

05049/23

I-5150/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 805483

*Jha  
to  
6/20/23  
ref/m.*

*2 - 1855 n3uf/23  
Aug. 3/20/23*

*Verified that the document is admitted  
for registration and take the photo  
Sheet and finger print sheet attached with.  
This document is the part of this document*

*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.e. no - 845/2023

C98617  
Name..... R. L. Gargger  
Address..... R. L. Gargger Advocate  
3rd Floor  
Old Post Office Street  
Kolkata-700001  
Date.....

28 JUN 2023

Bimal Chandra Dhal  
alias - Bimal Dhal

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

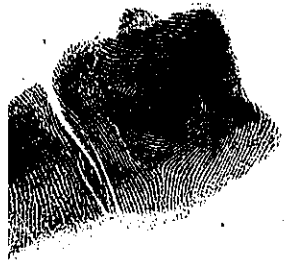


NCTI-2025

Bimal Chandra Dhal  
alias - Bimal Dhal



NCTI-2026



NCTI-2027



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

Chanchal Dhal

28/07/23

28 JUL 2023

Identified by me

Prakash Jais Ady.

S/O - Sri Braj. Sen. Jais

200/1 Srish Ch. Ch. Lane, Kolkata-700002.

(1) **SMT. RUMA MONDAL (AADHAAR:703142654334)** Wife of Late Chittranjan Mondal and daughter of Late Kamana Sardar and grand-daughter of Late Jatindra Nath Dhali by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Chandi, P.O- Chandi and P.S- Bishnupur, Dist.- South 24 Pgs. Pin -743503, West Bengal (2) **SRI BIMAL CHANDRA DHALI alias BIMAL DHALI (AADHAAR:468450046238)** Son of Late Satish Chandra Dhali alias Satish Dhali, by faith Hindu, by nationality- Indian, by occupation- Cultivation, residing at Samali, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs. Pin 700104, West Bengal (3) **SRI CHANCHAL DHALI (AADHAAR:502506923898)** Son of Late Satish Chandra Dhali alias Satish Dhali, by faith Hindu, by nationality- Indian, by occupation- Cultivation, residing at Samali, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs. Pin 700104, West Bengal (4) **SRI KALLOL DHALI (AADHAAR:676975673062)** Son of Late Satish Chandra Dhali alias Satish Dhali, by faith Hindu, by nationality- Indian, by occupation- Cultivation, residing at Samali(ct), Nahazari, Thakurpukur, Mahestola, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs. Pin 700104, West Bengal (5) **SMT. BASANTI ROY (AADHAAR:325787679290)** Wife of Radhakanta Roy and Daughter of Late Satish Chandra Dhali alias Satish Dhali, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Bagi, Bishnupur, P.O-Poilenhat and P.S- Bishnupur, South 24 Pgs. West Bengal, Pin-743503, hereinafter referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs executors administrations and legal representatives and/or 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:**

*Basanti Roy*

Kolua Phou



NCTI-2028



NCTI-2029

Basmat: 208



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

28 JUL 2023

Prakash Jais Adv.

- A) **One Jatindra Nath Dhali** (Since Deceased) son of Late Raj Kumar Dhali was the recorded owner by way of inheritance, was the solely and absolutely seized and possessed of and/or otherwise well and sufficiently entitled as a recorded owner being **ALL THAT** piece or parcel of the Land classified as **Danga** i.e. Agricultural land, comprised in **R.S Dag No. 1016/1568** Corresponding **L.R Dag no 1064, Area- 01.00 (One) Decimal** out of 3.00 Decimal, **0.3333 Share** out of 1.0000 Share, under **LR Khatian No. 1301, 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 Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1016/1568	1064	DANGA	1301	03.00	0.3333	01.00
					<b>Total</b>	<b>01.00 Decimal</b>

- B) **THAT** the said **Jatindra Nath Dhali** son of Late Raj Kumar Dhali died intestate since long leaving behind his widow **Indumati Dhali**(Since Deceased) and Only married daughter **Kamana Sardar**(Since Deceased) Wife of Late Shambhu Nath Sardar as his legal heirs and/or legal representatives who in accordance with the provisions of Hindu Succession Act 1956 became the joint owners of the said Land.
- C) **THAT** the said **Indumati Dhali** widow of Late Jatindra Nath Dhali died intestate since long leaving behind his Only married daughter **Kamana Sardar**(Since Deceased) Wife of Late Shambhu Nath Sardar as his legal heirs and/or legal representatives who in accordance with the provisions of Hindu Succession Act 1956 became the joint owners of the said Land.
- D) **THAT** the said **Kamana Sardar** widow of Late Shambhu Nath Sardar died intestate since long leaving behind her only daughter **Ruma Mondal** wife of Chittranjan Mondal(Vendor herein) as her legal heirs and/or legal representatives who in accordance with the provisions of Hindu Succession Act 1956 became the joint owners of the said Land.
- E) **One Satish Chandra Dhali alias Satish Dhali**(Since Deceased) son of Late Raj Krishna Dhali was the recorded owner by way of inheritance, was the solely and



