

05055/23

P.5152/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 805478

2 - 190/321/23  
 Aug 8, 90, 257/-

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*Certified 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

N.E. No - 846/2023

No. 098622 Rs. R. L. Gaggar  
Name R. L. Gaggar  
Address 3rd Floor  
Vendor 6, Old Post Office Street  
Kolkata-700001

28 JUN 2023

✓ ১৯৪৭৩ ২৭৫২৩১



VCTI-2030

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

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28/7/23



VCTI-2031



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VCTI-2032

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

28 JUL 2023

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I identified by me

Poochash Jain, Adv.

S/O Sri Brij. Sen. Jain -

200/1 Snish Ch. Ch. Lane  
kol-02

P.O. of P.S. Tala..

**(1) MR. ADHIR HAZRA(PAN:AWUPH1867J)(AADHAAR:783041775785)** son of Late Nagendra Nath Hazra, by faith Hindu, by nationality- Indian, by occupation- Cultivation, residing at Dhali Para, Samali (ct), Nahazari, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, **(2) MR. AJIT HAZRA(PAN:BJFPH0050N) (AADHAAR: 946863943991)** son of Late Nagendra Nath Hazra, by faith Hindu, by nationality- Indian, by occupation- Cultivation, residing at Samali (ct), Nahazari, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal **(3) MR. SUJIT HAZRA(PAN:BQLPH 2052K)(AADHAAR:827497369257)** son of Late Nagendra Nath Hazra, by faith Hindu, by nationality- Indian, by occupation- Cultivation, residing at Dhali Para, Samali (ct), Nahazari, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, **(4) MRS. JYOTSNA SARDAR(PAN:KZTPS0499M)(AADHAAR:440036315550)** wife of Late Gopal Sardar & daughter of Late Nagendra Nath Hazra, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Dakhin Barasat, Beledanga, P.O- Dakhin Barasat and P.S- Jaynagar, Dist.- South 24 Pgs. -743372, West Bengal, **(5) MRS. SUSAMA MONDAL(PAN:C NFPM0087D)(AADHAAR:920859582571)** wife of Bechuram Mondal & daughter of Late Nagendra Nath Hazra, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Pailan, Chak Rajumolla, Pailanhat, P.O- Pailan and P.S- Bishnupur, Dist.- South 24 Pgs. Pin-700104, West Bengal, All vendors no.-1 to 5 are Legal heirs of Late Sarla Hazra wife of Late Nagendra Nath Hazra, 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:6233587 49223)** 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



NCTI-2033

LTI of Jyotsna Sardas  
by the Pen of Prakash Jais Adr.



NCTI-2034

LTI of Susama Mondal  
by the Pen of Prakash Jais Adr.



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Prakash Jais Adr.

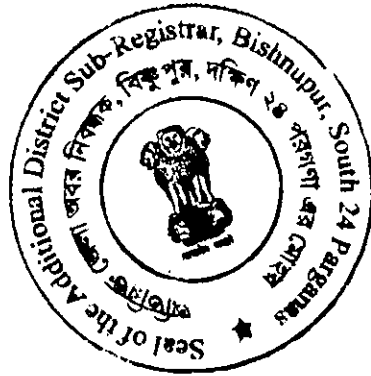
subject or context be deemed to mean and include its successor and/or successors- in office/interest and assigns) of the **SECOND PART**;

**WHEREAS:**

- A) Previously One** Sarla Hazra alias Sarla Bala Hazra (since deceased) wife of Nagendra Nath Hazra was the owner by way of Registered Deed of Sale Dated 18/12/1978, Reg. at before S.R- Bishnupur, South 24 Parganas, West Bengal, recorded in Book-I, Vol.-85, Pages 122-123, being no.-6706, Year-1978 from Smt. Indubala Roy wife of Late Madhusudan Roy in respect of **ALL THAT** piece or parcels of the Land classified as **Sali** i.e. Agricultural land comprised in **R.S Dag No. 1142** Corresponding **L.R Dag no. 1194**, under **RS Khatian No. 173**, Area-**16.50 Decimal**, out of 436.00 Decimal, **0.0375 Share** out of 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	RS Khatiyān no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1142	1194	Shali	173	436.00	0.0375	16.50
				Total	0.3750	16.50 Decimal

