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 for registration and that the photo
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Addl Dist. Sub-Registrar, Bishupur

31 JUL 2023

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

V.C. No - 857/2023

098615

Gaggar
Advocate
3rd Floor
Old Post Office Street
Kolkata-700001

28 JUN 2023

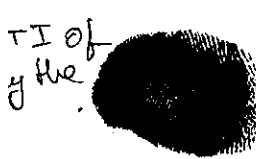
No.....Rs. L.....Date.....
Name..... R. L.....
Address.....
Vendor.....

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

MCTI-1998



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Panchal Jay. Adh.
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28/07/23

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

28 JUL 2023

31 JUL 2023

Sukhen Barik

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Panchal Jay. Adh.
S/o Sri Braj Sen Jain.
2013/11 Srish Ch. Ch. lane, Kolkata-02.
P.O. P.S-Tala.

(1) **SRI ADHIR BARIK(AADHAAR:786881464122)** Son of Late Srikanta Barik by faith Hindu, by nationality- Indian, by occupation- Cultivation, residing at Ramdebpur, Baowali, P.O- Baowali and P.S- Bishnupur, Dist.- South 24 Pgs -700140, West Bengal (2) **SRI SHANKAR BARIK(AADHAAR:739416613995)** Son of ~~late~~ Adhir Barik and Late Anima Barik, by faith Hindu, by nationality- Indian, by occupation- Cultivation, residing at Ramdebpur, Baowali, P.O- Baowali and P.S- Bishnupur, Dist.- South 24 Pgs -700140, West Bengal (3) **SRI SUKHEN BARIK(AADHAAR:626852816678)** Son of ~~late~~ Adhir Barik and Late Anima Barik, by faith Hindu, by nationality- Indian, by occupation- Cultivation, residing at Ramdebpur, Baowali, P.O- Baowali and P.S- Bishnupur, Dist.- South 24 Pgs -700140, West Bengal (4) **SRI SUKDEB BARIK(AADHAAR:261377271851)** Son of ~~late~~ Adhir Barik and Late Anima Barik, by faith Hindu, by nationality- Indian, by occupation- Cultivation, residing at Ramdebpur, Baowali, P.O- Baowali and P.S- Bishnupur, Dist.- South 24 Pgs -700140, West Bengal (5) **SMT. KALPANA GHOSH (AADHAAR:695098945452)**) wife of Jaydeb Ghosh and Daughter of ~~late~~ Adhir Barik and Late Anima Barik,, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Taldi, P.O- Urel Chandpur, P.S- Mograhat, Dist.- South 24 Pgs -743355, West Bengal, (6) **SMT. ALPANA GHOSH (AADHAAR:666841297614)** wife of Sushanta Ghosh and Daughter of ~~late~~ Adhir Barik and Late Anima Barik,, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Fatak Duwar, Raniganj M, Barddhaman, P.O and P.S- Barddhaman, Barddhaman-713347, West Bengal, (7) **SMT. BANDANA BALA GHOSH (AADHAAR:598 010426087)** wife of Uttam Kumar Ghosh and Daughter of ~~late~~ Adhir Barik and Late Anima Barik,, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Master Khali, Bhandana, P.O- Bahadurpur, P.S- Bishnupur, Dist.- South 24 Pgs -743503, West Bengal,, 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**;

22/12/2018

AND

NIRMALKUNJ REAL ESTATE PRIVATE LIMITED(PAN:AAECN4620Q), a company within the meaning of Companies Act 1956 having its registered office situated at ARRJAV 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:623358 749223)** 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



2002

✓ কামনা ঘোষ



2003

✓ অমিতা ঘোষ



2004

✓ বনুনা বালা ঘোষ



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Prakash Jai Adv.

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) **One** Palan Chandra Ghosh(Since Deceased) son of Late Chandra Kanta Ghosh 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 **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1125** Corresponding **L.R Dag no 1176, Area- 113.00 (One Hundred Thirteen) Decimal, under RS/LR Khatian No. 948, 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	RS/LR Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1125	1176	SHALI	948	113.00	1.0000	113.00
					Total	113.00 Decimal

- B) **THAT** the said Palan Chandra Ghosh son of Late Chandra Kanta Ghosh died intestate since long leaving behind his wife Kanchan Bala Ghosh(Since Deceased) Four (4) Sons namely (i) Kumud Ranjan Ghosh(Since Deceased) (ii) Manoranjan Ghosh (iii) Provash Chandra Ghosh (iv) Prakash Chandra Ghosh and 3(Three) Married Daughters namely (i) Anima Barik(Since Deceased) Wife of Adhir Barik (ii) Ashima Ghosh Wife of Kamlendu Ghosh (iii) Pratima Ghosh Wife of Ajit Ghosh 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 Kanchan Bala Ghosh widow of Late Palan Chandra Ghosh died intestate since long leaving behind his Four (4) Sons namely (i) Kumud Ranjan Ghosh(Since Deceased) (ii) Manoranjan Ghosh (iii) Provash Chandra Ghosh (iv) Prakash Chandra Ghosh and 3(Three) Married Daughters namely (i) Anima Barik(Since Deceased) (Legal heirs are Vendor herein) Wife of Adhir Barik (ii) Ashima Ghosh Wife of Kamlendu Ghosh (iii) Pratima Ghosh Wife of Ajit Ghosh as his legal heirs and/or legal



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representatives who in accordance with the provisions of Hindu Succession Act 1956 became the joint owners of the said Land.