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

28 JUL 2023

absolutely seized and possessed of and/or otherwise well and sufficiently entitled as a recorded owner being **ALL THAT** piece or parcel of the Land classified as **Danga** i.e. Agricultural land, comprised in **R.S Dag No. 1016/1568** Corresponding **L.R Dag no 1064, Area- 01.00 (One) Decimal** out of 3.00 Decimal, **0.3333 Share** out of 1.0000 Share, **under LR Khatian No. 1550, 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 Lands" 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 Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1016/1568	1064	DANGA	1550	03.00	0.3333	01.00
					Total	01.00 Decimal

- F) **That the said Satish Chandra Dhali alias Satish Dhali** son of Late Raj Krishna Dhali died intestate since long leaving behind his widow Kanchan Dhali(Since Deceased) and Three(3) sons namely (i) Bimal Chandra Dhali alias Bimal Dhali(AADHAAR:468450046238) (ii) Chanchal Dhali(AADHAAR:502506923898) and (iii) Kallol Dhali (AADHAAR:676975673062) and Only married daughter Basanti Roy (AADHAAR:325787679290) Wife of Radhakanta Roy(All are Vendors herein) as his legal heirs and/or legal representatives who in accordance with the provisions of Hindu Succession Act 1956 became the joint owners of the said Land.
- G) **That the said Kanchan Dhali** widow of Late Satish Chandra Dhali alias Satish Dhali died intestate since long leaving behind her Three(3) sons namely (i) Bimal Chandra Dhali alias Bimal Dhali(AADHAAR:468450046238) (ii) Chanchal Dhali(AADHAAR:502506923898) and (iii) Kallol Dhali(AADHAAR:676975673062) and Only married daughter Basanti Roy (AADHAAR:325787679290) Wife of Radhakanta Roy(All are Vendors herein) as his legal heirs and/or legal representatives who in accordance with the provisions of Hindu Succession Act 1956 became the joint owners of the said Land.
- H) **One Sanaka Dhali**(Since Deceased) wife of Late Rajeswar Dhali was the recorded owner by way of inheritance, was the solely and absolutely seized and possessed of and/or otherwise well and sufficiently entitled as a recorded owner being **ALL THAT** piece or parcel of the Land classified as **Danga** i.e. Agricultural land, comprised in **R.S Dag No. 1016/1568** Corresponding **L.R Dag no 1064, Area- 01.00 (One)**



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

28 JUL 2023



**Decimal** out of 3.00 Decimal, **0.3334 Share** out of 1.0000 Share, **under LR Khatian No. 1557, 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 Lands" 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 Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1016/1568	1064	DANGA	1557	03.00	0.3334	01.00
					<b>Total</b>	<b>01.00 Decimal</b>

- I) **That the said Sanaka Dhali** wife of Late Rajeswar Dhali died Child less/Issue less intestate since long leaving behind her the sons and daughter of her nephew namely (i) Ruma Mondal (Vendor herein) wife of Chittranjan Mondal and Grand -daughter of Late Jatindra Nath Dhali (ii) Bimal Chandra Dhali alias Bimal Dhali(Vendor herein) (iii) Chanchal Dhali (Vendor herein) (iv) Kallol Dhali (Vendor herein) and (v) Basanti Roy Wife of Radhakanta Roy no.-2 to 5 are legal heirs of Late Satish Chandra Dhali alias Satish Dhali as his legal heirs and/or legal representatives who in accordance with the provisions of Hindu Succession Act 1956 became the joint owners of the said Land. The details of Legal heir ship are mentioned here-in-above.
- J) In as much as the "said Land" is barren and not being cultivated by the Vendors and/or any person authorised by it the Vendors have agreed to sell and transfer of the "said portion of Land" unto and in favour of the Purchaser **ALL THAT** piece or parcel of the Land classified as **Danga** i.e. Agricultural land, comprised in **R.S Dag No. 1016/1568** Corresponding **L.R Dag no 1064, Area- 03.00 (Three) Decimal, 1.0000 Share, under LR Khatian No. 1301, 1550, and 1557, 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 Lands" 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 Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1016/1568	1064	DANGA	1301	03.00	0.3333	01.00
1016/1568	1064	DANGA	1550	03.00	0.3333	01.00
1016/1568	1064	DANGA	1557	03.00	0.3334	01.00
					<b>Total</b>	<b>03.00 Decimal</b>