- B)** Since after purchase of the "SAID LAND" **Sarla Hazra alias Sarla Bala Hazra** wife of Nagendra Nath Hazra duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatiyān no. 1603**.
- C) THAT** the said Sarla Hazra alias Sarla Bala Hazra wife of Nagendra Nath Hazra died since long intestate leaving behind his husband **Nagendra Nath Hazra** (since deceased) three (3) sons namely **(i) Adhir Hazra (ii) Ajit Hazra (iii) Sujit Hazra** and two married daughters namely **(i) Jyotsna Sardar** wife of Late Gopal Sardar **(ii) Susama Mondal** wife of Bechuram Mondal 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.



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District- South 24 Parganas

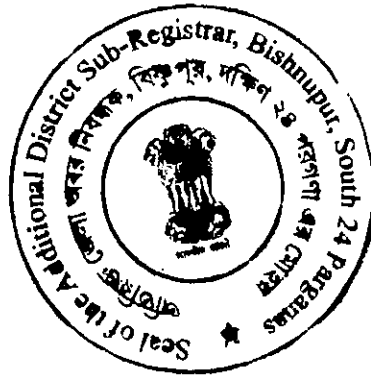
28 JUL 2023

- D) THAT** the said Nagendra Nath Hazra died since long intestate leaving behind his three (3) sons namely **(i) Adhir Hazra (ii) Ajit Hazra (iii) Sujit Hazra** and two married daughters namely **(i) Jyotsna Sardar** wife of Late Gopal Sardar **(ii) Susama Mondal** wife of Bechuram Mondal 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.
- E)** Inasmuch as the "said Plot of Land" is barren and not being cultivated by the Vendors and/or any person authorized by the Vendors, the Vendors herein decided to sell and dispose in favour of the Purchaser or his nominee or nominees at or for the agreed consideration and on the agreed terms in respect of **ALL THAT** piece or parcels of the Land classified as **Sali** i.e. Agricultural land comprised in **R.S Dag No. 1142** Corresponding **L.R Dag no. 1194, under Khatian Nos. 1603 Area-16.35 Decimal**, out of 436.00 Decimal, **0.0375 Share** out of 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)
1142	1194	Shali	1603	436.00	0.0375	16.35
				<b>Total</b>	<b>0.0375</b>	<b>16.35 Decimal</b>

(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.

The Purchaser has agreed to purchase and acquire the "SAID LAND" free from all encumbrances and charges at and for a consideration of **Rs. 5,50,000/= (Rupees Five Lakhs Fifty Thousands) Only** (hereinafter referred to as the **CONSIDERATION AMOUNT**).



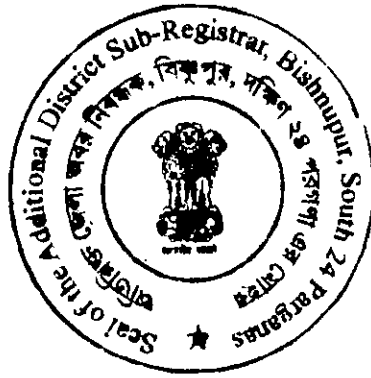
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**E)** At or before the execution of this Indenture the Vendors have assured and represented to the Purchaser as follows:

- i) **THAT** the Vendors are the sole and absolute owner of the "said Land".
- ii) **THAT** the "said Land" is 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 are in ~~kh~~ 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".



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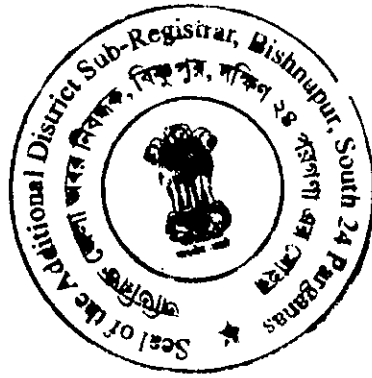
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- xii) **THAT** there is no right of way from or through the "said Land".
- xiii) **THAT** nobody has any right of easement over and in respect of the "said Land" or any part thereof.
- xiv) **THAT** since the date of the said Deeds of Sale dated 18/12/1978 the recorded owner Sarla Hazra alias Sarla Bala Hazra wife of Nagendra Nath Hazra and her legal heirs have been and is in continuous and Uninterrupted khas possession of the said land as the owners thereof.
- xv) **THAT** the "said Land" is barren and is not being cultivated by the Vendors or any person authorised by the Vendors.