- D) THAT** the said **Kumud Ranjan Ghosh** son of Late Palan Chandra Ghosh died intestate since long leaving behind his wife Sumitra Ghosh, Only son Sailen Ghosh and 3(Three) Married Daughters namely (i) Santana Ghosh Wife of Harendra Nath Ghosh (ii) Aparna Majumder Wife of Alope Majumder (iii) Suparna Ghosh Wife of Rebati Raman Ghosh 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) THAT** the said **Anima Barik** Wife of Adhir Barik and daughter of Late Palan Chandra Ghosh and Late Kanchan Bala Ghosh died intestate since long leaving behind his husband Adhir Barik Three (3) Sons namely (i) Shankar Barik (ii) Sukhen Barik (iii) Sukdeb Barik and 3(Three) Married Daughters namely (i) Kalpana Ghosh Wife of Jaydeb Ghosh (ii) Alpana Ghosh Wife of Sushanta Ghosh (iii) Bandana Bala Ghosh Wife of Uttam Kumar Ghosh(**all are vendors no.-1 to 7 here in**) 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 portion of the Land.
- F)** That the said (i) Anima Barik Wife of Adhir Barik (ii) Ashima Ghosh Wife of Kamalendu Ghosh (iii) Pratima Ghosh Wife of Ajit Ghosh sold conveyed and transfer their own **1/8th share** by a reg. deed of conveyance vide book-I, Vol. 3, pages from 149 to 152 being no.-1357, year-2007 to i) Abdus Samad Sarada ii) Habib Sardar and iii) Abid Sardar, Area-42.37 Decimal.
- G)** That the said (i) Manoranjan Ghosh (ii) Provash Chandra Ghosh both are sons of Late Palan Chandra Ghosh sold conveyed and transfer their share by a reg. deed of conveyance vide book-I, Vol. 9, pages from 3113 to 3130 being no.-2885, year-2012 to Abdus Samad Sarada Area-32.28 Decimal.
- H)** That the said (i) Ashima Ghosh Wife of Kamalendu Ghosh (ii) Pratima Ghosh Wife of Ajit Ghosh sold conveyed and transfer their mother's 1/8th (0.1250) share's 2/7th share(inherited from their mother's share) i.e 0.0357 share being 04.0341 Decimal, by a reg. deed of conveyance vide book-I, Vol. 3, pages from 4739 to 4754 being no.-1174, year-2013 to Abdus Samad Sarada.



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I) Since after purchase of the "SAID LAND" (i) **Abdus Samad Sarda** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatiyon no. 2423** (ii) **Habib Sardar** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatiyon no. 2424** and (iii) **Abid Sardar** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatiyon no. 2425**.

J) Distribution of Share among the Legal heirs of Late Palan Chandra Ghosh is as hereunder:-

Sl.	Legal heirs	From Father (Share) out of 1.0000 Share	From Mother's 0.1250 Share	Total Share	Sold Share	Remarks
1.	Kanchan Bala Ghosh widow of Late Palan Chandra Ghosh	0.1250 Share	NIL	Nil	Nil	
2.	Kumud Ranjan Ghosh Died) Legal heirs are SUMITRA GHOSH SAILEN GHOSH SANTANA GHOSH APARNA MAJUMDER SUPARNA GHOSH	0.1250 Share	0.0179 Share	0.1429 Share	All are Vendor in this Deed (sale Full Share)	All are Vendor in this Deed (sale Full Share)
3.	Manoranjan Ghosh	0.1250 Share	0.0179 Share	0.1429 Share	Sold vide Deed I/2885, Year 2012	Purchaser: Abdus Samad Sarda
4.	Provash Chandra Ghosh	0.1250 Share	0.0179 Share	0.1429 Share	Sold vide Deed I/2885, Year 2012	Purchaser: Abdus Samad Sarda
5.	Prakash Chandra Ghosh	0.1250 Share	0.0179 Share	0.1429 Share	Vendor in this Deed sale Full Share	Vendor in this Deed sale Full Share
6.	Anima Barik	0.1250 Share	0.0179 Share	0.1429 Share	Sold 0.1250 Share vide Deed I/1357, Year 2007	Sold Mother's 0.0179 Share in this Deed
7.	Ashima Ghosh	0.1250 Share	0.0178 Share	0.1428 Share	(i) Sold Own Share vide Deed I/1357, Year 2007 and (ii) Sold Mother's Share vide Deed I/1174, Year 2013	Purchaser: i) Abdus Samad Sarda ii) Habib Sardar and iii) Abid Sardar
8.	Pratima Ghosh	0.1250 Share	0.0178 Share	0.1428 Share	(i) Sold Own Share vide Deed I/1357, Year 2007 and (ii) Sold Mother's Share vide Deed I/1174, Year 2013	Purchaser: i) Abdus Samad Sarda ii) Habib Sardar and iii) Abid Sardar
	Total	1.0000	0.1250	1.0000		