(more fully and particularly mentioned and described in the SCHEDULE hereunder written) Out of the said Land, free from all encumbrances and charges and has



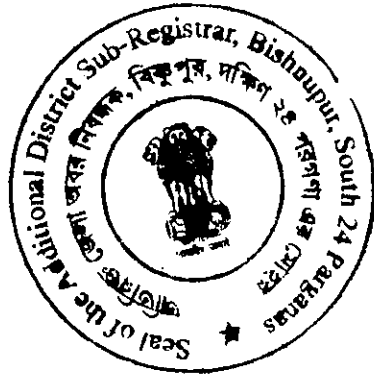
Addl. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas  
28 JUL 2023

requested the Vendors to execute the Deed of Conveyance and/or transfer in respect of the "said portion of Land" directly in favour of the Purchaser herein which the Vendors have agreed to do subject to the terms and conditions hereinafter appearing.

K) The Purchaser has agreed to purchase and acquire the "said land" free from all encumbrances and charges at and for a consideration of **Rs. 1,00,000/- (Rupees One Lakh) only**(hereinafter referred to as the **CONSIDERATION AMOUNT**)

L) At or before the execution of this Indenture the Vendors have assured and represented to the Purchaser as follows:

- i) **THAT** the Vendors are the sole and absolute owner of the "said Land".
- ii) **THAT** the "said land" are free from all encumbrances charges liens mortgages, lispens attachments trusts whatsoever or howsoever.
- iii) **THAT** the Vendors have a marketable title in respect of the "said Land".
- iv) **THAT** the "said land" is not being cultivated and/or the Vendors have 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 Vendors are liable and has paid all municipal rates taxes and other outgoings including khazana payable in respect of the "said land" up to the date of execution of this Indenture.
- vii) **THAT** there is no legal bar or impediment on the part of the Vendors 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 Vendors have 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.
- x) **THAT** the Vendors in khas possession of the entirety of the "said Land".
- xi) **THAT** no person excepting the Vendors have 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.



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

28 JUL 2023

xiv) **THAT** since the date of the said Deed of Sale dated 30/03/1959 the recorded owner Panchu Bala Mondal has been and is in continuous and Un interrupted khas possession of the said land as the owner thereof.

xv) **THAT** the "said land" is barren and are not being cultivated by the Vendors or any person authorised by the Vendors .

M) 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 VENDORS.

**NOW THIS INDENTURE WITNESSETH:**

**I. THAT** in consideration of a sum of **Rs. 1,00,000/- (Rupees One Lakh) only** (hereinafter referred to as the **CONSIDERATION AMOUNT**) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors 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 and the "said land" (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written hereby sold transferred and conveyed) the Vendors doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser **ALL THAT** piece or parcel of the Land classified as **Danga** i.e. Agricultural land, comprised in **R.S Dag No. 1016/1568** Corresponding **L.R Dag no 1064, Area- 03.00 (Three) Decimal, 1.0000 Share, under LR Khatian No. 1301, 1550, and 1557, 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. (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter collectively referred to as the "**said Land**".) absolutely and forever, free from all encumbrances charges liens lispensens 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



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

28 JUL 2023

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 lispensens whatsoever or howsoever.

**II. THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:

- a) That the Vendors 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 Vendors have 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 Vendors 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 Vendors done executed or knowingly suffered to the contrary the VENDORS 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 VENDORS 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



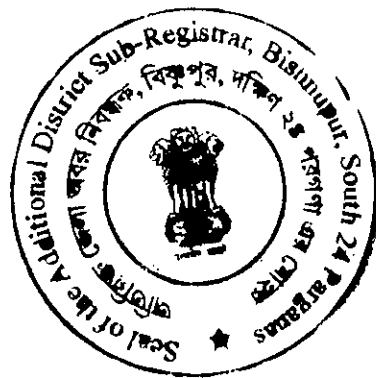
Addl. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas

28 JUL 2023



expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid.

