

7452

1-2599/2020



14/10/20  
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 2-13 492 13/20 34 F 598534

Certified that the document is admitted to registration in the register / sheet / sheets & the endorsement / sheet/s attached with this document's are the part of this document.

*Basan*

Additional District Sub-Registrar  
Rajarhat New Town, North 24-Pgs.

10 NOV 2020

### DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this 14th October

Two Thousand Twenty

Cont..... P/2





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

GRN: 19-202021-011569087-1

Payment Mode Online Payment

GRN Date: 14/10/2020 09:21:45

Bank : State Bank of India

BRN : CKO1145933

BRN Date: 14/10/2020 09:23:44

DEPOSITOR'S DETAILS

Id No. : 2001349213/1/2020

[Query No./Query Year]

Name : AMARNATH NORMAN PVT LTD

Contact No. : Mobile No. : +91 7003650378

E-mail :

Address : 171 A RAMESH SUTRA STREET KOL 6

Applicant Name : Mr S Molla

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	2001349213/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	4920
2	2001349213/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	1994

Total

6914

In Words : Rupees Six Thousand Nine Hundred Fourteen only

BETWEEN

**SHIBANI SARDAR** (PAN- KTTPS1242A), w/o.- Joydeb Sardar, daughter of Late Ratan Chandra Naskar, by faith - Hindu, by Nationality Indian, by Occupation - House wife, by Cust - S.C., residing at Vill - Joynagar, P.O. - Polerhat, P.S.- Kashipur, Dist - South 24 Parganas, Kolkata - 700135, represented by her true and lawful Attorney **MD. SAHABUDDIN MOLLA**, son of Ketab Ali Molla, having PAN - AQXPM4616R, by faith - Muslim, by Nationality Indian, by Occupation - Business, residing at Vill - Hudarait, P.O.- Bagu, P.S. - Rajarhat, District - North 24 Parganas, Kolkata- 700135, by virtue Power of Attorney Deed No.- 03322, Registered on 13.10.2020, copied in Book No.- I, Volume No.- 1629, Pages 114896 to 114912, in the year 2020, registered at ADSR Garia, hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives nominees and assigns) of the **ONE 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 **OTHER PART.**

**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. & L.R. 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 plot of land measuring an area 13.67 decimal out of 41 decimal in R.S. & L.R. 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 daughter, namely - Jeeban Krishna Naskar, Manmatha Naskar, Ratan Chandra Naskar, Lakshmikanta Naskar, Gopinath Naskar and Subhodabala Naskar.
- D. 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. & L.R. 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 shali land measuring 2.28 decimal from their father inheritance.
- E. That the said Shibani Sardar had got shali land measuring 0.33 decimal out of 41 decimal from her father inheritance in R.S. & L.R. Dag No.- 1062, under R.S. Khatian No.- 78, lying at Mouza - Chackpanchuria, J.L. No.- 33, and she 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 more



fully particularly described in the schedule hereunder written and the vendor 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 **0.33 (Thirty Three 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 0.33 Decimal more or less together with easement rights fully described in the Schedule hereunder written for the Total consideration of **Rs. 1,40,000/-** (Rupees One Lakh Forty Thousand) Only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 1,40,000/-** (Rupees One Lakh Forty Thousand) 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 0.33 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 0.33 Decimal more or less out of 41 decimal, situated at Mouza- Chackpanchuria, R.S. & L.R. Dag No.- 1062, under R.S. Khatian No.- 78, 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 mutate 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



-: 8 :-

it is clearly stated herein that the vendor herein sold and conveyed the land measuring 0.33 Decimal more or less in favour of the purchaser herein and the said land is butted and bounded as under :-

On the North by : Land of R.S. & L.R. Dag No.- 1061  
On the South by : Land of R.S. & L.R. Dag No.- 1064 & 1063  
On the East by : Land of R.S. & L.R. Dag No.- 1062 Jaladhar Naskar  
On the West by : Amarnath Nirman Pvt. Ltd. Said Plot

**IN WITNESS WHEREOF** the parties hereto have signed and delivered these presents the day month and year first above written.

**SIGNED AND DELIVERED** by

The said **VENDOR** at Kolkata  
in the presence of :-

1. Anurabi Bibi

W/O Mr Sahabuddin molla  
vill - Hudaiaht  
PS - Rajarhat  
Kod-1352. Sonatom Roy

Mr. Sahabuddin molla

as Constituted Attorney of  
**SHIBANI SARDAR**

Son of Late Baburam Roy  
vill + PO - Shikharpar  
PS - Rajarhat

SIGNATURE OF THE VENDOR

AMARNATH NIRMAN PVT. LTD

Ayush Ag S  
Director

SIGNATURE OF THE PURCHASER

Cont..... P/9



MEMO OF CONSIDERATION

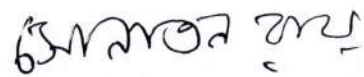
By Cash RBI Notes Rs.2000/- x 70 Pcs.