K) 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 **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1125** Corresponding **L.R Dag no 1176, Area-02.0227 Decimal** out of 113.00 Decimal, **0.0179 Share** out of 1.0000 Share, under **RS/LR Khatian No. 948**,



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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)
1125	1176	SHALI	948	113.00	0.0179	02.0227
					Total	02.0227 Decimal

(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 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.

- L)** The Purchaser has agreed to purchase and acquire the "said land" free from all encumbrances and charges at and for a consideration of **Rs. 70,000/- (Rupees Seventy Thousand) only** (hereinafter referred to as the **CONSIDERATION AMOUNT**)
- M)** 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, lispendens 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".



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- 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.
- 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 .

N) 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



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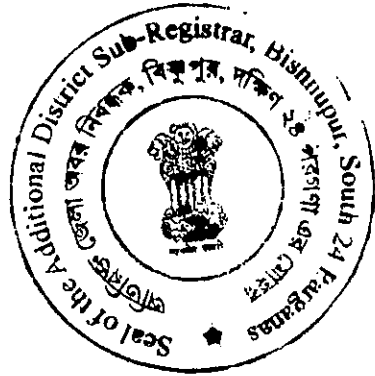
marketable title of the aforesaid land, the Purchaser has agreed to purchase and acquire the "said land" from the VENDORS.

NOW THIS INDENTURE WITNESSETH:

- I. THAT** in consideration of a sum of **Rs. 70,000/- (Rupees Seventy Thousand) 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 **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1125** Corresponding **L.R Dag no 1176, Area-02.0227 Decimal** out of 113.00 Decimal, **0.0179 Share** out of 1.0000*Share, **under RS/LR Khatian No. 948, 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)
1125	1176	SHALI	948	113.00	0.0179	02.0227
					Total	02.0227 Decimal

(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 lispensdens claims, demands, liabilities, trusts, attachments, acquisitions, requisitions, and whatsoever free from all encumbrances and charges **OR HOWSOEVER OTHERWISE** of the "said land" or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TO HAVE AND TO HOLD** the said LAND hereby granted sold conveyed transferred assigned assured-or expressed or intended so to be with all



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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 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~~

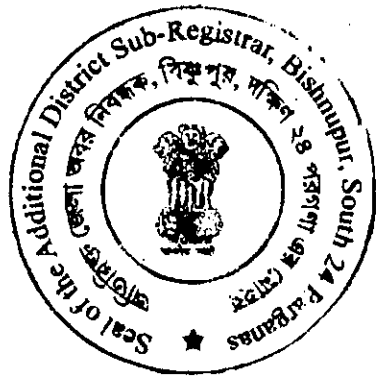


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and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the VENDORS or any person or persons lawfully or equitably claiming from under or in trust for 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 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



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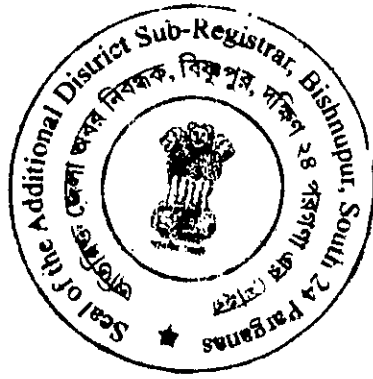
suit and/or proceeding is pending in any Court of law affecting the said property and / or the "said land" or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the VENDORS and all persons having or lawfully 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:

- i) To apply for mutation of the "said land" in its name.
- ii) To have the soil tested and/or the "said land" surveyed.



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- 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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31 JUL 2023

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. 1125** Corresponding **L.R Dag no 1176**, **Area-02.0227 Decimal** out of 113.00 Decimal, **0.0179 Share** out of 1.0000 Share, **under RS/LR Khatian No. 948**, **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)
1125	1176	SHALI	948	113.00	0.0179	02.0227
					Total	02.0227 Decimal

Total area sold by this Deed is 02.0227(Two Point Zero Two Two Seven) Decimal.

