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D-5148/2023



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AN 805475

*3/2  
608/2  
28/7/23*

2 - 1865/23/3  
 29, 33, 7/23/23

*Certified that the document is admitted  
 for registration and that the photo  
 sheet and finger print sheet attached with  
 this document is the part of this document*

*31/7/23*  
 Addl. Dist. Sub-Registrar, Bishupur

31 JUL 2023

THIS INDENTURE OF CONVEYANCE is made this 28<sup>th</sup> day of July TWO THOUSAND TWENTY-THREE BETWEEN

V.C. No - 853/2023

Mokles Ali malla



Mokles Ali malla

NCTI-2023  
28/07/23

No. 853  
 Rs. \_\_\_\_\_  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 Vendor \_\_\_\_\_  
 6. \_\_\_\_\_

R. L. Goggar  
 Advocate  
 3rd Floor  
 Old Post Office Street  
 Kolkata-700 001

28 JUN 2023

I. CHAKRABORTY  
 6B, Dr. Rajendra Prasad Sarani  
 Kolkata-700 001



I have examined the above documents and find them to be correct and in conformity with the original documents.

Addl. Dist. Sub-Registrar, Bishnupur  
 District- South 24 Parganas

28 JUL 2023

I identified by me  
 Prakash Jais .d.d.  
 S/O: Sri Borj. Sen Jain,  
 20B/1 Srish Ch. Ch. Lane  
 Kolkata-700002.  
 P.O & P.S-Tala.

**MR. MOKTAR MOLLA alias MOKTAR ALI MOLLA (PAN:BEWPM4201A) (AADHAAR:208653719850)** Son of Ahmed ali Molla, by faith Muslim, by nationality- Indian, by occupation- - Cultivation, residing at Mondal Para, Samali (ct), Nahazari, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs. -700104, West Bengal, hereinafter referred to as the **"VENDOR"** (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include his/her heirs, legal representatives, executors, administrators and assigns) of the **ONE PART;**

**AND**

**NIRMALKUNJ REAL ESTATE PRIVATE LIMITED(PAN:AAECN4620Q)**, a company within the meaning of Companies Act 1956 having its registered office situated at ARRJAVV PARK, 54A, Sarat Bose Road, P.S- Ballygunge, P.O- Sarat Bose Road, Kolkata- 700025 represented by its Director **SHRI HARSH JAIN (PAN:ACLPJ5319A)(AADHAAR:623358749223)** Son of Sri Mahendra Kumar Pandya, residing at 34/1V, Ballygunj Circular Road, P.S- Ballygunge, P.O- Sarat Bose Road, Kolkata – 700 019, West Bengal, hereinafter referred to as the **"PURCHASER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors- in office/interest and assigns) of the **SECOND PART;**

**WHEREAS:**

- A) THAT** the vendor herein is the owner by way of Registered Deed of conveyance dated 31/03/2004, Registered at before A.D.S.R Bishnupur and recorded in Book-I, Vol.- 106, Page 151 to 158, being no.-5337, Year 2006 from Yusuf Ali Molla alias Yusuf Molla son of Late Felan Molla as a recorded owner under Khatian no.-242 in respect of **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land comprised in **(i) R.S Dag No. 1145** Corresponding **L.R Dag no. 1197, under RS Khatian No. 149, Area-28.00 Decimal, 1.0000 Share, (ii) R.S Dag No. 1146** Corresponding **L.R Dag no. 1198, under RS Khatian No. 149, Area-24.00 Decimal, 1.0000 Share, Situate in Mouza- Samali, J.L. No. 23, under Police Station-**



✓  
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District- South 24 Parganas

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**Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Land" is as hereunder:-

MOUZA-SAMALI, J.L-23,		RASHPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA		
R.S Dag No.	L.R Dag No.	Nature of Land	RS Khatiyar no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1145	1197	Shali	149	28.00	1.0000	28.00
1146	1198	Shali	149	24.00	1.0000	24.00
					Total	52.00 Decimal