1,40,000/-

Received **Rs. 1,40,000/-** (Rupees One Lakh Forty Thousand) Only

Witnesses :

1. Anjusa Babi

2.   
Sonetom Roy

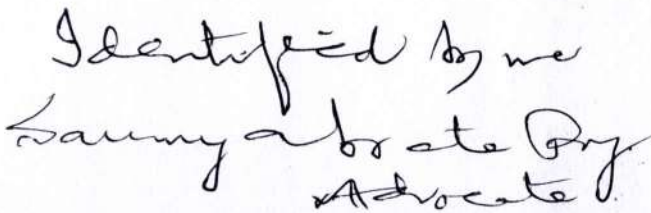


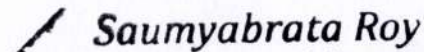
as Constituted Attorney of

SHIBANI SARDAR

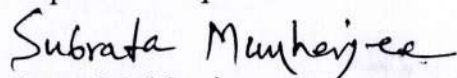
SIGNATURE OF THE VENDOR

Deed Prepared by :-

  
Saumyabrata Roy  
Advocate

  
**Saumyabrata Roy**  
Advocate  
Enrolment No. W.B 1050/2000  
Barasat

Computer Composed :-

  
Subrata Mukherjee

Shikharpur, Rajarhat, Kol- 135














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>Ayush Ag S</i>	LH					
	RH.					

ATTESTED :- *Ayush Ag S*

 <i>Md. Sahabuddin</i>	LH					
	RH.					

ATTESTED :- *Md. Sahabuddin*

 <i>Anura Babi</i>	LH.					
	RH.					

ATTESTED :- *Anura Babi*



## Major Information of the Deed

Deed No :	I-1523-07599/2020	Date of Registration	10/11/2020
Query No / Year	1523-2001349213/2020	Office where deed is registered	
Query Date	14/10/2020 3:02:13 AM	1523-2001349213/2020	
Applicant Name, Address & Other Details	S Molla Rajarhat, Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 7003650378, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs 1,40,000/-	Rs. 1,98,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 9,920/- (Article:23)	Rs. 1,994/- (Article:A(1), E)		
Remarks			

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, 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
1	LR-1062 (RS -1062 )	(RS:-78\0	Bastu	Shali	0.33 Dec	1,40,000/-	1,98,000/-	
<b>Grand Total :</b>					.33Dec	<b>1,40,000 /-</b>	<b>1,98,000 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs Shibani Sardar</b> Wife of Mr Joydeb Sardar Joynagar, P.O:- Polerhat, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: KTxxxxxx2A, Aadhaar No: 35xxxxxxx9160, Status :Individual, Executed by: Attorney, Executed by: Attorney

### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Amarnath Nirman Private Limited</b> 171A, Ramesh Dutta Street, Shiva Heights, Gr. Floo, P.O:- Bidon Street, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.: AAxxxxxx4P, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<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, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , Aadhaar No: 66xxxxxxxx0780 Status : Attorney, Attorney of : Mrs Shibani Sardar

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Ayush Agrawal (Presentant )</b> Son of Mr Brijesh Kumar Agarwal Alcove Cloria Flat- 10H, Block-2, 10th Floor, 403/1 Dakshindari Rd., P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BGxxxxxx6D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Amarnath Nirman Private Limited (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mrs Anjura Bibi</b> Wife of Md Sahabuddin Molla Hudarait, P.O:- Bagu, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135			
Identifier Of Md Sahabuddin Molla, Mr Ayush Agrawal			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mrs Shibani Sardar	Amarnath Nirman Private Limited-0.33 Dec

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1062		Seller is not the recorded Owner as per Applicant.



**On 14-10-2020**

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

Presented for registration at 22:20 hrs on 14-10-2020, at the Private residence by Mr Ayush Agrawal ,

**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 1,98,000/-

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

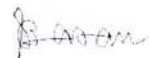
Execution is admitted on 14-10-2020 by Mr Ayush Agrawal, Director, Amarnath Nirman Private Limited (Private Limited Company), 171A, Ramesh Dutta Street, Shiva Heights, Gr. Floo, P.O:- Bidon Street, P.S:- Burtola, District:- Kolkata, West Bengal, India, PIN - 700006

Indetified by Mrs Anjura Bibi, , Md Sahabuddin Molla, Hudarait, P.O: Bagu, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession House wife

**Executed by Attorney**

Execution 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 as the constituted attorney of Mrs Shibani Sardar Joynagar, P.O: Polerhat, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135 is admitted by him

Indetified by Mrs Anjura Bibi, , Md Sahabuddin Molla, Hudarait, P.O: Bagu, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession House wife



**Sanjoy Basak**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. RAJARHAT**

**North 24-Parganas, West Bengal**

**On 02-11-2020**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,994/- ( A(1) = Rs 1,980/- ,E = Rs 14/- ) and Registration Fees paid by by online = Rs 1,994/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/10/2020 9:23AM with Govt. Ref. No: 192020210115690871 on 14-10-2020, Amount Rs: 1,994/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKO1145933 on 14-10-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 9,920/- and Stamp Duty paid by by online = Rs 4,920/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/10/2020 9:23AM with Govt. Ref. No: 192020210115690871 on 14-10-2020, Amount Rs: 4,920/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKO1145933 on 14-10-2020, 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**

**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.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 9,920/- and Stamp Duty paid by Stamp Rs 5,000/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3071, Amount: Rs.5,000/-, Date of Purchase: 13/10/2020, Vendor name: MITA DUTTA
2. Stamp: Type: Court Fees, Amount: Rs.10/-



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2020, Page from 308565 to 308589

being No 152307599 for the year 2020.



Digitally signed by SANJOY BASAK  
Date: 2020.11.23 12:45:45 +05:30  
Reason: Digital Signing of Deed.

*Sanjoy Basak*

(Sanjoy Basak) 2020/11/23 12:45:45 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)