**F)** 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 pursuance to the said Agreement for Sale and in further consideration of a sum of **Rs. 5,50,000/= (Rupees Five Lakhs Fifty Thousands) Only** 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" in respect of **ALL THAT** piece or parcels of the Land classified as **Sali** i.e. Agricultural land comprised in **R.S Dag No. 1142** Corresponding **L.R Dag no. 1194, under Khatian Nos. 1603 Area-16.35 Decimal**, out of 436.00 Decimal, **0.0375 Share** out of 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. (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 "said Land" is absolutely and forever, free from all encumbrances charges liens lispendens claims, demands, liabilities, trusts, attachments, acquisitions, requisitions,



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and whatsoever free from all encumbrances and charges **OR HOWSOEVER OTHERWISE** of the "said Land" or any part or portion thereof now is or is 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 lispensens whatsoever or howsoever.

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

- a) That the Vendors 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 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



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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 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 lispensens 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 Lands"/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



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"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 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

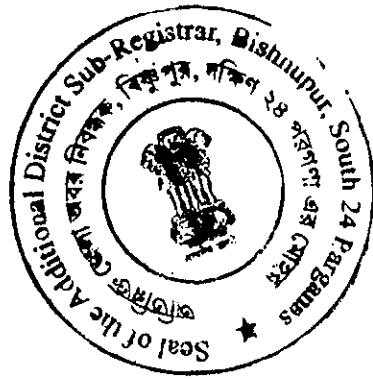


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and/or authorized representative and as such Constituted Attorney and/or Authorised Representative the Purchaser shall be entitled to and is hereby authorised:

- 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".
- 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.



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**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece or parcels of the Land classified as **Sali** i.e. Agricultural land comprised in **R.S Dag No. 1142** Corresponding **L.R Dag no. 1194**, under **Khatian Nos. 1603** Area- **16.35 Decimal**, out of 436.00 Decimal, **0.0375 Share** out of 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 Khatian no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1142	1194	Shali	1603	436.00	0.0375	16.35
				Total	0.0375	16.35 Decimal

Total area sold by this Deed is 16.35(Sixteen Point Three Five) Decimal

**BUTTED AND BOUNDED BY:-**

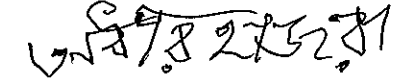
R.S Dag	LR Plot	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
1142	1194	Sali Land Dag-1178 & 1179	Sali Land Dag-1423 to 1426	Sali Land Dag-1418, 1419 & 1422	Sali Land Dag-1413

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

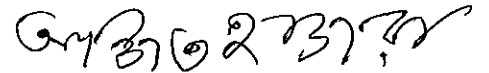
**SIGNED AND DELIVERED BY THE VENDORS**

At Samali in the presence of

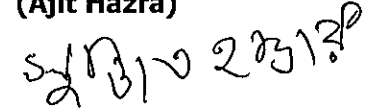
1) Sushil kumar Mondal  
S/o - Badal Mondal  
Vill - Samali - P.O - Nahazari  
P.S - Bishnupur - P.N - 700104  
2) Tarun Mondal.