- B)** Inasmuch as the "said Plot of Land" is barren and not being cultivated by the Vendor and/or any person authorized by the Vendor, the Vendor herein decided to sell and dispose in favour of the Purchaser or his nominee or nominees his share at or for the agreed consideration and on the agreed terms in respect of **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land comprised in **(i) R.S Dag No. 1145** Corresponding **L.R Dag no. 1197**, under **Khatian No. 242**, **Area-28.00 Decimal, 1.0000 Share**, **(ii) R.S Dag No. 1146** Corresponding **L.R Dag no. 1198**, under **Khatian No. 242**, **Area-24.00 Decimal, 1.0000 Share**, **Situate in Mouza- Samali, J.L. No. 23**, under **Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Land" is as hereunder:-

MOUZA-SAMALI, J.L-23,		RASHPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA		
R.S Dag No.	L.R Dag No.	Nature of Land	LR Khatiyar no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1145	1197	Shali	242	28.00	1.0000	28.00
1146	1198	Shali	242	24.00	1.0000	24.00
					Total	52.00 Decimal

(hereinafter referred to as the "SAID LAND" more fully and particularly mentioned and described in the SCHEDULE hereunder written) out of the said Entire Land, free from all encumbrances and charges and has requested the Vendor to execute the Deed of Conveyance and/or transfer in respect of the "SAID LAND" directly in favour of the Purchaser herein which the Vendor has agreed to do subject to the terms and conditions hereinafter appearing.

- C)** The Purchaser has agreed to purchase and acquire the "SAID LAND" free from all encumbrances and charges at and for a consideration of **Rs. 17,00,000/= (Rupees**



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**Seventeen Lakhs) Only** (hereinafter referred to as the **CONSIDERATION AMOUNT**)

**D)** At or before the execution of this Indenture the Vendor has assured and represented to the Purchaser as follows:

- i) **THAT** the Vendor is the sole and absolute owner of the "said Land".
- ii) **THAT** the "SAID LAND" is free from all encumbrances charges liens mortgages, lispendens attachments trusts whatsoever or howsoever.
- iii) **THAT** the Vendor has a marketable title in respect of the "said Land".
- iv) **THAT** the "said Land" is not being cultivated and/or the Vendor has not been cultivating the "said Land".
- v) **THAT** as per the records available there is no bargardar or bhag-chassi into or upon the "said Land".
- vi) **THAT** the Vendor is liable and has paid all municipal rates taxes and other outgoings including khazana payable in respect of the "SAID LAND" upto the date of execution of this Indenture.
- vii) **THAT** there is no legal bar or impediment on the part of the Vendor in selling and/or transferring the "said Land".
- viii) **THAT** the "SAID LAND" is not subject to any notice and/or proceeding of vesting and/or acquisition and/or requisition.
- ix) **THAT** the Vendor has not entered into any agreement for sale transfer and/or lease nor has created any interest of any third party into or upon the "SAID LAND" or any part or ~~portion~~ thereof.



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- x) **THAT** the Vendor is in khas possession of the entirety of the "said Land".
- xi) **THAT** no person excepting the Vendor has any right of easement or any other right whatsoever or howsoever over and in respect of the "said Land".
- xii) **THAT** there is no right of way from or through the "said Land".
- xiii) **THAT** nobody has any right of easement over and in respect of the "SAID LAND" or any part thereof.
- xiv) **THAT** since the date of the said Deeds of Sale dated 31/03/2004 the owner **MOKTAR MOLLA alias MOKTAR ALI MOLLA** has been and is in continuous and uninterrupted khas possession of the said land as the owner thereof.
- xv) **THAT** the "SAID LAND" is barren and is not being cultivated by the Vendor or any person authorised by the Vendor.

**E)** Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof and after causing necessary searches with regard to marketable title of the aforesaid land, the Purchaser has agreed to purchase and acquire the "SAID LAND" from the VENDOR.

