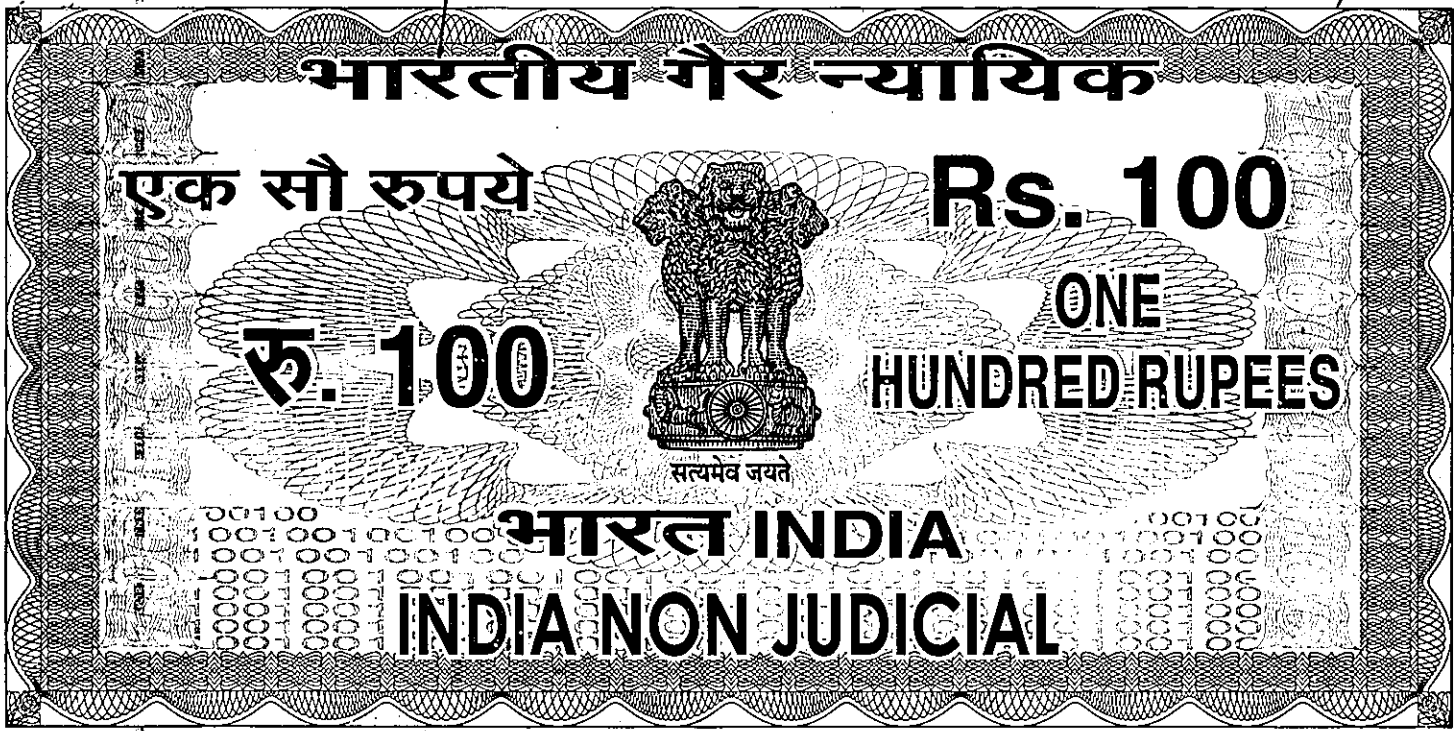


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

2 - 188737/23 AN 805476  
 मंग 10, 72, 395/2

Jha  
 28/7/23

*Certified that the document is admitted  
 for registration and take the photo  
 Sheet and finger print sheet attached with  
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*Sub-Registrar*  
 Addl Dist. Sub-Registrar, Bishupur  
 31 JUL 2023

