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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

2-1868263/m AN 805486

July 13, 6, 2023

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5-10/11  
28/7/23

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

Add. 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

ve- 244/2023.

*Dilip Kumar Pal*



ve TI

1982  
28-07-23

*Dilip Kumar Pal*

098614  
Name..... R. L. Chatterjee  
Address..... 3rd Floor, Old Post Office Street, Kolkata-700001  
Vendor.....  
Date.....

28 JUN 2023

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



*[Faint, illegible text, possibly a stamp or official note]*

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

28 JUL 2023

I identified by me

*Prakash Jain Adv.*

S/O: Sri Braj. Sen. Jain.

20B/1 Srish Ch. Ch. Lane, Kolkata-700002

P.O.P.S-Tala.

**MR. DILIP KUMAR PAL(PAN:AETPP6634C)(AADHAAR:255187329607)** Son of Late Chandra Nath Pal, by faith Hindu, by nationality- Indian, by occupation- Service, residing at Block-I, Flat-1E, Souro Nilay Housing Complex, 1, Kailash Ghosh Road, Shitala Mandir, Barisha, Purba Barisha, Mahestola, P.O-Barisha and P.S- Thakurpukur, south 24 Pgs., West Bengal- 700008, hereinafter referred to as the "**VENDOR**" (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the **ONE PART;**

**AND**

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

**WHEREAS:**

- A) **Previously** One Saberali Molla son of Late Nafarali Molla(since Deceased)(LR Khatiyani no.-1596) was the owner by way of 4(Four)Registered Deed of conveyance (i) Dated 17/05/1962, Reg. at before S.R- Bishnupur, South 24 Parganas, West Bengal, recorded in Book-I, Deed no.-4655, Year-1962 and (ii) Dated 20/12/1963, Reg. at before S.R- Bishnupur, South 24 Parganas, West Bengal, recorded in Book-I, Deed no.-10875, Year-1963 (iii) Dated 18/04/1966, Reg. at before S.R- Bishnupur, South 24 Parganas, West Bengal, recorded in Book-I, Deed no.-4973, Year-1966 (iv) Dated 05/10/1967,



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Reg. at before S.R- Bishnupur, South 24 Parganas, West Bengal, recorded in Book-I, Deed no.-11725, Year-1963 in respect of **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1142** Corresponding **L.R Dag no 1194, Area- 54.8052(Fifty Four Point Eight Zero Five Two) Decimal** out of 436.00 Decimal, **0.1257 Share** out of 1.0000 Share, **under L.R Khatian No. 1596, 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	1596	436.00	0.1257	54.8052
					Total	54.8052 Decimal

- B) Since after purchase of the "SAID LAND" **SABERALI MOLLA** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatian no. 1596.**
- C) **THAT** the said Saberali Molla son of Late Nafarali Molla was widower died intestate since long leaving behind his 4(Four) sons namely (i) Latif Molla (ii) Abdul Rasid Molla (iii) Attar Molla (iv) Asgar Molla as his legal heirs and/or legal representatives who became the joint owners of the said Land.
- D) **THAT** the said 3(Three) sons namely (i) Abdul Rasid Molla (ii) Attar Molla (iii) Asgar Molla sold conveyed and transfer Dated 11/08/2011, Reg. at before A.D.S.R- Bishnupur, South 24 Parganas, West Bengal, recorded in Book-I, CD Volume-17, Pages from 3263 to 3273, being no.-04518, for the year-2011 to Dilip Kumar Pal Son of Late Chandra Nath Pal vendor herein, in respect of **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1142** Corresponding **L.R Dag no 1194, Area- 25.00(Twenty Five) Decimal** out of 436.00 Decimal, **0.0573 Share** out of 1.0000 Share, **under L.R Khatian No. 1596, Situate in**



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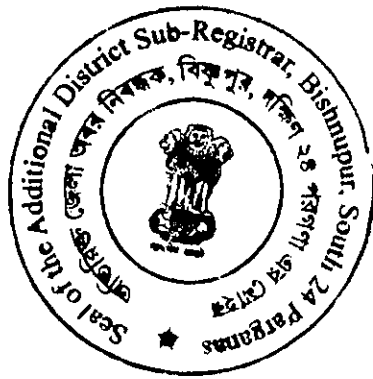
**Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Land" is as hereunder:-

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	1596	436.00	0.0573	25.0000
					Total	25.0000 Decimal