BUTTED AND BOUNDED BY:-

RS Dag	LR Dag.	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
1125	1176	Sali Land LR Dag-1177	Sali Land LR Dag-1178	Sali Land LR Dag-1175	Sali Land LR Dag-1198

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 LTI of
At Samali in the presence of

1/ Sushil Kr Mondal
S/o- Babal Mondal
VIII-Samali P.O-Nahazari
P.S-Bishnupur-P.N-700104

Asup Samanta

**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**

Read over and explained the content of this deed in Bengali by me Prakash Jain to vendors no 2, 4, 5, 6 & 7.

(ADHIR BARIK)

(SHANKAR BARIK)

(SUKHEN BARIK)

(SUKDEB BARIK)

(KALPANA GHOSH)

(ALPANA GHOSH)

(BANDANA BALA GHOSH)

Adhir Barik
by the pen of
Prakash Jain Adv.



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

28 JUL 2023

31 JUL 2023

PURCHASER the within mentioned sum of
Rs. 70,000/- (Rupees Seventy Thousand)
 being the entirety of the Consideration Amount
 payable under these presents as per Memo below:

Rs. 70,000.00

MEMO OF CONSIDERATION

1. By Cheque No. 000197 dated 24/07/2023 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no.1	Rs. 10,000.00
2. By Cheque No. 000198 dated 24/07/2023 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no. 2	Rs. 10,000.00
3. By Cheque No. 000199 dated 24/07/2023 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no. 3	Rs. 10,000.00
4. By Cheque No. 000200 dated 24/07/2023 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no. 4	Rs. 10,000.00
5. By Cheque No. 000201 dated 24/07/2023 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no. 5	Rs. 10,000.00
6. By Cheque No. 000202 dated 24/07/2023 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no. 6	Rs. 10,000.00
7. By Cheque No. 000203 dated 24/07/2023 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no. 7	Rs. 10,000.00
(Rupees Seventy Thousand) only, Total	Rs. 70,000.00

WITNESSES

1) Sushil Kumar Mondal

Deep Samanta
 Pro Prasant Samanta
 Ramkrishna Pur.
 Dootala - 243503

VENDORS

LTIOF

(ADHIR BARIK)

শঙ্কর বারিক

(SHANKAR BARIK)

Sukhen Barik

(SUKHEN BARIK)

সুকদেব বারিক

(SUKDEB BARIK)

কল্পনা ঘোষ

(KALPANA GHOSH)

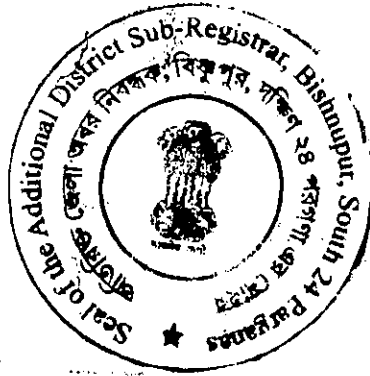
অল্পনা ঘোষ

(ALPANA GHOSH)

বন্দনা বাল্য ঘোষ

(BANDANA BALA GHOSH)

Adhir Barik
 by the pen of
 Prakash Jaiswal



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

28 JUL 2023 31 JUL 2023



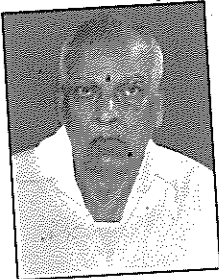




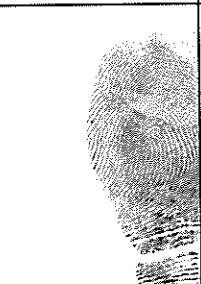
Government of West Bengal

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 16132001861789/2023

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 Barik Ramdebpur, Baowali, City:- , P.O:- Baowali, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700140	Seller			LTI of Adhir Barik by the pen of Pradyumn Barik 28.7.23
2	Mr Shankar Barik Ramdebpur, Baowali, City:- , P.O:- Baowali, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700140	Seller			Shankar Barik 26.7.23
3	Mr Sukhen Barik Ramdebpur , Baowali, City:- , P.O:- Baowali, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700140	Seller			Sukhen Barik 28.7.23

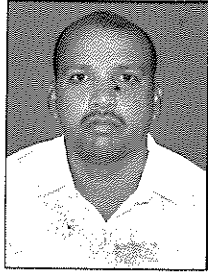




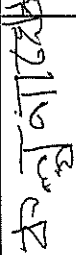





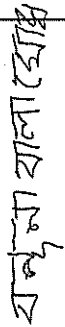


Addl Dist. Sub-Registrar, Bishnupur
District: South 24 Parganas

28 JUL 2023

31 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	Mr Sukdeb Barik Ramdebpur, Baowali, City:- , P.O:- Baowali, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700140	Seller			 28.7.23
5	Mrs Kalpana Ghosh Taldi, City:- , P.O:- Urel, P.S:-Magrahat, District:- South 24-Parganas, West Bengal, India, PIN:- 743355	Seller			 28.7.23
6	Mrs Alpana Ghosh Fatak Duwar, Raniganj M, Barddhaman, City:- Burdwan, P.O:- Bardhaman, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713347	Seller			 28.7.23
7	Mrs Bandana Bala Ghosh Master Khali, Bhandana, City:- , P.O:- Bahadurpur, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 743503	Seller			 28.7.23