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

V.C.No - 850/2023

0986-4

জুব্বর মন্ডল



VCTI- 2035

28/07/23

জুব্বর মন্ডল



VCTI- 2036

~~জুব্বর মন্ডল~~ আহন আনিস মন্ডল



VCTI- 2037

KAMUJSMAN MONDAL



VCTI- 2038

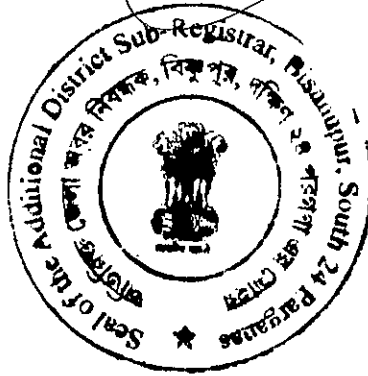
কামুজস্মান মন্ডল

No..... Date.....  
 Name.....  
 Address.....  
 Vender.....

R. L. Goggar  
 Advocate  
 3rd Floor  
 Old Post Office Street  
 Kolkata-700001

28 JUN 2023

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



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

28 JUL 2023

Identified by me

Prakash Jain Adv.

S/o Sri Broj Sen Jain.  
 20B/1 Smish Ch. Ch. Lane, kot-02.  
 P.O P.S-Tala.

**(1) MR. RAHON ALI MONDAL alias RAHAN MONDAL(PAN:HSJPM9817H)(AADHAA R:794555111044 )** son of Late Samir Mondal, by faith Muslim, by nationality- Indian, by occupation- Cultivation, residing at Samali (ct), Nahazari, Mondal Para, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs. -700104, West Bengal, **(2) MR. JAHUR MONDAL alias JAHIR MONDAL (PAN:HVVPM5791K)(AADHAAR:404139067690)** son of Late Samir Mondal, by faith Muslim, by nationality- Indian, by occupation- Cultivation, residing at Samali (ct), Nahazari, Mondal Para, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs. -700104, West Bengal, **(3) MR. KAMUJJMAN MONDAL (PAN:DOKPM354A)(AADHAAR: 259767482166)** son of Late Samir Mondal, by faith Muslim, by nationality- Indian, by occupation- Cultivation, residing at Samali (ct), Nahazari, Mondal Para, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs. -700104, West Bengal, **(4) MR. GOFRAN MONDAL (PAN:FPZPM4934Q)(AADHAAR:340773267793)** son of Late Samir Mondal, by faith Muslim, by nationality- Indian, by occupation- Cultivation, residing at Samali (ct), Nahazari, Mondal Para, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs. -700104, West Bengal, **(5) MR. FETHDDUS MONDAL alias FERDDUS (PAN:FLLPM4643C)(AADHAAR :432873626351)** son of Late Samir Mondal, by faith Muslim, by nationality- Indian, by occupation- Cultivation, residing at Samali (ct), Nahazari, Mondal Para, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs. -700104, West Bengal, **(6) MR. HASAN MONDAL (PAN:HYLPM1701C)(AADHAAR:729957593076)** son of Late Samir Mondal, by faith Muslim, by nationality- Indian, by occupation- Cultivation, residing at Samali (ct), Nahazari, Mondal Para, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs. -700104, 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**;

**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-



NCTI-2039

Fethdud Mondal



NCTI-2040

65M7... SA 3



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Poakash Jain Adh.

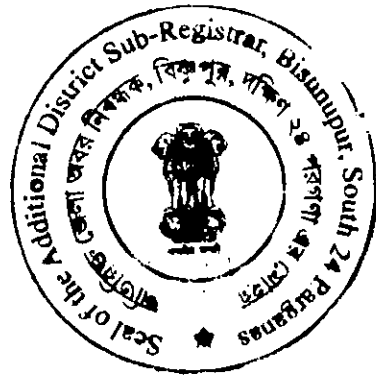
Ballygunge, P.O- Sarat Bose Road, Kolkata – 700 019, West Bengal, hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors- in office/interest and assigns) of the **SECOND PART;**