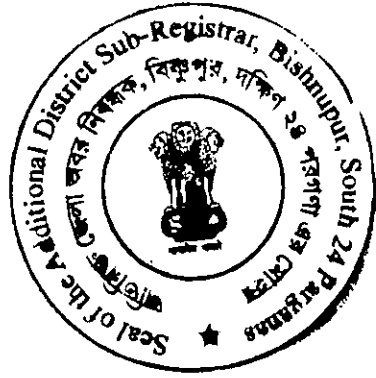
- e) **AND THAT** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the VENDORS or any person or persons lawfully or equitably claiming from under or in trust for the VENDORS.
- 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 Vendors 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 lispendens whatsoever suffered or made or liabilities created in respect of the "said land" by the VENDORS or by any person or persons lawfully and equitably claiming from under or in trust for the VENDORS 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" up to the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the VENDORS 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 VENDORS 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 VENDORS for the acquisition of the "said land" or any part thereof under the Land Acquisition Act, 1894 or under



✓  
Addl. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas  
28 JUL 2023

any other law or Acts and/or rules made or framed there under and the Vendors have 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 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 VENDORS 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 VENDORS 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 VENDORS have 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 VENDORS shall be responsible and be liable to compensate the Purchaser for all losses and damages that the Purchaser may suffer and the said Vendors have 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 VENDORS 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:



১

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

28 JUL 2023

- 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".
- 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 VENDORS 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 VENDORS 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 VENDORS 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.



7

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

28 JUL 2023

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece or parcel of the Land classified as **Danga** i.e. Agricultural land, comprised in **R.S Dag No. 1016/1568** Corresponding **L.R Dag no 1064**, Area- **03.00 (Three) Decimal, 1.0000 Share**, under **LR Khatian No. 1301, 1550, and 1557**, 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 Lands" 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 Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1016/1568	1064	DANGA	1301	03.00	0.3333	01.00
1016/1568	1064	DANGA	1550	03.00	0.3333	01.00
1016/1568	1064	DANGA	1557	03.00	0.3334	01.00
				Total	1.0000	03.00 Decimal

Total area sold by this Deed is 3.00(Three) Decimal.

**BUTTED AND BOUNDED BY:-**

RS Dag	LR Dag	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
1016/1568	1064	Sali Land LR Dag-1063	Sali Land LR Dag-1061 & 1062	Sali Land LR Dag-1066	Sali Land LR Dag-1057

**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 VENDORS**

**At Samali in the presence of**

①

অরুণা গান্ধী

বসন্ত গান্ধী

সামালী গান্ধী বাবা

বিতন 1700104

② Arup Samanta

S/o Prasanta Samanta  
Nikr Ramkr. Khona par.

Antala - 243503

Ruma Mondal  
(RUMA MONDAL)

Bimal Chandra Dhali  
alias - Bimal Dhali  
(BIMAL CHANDRA DHALI alias  
BIMAL DHALI)

Chanchal Dhali

(CHANCHAL DHALI)

Kallol Dhali  
(KALLOL DHALI)

Basanti Roy

(BASANTI ROY)

**Non judicial stamp for this deed purchased by Adv. B.K.JAIN. on behalf of purchaser**

**Drafted & Prepared by:-**

**PRAKASH JAIN(Advocate)**

Prakash Jain

Sealdah Civil Court, Kolkata.

Enrolment No. F-2027/1987/2017



7

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

28 JUL 2023



**PURCHASER** the within mentioned sum of  
**Rs. 1,00,000/- (Rupees One Lakh) only**  
 being the entirety of the Consideration Amount  
 payable under these presents as per Memo below:

**Rs. 1,00,000.00**

**MEMO OF CONSIDERATION**

1. By Cheque No. 000225 dated 24/07/2023 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no.1	Rs. 50,000.00
2. By Cheque No. 000227 dated 24/07/2023 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no. 2	Rs. 12,500.00
3. By Cheque No. 000228 dated 24/07/2023 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no. 3	Rs. 12,500.00
4. By Cheque No. 000229 dated 24/07/2023 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no. 4	Rs. 12,500.00
5. By Cheque No. 000230 dated 24/07/2023 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no. 5	Rs. 12,500.00
<b>(Rupees One Lac) only, Total</b>	<b>Rs. 1,00,000.00</b>

**VENDORS**

**WITNESSES**

1) *সঞ্জয় গাঙ্গুলী*

*Ruma Mondal*

(RUMA MONDAL)

*Bimal chandra Dhali  
alias - Bimal chandra Dha*

(BIMAL CHANDRA DHALI alias  
BIMAL DHALI)

*chanchal Dhali*

(CHANCHAL DHALI)

*Kalloy Dhali*

(KALLOL DHALI)

*Basanti Roy*

(BASANTI ROY)