- E) Since after purchase of the "SAID LAND" **DILIP KUMAR PAL** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatiyon no. 4045**.
- F) Inasmuch as the "said Plot of Land" is barren and not being cultivated by the Vendor and/or any person authorized by the Vendor, the Vendor herein decided to sell and dispose in favour of the Purchaser or his nominee or nominees his share at or for the agreed consideration and on the agreed terms in respect of **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1142** Corresponding **L.R Dag no 1194, Area- 25.00(Twenty Five) Decimal** out of 436.00 Decimal, **0.0573 Share** out of 1.0000 Share, **under L.R Khatian No. 4045, 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	4045	436.00	0.0573	25.0000
					Total	25.0000 Decimal

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



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Purchaser herein which the Vendor has agreed to do subject to the terms and conditions hereinafter appearing.

- G) The Purchaser has agreed to purchase and acquire the "SAID LAND" free from all encumbrances and charges at and for a consideration of **Rs. 8,00,000/= (Rupees Eight Lakhs ~~Thousand~~ Only)** (hereinafter referred to as the **CONSIDERATION AMOUNT**)
- H) At or before the execution of this Indenture the Vendor has assured and represented to the Purchaser as follows:
- i) **THAT** the Vendor is the sole and absolute owner of the "said Lands".
  - ii) **THAT** the "SAID LAND" is free from all encumbrances charges liens mortgages, lispens attachments trusts whatsoever or howsoever.
  - iii) **THAT** the Vendor has a marketable title in respect of the "said Lands".
  - iv) **THAT** the "SAID LAND" is not being cultivated and/or the Vendor has not been cultivating the "said Lands".
  - v) **THAT** as per the records available there is no bargardar or bhag-chassi into or upon the "said Lands".
  - vi) **THAT** the Vendor is liable and has paid all municipal rates taxes and other outgoings including khazana payable in respect of the "SAID LAND" upto the date of execution of this Indenture.
  - vii) **THAT** there is no legal bar or impediment on the part of the Vendor in selling and/or transferring the "said Lands".



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- viii) **THAT** the "SAID LAND" is not subject to any notice and/or proceeding of vesting and/or acquisition and/or requisition.
  - ix) **THAT** the Vendor has not entered into any agreement for sale transfer and/or lease nor has created any interest of any third party into or upon the "SAID LAND" or any part or portion thereof.
  - x) **THAT** the Vendor is in khas possession of the entirety of the "said Lands".
  - xi) **THAT** no person excepting the Vendor has any right of easement or any other right whatsoever or howsoever over and in respect of the "said Lands".
  - xii) **THAT** there is no right of way from or through the "said Lands".
  - 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 Deed of Sale dated 11/08/2011 the recorded owner **DILIP KUMAR PAL** has been and is in continuous and Uninterrupted khas possession of the said land as the owner thereof.
  - xv) **THAT** the "SAID LAND" is barren and is not being cultivated by the Vendor or any person authorised by the Vendor.
- I) 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



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title of the aforesaid land, the Purchaser has agreed to purchase and acquire the "SAID LAND" from the VENDOR.

**NOW THIS INDENTURE WITNESSETH:-**

- I. THAT** in pursuance to the said Agreement for Sale and in further consideration of a sum of **Rs. 8,00,000/= (Rupees Eight Lakhs Thousand) Only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby and also by the receipt hereunder written admit and acknowledge to has been received and of and from the payment of the same and every part thereof doth hereby acquit release and discharge the Purchaser and the "SAID LAND" being **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1142** Corresponding **L.R Dag no 1194, Area- 25.00(Twenty Five) Decimal** out of 436.00 Decimal, **0.0573 Share** out of 1.0000 Share, **under L.R Khatian No. 4045, 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	4045	436.00	0.0573	25.0000
					Total	25.0000 Decimal

(more fully and particularly mentioned and described in the **SCHEDULE** hereunder written hereby sold transferred and conveyed) the Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser "SAID LAND" are absolutely and forever, free from all encumbrances charges liens 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



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

- a) That the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the "SAID LAND" and every part thereof free from all encumbrances charges and liabilities of whatsoever nature.
- b) That the Vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing hereby or by reason whereof the "SAID LAND" hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the "SAID LAND" or any part thereof in the manner as aforesaid.
- c) **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the "SAID LAND" hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible



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estate or inheritance without any manner or condition use trust or others thing whatsoever to alter defeat encumber or make void the same.

