 8. Mrs Bhabani Baidya, Wife of Mr Shankar Baidya, Kulberia, P.O: Beonta, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession House wife, 9. Mrs Anita Mondal, Wife of Mr Subhas Mondal, Akandakeshari, P.O: Akandakeshari, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 10. Mr Arun Naskar, Son of Late Jiban Krishna Naskar, Chackpanchuria, P.O: Chackpanchuria, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Business, 11. Mr Bhim Naskar, Son of Late Jiban Krishna Naskar, Chackpanchuria, P.O: Chackpanchuria, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Business, 12. Mrs Rupadasi Mandal, Wife of Mr Subol Mandal, Bagu, P.O: Bagu, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 13. Mrs Bishakha Mondal, Wife of Mr Gopal Mondal, Hatgacha, P.O: Hatgacha, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession House wife

Indetified by Md Sahabuddin Molla, , Son of Mr Ketab Ali Molla, Hudarait, P.O: Bagu, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

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

Execution is admitted on 18-04-2019 by Mrs Ayush Agrawal, Director, Amarnath Nirman Private Limited (Private Limited Company), 171, Ramesh Dutta Street, Shiva Heights, Ground Fl, P.O:- Bidon Street, P.S:- Burtola, District:- Kolkata, West Bengal, India, PIN - 700006

Indetified by Md Sahabuddin Molla, , Son of Mr Ketab Ali Molla, Hudarait, P.O: Bagu, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 19,454/- ( A(1) = Rs 19,440/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 19,454/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/04/2019 12:51PM with Govt. Ref. No: 192019200006806201 on 18-04-2019, Amount Rs: 19,454/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKJ1737590 on 18-04-2019, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1523-04516/2019-18/04/2019



**ayment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 97,220/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 92,220/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 5310, Amount: Rs.5,000/-, Date of Purchase: 28/03/2019, Vendor name: MITA DUTTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/04/2019 12:51PM with Govt. Ref. No: 192019200006806201 on 18-04-2019, Amount Rs: 92,220/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKJ1737590 on 18-04-2019, Head of Account 0030-02-103-003-02



**Sanjoy Basak**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**North 24-Parganas, West Bengal**

Major Information of the Deed :- I-1523-04516/2019-18/04/2019



Certificate of Registration under section 60 and Rule 69.

Registered in ~~Book~~ - I

Volume number 1523-2019, Page from 173362 to 173407  
being No ~~152304516~~ for the year 2019.



Digitally signed by SANJOY BASAK  
Date: 2019.04.23 17:26:43 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 23-04-2019 5:26:19 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)