**WHEREAS:**

**A) THAT** the vendors are herein were the owners by way of Registered Deed of Sale Dated 07/06/2005, Reg. at before A.D.S.R- Bishnupur, South 24 Parganas, West Bengal, recorded in Book-I, Vol.-9, Pages 673 to 692, being no.-02522, Year-2011 from Legal heirs of recorded owner Late Moulavi Ahmad Ali in respect of **ALL THAT** piece or parcels of the Land classified as **Sali** i.e. Agricultural land comprised in **R.S Dag No. 1124** Corresponding **L.R Dag no. 1175, under Khatian No. 292, Area- 21.6645 Decimal**, out of 65.00 Decimal, **0.3333 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)
1124	1175	Shali	292	65.00	0.3333	21.6645
				Total	0.3333	21.6645 Decimal

**B) Since** after purchase of the "**SAID LAND**" **(1) RAHON ALI MONDAL** alias **RAHAN MONDAL** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatian no. 4285 (2) JAHUR MONDAL** alias **JAHIR MONDAL** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatian no. 4286 (3) KAMUJMAN MONDAL** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatian no. 4287 (4) GOFRAN MONDAL** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatian no. 4288 (5) FETHDDUS MONDAL** alias **FERDDUS** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatian no. 4289 (6) HASAN**



✓  
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**MONDAL** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatiyon no. 4297**.

**C)** 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. 1124** Corresponding **L.R Dag no. 1175, under Khatian No. 4285, 4286, 4287, 4288, 4289 and 4297, Area-21.6645 Decimal**, out of 65.00 Decimal, **0.3333 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 Khatiyon no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1124	1175	Shali	4285	65.00	0.0556	03.6140
1124	1175	Shali	4286	65.00	0.0556	03.6140
1124	1175	Shali	4287	65.00	0.0555	03.6075
1124	1175	Shali	4288	65.00	0.0555	03.6075
1124	1175	Shali	4289	65.00	0.0556	03.6140
1124	1175	Shali	4297	65.00	0.0555	03.6075
				<b>Total</b>	<b>0.3333</b>	<b>21.6645 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 Vendors have agreed to do subject to the terms and conditions hereinafter appearing.

**D)** The Purchaser has agreed to purchase and acquire the "SAID LAND" free from all encumbrances and charges at and for a consideration of **Rs. 7,20,000/= (Rupees Seven Lakhs Twenty Thousand) 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 khas possession of the entirety of the "said Land".



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- 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** the "said Land" is barren and is not being cultivated by the Vendors or any person authorised by the Vendors.

**H)** 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. 7,20,000/= (Rupees Seven Lakhs Twenty Thousand) 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. 1124** Corresponding **L.R Dag no. 1175, under Khatian No. 4285, 4286, 4287, 4288, 4289 and 4297, Area-21.6645 Decimal, out of 65.00 Decimal, 0.3333 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



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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 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

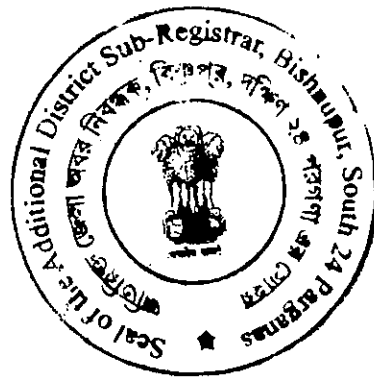


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power to grant sell convey transfer assure and assign the "said Land" hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid.

- 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 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 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



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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 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



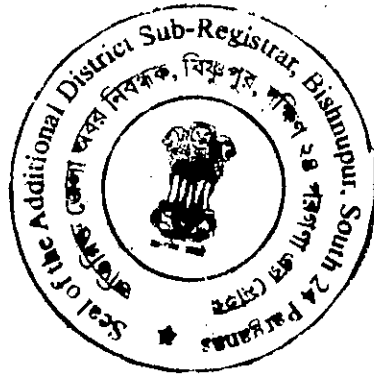
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and/or authorized representative and as such Constituted Attorney and/or Authorised Representative the Purchaser shall be entitled to and is hereby authorised:

- 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. 1124** Corresponding **L.R Dag no. 1175**, under **Khatian No. 4285, 4286, 4287, 4288, 4289 and 4297**, Area-**21.6645 Decimal**, out of 65.00 Decimal, **0.3333** 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)
1124	1175	Shali	4285	65.00	0.0556	03.6140
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1124	1175	Shali	4287	65.00	0.0555	03.6075
1124	1175	Shali	4288	65.00	0.0555	03.6075
1124	1175	Shali	4289	65.00	0.0556	03.6140
1124	1175	Shali	4297	65.00	0.0555	03.6075
Total					0.3333	21.6645 Decimal