2) *Asup Samanta*



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

28 JUL 2023





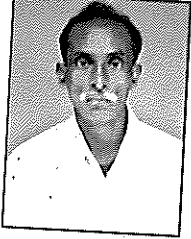

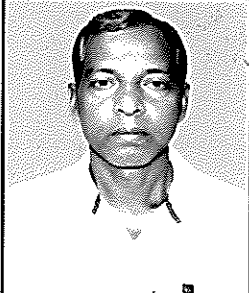

Government of West Bengal

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 16132001855434/2023

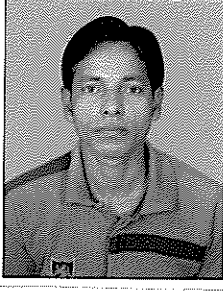


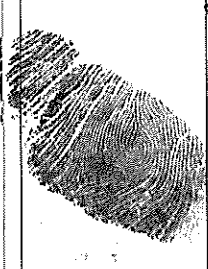
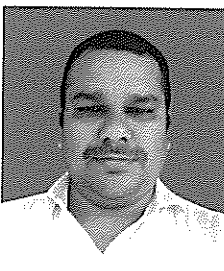

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs RUMA MONDAL CHANDI, City:- Not Specified, P.O:- CHANDI, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 743503	Seller			Ruma Mondal 28.7.23
2	Mr BIMAL CHANDRA DHALI Alias Mr BIMAL DHALI SAMALI, City:- Not Specified, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			Bimal Bimal Chandra Dhali 28/7/2023
3	Mr CHANCHAL DHALI Samali, City:- Not Specified, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			Chanchal Dhali 28/7/23

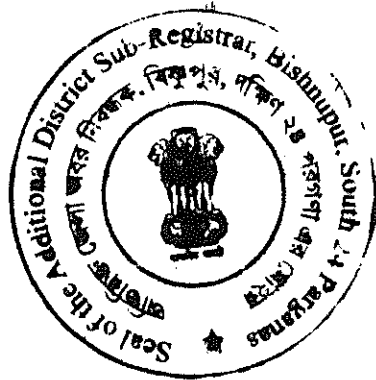


)}  
Addl. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas

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

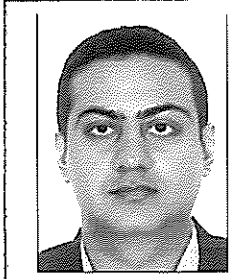
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr KALLOL DHALI Samali(ct), Thakurpur, Maheshtala, City:- Not Specified, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			KALLOL DHALI 28.07.2023
5	Mrs BASANTI ROY Bagi, Bishnupur, City:- Not Specified, P.O:- Poilenhat, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 743503	Seller			BASANTI ROY 28.7.23
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr PRAKASH JAIN Son of Mr Ram Ratan 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	Mrs RUMA MONDAL, Mr BIMAL CHANDRA DHALI, Mr CHANCHAL DHALI, Mr KALLOL DHALI, Mrs BASANTI ROY. Mr HARSH JAIN			PRAKASH JAIN 28/7/23

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



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

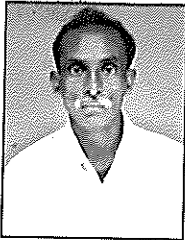
# SPECIMEN FORM FOR TEN FINGERPRINTS



[Hrish Jain]

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Hrish Jain



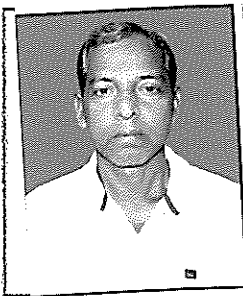
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Binod Chandra Dal