- d) **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendor now has in itself good right full and absolute power to grant sell convey transfer assure and assign the "SAID LAND" hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid.
- e) **AND THAT** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor.
- f) **AND THAT** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or others estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispensens whatsoever suffered or made or liabilities created in respect of the "SAID LAND" by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor as aforesaid ~~or~~ otherwise.
- g) **AND THAT** all rates taxes and other impositions and/or outgoings including Khazana and revenue payable in respect of the "SAID LAND" upto the date of



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execution of these presents as and when assessed by the authorities concerned and shall be payable by the Vendor and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.

- h) **AND THAT** the Vendor never held and does not hold any excess vacant Land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the "said Land"/property or any part or portion thereof have not been affected or vested under the Urban Land Ceiling & Regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 **AND THAT** no notice, which is or may be subsisting has been served on the Vendor for the acquisition of the "SAID LAND" or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed there under and the Vendor has no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said property / LAND or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said property and / or the "SAID LAND" or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever into or upon or over the "SAID LAND" or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the "SAID LAND" and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.



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- III AND THIS DEED FURTHER WITNESSETH** that the Vendor has put the Purchaser in complete peaceful vacant physical (khas) possession of the "SAID LAND" and that the Purchaser shall be entitled to hold possess and enjoy the same as the absolute owner thereof absolutely and forever,
- IV. THIS DEED FURTHER WITNESSTH** that in the event of any defect in title or that the right title and interest of the Purchaser is in any way affected or that the right of possession is in any way invaded or affected then in that event, the VENDOR shall be responsible and be liable to compensate the Purchaser for all losses and damages that the Purchaser may suffer and the said Vendor has agreed to indemnify and keep the PURCHASER indemnified against costs, charges claim, demands, cost of litigation and other proceedings.
- V. AND THIS DEED FURTHER WITNESSETH** and it is hereby agreed and declared that the Vendor doth hereby appoint the Purchaser as its Constituted Attorney and/or authorized representative and as such Constituted Attorney and/or Authorised Representative the Purchaser shall be entitled to and is hereby authorised:
- i) To apply for mutation of the "SAID LAND" in its name.
  - ii) To have the soil tested and/or the "SAID LAND" surveyed.
  - iii) To apply for and obtain permission for conversion of the user of the "said Lands".
  - 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.



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- 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 Lands".
- vii) To appear and represent in the name of the Vendor before all concerned statutory bodies and/or authorities including the Municipality, local Panchayat and Tribunals and/or courts and to sign all papers declaration and representation in the name of and on behalf of the Vendor for undertaking development of the "said Lands".
- 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 Lands".
- ix) **AND THAT** the Vendor shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Purchaser well and sufficiently saved defended and kept harmless and indemnified of from and against all act or omission in executing the abovementioned clauses No. I to VIII.



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**THE SCHEDULE ABOVE REFERRED TO**

ALL THAT piece or parcel of the Land classified as Sali i.e. Agricultural land, comprised in R.S Dag No. 1142 Corresponding L.R Dag no 1194, Area- 25.00(Twenty Five) Decimal out of 436.00 Decimal, 0.0573 Share out of 1.0000 Share, under L.R Khatian No. 4045, 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	4045	436.00	0.0573	25.0000
					Total	25.0000 Decimal

Total area sold by this Deed is 25.00(Twenty 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-1413	Sali Land Dag-1418, 1419 & 1422

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

**SIGNED AND DELIVERED BY THE VENDOR**

At Samali in the presence of

(1) SARBARI PAL.(WIFE)  
SOURONILAY HOUSING Complex  
1, KAILASH GHOSH ROAD,  
KOL-8.

*Dilip Kumar Pal*  
(DILIP KUMAR PAL)  
(VENDOR)

(2) Aminal Palta

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

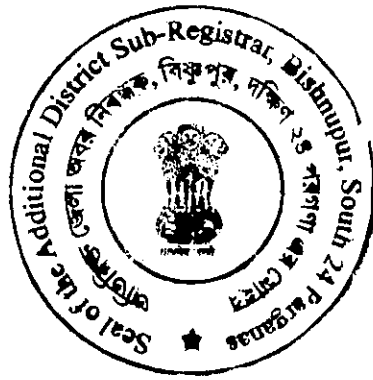
Drafted & Prepared by:-

**PRAKASH JAIN(Advocate)**

*Prakash Jain*

Sealdah Civil Court, Kolkata.