**NOW THIS INDENTURE WITNESSETH:-**

- I. THAT** in pursuance to the said Agreement for Sale and in further consideration of a sum of **Rs. 17,00,000/= (Rupees Seventeen Lakhs) Only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby and also by the receipt hereunder written admit and acknowledge to has been received and of and from the payment of the same and every part thereof doth hereby acquit release and discharge the Purchaser



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and the "SAID LAND" being **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land comprised in **(i) R.S Dag No. 1145** Corresponding **L.R Dag no. 1197, under Khatian No. 242, Area-28.00 Decimal, 1.0000 Share, (ii) R.S Dag No. 1146** Corresponding **L.R Dag no. 1198, under Khatian No. 242, Area-24.00 Decimal, 1.0000 Share , Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Land" is as hereunder:-

MOUZA-SAMALI, J.L-23,		RASHPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA		
R.S Dag No.	L.R Dag No.	Nature of Land	LR Khatiyani no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1145	1197	Shali	242	28.00	1.0000	28.00
1146	1198	Shali	242	24.00	1.0000	24.00
					Total	52.00 Decimal

(more fully and particularly mentioned and described in the **SCHEDULE** hereunder written hereby sold transferred and conveyed) the Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser "SAID LAND" are absolutely and forever, free from all encumbrances charges liens lispendens claims, demands, liabilities, trusts, attachments, acquisitions, requisitions, and whatsoever free from all encumbrances and charges **OR HOWSOEVER OTHERWISE** of the "SAID LAND" or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TO HAVE AND TO HOLD** the said land hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands liabilities trusts attachments acquisitions requisitions and lispendens whatsoever or howsoever.



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**II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER** as follows:

- a) That the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the "SAID LAND" and every part thereof free from all encumbrances charges and liabilities of whatsoever nature.
- b) That the Vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing hereby or by reason whereof the "SAID LAND" hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the "SAID LAND" or any part thereof in the manner as aforesaid.
- c) **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the "SAID LAND" hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or others thing whatsoever to alter defeat encumber or make void the same.
- d) **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendor now has in itself good right full and absolute power to grant sell convey transfer assure and assign the "SAID LAND" hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid.
- e) **AND THAT** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand



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whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor.

- f) **AND THAT** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or others estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispensens whatsoever suffered or made or liabilities created in respect of the "SAID LAND" by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor as aforesaid or otherwise.
- g) **AND THAT** all rates taxes and other impositions and/or outgoings including Khazana and revenue payable in respect of the "SAID LAND" upto the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the Vendor and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.
- h) **AND THAT** the Vendor never held and does not hold any excess vacant Land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the "said Land"/property or any part or portion thereof have not been affected or vested under the Urban Land Ceiling & Regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 **AND THAT** no notice, which is or may be subsisting has been served on the Vendor for the acquisition of the "SAID LAND" or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed there under and the Vendor has no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said property / LAND or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said



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property and / or the "SAID LAND" or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever into or upon or over the "SAID LAND" or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the "SAID LAND" and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

**III AND THIS DEED FURTHER WITNESSETH** that the Vendor has put the Purchaser in complete peaceful vacant physical (khas) possession of the "SAID LAND" and that the Purchaser shall be entitled to hold possess and enjoy the same as the absolute owner thereof absolutely and forever,

**IV. THIS DEED FURTHER WITNESSTH** that in the event of any defect in title or that the right title and interest of the Purchaser is in any way affected or that the right of possession is in any way invaded or affected then in that event, the VENDOR shall be responsible and be liable to compensate the Purchaser for all losses and damages that the Purchaser may suffer and the said Vendor has agreed to indemnify and keep the PURCHASER indemnified against costs, charges claim, demands, cost of litigation and other proceedings.

**V. AND THIS DEED FURTHER WITNESSETH** and it is hereby agreed and declared that the Vendor doth hereby appoint the Purchaser as its Constituted Attorney and/or authorized representative and as such Constituted Attorney and/or Authorised Representative the Purchaser shall be entitled to and is hereby authorised:

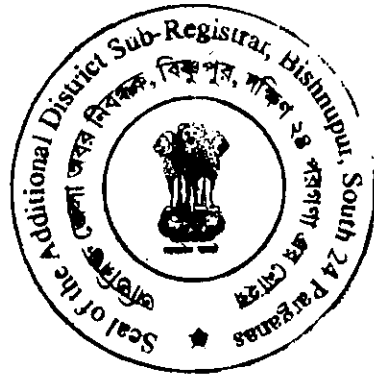
- i) To apply for mutation of the "SAID LAND" in its name.
- ii) To have the soil tested and/or the "SAID LAND" surveyed.
- iii) To apply for and obtain permission for conversion of the user of the "said Land".



