

67/32/22

J-7170/22



U 345296

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

15.102
 01/04/22
 90022

Stamping to the (1000) rupee. The
 stamp is valid for use in the
 State of West Bengal.
 The stamp is valid for use in the
 State of West Bengal.

01 APR 2022

Kisrao Saha

DEED OF CONVEYANCE

THIS SALE DEED is made on this 31st day of March 2022 TWO

THOUSAND AND TWENTY TWO

Dated this

Subhash Saha
 Adv

Subhash Saha
 Advocate
 District Judge's Court
 Berhampore, Murshidabad
 Enrollment No-7/504/366/2000

Contd....P/2

BETWEEN

KISMAT SK

KISMAT SK S/O late Hamid Sk vill and P.O- Sundipur Uttarpara P.S- Berhampore Dist- Murshidabad PAN no DDGPS0704F Aadhar no 6838 7669 9237 by occupation business , caste Muslim Indian Citizen hereinafter called the OWNERS CUM VENDORS (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the FIRST PART.

AND

FIJAX CONSTRUCTION PVT LTD Pan no AADCF9547M represented by its Director Manoar Hossain Mandal Aadhar no 8927 1784 5175 S/O late Mahiruddin Mandal of Banjhetia P.O- Cosssimbazar P.S- Berhampore Dist- Murshidabad Indian Citizen, hereinafter called the PURCHASER (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the SECOND PART.

WHEREAS Prafulla Kumar @ Chandra Guha purchased 08 dec in plot no 1122 from Adhir Kumar Chakraborty Vide Sale deed no Sale deed no 1587 dt 06.02.1956. LR record stands in the name of Prafulla Kumar Dutta under LR kh no 505 of mouza- Ayodhyanagar measuring 8.75 dec which was prepared as per physical possession of Prafulla Kumar @ Chandra Guah.

AND WHEREAS Prafulla Kumar Guha died leaving behind son Pradip kumar Guha , daughters Sima Dey and Alpana Dutta.

AND WHEREAS Alpana Dutta died leaving behind husband Swapan Kumar Dutta and daughter Tania Dutta.

Y. K. S.

Kismat Sk

AND WHEREAS Pradip kumar Guha , Sima Dey , Swapan Kumar Dutta and Tania Dutta have sold out 8.75 dec to Kismat Sk , the vendor of this presence vide Sale deed no 10644 dt 13.08.2021 . LR record stands in his name under LR kh no 7349 of mouza- Ayodhyanagar. .

AND WHEREAS Kismat Sk has entered in to an agreement with **FIJAX CONSTRUCTION PVT LTD on 01.01.2022** to sale out the property mentioned hereunder at a consideration of Rs 80,00,000/- and one deed of agreement was executed in between the parties.

AND WHEREAS as per agreement the vendors and the purchaser agreed to complete the transaction of the said property at a total price of Rs 80,00,000/- (Eighty lakh) only.

NOW THIS DEED WITNESSTH that in pursuance of the said agreement the vendor of this presence after receiving the consideration money of Rs 80,00,000/- (Eighty lakh) only hereby transfer , convey, assure unto the purchasers by way of sale ALL THAT the said property as more fully mentioned hereunder free from all encumbrances.

THE OWNER CUM VENDOR COVENANTS WITH THE PURCHASER AS FOLLOWS:

1. The said property shall be quietly entered into and held and enjoyed by the Purchaser with all rights of transfer by sale, gift, mortgage or otherwise with the right of succession.

Yalho

✓ Khasat sk

2. The Purchaser shall own and possess the said property peacefully and quietly having acquired good valid and marketable title therein from the Vendor on payment of rent year to year to the State of West Bengal and municipal tax to the concerned department after getting his name mutated in the office of landlord without interruption and disturbances by the Vendor or any person claiming through or under him. If any objection or claim is raised by the Vendor or any other person claiming through him or otherwise the same shall not be legally entertained. The property hereby sold is in Khas possession of the Vendors and the same is free from charges and encumbrances and nor in any way involved to any pending litigation or attachment. If the purchaser is dispossessed from the property hereby sold or from any part thereof due to the defect of title of the Vendor he shall be liable to refund the consideration money hereby paid by the purchaser to the Owner cum vendor . It is also hereby declared that if any mistake comes forward in future in the deed that will be rectified by the vendor of this presence.
3. The vendor her heirs, administrators or assignees covenant with purchaser their heirs, administrators or assignees to save harmless, indemnify and keep indemnified the purchaser his heirs, administrators or assignees from or against all encumbrances , charges, and equities whatsoever.
4. That after a joint measurement of the said property both the parties are satisfied about the measurement and area of the sold out property.

Yeha

✓
Kishor Sk

IN WITNESS WHEREOF the parties with free will and without any under influence or without any request or some body hereby put their respective signature after knowing the contents of the deed on this 31st day of March 2022.

The annexed page contains the photographs and the finger prints of all the ten fingers of the vendors, and the purchaser and hand sketch map which will be treated as part of this deed.