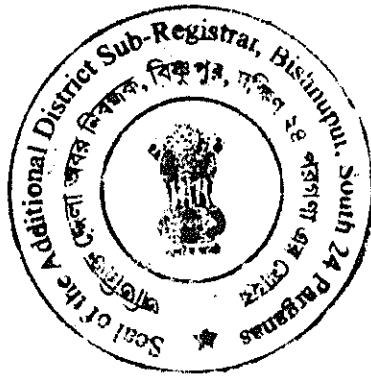
Addl Dist. Sub-Registrar, Bishnupur
District: South 24 Parganas

28 JUL 2023

31 JUL 2023

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 Barik , Mr Shankar Barik , Mr Sukhen Barik , Mr Sukdeb Barik , Mrs Kalpana Ghosh , Mrs Alpana Ghosh , Mrs Bandana Bala Ghosh , Mr Harsh Jain			 D. 27. 7. 23.

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




Adl. Dist. Sub-Registrar, Bishnupur
District: South 24 Parganas

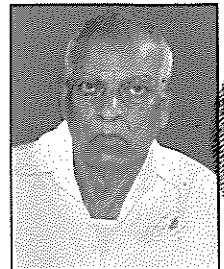
28 JUL 2023

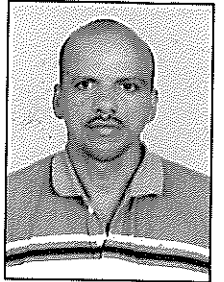
31 JUL 2023

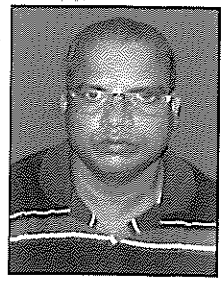
SPECIMEN FORM FOR TEN FINGERPRINTS

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

L-1 + up number mark by the pen of Bahar Bafay, Abu

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

	2012/2/28/28	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger


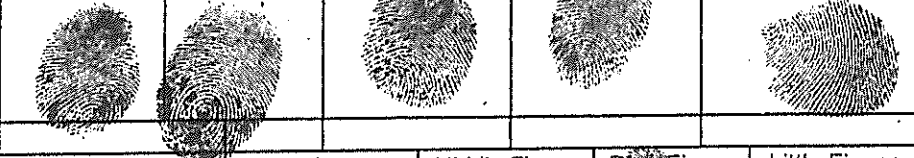

	Saulehan Bahtok	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



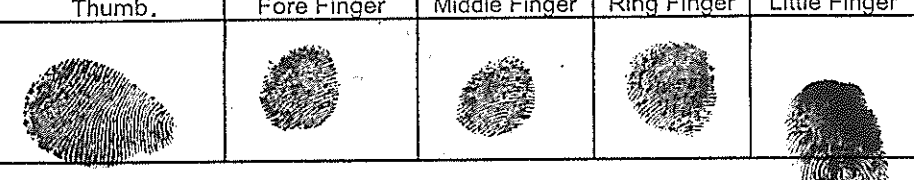




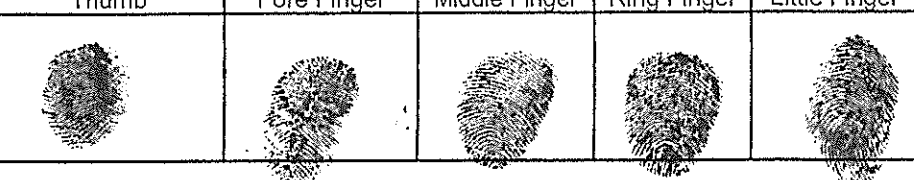
Addl Dist. Sub-Registrar, Bishnupur
District: South 24 Parganas
28 JUL 2023




~~28~~ JUL 2023

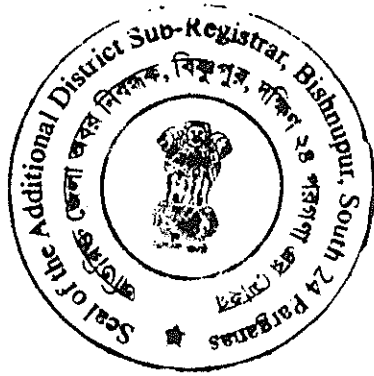
SPECIMEN FORM FOR TEN FINGERPRINTS

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

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

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

 মনমা বালা হোসেন	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						
মনমা বালা হোসেন	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						