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- iv) To prepare or cause to be prepared a map or plan and submit the same for sanction to the authorities concerned for construction of a new building and/or buildings.
- v) To apply for and obtain all necessary permissions approvals consents and/or sanctions as may be necessary and/or required for construction erection and completion of the said new building and/or buildings.
- vi) To sign and execute all plans, applications, declarations, and affidavits as may be required by various authorities from time to time for obtaining the sanction of the map or plan from the authorities concerned and also for the purpose of undertaking the development of the "said Land".
- vii) To appear and represent in the name of the Vendor before all concerned statutory bodies and/or authorities including the Municipality, local Panchayat and Tribunals and/or courts and to sign all papers declaration and representation in the name of and on behalf of the Vendor for undertaking development of the "said Land".
- viii) To do all such lawful acts deeds matters and things and to sign and execute all deeds documents instruments plans applications and papers as may be necessary and/or required for undertaking development of the "said Land".
- ix) **AND THAT** the Vendor shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Purchaser well and sufficiently saved defended and kept harmless and indemnified of from and against all act or omission in executing the abovementioned clauses No. I to VIII.



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**THE SCHEDULE ABOVE REFERRED TO**

**ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land comprised in (i) **R.S Dag No. 1145** Corresponding **L.R Dag no. 1197**, under **Khatian No. 242**, **Area-28.00 Decimal, 1.0000 Share**, (ii) **R.S Dag No. 1146** Corresponding **L.R Dag no. 1198**, under **Khatian No. 242**, **Area-24.00 Decimal, 1.0000 Share**, Situate in **Mouza- Samali, J.L. No. 23**, under **Police Station- Bishnupur**, and within the limits of **Rashpunja Gram Panchayat** and in the **District of South 24 Pargana-700104**. The detail of the "said Plot of Land" is as hereunder:-

MOUZA-SAMALI, J.L-23,		RASPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA		
R.S Dag No.	L.R Dag No.	Nature of Land	LR Khatiyān no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1145	1197	Shali	242	28.00	1.0000	28.00
1146	1198	Shali	242	24.00	1.0000	24.00
					Total	52.00 Decimal

Total area sold by this Deed is 52.00(Fifty Two) Decimal

**BUTTED AND BOUNDED BY:-**

R.S Dag	LR Plot	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
1145	1197	Sali Land Dag- 1198	Sali Land Dag-1194	Sali Land Dag-1195 &1196	Sali Land Dag-1194
1146	1198	Sali Land Dag- 1176	Sali Land Dag-1194	Sali Land Dag-1196 & 1199	Sali Land Dag-1197

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written

**SIGNED AND DELIVERED BY THE VENDOR**

At Samali in the presence of

Majima bibi  
 w/o - MOKTERALI Molla (MOKTAR MOLLA alias MOKTAR ALI MOLLA)  
 MOKTERALI Molla (VENDOR)

Samali, Pin-700104.

Amirul Hossain

**Non judicial stamp for this deed purchased by Adv. R.L.GAGGAR on behalf of purchaser**

**Drafted & Prepared by:-**

**PRAKASH JAIN (Advocate)**

*Prakash Jain*

**Sealdah Civil Court, Kolkata.**

**Enrolment No. F-2027/1987/2017**



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**PURCHASER** the within mentioned sum of **Rs. 17,00,000/= (Rupees Seventeen Lakhs) Only** being the entirety of the consideration Amount payable under these presents as per Memo below:

**Rs. 17,00,000.00**

**MEMO OF CONSIDERATION**

By Pay Order No. 010454 dated 25/07/2023

Drawn on SBI, Kolkata Br. In favour of Vendor

**Rs. 17,00,000.00**

**(Rupees Seventeen Lakhs) Only**

**Total: Rs. 17,00,000.00**

**VENDOR**

**WITNESSES**

*Najimabibi*

*Moktar Ali Molla*  
(MOKTAR MOLLA alias MOKTAR ALI MOLLA)