Total area sold by this Deed is 21.6645 (Twenty One Point Six Six Four Five) Decimal

**BUTTED AND BOUNDED BY:-**

R.S Dag	LR Plot	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
1124	1175	Sali Land Dag- 1171, 1172 & 1174	Sali Land Dag-1176	Sali Land Dag-1170	Sali Land Dag-1199

**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

রাহন আলি মন্ডল

(RAHON ALI MONDAL alias RAHAN MONDAL)

জাহুর মন্ডল ও জাহির মন্ডল

(JAHUR MONDAL alias JAHIR MONDAL)

KAMUSSAMN MONDAL  
(KAMUJJMAN MONDAL)

গোফরান মন্ডল

(GOFRAN MONDAL)

Fethddus MONDAL

FERDDUS MONDAL

(FETHDDUS MONDAL alias FERDDUS MONDAL)

হাসন মন্ডল

(HASAN MONDAL)

Read over & explain the contents of this deeds before me to the vendor No - 1, 2, 4 & 6. Foraker J. J. J. J. J.

১) আমালী মন্ডল  
২) জাহুর মন্ডল - জাহির মন্ডল  
৩) কামুজমান মন্ডল  
৪) গোফরান মন্ডল  
৫) সুশীল মন্ডল  
৬) বাদাল মন্ডল  
৭) Samali - P.O - Nahazari  
৮) Bishnupur - P.N. 700104



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**PURCHASER** the within mentioned sum of **Rs. 7,20,000/= (Rupees Seven Lakhs Twenty Thousand) Only** being the entirety of the consideration Amount payable under these presents as per Memo below:

**MEMO OF CONSIDERATION**

1. By Pay order No. 010476 dated 25/07/2023 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no.1	Rs. 1,20,000.00
2. By Pay order No. 010477 dated 25/07/2023 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no.2	Rs. 1,20,000.00
3. By Pay order No. 010478 dated 25/07/2023 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no.3	Rs. 1,20,000.00
4. By Pay order No. 010479 dated 25/07/2023 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no.4	Rs. 1,20,000.00
5 By Pay order No. 010480 dated 25/07/2023 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no.5	Rs. 1,20,000.00
6. By Pay order No. 010461 dated 25/07/2023 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no.6	Rs. 1,20,000.00
<b>(Rupees Seven Lacs Twenty Thousand) only,</b>	<b>Total: Rs. 7,20,000.00</b>

**WITNESSES**

**VENDORS**  
আহন আলি মন্ডল

১) আহন আলি মন্ডল

(RAHON ALI MONDAL alias RAHAN MONDAL)

২) Sushil Kumar Mondal

জাহুর মন্ডল

(JAHUR MONDAL alias JAHIR MONDAL)

KAMUJJAMAN MONDAL  
(KAMUJJMAN MONDAL)

গোফরান মন্ডল  
(GOFRAN MONDAL)

FETHDDUS MONDAL

(FETHDDUS MONDAL alias FERDDUS MONDAL)

**Non judicial stamp for this deed purchased by**

**Adv. R.L.GAGGAR on behalf of purchaser**

**Drafted & Prepared by:-**

**PRAKASH JAIN(Advocate)**

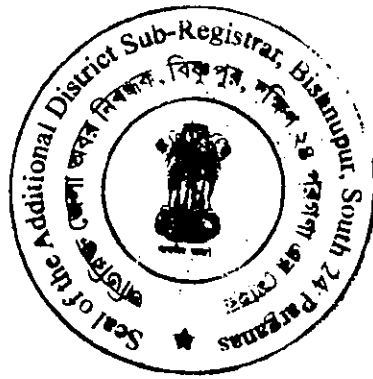
*Prakash Jain*

**Sealdah Civil Court, Kolkata.**

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

হাসন মন্ডল

(HASAN MONDAL)