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Riema Mondal



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Chanchal Datta

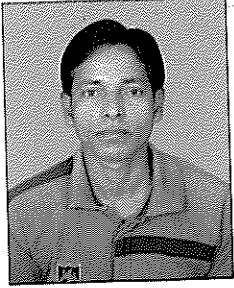


Addl. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas

28 JUL 2023

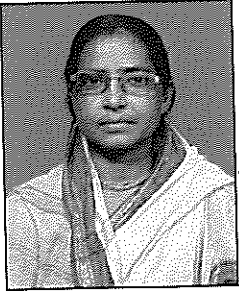


# SPECIMEN FORM FOR TEN FINGERPRINTS

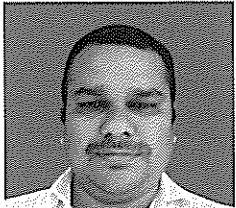


Lakshmi Shrivastava

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Prakash Jay

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

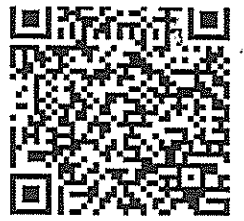


Addl. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas

28 JUL 2023



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



260720232014394140

## GRIPS Payment Detail

<b>GRIPS Payment ID:</b>	260720232014394140	<b>Payment Init. Date:</b>	26/07/2023 15:50:11
<b>Total Amount:</b>	10717	<b>No of GRN:</b>	1
<b>Bank/Gateway:</b>	HDFC Bank	<b>Payment Mode:</b>	Online Payment
<b>BRN:</b>	87490406	<b>BRN Date:</b>	26/07/2023 15:50:48
<b>Payment Status:</b>	Successful	<b>Payment Init. From:</b>	GRIPS Portal

## Depositor Details

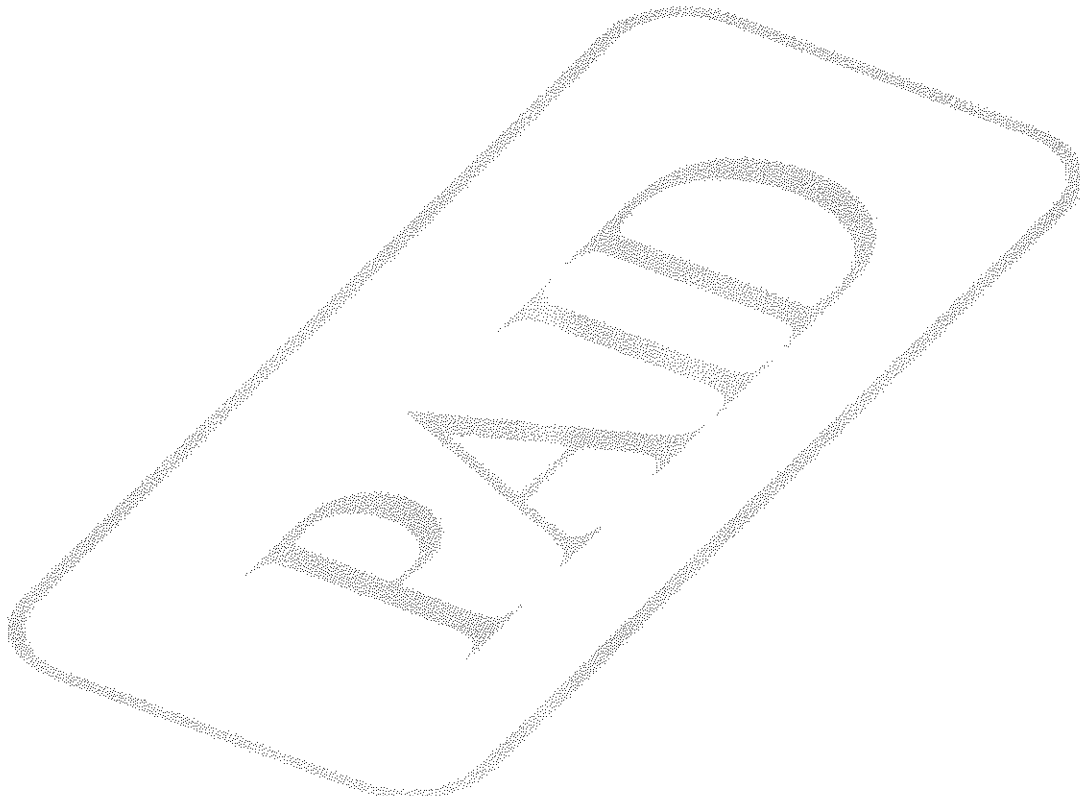
**Depositor's Name:** Nirmalkunj Realestate Pvt Ltd  
**Mobile:** 9903967720

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240143941411	Directorate of Registration & Stamp Revenue	10717
<b>Total</b>			<b>10717</b>

**IN WORDS:** TEN THOUSAND SEVEN HUNDRED SEVENTEEN 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



192023240143941411

GRN Details

GRN:	192023240143941411	Payment Mode:	Online Payment
GRN Date:	26/07/2023 15:50:11	Bank/Gateway:	HDFC Bank
BRN :	87490406	BRN Date:	26/07/2023 15:50:48
GRIPS Payment ID:	260720232014394140	Payment Init. Date:	26/07/2023 15:50:11
Payment Status:	Successful	Payment Ref. No:	2001855434/5/2023

[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:	2001855434
Applicant's Name:	Mr PRAKASH JAIN
Identification No:	2001855434/5/2023
Remarks:	Sale, Sale Document Payment No 5
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	2001855434/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	8010
2	2001855434/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	2707

Total

10717

IN WORDS: TEN THOUSAND SEVEN HUNDRED SEVENTEEN ONLY.