Enrolment No. F-2027/1987/2017



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**PURCHASER** the within mentioned sum of **Rs. 8,00,000/= (Rupees Eight Lakhs Thousand) Only** being the entirety of the Consideration Amount payable under these presents as per Memo below:

**Rs. 8,00,000.00**

**MEMO OF CONSIDERATION**

**By Cheque No. 000231 dated 24/07/2023**

<b>Drawn on HDFC Bank, Kolkata Br. In favour of Vendor</b>	<b>Rs. 8,00,000.00</b>
<b>(Rupees Eight Lakhs) Only</b>	<b>Total: Rs. 8,00,000.00</b>

**WITNESSES**

① **SARBARI PAL**  
WIFE OF **DILIP KUMAR PAL**  
**SOURNILAY HOUSING COMPLEX**  
Block - I, Flat - 1E,  
1, **KALASH CHOC ROAD**  
KOL - 8.

② **Amirul Hakeem**  
**Sho Nabi Ali Hakeem**  
**Samali, 700104.**

**VENDOR**

*Dilip Kumar Pal*  
**(DILIP KUMAR PAL)**



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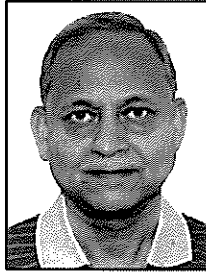

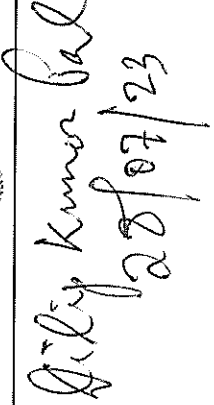


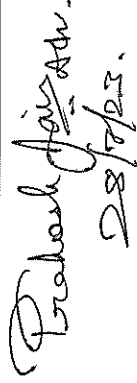
Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16132001868263/2023

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 DILIP KUMAR PAL SOURO NILAY HOUSING COMPLEX, Block/Sector: 1, Flat No: 1E, 1, Kailash Ghosh Road, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700008	Seller			 28/07/23
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr PRAKASH JAIN Son of Mr BRAJ SEN JAIN 20B/1, Srish Chandra Chowdhury Lane, Kolkata, City:- Not Specified, P.O:- Cossipore, P.S:-Tala, District:-South 24- Parganas, West Bengal, India, PIN:- 700002	Mr DILIP KUMAR PAL, Mr HARSH JAIN			 28/07/23



(Baishali Dasgupta)

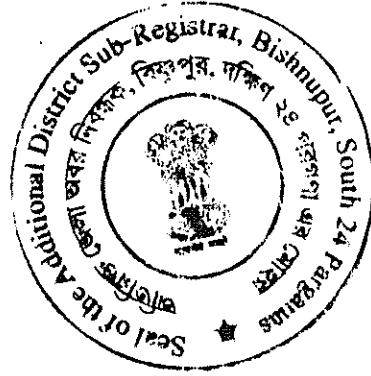
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
BISHNUPUR



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28 JUL 2023





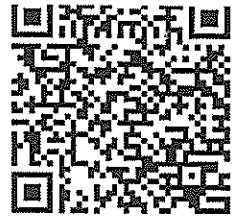
Addl. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas

28 JUL 2023





# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



260720232014397119

## GRIPS Payment Detail

GRIPS Payment ID:	260720232014397119	Payment Init. Date:	26/07/2023 16:05:52
Total Amount:	54367	No of GRN:	1
Bank/Gateway:	HDFC Bank	Payment Mode:	Online Payment
BRN:	87502956	BRN Date:	26/07/2023 16:06:24
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