SCHEDULE

Dist- Murshidabad P.S- Berhampore Town Mouza – 89, Ayodhyanagar under Berhampore Municipality holding no 12, Nirupama Devi Road WARD no 27 SRO at Berhampore.

<u>Kh no</u>	<u>Plot no</u>	<u>Kind</u>	<u>Area</u>
LR 7349	RS 1122 LR 789	viti	8.75 dec

in specified portion butted and bounded
ON THE NORTH municipal Drain,
ON THE SOUTH 12 ft wide Road ,
ON THE EAST Rafikul Sk and
ON THE WEST Salil Bandhopadhya

Tejra

Memo of consideration

Received Rs 80,00,000/- (Eighty Lakh only) through cash/ cheques/ RTGS.

Witness

Galam Mustafa
Dalua Belbanga

Asirul SK
vill- Benhampore

✓ *Kisoreat SK*

Signature of Vendor / first part

Drafted by me

Subhash Saha
Advocate

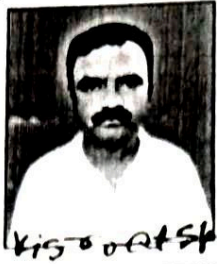
Subhash Saha
Advocate

District Judge's Court
Berhampore, Murshidabad
Enrollment No-F/504/3362/2020

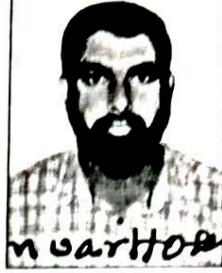
Typed by me

Sandip Dey

6/6



Kishor Patil



Manojkar Manojkar

	L-T-P				L-T-P	
	L-I-P				L-I-P	
	L-M-P				L-M-P	
	L-R-P				L-R-P	
	L-L-P				L-L-P	
	R-T-P				R-T-P	
	R-I-P				R-I-P	
	R-M-P				R-M-P	
	R-R-P				R-R-P	
	R-L-P				R-L-P	



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192021220215375381 Payment Mode: Online Payment
GRN Date: 31/03/2022 21:25:14 Bank/Gateway: State Bank of India
BRN : IK0BPPZVH3 BRN Date: 31/03/2022 21:03:30
Payment Status: Successful Payment Ref. No: 2000900299/4/2022
[Query No./Query Year]

Depositor Details

Depositor's Name: FIJAX CONSTRUCTION PVT LTD
Address: BANJETIA PS BERHAMPORE MSD
Mobile: 9475196144
Depositor Status: Buyer/Claimants
Query No: 2000900299
Applicant's Name: Mr SUBHAS SAHA
Identification No: 2000900299/4/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000900299/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	319000
2	2000900299/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	80000
3	2000900299/4/2022	Mutation/Conversion -Receipt	0029-00-800-028-27	800
Total				399800

IN WORDS: THREE LAKH NINETY NINE THOUSAND EIGHT HUNDRED ONLY.



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192022230002796911 Payment Mode: Online Payment
GRN Date: 06/04/2022 16:36:24 Bank/Gateway: State Bank of India
BRN : IK0BPVKZL1 BRN Date: 06/04/2022 16:04:15
Payment Status: Successful Payment Ref. No: 2000900299/9/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: FIJAX CONSTRUCTION PVT LTD
Address: BERHAMPORE MSD
Mobile: 9475196144
Depositor Status: Buyer/Claimants
Query No: 2000900299
Applicant's Name: Mr SUBHAS SAHA
Address: A.D.S.R. BERHAMPUR
Office Name: A.D.S.R. BERHAMPUR
Identification No: 2000900299/9/2022
Remarks: Sale, Sale Document Payment No 9

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000900299/9/2022	Mutation/Conversion -Receipt	0029-00-800-028-27	75
Total				75

IN WORDS: SEVENTY FIVE ONLY.

Major Information of the Deed




Deed No :	I-1203-07170/2022	Date of Registration	06/04/2022
Query No / Year	1203 2000900299/2022	Office where deed is registered	
Query Date	21/03/2022 5:27:16 PM	A D S R BERHAMPUR District Murshidabad	
Applicant Name, Address & Other Details	SUBHAS SAHA BERHAMPORE Thana Baharampur Town District Murshidabad WEST BENGAL PIN 742101 Mobile No 8145789475 Status Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs 80 00 000/-	Rs 80 00 000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs 3 20 000/- (Article 23)	Rs 80,000/- (Article A(1))		
Remarks	Received Rs 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District Murshidabad, P S - Baharampur Town, Municipality BERHAMPORE, Road NIRUPAMA DEBI ROAD (WARD-27), Road Zone (LANE1 -- LANE1), Mouza Ayodhyanagar, JI No 89 Pin Code 742101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR 789 (RS -1122)	LR 7349	Viti	Bar	8.75 Dec	80,00,000/-	80,00,000/-	Width of Approach Road 12 Ft. Adjacent to Metal Road.
Grand Total :					8.75Dec	80,00,000 /-	80,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Kismat Sk (Presentant) Son of Late Hamid Sk Executed by: Self, Date of Execution: 14/03/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Office	 <small>01/04/2022</small>	 <small>L B 01/04/2022</small>	 <small>01/04/2022</small>