PAID

114  
04

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

**BETWEEN**

**RUMA MONDAL & 4 ORS.**

.....**VENDORS**

**AND**

**NIRMALKUNJ REAL ESTATE PRIVATE LIMITED**

.....**PURCHASER**

**CONVEYANCE**

## Major Information of the Deed

Deed No. :	I-1613-05150/2023	Date of Registration	31/07/2023
Query No / Year	1613-2001855434/2023	Office where deed is registered	
Query Date	20/07/2023 5:46:29 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. 1,00,000/-	Rs. 2,70,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 8,110/- (Article:23)	Rs. 2,707/- (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	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1064 (RS :- )	LR-1301	Bastu	Danga	1 Dec	33,000/-	90,000/-	Width of Approach Road: 3 Ft.,
L2	LR-1064 (RS :- )	LR-1550	Bastu	Shali	1 Dec	33,000/-	90,000/-	Width of Approach Road: 3 Ft.,
L3	LR-1064 (RS :- )	LR-1557	Bastu	Shali	1 Dec	34,000/-	90,000/-	Width of Approach Road: 3 Ft.,
		<b>TOTAL :</b>			<b>3Dec</b>	<b>1,00,000 /-</b>	<b>2,70,000 /-</b>	
	<b>Grand Total :</b>				<b>3Dec</b>	<b>1,00,000 /-</b>	<b>2,70,000 /-</b>	



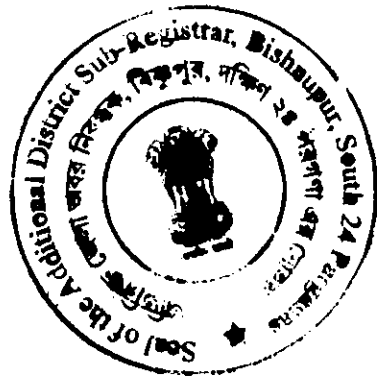
**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mrs RUMA MONDAL (Presentant)</b>  Wife of Late CHITTARANJAN MONDAL CHANDI, City:- Not Specified, P.O:- CHANDI, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 70xxxxxxxx4334, 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>
2	<p><b>Mr BIMAL CHANDRA DHALI, (Alias: Mr BIMAL DHALI)</b>  Son of Late Satish Chandra Dhali SAMALI, City:- Not Specified, P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Aadhaar No: 46xxxxxxxx6238, 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>
3	<p><b>Mr CHANCHAL DHALI</b>  Son of Late Satish Chandra Dhali Samali, City:- Not Specified, P.O:- Nahazari, P.S:-Bishnupur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Aadhaar No: 50xxxxxxxx3898, 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>
4	<p><b>Mr KALLOL DHALI</b>  Son of Late Satish Chandra Dhali Samali(ct), Thakurpur, Maheshtala, City:- Not Specified, P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Aadhaar No: 67xxxxxxxx3062, 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>
5	<p><b>Mrs BASANTI ROY</b>  Wife of Mr Radhakanta Roy Bagi, Bishnupur, City:- Not Specified, P.O:- Poilenhat, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 32xxxxxxxx9290, 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	<p><b>NIRMALKUNJ REAL ESTATE PRIVATE LIMITED</b>  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.:: AAxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed</p>





**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.:: ACxxxxxx9A, Aadhaar No: 62xxxxxxxx9223 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 Ram Ratan 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 Mrs RUMA MONDAL, Mr BIMAL CHANDRA DHALI, Mr CHANCHAL DHALI, Mr KALLOL DHALI, Mrs BASANTI ROY, Mr HARSH JAIN			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs RUMA MONDAL	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED-1 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mrs RUMA MONDAL	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED-0.2 Dec
2	Mr BIMAL CHANDRA DHALI	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED-0.2 Dec
3	Mr CHANCHAL DHALI	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED-0.2 Dec
4	Mr KALLOL DHALI	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED-0.2 Dec
5	Mrs BASANTI ROY	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED-0.2 Dec