*Amirul Molla*

*S/o Nabi Ali Molla*

*Samede, 700104.*



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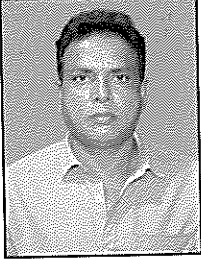

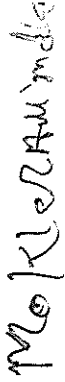



Government of West Bengal

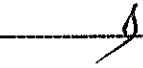
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BISHNUPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16132001865143/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr MOKTAR ALI MOLLA Alias Mr MOKTAR MOLLA Mondal Para, Samali(CT), City:- Not Specified, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			 28/7/23
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr PRAKASH JAIN Son of Mr BRAJ SEN JAIN 20B/1, Srish Chandra Chowdhury Lane, Kolkata, City:- Not Specified, P.O:- Cossipore, P.S:-Tala, District:-South 24- Parganas, West Bengal, India, PIN:- 700002	Mr MOKTAR ALI MOLLA, Mr HARSH JAIN			 28.7.23.



(Baishali Dasgupta)

ADDITIONAL DISTRICT  
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.  
BISHNUPUR

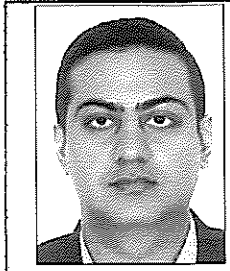
South 24-Parganas, West  
Bengal



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District- South 24 Parganas

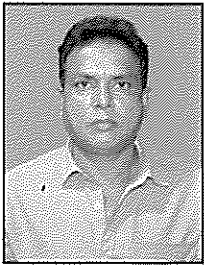
28 JUL 2023

# SPECIMEN FORM FOR TEN FINGERPRINTS

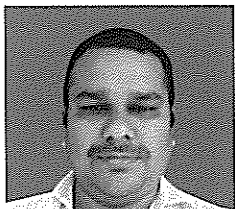


[Harish Jain]

<i>Harish Jain</i>	Left Hand					
	Right Hand					



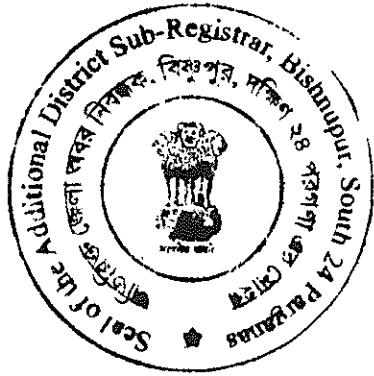
<i>Mukesh Anil Malhotra</i>	Left Hand					
	Right Hand					



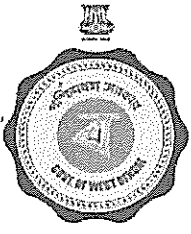
<i>Prakash Jain</i>	Left Hand					
	Right Hand					



	Left Hand					
	Right Hand					



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District- South 24 Parganas  
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# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



260720232014389757

## GRIPS Payment Detail

GRIPS Payment ID:	260720232014389757	Payment Init. Date:	26/07/2023 15:28:19
Total Amount:	117266	No of GRN:	1
Bank/Gateway:	HDFC Bank	Payment Mode:	Online Payment
BRN:	87473139	BRN Date:	26/07/2023 15:29:17
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

## Depositor Details

Depositor's Name: Nirmalkunj Realestate Pvt Ltd  
Mobile: 9903967720

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240143897581	Directorate of Registration & Stamp Revenue	117266
Total			117266

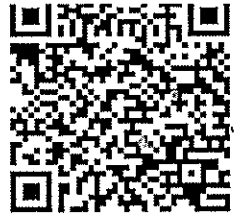
IN WORDS: ONE LAKH SEVENTEEN THOUSAND TWO HUNDRED SIXTY SIX ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192023240143897581