(Adhir Hazra)



(Ajit Hazra)



(Susmita)



(Jyotsna Sardar)



(Susama Mondal)

LTI

Susama  
by the per of

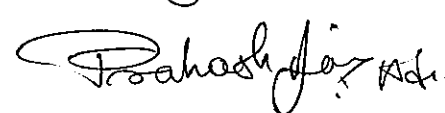
**Non judicial stamp for this deed purchased by Adv. R.L.GAGGAR on behalf of purchaser**

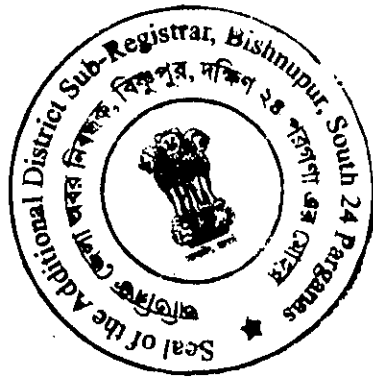
Drafted & Prepared by:-

**PRAKASH JAIN(Advocate)**

  
Sealdah Civil Court, Kolkata.

Enrolment No. F-2027/1987/2017

Read over and explained the content of this deed in Bengali to vendor no 1, 2 & 3 by me - 



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**PURCHASER** the within mentioned sum of **Rs. 5,50,000/= (Rupees Five Lakhs Fifty Thousands) Only** being the entirety of the consideration Amount payable under these presents as per Memo below:

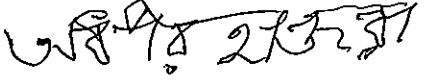
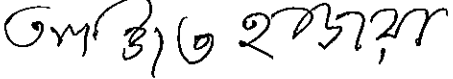
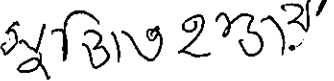
**MEMO OF CONSIDERATION**

<b>1. By Pay Order No. 010481 dated 25/07/2023</b> Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no.1	<b>Rs. 1,10,000.00</b>
<b>2. By Pay Order No. 010482 dated 25/07/2023</b> Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no.2	<b>Rs. 1,10,000.00</b>
<b>3. By Pay Order No. 010483 dated 25/07/2023</b> Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no.3	<b>Rs. 1,10,000.00</b>
<b>4. By Pay Order No. 010484 dated 25/07/2023</b> Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no.4	<b>Rs. 1,10,000.00</b>
<b>5. By Pay Order No. 010485 dated 25/07/2023</b> Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no.5	<b>Rs. 1,10,000.00</b>
<b>(Rupees Five Lakhs Fifty Thousand) only,</b>	<b>Total: Rs. 5,50,000.00</b>



**WITNESSES**

- 1) Sushil Kumar Mondal  
2) Tarun Mondal.  
C/O - Bachuram Mondal.  
VIII - Chakraborty Malla  
PO - Pailam, PS - Bishnupur.  
Dist - 24 Kgs (S). PIN - 700109.

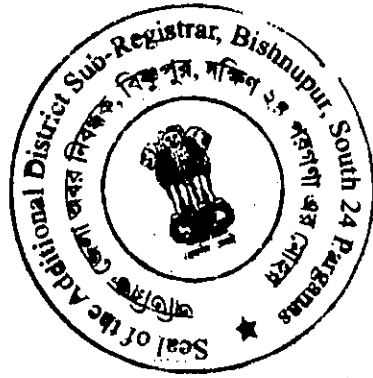
**VENDORS**

  
(Adhir Hazra)  
  
(Ajit Hazra)  
  
(Sujit Hazra)

LTI of  
Susama Mondal  
by the  
Prakash Jaiswar

  
(Jyotsna)  
  
(Susama Mondal)  
by the  
Prakash Jaiswar

LTI of  
Jyotsna  
by the  
Prakash Jaiswar



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

28 JUL 2023





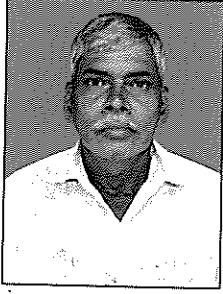

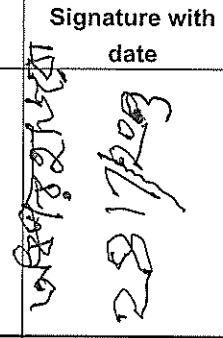
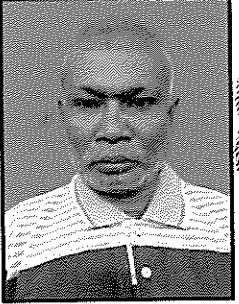
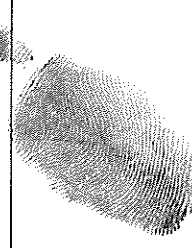
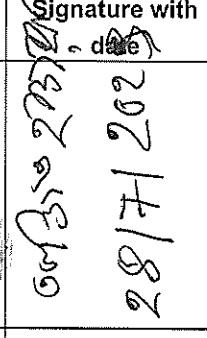