## Depositor Details

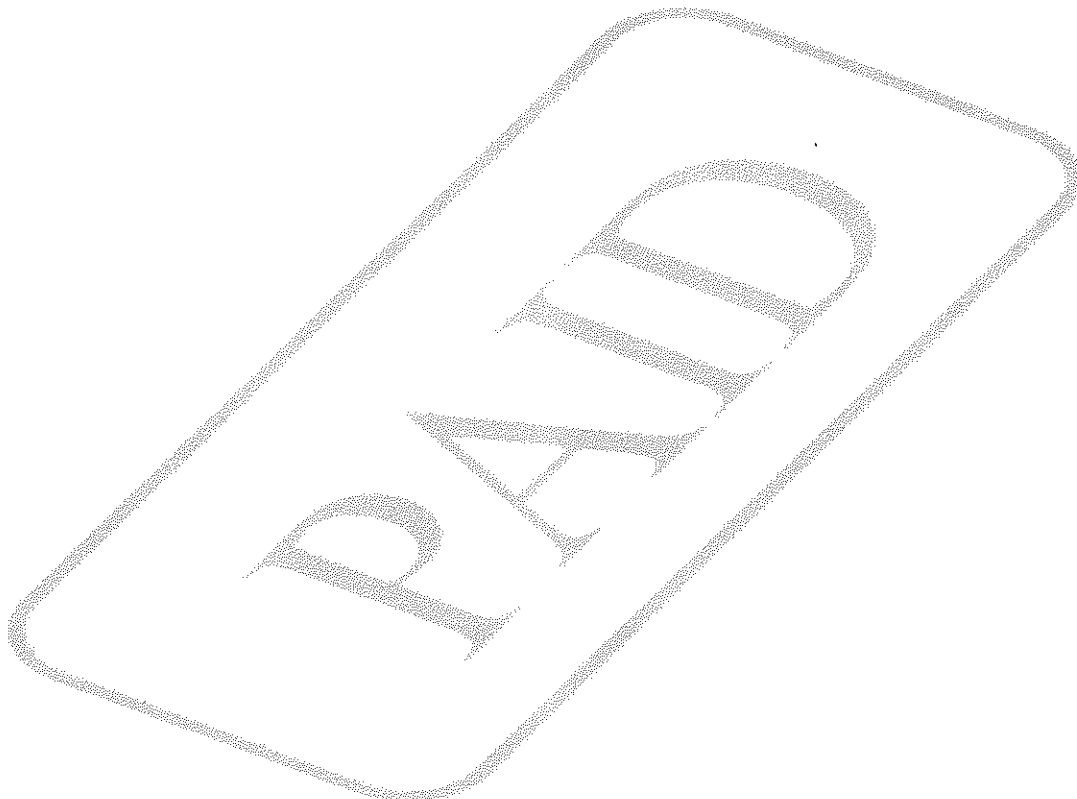
Depositor's Name: Nirmalkunj Realestate Pvt Ltd  
Mobile: 9903967720

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240143971201	Directorate of Registration & Stamp Revenue	54367
Total			54367

IN WORDS: FIFTY FOUR THOUSAND THREE HUNDRED SIXTY SEVEN 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



192023240143971201

GRN Details

GRN: 192023240143971201 Payment Mode: Online Payment  
GRN Date: 26/07/2023 16:05:52 Bank/Gateway: HDFC Bank  
BRN : 87502956 BRN Date: 26/07/2023 16:06:24  
GRIPS Payment ID: 260720232014397119 Payment Init. Date: 26/07/2023 16:05:52  
Payment Status: Successful Payment Ref. No: 2001868263/4/2023  
[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: 2001868263  
Applicant's Name: Mr PRAKASH JAIN  
Identification No: 2001868263/4/2023  
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	2001868263/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	40748
2	2001868263/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	13619
			<b>Total</b>	<b>54367</b>

IN WORDS: FIFTY FOUR THOUSAND THREE HUNDRED SIXTY SEVEN ONLY.

PAID

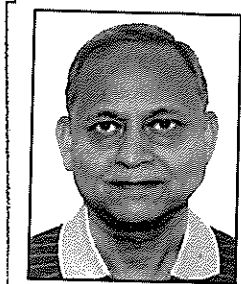
## SPECIMEN FORM FOR TEN FINGERPRINTS



Harish Jain

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

Harish Jain



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

Philip Kumar Pal



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

Poochash Jain



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

PHOTO



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

28 JUL 2023

24

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

**BETWEEN**

**DILIP KUMAR PAL**

..... **VENDOR**

**AND**

**NIRMALKUNJ REAL ESTATE PRIVATE LIMITED**

.....**PURCHASER**

**CONVEYANCE**

## Major Information of the Deed

Deed No.	I-1613-05158/2023	Date of Registration	31/07/2023
Query No./Year	1613-2001868263/2023	Office where deed is registered	
Query Date	22/07/2023 4:03:10 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. 8,00,000/-	Rs. 13,61,250/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 40,848/- (Article:23)	Rs. 13,619/- (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-4045	Organisati on	Shali	25 Dec	8,00,000/-	13,61,250/-	Width of Approach Road: 3 Ft.,
<b>Grand Total :</b>					<b>25Dec</b>	<b>8,00,000 /-</b>	<b>13,61,250 /-</b>	