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

28 JUL 2023





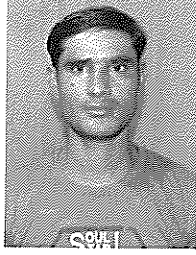


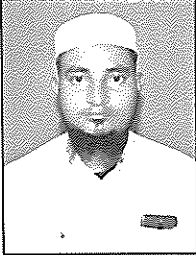

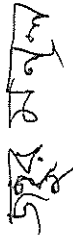
Government of West Bengal

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 16132001887371/2023

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

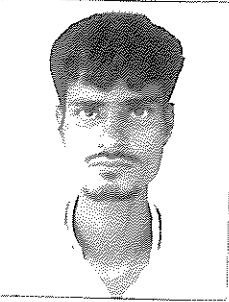
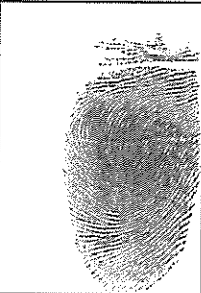


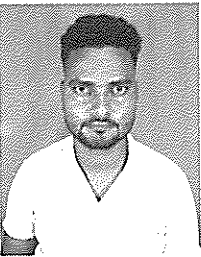

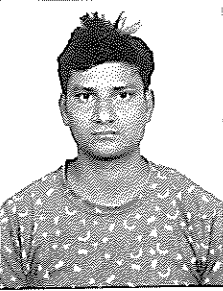

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Rahon Ali Mondal Alias Mr Rahan Mondal Samali Ct Nahazari Mondal Para, City:- , P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			 28.07.2023
2	Mr Jahur Mondal Alias Mr Jahir Mondal Samali Ct Nahazari Mondal Para, City:- , P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			 28.09.2023

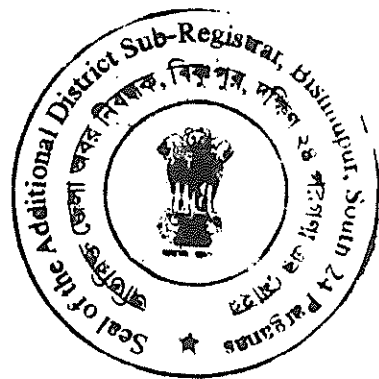


Addl. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas

28 JUL 2023

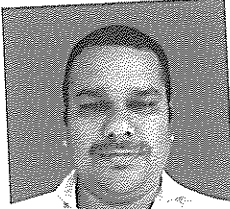

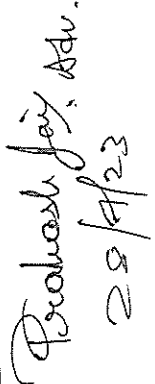
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Kamujman Mondal Samali Ct Mondal Para, City:- , P.O:- Nahazari, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			KAMUJMAN MONDAL 28.07.23
4	Mr Gofran Mondal Samali Ct Mondal Para, City:- , P.O:- Nahazari, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			GOFRAN MONDAL 28.07.2023
5	Mr Fethddus Mondal Alias Mr FERDDUS MONDAL City:- , P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			FETHDDUS MONDAL 28.07.2023
6	Mr Hasan Mondal Samali Ct Mondal Para, City:- , P.O:- Nahazari, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			HASAN MONDAL 28.07.2023



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

28 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 Rahon Ali Mondal , Mr Jahur Mondal, Mr Kamujjman Mondal , Mr Gofran Mondal , Mr Fethddus Mondal, Mr Hasan Mondal , M Harsh Jain			

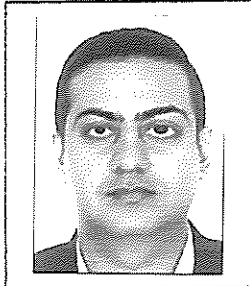
(Baishali Dasgupta)

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



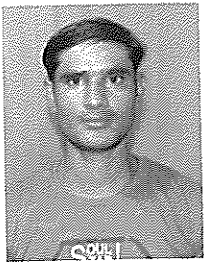
Addl. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas

# SPECIMEN FORM FOR TEN FINGERPRINTS

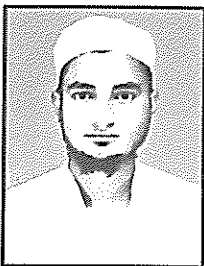


[Harsh Jain].