GRN Details

GRN: 192023240143897581 Payment Mode: Online Payment  
GRN Date: 26/07/2023 15:28:19 Bank/Gateway: HDFC Bank  
BRN : 87473139 BRN Date: 26/07/2023 15:29:17  
GRIPS Payment ID: 260720232014389757 Payment Init. Date: 26/07/2023 15:28:19  
Payment Status: Successful Payment Ref. No: 2001865143/4/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Nirmalkunj Realestate Pvt Ltd  
Address: 54A Sarat Bose Road Kolkata, West Bengal, 700025  
Mobile: 9903967720  
Depositor Status: Buyer/Claimants  
Query No: 2001865143  
Applicant's Name: Mr PRAKASH JAIN  
Identification No: 2001865143/4/2023  
Remarks: Sale, Sale Document Payment No 4  
Period From (dd/mm/yyyy): 26/07/2023  
Period To (dd/mm/yyyy): 26/07/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001865143/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	87922
2	2001865143/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	29344
			<b>Total</b>	<b>117266</b>

IN WORDS: ONE LAKH SEVENTEEN THOUSAND TWO HUNDRED SIXTY SIX ONLY.

PAID

011

@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@  
DATED THIS THE 28TH DAY OF JULY 2023  
@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@

**BETWEEN**

**MOKTAR MOLLA alias MOKTAR ALI MOLLA**

..... **VENDOR**

**AND**

**NIRMALKUNJ REAL ESTATE PRIVATE LIMITED**

..... **PURCHASER**

**CONVEYANCE**

## Major Information of the Deed

Deed No :	I-1613-05148/2023	Date of Registration	31/07/2023
Query No / Year	1613-2001865143/2023	Office where deed is registered	
Query Date	21/07/2023 4:33:03 PM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRAKASH JAIN 20B/1, SRISH CHANDRA CHOWDHURY LANE, Thana : Tala, District : South 24-Parganas, WEST BENGAL, PIN - 700002, Mobile No. : 9748899658, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 17,00,000/-	Rs. 29,33,746/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 88,022/- (Article:23)	Rs. 29,344/- (Article:A(1), E)		
Remarks			

### Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Samali, JI No: 23, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L1	LR-1197 (RS :- )	LR-242	Organisati on	Shali	28 Dec	9,00,000/-	13,46,638/-	Width of Approach Road: 3 Ft.,
L2	LR-1198 (RS :- )	LR-242	Organisati on	Shali	24 Dec	8,00,000/-	15,87,108/-	Width of Approach Road: 3 Ft.,
		<b>TOTAL :</b>			<b>52Dec</b>	<b>17,00,000 /-</b>	<b>29,33,746 /-</b>	
	<b>Grand Total :</b>				<b>52Dec</b>	<b>17,00,000 /-</b>	<b>29,33,746 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr MOKTAR ALI MOLLA, (Alias: Mr MOKTAR MOLLA) (Presentant )</b>                      Son of Mr Ahmed Ali Molla Mondal Para, Samali(CT), City:- Not Specified, P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: BExxxxxx1A, Aadhaar No: 20xxxxxxx9850, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023                      , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2023                      , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence</p>





**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>NIRMALKUNJ REAL ESTATE PRIVATE LIMITED</b> Arrjavv Park, 54A, Sarat Bose Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAXxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr HARSH JAIN</b> Son of Mr Mahendra Kumar Pandya 34/1V, Ballygunge Circular Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Jain, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxxx9A, Aadhaar No: 62xxxxxxxxx9223 Status : Representative, Representative of : NIRMALKUNJ REAL ESTATE PRIVATE LIMITED (as Director)

**Identifier Details :**

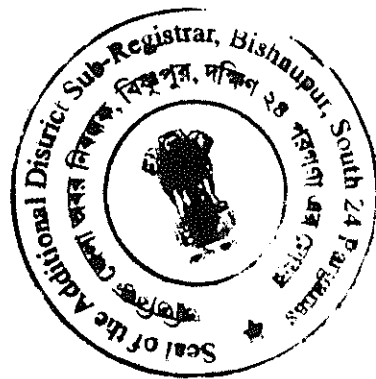
Name	Photo	Finger Print	Signature
<b>Mr PRAKASH JAIN</b> Son of Mr BRAJ SEN JAIN 20B/1, Srish Chandra Chowdhury Lane, Kolkata, City:- Not Specified, P.O:- Cossipore, P.S:-Tala, District:-South 24- Parganas, West Bengal, India, PIN:- 700002			
Identifier Of Mr MOKTAR ALI MOLLA, Mr HARSH JAIN			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr MOKTAR ALI MOLLA	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED-28 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr MOKTAR ALI MOLLA	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED-24 Dec