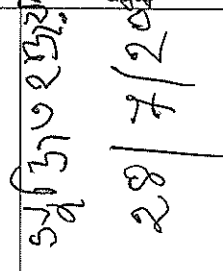
Government of West Bengal

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 16132001901321/2023

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


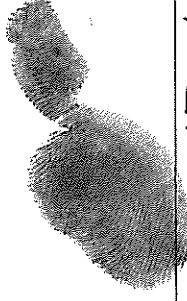




SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Adhir Hazra Dhali Para , Samali Ct, City:- , P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			 28/7/2023
2	Mr Ajit Hazra Samali Ct, City:- , P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			 28/7/2023
3	Mr Sujit Hazra Samali Ct, City:- , P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			 28/7/2023



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

28 JUL 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
4	Mrs Jyotsna Sardar Dakshin Barasat, Beledanga, City:- Joynagar Mozilpur, P.O:- Dakhin Barasat, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743372	Seller			LTI of Jyotsna Sardar by the pen of Prakash Jain 28.7.23.
5	Mrs Susama Mondal Pailan, Chak Rajumolla, Pailanhat, City:- , P.O:- Pailan, P.S:-Bishnupur, District:-South 24- Parganas, West Bengal, India, PIN:- 700104	Seller			LTI of Susama Mondal by the pen of Prakash Jain 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 Brajsen Jain 20 B / 1 Siris Chandra Chowdhury Lane, City:- , P.O:- Cossipore, P.S:-Tala, District:-North 24- Parganas, West Bengal, India, PIN:- 700002	Mr Adhir Hazra , Mr Ajit Hazra , Mr Sujit Hazra , Mrs Jyotsna Sardar , Mrs Susama Mondal , 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

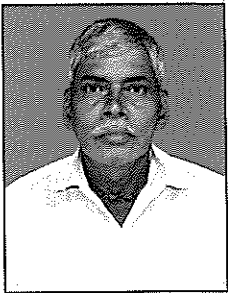
28 JUL 2023

# SPECIMEN FORM FOR TEN FINGERPRINTS

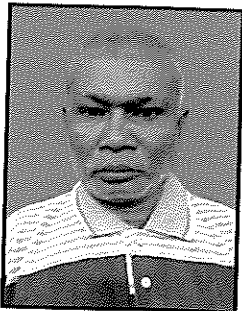


Harsh Jain

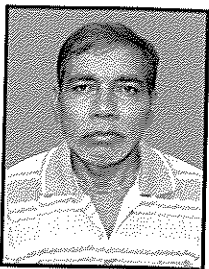
Harsh Jain	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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



Smt 3102732	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Smt 3102732	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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

28 JUL 2023

# SPECIMEN FORM FOR TEN FINGERPRINTS

L-1 + v of 10/10/2018  
 of Sumanthor  
 Prakash for Sarda by Mr. P. K. Jain



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

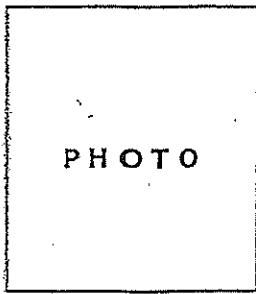


		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
Right Hand		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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

Prakash Jain



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



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

28 JUL 2023





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



192023240143978241

GRN Details

GRN:	192023240143978241	Payment Mode:	Online Payment
GRN Date:	26/07/2023 16:09:25	Bank/Gateway:	HDFC Bank
BRN :	87505836	BRN Date:	26/07/2023 16:10:08
GRIPS Payment ID:	260720232014397823	Payment Init. Date:	26/07/2023 16:09:25
Payment Status:	Successful	Payment Ref. No:	2001901321/4/2023 [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:	2001901321
Applicant's Name:	Mr PRAKASH JAIN
Identification No:	2001901321/4/2023
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	2001901321/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	26618
2	2001901321/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	8910

**Total 35528**

IN WORDS: THIRTY FIVE THOUSAND FIVE HUNDRED TWENTY EIGHT ONLY.