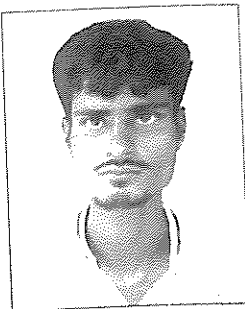
HARSH JAIN	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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



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



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

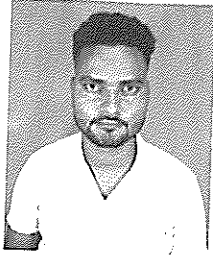


Addl. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas

28 JUL 2023

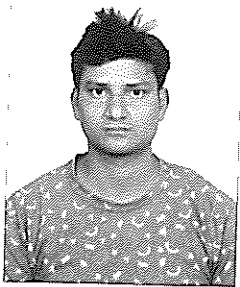


# SPECIMEN FORM FOR TEN FINGERPRINTS



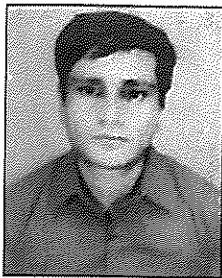
Fethi Dursun MONGAL

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



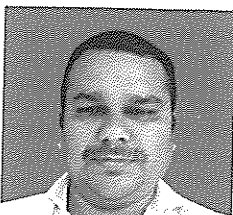
Arif M. S. ...

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



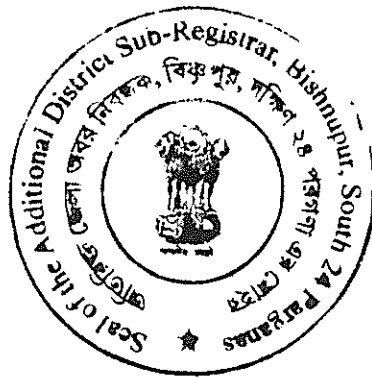
... M. S. ...

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



... ...

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

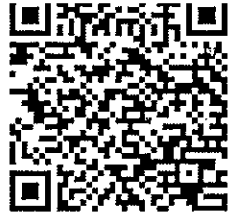


Addl. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas

28 JUL 2023



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



192023240143947031

**GRN Details**

GRN: 192023240143947031 Payment Mode: Online Payment  
GRN Date: 26/07/2023 15:53:02 Bank/Gateway: HDFC Bank  
BRN : 87492720 BRN Date: 26/07/2023 15:53:47  
GRIPS Payment ID: 260720232014394702 Payment Init. Date: 26/07/2023 15:53:02  
Payment Status: Successful Payment Ref. No: 2001887371/4/2023  
[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: 2001887371  
Applicant's Name: Mr PRAKASH JAIN  
Identification No: 2001887371/4/2023  
Remarks: Sale, Sale Document Payment No 4  
Period From (dd/mm/yyyy): 26/07/2023  
Period To (dd/mm/yyyy): 26/07/2023

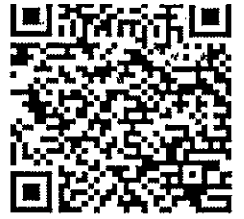
**Payment Details**

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001887371/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	32082
2	2001887371/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	10731
			<b>Total</b>	<b>42813</b>

IN WORDS: FORTY TWO THOUSAND EIGHT HUNDRED THIRTEEN ONLY.



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



260720232014394702

## GRIPS Payment Detail

GRIPS Payment ID:	260720232014394702	Payment Init. Date:	26/07/2023 15:53:02
Total Amount:	42813	No of GRN:	1
Bank/Gateway:	HDFC Bank	Payment Mode:	Online Payment
BRN:	87492720	BRN Date:	26/07/2023 15:53:47
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

## Depositor Details

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

## Payment(GRN) Details

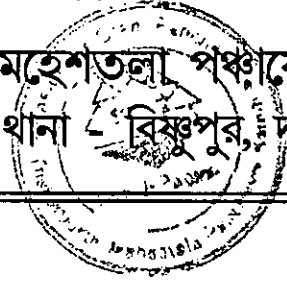
Sl. No.	GRN	Department	Amount (₹)
1	192023240143947031	Directorate of Registration & Stamp Revenue	42813
Total			42813

IN WORDS: FORTY TWO THOUSAND EIGHT HUNDRED THIRTEEN ONLY.