### Seller Details :

Sl No	Name Address Photo Finger print and Signature
1	<p><b>Mr DILIP KUMAR PAL (Presentant )</b>                      Son of Late Chandra Nath Pal SOURO NILAY HOUSING COMPLEX, Block/Sector: 1, Flat No: 1E, 1, Kailash Ghosh Road, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AExxxxxx4C, Aadhaar No: 25xxxxxxxx9607, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence</p>



**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>NIRMALKUNJ REAL ESTATE PRIVATE LIMITED</b> 54A, Sarat Bose Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr HARSH JAIN</b> Son of Mr Mahendra Kumar Pandya 34/1V, Ballygunge Circular Road, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Jain, Occupation: Business, Citizen of: India, , PAN No.:: 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 BRAJ SEN JAIN 20B/1, Srish Chandra Chowdhury Lane, Kolkata, City:- Not Specified, P.O:- Cossipore, P.S:-Tala, District:-South 24- Parganas, West Bengal, India, PIN:- 700002			
Identifier Of Mr DILIP KUMAR PAL, Mr HARSH JAIN			

**Transfer of property for L1 :**

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR PAL	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED-25 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:- 4045	Owner:दिलीप कुमार पाल, Gurdian:चन्द्रनाथ पाल, Address:निज Classification:शालि, Area:0.25000000 Acre,	Mr DILIP KUMAR PAL





Endorsement For Deed Number : I - 161305158 / 2023

On 28-07-2023

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

Presented for registration at 17:10 hrs on 28-07-2023, at the Private residence by Mr DILIP KUMAR PAL, Executant.

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

Execution is admitted on 28/07/2023 by Mr DILIP KUMAR PAL, Son of Late Chandra Nath Pal, SOURO NILAY HOUSING COMPLEX, Sector: 1, Flat No: 1E, 1, Road: Kailash Ghosh Road, , P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Service

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

*Bdasgupta*

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

On 31-07-2023

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

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

**Certificate of Market Value (WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 13,61,250/-

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 13,619.00/- ( A(1) = Rs 13,612.00/- , E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 13,619/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2023 4:06PM with Govt. Ref. No: 192023240143971201 on 26-07-2023, Amount Rs: 13,619/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 87502956 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. 40,848/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 40,748/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 805486, 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 4:06PM with Govt. Ref. No: 192023240143971201 on 26-07-2023, Amount Rs: 40,748/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 87502956 on 26-07-2023, Head of Account 0030-02-103-003-02

*Bdasgupta*

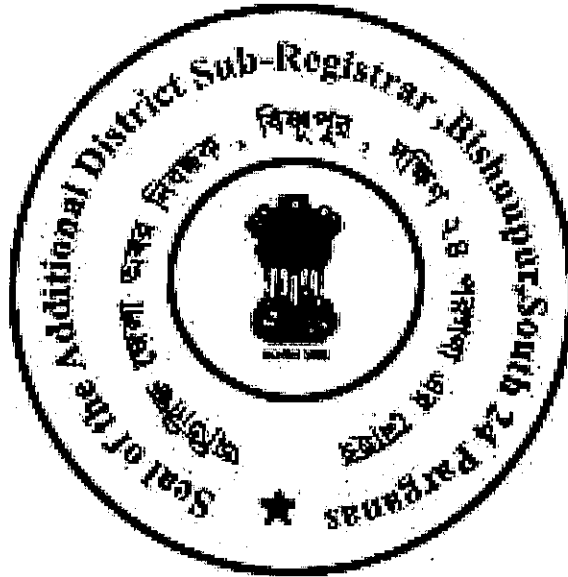
Baishali Dasgupta  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
South 24-Parganas, West Bengal



**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1613-2023, Page from 109393 to 109416  
being No 161305158 for the year 2023.**



*Bdasgupta*

Digitally signed by BAISHALI  
DASGUPTA  
Date: 2023.08.04 16:48:31 +05:30  
Reason: Digital Signing of Deed.

**(Baishali Dasgupta) 2023/08/04 04:48:31 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
West Bengal.**

**(This document is digitally signed.)**