PAID



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



260720232014397823

## GRIPS Payment Detail

GRIPS Payment ID:	260720232014397823	Payment Init. Date:	26/07/2023 16:09:25
Total Amount:	35528	No of GRN:	1
Bank/Gateway:	HDFC Bank	Payment Mode:	Online Payment
BRN:	87505836	BRN Date:	26/07/2023 16:10:08
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	192023240143978241	Directorate of Registration & Stamp Revenue	35528
Total			35528

IN WORDS: THIRTY FIVE THOUSAND FIVE HUNDRED TWENTY EIGHT ONLY.

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



19

BY

@@  
DATED THIS THE 28<sup>TH</sup> DAY OF JULY 2023  
@@

**BETWEEN**

**Adhir Hazra & 4 ORS.**

..... **VENDORS**

**AND**

**NIRMALKUNJ REAL ESTATE PRIVATE LIMITED**

.....**PURCHASER**

**CONVEYANCE**

## Major Information of the Deed

Deed No. :	I-1613-05152/2023	Date of Registration	31/07/2023
Query No / Year	1613-2001901321/2023	Office where deed is registered	
Query Date	25/07/2023 5:52:46 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. 5,50,000/-	Rs. 8,90,257/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 26,718/- (Article:23)	Rs. 8,910/- (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	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L1	LR-1194 (RS :- )	LR-1603	Organisati on	Shali	16.35 Dec	5,50,000/-	8,90,257/-	Width of Approach Road: 3 Ft.,
<b>Grand Total :</b>					<b>16.35Dec</b>	<b>5,50,000 /-</b>	<b>8,90,257 /-</b>	

### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<p><b>Mr Adhir Hazra (Presentant) .</b>                      Son of Late Nagendra Nath Hazra Dhali Para , Samali Ct, City:- , 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, PAN No.:: AWxxxxxx7, Aadhaar No: 78xxxxxxx5785, 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 Ajit Hazra</b>  Son of Late Nagendra Nath Hazra Samali Ct, City:- , P.O:- Nahazari, P.S:-Bishnupur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: bjxxxxx0n, Aadhaar No: 94xxxxxxx3991, 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 Sujit Hazra</b>  Son of Late Nagendra Nath Hazra Samali Ct, City:- , P.O:- Nahazari, P.S:-Bishnupur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: bqxxxxx2k, Aadhaar No: 82xxxxxxx9257, 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>Mrs Jyotsna Sardar</b>  Wife of Late Gopal Sardar Dakshin Barasat, Beledanga, City:- Joynagar Mozilpur, P.O:- Dakhin Barasat, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743372 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: kzxxxxx9m, Aadhaar No: 44xxxxxxx5550, 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 Susama Mondal</b>  Wife of Mr Bechuram Mondal Pailan, Chak Rajumolla, Pailanhat, City:- , P.O:- Pailan, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cnxxxxx7d, Aadhaar No: 92xxxxxxx2571, 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>  54 A Sarat Bose Road, City:- , 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	<p><b>Mr Harsh Jain</b>  Son of Mr Mahendra Kumar Pandya 34/1 V Ballygunge Circular Road, City:- , 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.:: acxxxxx9a, Aadhaar No: 62xxxxxxx9223 Status : Representative, Representative of : Nirmalkunj Real Estate Private Limited (as DIRECTOR)</p>