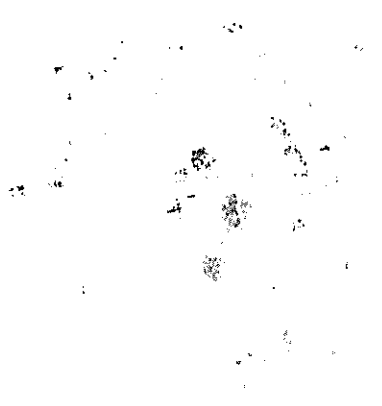
**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Samali, JI No: 23, Pin Code : 700104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1197, LR Khatian No:- 242	Owner:ইউসুফ মোল্লা, Gurdian:কেলান , Address:বিজ , Classification:শালি, Area:0.28000000 Acre,	Seller is not the recorded Owner as per Applicant.



L2	LR Plot No:- 1198, LR Khatian No:- 242	Owner:ইউসুফ মোল্লা, Gurdian:কেলান , Address:নিজ , Classification:শালি, Area:0.24000000 Acre,	Seller is not the recorded Owner as per Applicant.
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**On 28-07-2023**

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

Presented for registration at 18:08 hrs on 28-07-2023, at the Private residence by Mr MOKTAR ALI MOLLA Alias Mr MOKTAR MOLLA,Executant.

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

Execution is admitted on 28/07/2023 by Mr MOKTAR ALI MOLLA, Alias Mr MOKTAR MOLLA, Son of Mr Ahmed Ali Molla, Mondal Para, Samali(CT), P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Cultivation

Indetified by Mr PRAKASH JAIN, , , Son of Mr BRAJ SEN JAIN, 20B/1, Srish Chandra Chowdhury Lane, Kolkata, P.O: Cossipore, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Jain, by profession Advocate

*Bdasgupta*

Baishali Dasgupta  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
South 24-Parganas, West Bengal

**On 31-07-2023**

**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.

**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 29,33,746/-

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 29,344.00/- ( A(1) = Rs 29,337.00/- ,E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 29,344/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2023 3:29PM with Govt. Ref. No: 192023240143897581 on 26-07-2023, Amount Rs: 29,344/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 87473139 on 26-07-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 88,022/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 87,922/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 805475, Amount: Rs.100.00/-, Date of Purchase: 28/06/2023, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2023 3:29PM with Govt. Ref. No: 192023240143897581 on 26-07-2023, Amount Rs: 87,922/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 87473139 on 26-07-2023, Head of Account 0030-02-103-003-02

*Bdasgupta*

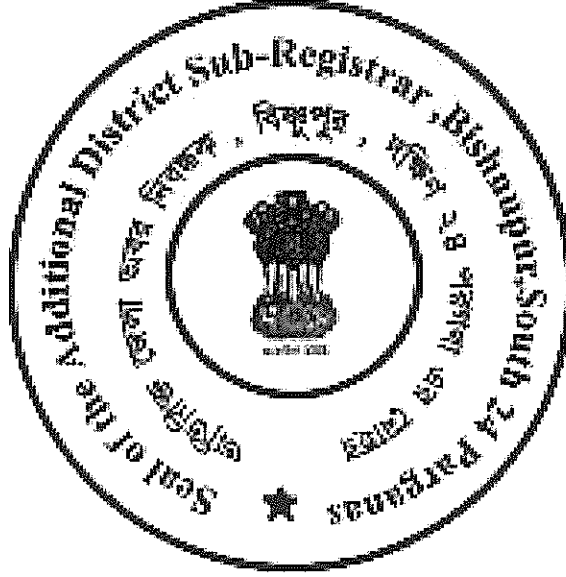
Baishali Dasgupta  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2023, Page from 108812 to 108833  
being No 161305148 for the year 2023.



Digitally signed by BAISHALI  
DASGUPTA  
Date: 2023.08.04 15:39:40 +05:30  
Reason: Digital Signing of Deed.

*Bdasgupta*

(Baishali Dasgupta) 2023/08/04 03:39:40 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
West Bengal.

(This document is digitally signed.)