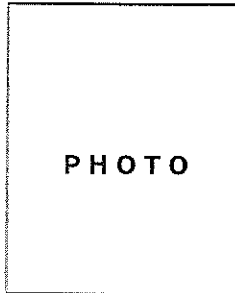
Addl Dist. Sub-Registrar, Bishnupur
District: South 24 Parganas
28 JUL 2023

31 JUL 2023

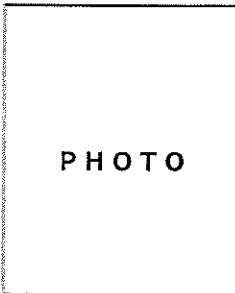
SPECIMEN FORM FOR TEN FINGERPRINTS



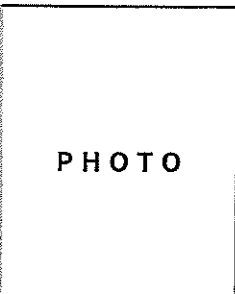
<i>Prakash Jain</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



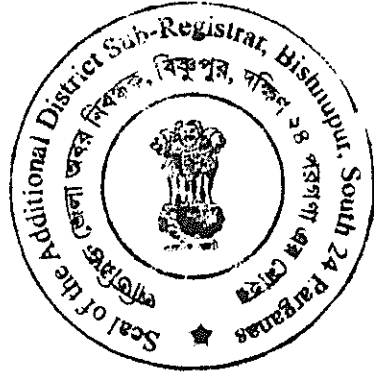
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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



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



✓

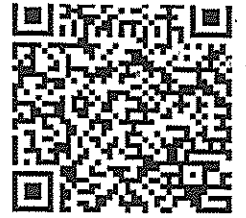
Addl Dist. Sub-Registrar, Bishnupur
District: South 24 Parganas

28 JUL 2023

~~31~~ JUL 2023



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



260720232014385393

GRIPS Payment Detail

GRIPS Payment ID:	260720232014385393	Payment Init. Date:	26/07/2023 15:07:48
Total Amount:	7198	No of GRN:	1
Bank/Gateway:	HDFC Bank	Payment Mode:	Online Payment
BRN:	87456690	BRN Date:	26/07/2023 15:09:09
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

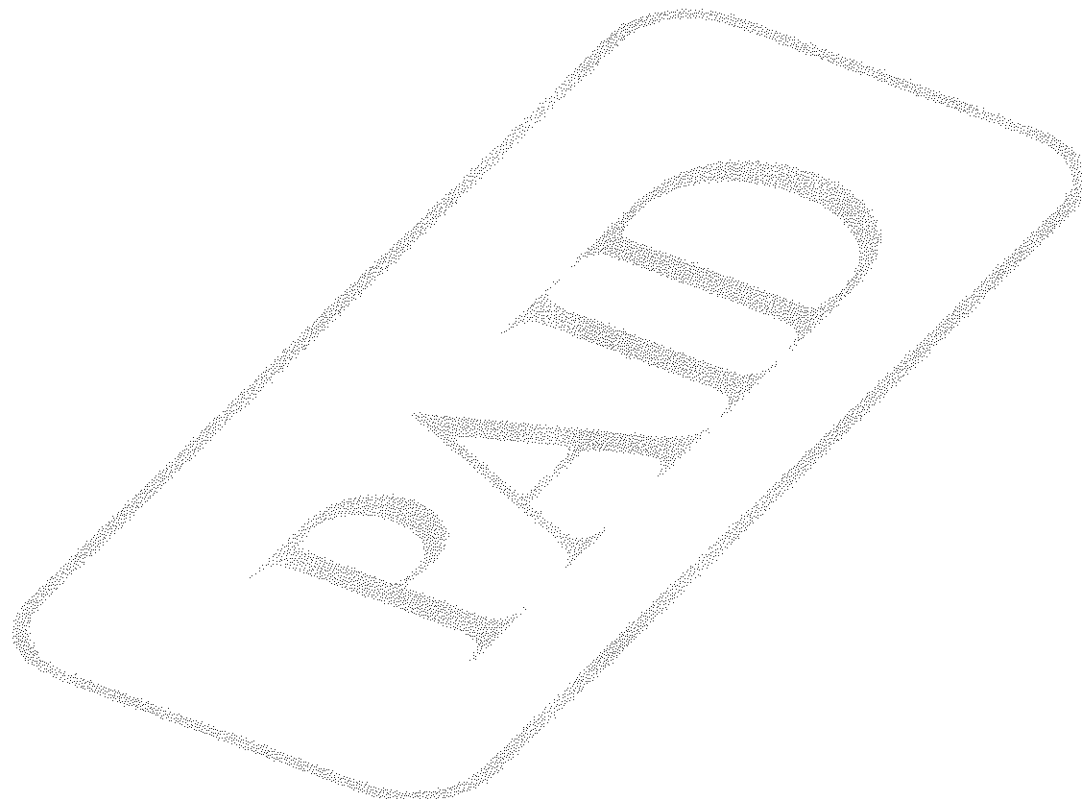
Depositor's Name: Nirmalkunj Realestate Pvt Ltd
Mobile: 9903967720

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240143853941	Directorate of Registration & Stamp Revenue	7198
Total			7198

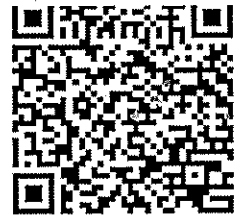
IN WORDS: SEVEN THOUSAND ONE HUNDRED NINETY EIGHT ONLY.