Identifier Details :			
Name	Photo	Finger Print	Signature
<b>Mr PRAKASH JAIN</b> Son of Mr Brajzen Jain 20 B / 1 Siris Chandra Chowdhury Lane, City:- , P.O:- Cossipore, P.S:-Tala, District:-North 24-Parganas, West Bengal, India, PIN:- 700002			
Identifier Of Mr Adhir Hazra , Mr Ajit Hazra , Mr Sujit Hazra , Mrs Jyotsna Sardar , Mrs Susama Mondal , Mr Harsh Jain			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Adhir Hazra	Nirmalkunj Real Estate Private Limited-3.27 Dec
2	Mr Ajit Hazra	Nirmalkunj Real Estate Private Limited-3.27 Dec
3	Mr Sujit Hazra	Nirmalkunj Real Estate Private Limited-3.27 Dec
4	Mrs Jyotsna Sardar	Nirmalkunj Real Estate Private Limited-3.27 Dec
5	Mrs Susama Mondal	Nirmalkunj Real Estate Private Limited-3.27 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:- 1194, LR Khatian No:- 1603	Owner:সরলা হাজরা, Gurdian:নগেন্দ্র , Address:নিজ , Classification:শালি, Area:0.17000000 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 18:30 hrs on 28-07-2023, at the Private residence by Mr Adhir Hazra , one of the Executants.

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

Execution is admitted on 28/07/2023 by 1. Mr Adhir Hazra , Son of Late Nagendra Nath Hazra , Dhali Para , Samali Ct, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation, 2. Mr Ajit Hazra , Son of Late Nagendra Nath Hazra , Samali Ct, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation, 3. Mr Sujit Hazra , Son of Late Nagendra Nath Hazra , Samali Ct, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation, 4. Mrs Jyotsna Sardar , Wife of Late Gopal Sardar , Dakshin Barasat, Beledanga, P.O: Dakhin Barasat, Thana: Joynagar, , City/Town: Joynagar Mozilpur, South 24-Parganas, WEST BENGAL, India, PIN - 743372, by caste Hindu, by Profession House wife, 5. Mrs Susama Mondal , Wife of Mr Bechuram Mondal , Pailan, Chak Rajumolla, Pailanhat, P.O: Pailan, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife

Indetified by Mr PRAKASH JAIN , , Son of Mr Brajsen Jain , 20 B / 1 Siris Chandra Chowdhury Lane, P.O: Cossipore, Thana: Tala, , North 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 8,90,257/-

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 8,910.00/- ( A(1) = Rs 8,903.00/- ,E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 8,910/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2023 4:10PM with Govt. Ref. No: 192023240143978241 on 26-07-2023, Amount Rs: 8,910/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 87505836 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. 26,718/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 26,618/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 805478, 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 4:10PM with Govt. Ref. No: 192023240143978241 on 26-07-2023, Amount Rs: 26,618/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 87505836 on 26-07-2023, Head of Account 0030-02-103-003-02

*Bdasgupta*

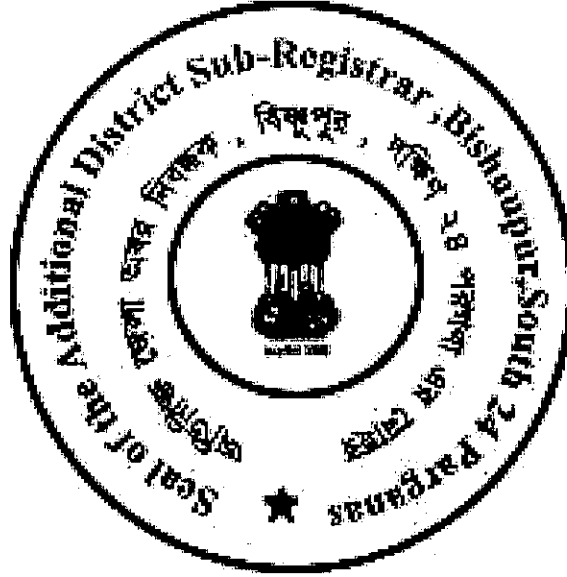
**Baishali Dasgupta**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BISHNUPUR**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2023, Page from 108834 to 108860  
being No 161305152 for the year 2023.



Digitally signed by BAISHALI  
DASGUPTA  
Date: 2023.08.04 15:41:39 +05:30  
Reason: Digital Signing of Deed.

*Bdasgupta*

(Baishali Dasgupta) 2023/08/04 03:41:39 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R, BISHNUPUR  
West Bengal.

(This document is digitally signed.)