Village:- Sundipur Uttarpara, P.O:- Sundipur, P.S:- Baharampur Town, District:-Murshidabad, West Bengal, India, PIN:- 742102 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.:: ddxxxxxx4f, Aadhaar No: 68xxxxxxxx9237, Status :Individual, Executed by: Self, Date of Execution: 14/03/2022
, Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Office

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	FIJAX CONSTRUCTION PVT LTD Village:- BANJETIA, P O - COSSIMBAZAR RAJ, P.S:-Baharampur Town, District -Murshidabad, West Bengal, India, PIN - 742102 , PAN No. : AAxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Manoar Hossain Mandal Son of Late Mahiruddin Mandal Village:- Banjetia, P.O:- Cossimbazar Raj, P.S:-Baharampur Town, District:-Murshidabad, West Bengal, India, PIN:- 742102, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AAxxxxxx7N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : FIJAX CONSTRUCTION PVT LTD (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
GOLAM MUSTAFA Son of Showkat Ali Village:- Dalua, P.O:- Dalua, P.S:- Beldanga, District:-Murshidabad, West Bengal, India, PIN:- 742133			
	01/04/2022	01/04/2022	01/04/2022

Identifier Of Kismat Sk, Manoar Hossain Mandal

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Kismat Sk	FIJAX CONSTRUCTION PVT LTD-8.75 Dec

Land Details as per Land Record

District: Murshidabad, P.S:- Baharampur Town, Municipality: BERHAMPORE, Road: NIRUPAMA DEBI ROAD (WARD 27), Road Zone : (LANE1 -- LANE1) , Mouza: Ayodhyanager, JI No: 89, Pin Code : 742101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No.- 789, LR Khatian No:- 7349	Owner:কিসমত সেখ , Gurdian:হামিদ সেখ, Address:নিজ , Classification:বাড়ী, Area:0.08750000 Acre,	Kismat Sk

On 01-04-2022

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

Presented for registration at 15 20 hrs on 01-04-2022, at the Office of the A.D S R. BERHAMPUR by Kismat Sk Executant

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 80,00,000/-

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

Execution is admitted on 01/04/2022 by Kismat Sk, Son of Late Hamid Sk, P.O: Sundipur, Thana: Baharampur Town, Murshidabad, WEST BENGAL, India, PIN - 742102, by caste Muslim, by Profession Service

Identified by GOLAM MUSTAFA, , Son of Showkat Ali, P.O: Dalua, Thana: Beldanga, , Murshidabad, WEST BENGAL, India, PIN - 742133, by caste Muslim, by profession Business

Subrata Chakraborty

**Subrata Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BERHAMPUR
Murshidabad, West Bengal**

On 06-04-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 80,000/- (A(1) = Rs 80,000/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 80,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 31/03/2022 9:26PM with Govt. Ref. No: 192021220215375381 on 31-03-2022, Amount Rs: 80,000/-, Bank: State Bank of India (SBIN0000001), Ref. No: IK0BPPZVH3 on 31-03-2022, Head of Account 0030-03-104-001-16
Online on 06/04/2022 4:37PM with Govt. Ref. No: 192022230002796911 on 06-04-2022, Amount Rs: 0/-, Bank: State Bank of India (SBIN0000001), Ref. No: IK0BPVKZL1 on 06-04-2022, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,20,000/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 3,19,000/-

Description of Stamp

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

2 Stamp: Type: Impressed, Serial no 600, Amount: Rs 1,000/-, Date of Purchase: 14/03/2022, Vendor name: T Kr Roy
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 31/03/2022 9:26PM with Govt. Ref. No: 192021220215375381 on 31-03-2022, Amount Rs: 3,19,000/-, Bank: State Bank of India (SBIN0000001), Ref. No: IK0BPPZVH3 on 31-03-2022, Head of Account 0030-02-103-003-02

Online on 06/04/2022 4:37PM with Govt. Ref. No: 192022230002796911 on 06-04-2022, Amount Rs: 0/-, Bank: State Bank of India (SBIN0000001), Ref. No: IK0BPVKZL1 on 06-04-2022, Head of Account

Subrata Chakraborty

**Subrata Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BERHAMPUR
Murshidabad, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1203-2022, Page from 125510 to 125523
being No 120307170 for the year 2022.



Subrata Chakraborty

Digitally signed by SUBRATA
CHAKRABORTY
Date: 2022.04.07 15:48:32 +05:30
Reason: Digital Signing of Deed.

(Subrata Chakraborty) 2022/04/07 03:48:32 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BERHAMPUR
West Bengal.

(This document is digitally signed.)