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



192023240143853941

GRN Details

GRN: 192023240143853941 Payment Mode: Online Payment
GRN Date: 26/07/2023 15:07:48 Bank/Gateway: HDFC Bank
BRN : 87456690 BRN Date: 26/07/2023 15:09:09
GRIPS Payment ID: 260720232014385393 Payment Init. Date: 26/07/2023 15:07:48
Payment Status: Successful Payment Ref. No: 2001861789/5/2023
[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: 2001861789
Applicant's Name: Mr PRAKASH JAIN
Identification No: 2001861789/5/2023
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	2001861789/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	5371
2	2001861789/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	1827
			Total	7198

IN WORDS: SEVEN THOUSAND ONE HUNDRED NINETY EIGHT ONLY.

PAID

21/07/23
24

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

BETWEEN

ADHIR BARIK ADHIR BARIK & 6 ORS.

.....**VENDORS**

AND

NIRMALKUNJ REAL ESTATE PRIVATE LIMITED

.....**PURCHASER**

CONVEYANCE

Major Information of the Deed

Deed No.	I-1613-05159/2023	Date of Registration	31/07/2023
Query No./Year	1613-2001861789/2023	Office where deed is registered	
Query Date	21/07/2023 12:27:03 PM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRAKASH JAIN 20B/1, SRISH CHANDRA CHOWDHURY LANE, Thana : Tala, District : South 24-Parganas, WEST BENGAL, PIN - 700002, Mobile No. : 9748899658, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 70,000/-	Rs. 1,82,043/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 5,471/- (Article:23)	Rs. 1,827/- (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	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1176 (RS :-)	LR-948	Bastu	Shali	2.0227 Dec	70,000/-	1,82,043/-	Width of Approach Road: 3 Ft.,
Grand Total :					2.0227 Dec	70,000 /-	1,82,043 /-	

Seller Details :

Sl No	Name/Address/Photo/Finger print and Signature
1	<p>Mr Adhir Barik Son of Late Srikanta Barik Ramdebpur, Baowali, City:- , P.O:- Baowali, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700140 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Aadhaar No: 78xxxxxxx4122, 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	Mr Shankar Barik (Presentant) Son of Late Adhir Barik Ramdebpur, Baowali, City:- , P.O:- Baowali, P.S:-Bishnupur, District:-South24-Parganas, West Bengal, India, PIN:- 700140 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Aadhaar No: 73xxxxxxx3995, 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
3	Mr Sukhen Barik Son of Late Adhir Barik Ramdebpur , Baowali, City:- , P.O:- Baowali, P.S:-Bishnupur, District:-South24-Parganas, West Bengal, India, PIN:- 700140 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Aadhaar No: 62xxxxxxx6678, 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
4	Mr Sukdeb Barik Son of Late Adhir Barik Ramdebpur, Baowali, City:- , P.O:- Baowali, P.S:-Bishnupur, District:-South24-Parganas, West Bengal, India, PIN:- 700140 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Aadhaar No: 26xxxxxxx1851, 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
5	Mrs Kalpana Ghosh Wife of Mr Jaydeb Ghosh Taldi, City:- , P.O:- Urel, P.S:-Magrahat, District:-South24-Parganas, West Bengal, India, PIN:- 743355 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 69xxxxxxx5452, 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
6	Mrs Alpana Ghosh Wife of Mr Sushanta Ghosh Fatak Duwar, Raniganj M, Barddhaman, City:- Burdwan, P.O:- Bardhaman, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713347 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 66xxxxxxx7614, 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
7	Mrs Bandana Bala Ghosh Wife of Mr Uttam Kumar Ghosh Master Khali, Bhandana, City:- , P.O:- Bahadurpur, 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: 59xxxxxxx6087, 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

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Nirmalkunj Real Estate Private Limited 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



Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr Harsh Jain 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: 62xxxxxxxx9223 Status : Representative, Representative of : Nirmalkunj Real Estate Private Limited (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
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			
Identifier Of Mr Adhir Barik , Mr Shankar Barik , Mr Sukhen Barik , Mr Sukdeb Barik , Mrs Kalpana Ghosh , Mrs Alpana Ghosh , Mrs Bandana Bala Ghosh , Mr Harsh Jain			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Adhir Barik	Nirmalkunj Real Estate Private Limited-0.288957 Dec
2	Mr Shankar Barik	Nirmalkunj Real Estate Private Limited-0.288957 Dec
3	Mr Sukhen Barik	Nirmalkunj Real Estate Private Limited-0.288957 Dec
4	Mr Sukdeb Barik	Nirmalkunj Real Estate Private Limited-0.288957 Dec
5	Mrs Kalpana Ghosh	Nirmalkunj Real Estate Private Limited-0.288957 Dec
6	Mrs Alpana Ghosh	Nirmalkunj Real Estate Private Limited-0.288957 Dec
7	Mrs Bandana Bala Ghosh	Nirmalkunj Real Estate Private Limited-0.288957 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:- 1176, LR Khatian No:- 948	Owner:পালক চন্দ্র ঘোষ, Gurdian:চন্দ্রকুমার , Address:নিজ , Classification:শালি, Area:0.35000000 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 17:40 hrs on 28-07-2023, at the Private residence by Mr Shankar Barik , 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 Barik , Son of Late Srikanta Barik , Ramdebpur, Baowali, P.O: Baowali, Thana: Bishnupur , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession Cultivation, 2. Mr Shankar Barik , Son of Late Adhir Barik , Ramdebpur, Baowali, P.O: Baowali, Thana: Bishnupur , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession Cultivation, 3. Mr Sukhen Barik , Son of Late Adhir Barik , Ramdebpur , Baowali, P.O: Baowali, Thana: Bishnupur , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession Cultivation, 4. Mr Sukdeb Barik , Son of Late Adhir Barik , Ramdebpur, Baowali, P.O: Baowali, Thana: Bishnupur , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession Cultivation, 5. Mrs Kalpana Ghosh , Wife of Mr Jaydeb Ghosh , Taldi, P.O: Urel, Thana: Magrahat , South 24-Parganas, WEST BENGAL, India, PIN - 743355, by caste Hindu, by Profession House wife, 6. Mrs Alpna Ghosh , Wife of Mr Sushanta Ghosh , Fatak Duwar, Raniganj M, Bardhaman, P.O: Bardhaman, Thana: Bardhaman , , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession House wife, 7. Mrs Bandana Bala Ghosh , Wife of Mr Uttam Kumar Ghosh , Master Khali, Bhandana, P.O: Bahadurpur, Thana: Bishnupur , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession House wife

Identified 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 1,82,043/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,827.00/- (A(1) = Rs 1,820.00/- , E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,827/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2023 3:09PM with Govt. Ref. No: 192023240143853941 on 26-07-2023, Amount Rs: 1,827/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 87456690 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. 5,471/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 5,371/-

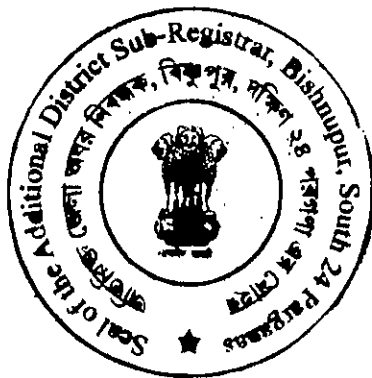
Description of Stamp

1. Stamp: Type: Impressed, Serial no 805485, 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 3:09PM with Govt. Ref. No: 192023240143853941 on 26-07-2023, Amount Rs: 5,371/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 87456690 on 26-07-2023, Head of Account 0030-02-103-003-02

Bdasgupta

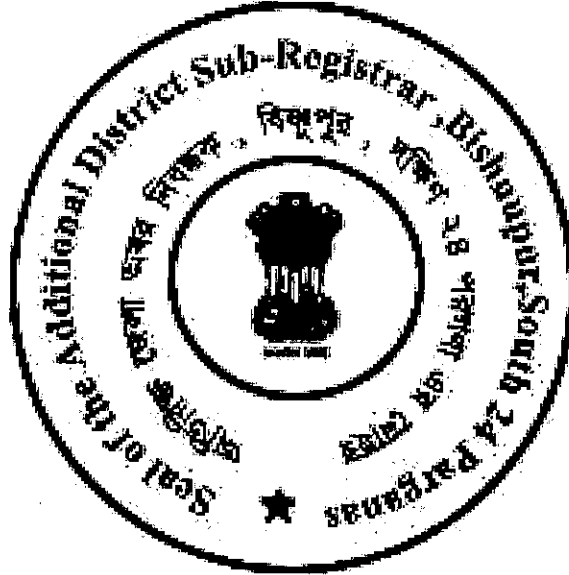
Baishali Dasgupta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2023, Page from 109233 to 109262
being No 161305159 for the year 2023.



Bdasgupta

Digitally signed by BAISHALI
DASGUPTA
Date: 2023.08.04 16:36:58 +05:30
Reason: Digital Signing of Deed.

(Baishali Dasgupta) 2023/08/04 04:36:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)