**Transfer of property for L3**

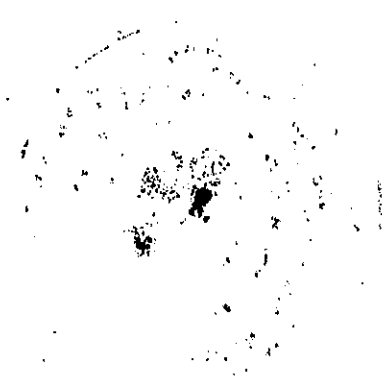
Sl.No	From	To. with area (Name-Area)
1	Mrs RUMA MONDAL	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED-0.2 Dec
2	Mr BIMAL CHANDRA DHALI	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED-0.2 Dec
3	Mr CHANCHAL DHALI	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED-0.2 Dec
4	Mr KALLOL DHALI	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED-0.2 Dec
5	Mrs BASANTI ROY	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED-0.2 Dec

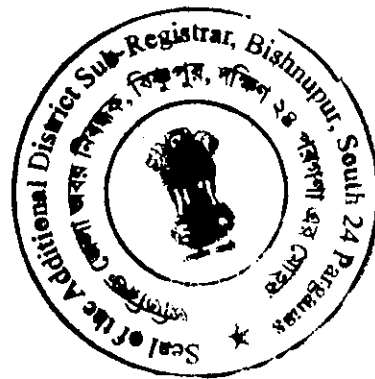


## Land Details as per Land Record

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:- 1064, LR Khatian No:- 1301	Owner:যতীন্দর নাথ ঢালী, Gurdian:রাজকুমার , Address:নিজ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1064, LR Khatian No:- 1550	Owner:সতীশ ঢালী, Gurdian:রাজকুমার ঢালী, Address:নিজ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 1064, LR Khatian No:- 1557	Owner:সনকা ঢালী, Gurdian:রাজেশ্বর ঢালী, Address:নিজ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.





On 28-07-2023

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

Presented for registration at 18:20 hrs on 28-07-2023, at the Private residence by Mrs RUMA MONDAL , one of the Executants.

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

Execution is admitted on 28/07/2023 by 1. Mrs RUMA MONDAL, Wife of Late CHITTARANJAN MONDAL, CHANDI, P.O: CHANDI, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession House wife, 2. Mr BIMAL CHANDRA DHALI, Alias Mr BIMAL DHALI, Son of Late Satish Chandra Dhali, SAMALI, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation, 3. Mr CHANCHAL DHALI, Son of Late Satish Chandra Dhali, Samali, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation, 4. Mr KALLOL DHALI, Son of Late Satish Chandra Dhali , Samali(ct), Thakurpur, Maheshtala, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation, 5. Mrs BASANTI ROY, Wife of Mr Radhakanta Roy, Bagi, Bishnupur, P.O: Poilenhat, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession House wife Indetified by Mr PRAKASH JAIN, , , Son of Mr Ram Ratan 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

*Bdasgpta*

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 2,70,000/-

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,707.00/- ( A(1) = Rs 2,700.00/- ,E = Rs 7.00/- ) and Registration Fees paid by Cash.Rs 0.00/-, by online = Rs 2,707/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2023 3:50PM with Govt. Ref. No: 192023240143941411 on 26-07-2023, Amount Rs: 2,707/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 87490406 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. 8,110/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 8,010/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 805483, 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 3:50PM with Govt. Ref. No: 192023240143941411 on 26-07-2023, Amount Rs: 8,010/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 87490406 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**



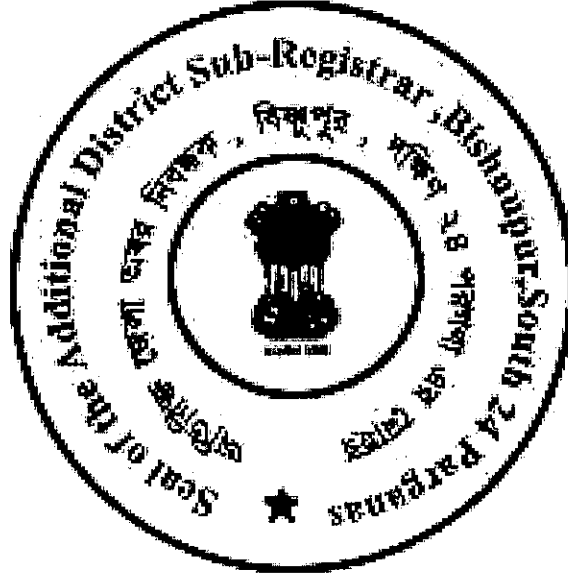


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2023, Page from 108891 to 108918

being No 161305150 for the year 2023.



*Bdasgupta*

Digitally signed by BAISHALI  
DASGUPTA  
Date: 2023.08.04 15:46:46 +05:30  
Reason: Digital Signing of Deed.

(Baishali Dasgupta) 2023/08/04 03:46:46 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
West Bengal.

(This document is digitally signed.)