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

# রসপুঞ্জ গ্রাম পঞ্চায়েত

ঠাকুরপুকুর মহেশতলা পঞ্চায়েত সমিতি  
গ্রাম+পোঃ রসপুঞ্জ, থানা - বিষ্ণুপুর, দক্ষিণ ২৪ পরগনা



স্মারক সংখ্যা.....

তারিখ ০৫/০৭/২০১৭

## যেখানে যাহার প্রতি প্রয়োজ্য

এতদ্বারা শংসাপত্র প্রদান করা যায় যে স্বর্গীয় ~~স্বর্গীয়~~ পিতা ~~স্বর্গীয়~~ গ্রাম ~~স্বর্গীয়~~ পোঃ ~~স্বর্গীয়~~ থানা - বিষ্ণুপুর, জেলা - দঃ ২৪ পরগনার স্থায়ী বাসিন্দা ছিলেন। আমি চিনতাম ও জানতাম। এও জানি যে স্বর্গীয় ~~স্বর্গীয়~~ পরলোক গমন করিবার পর বর্তমানে যে সব ওয়ারিশ দের রাখিয়া গেছেন, তাদের বিবরণ নিম্নে দেওয়া হইল।

— ২৪ পরগনা ওয়ারিশন —

ক্রমিক সংখ্যা	নাম	পিতা/স্বামী	সম্পর্ক	ঠিকানা
১	স্বর্গীয় স্বর্গীয়	স্বর্গীয় স্বর্গীয়	২৪ পরগনা	স্বর্গীয়
২	স্বর্গীয় স্বর্গীয়	পিতা	ঐ	ঐ
৩	স্বর্গীয় স্বর্গীয়	"	ঐ	ঐ
৪	স্বর্গীয় স্বর্গীয়	"	ঐ	ঐ
৫	স্বর্গীয় স্বর্গীয়	"	ঐ	ঐ
৬	স্বর্গীয় স্বর্গীয়	"	ঐ	ঐ
৭	স্বর্গীয় স্বর্গীয়	"	ঐ	ঐ
৮	স্বর্গীয় স্বর্গীয়	স্বর্গীয় স্বর্গীয় (মেধ)	মেধ	স্বর্গীয়
৯	স্বর্গীয় স্বর্গীয়	" স্বর্গীয় (মেধ)	ঐ	স্বর্গীয়

স্বর্গীয় ~~স্বর্গীয়~~ পরলোক গমন করিবার পর উপরি উল্লেখিত ওয়ারিশ ছাড়া আর কেহ নাই।

০৫/০৭/২০১৭  
(KARTICK NASKAR)  
Pradhan  
Rasapunja Gram Panchayat  
Thakurpukur-Mahehtala Block  
South 24 Parganas

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

**BETWEEN**

**RAHON ALI MONDAL alias RAHAN MONDAL & 5 ORS.**

**..... VENDORS**

**AND**

**NIRMALKUNJ REAL ESTATE PRIVATE LIMITED**

**.....PURCHASER**

**CONVEYANCE**

## Major Information of the Deed

Deed No :	I-1613-05336/2023	Date of Registration	11/08/2023
Query No / Year	1613-2001887371/2023	Office where deed is registered	
Query Date	24/07/2023 5:15:28 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. 7,20,000/-	Rs. 10,72,395/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 32,182/- (Article:23)	Rs. 10,731/- (Article:A(1), E)		
Remarks			

### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1175 (RS :-)	LR-4285	Organisati on	Shali	3.614 Dec	1,20,000/-	1,78,893/-	Width of Approach Road: 3 Ft.,
L2	LR-1175 (RS :-)	LR-4286	Organisati on	Shali	3.614 Dec	1,20,000/-	1,78,893/-	Width of Approach Road: 3 Ft.,
L3	LR-1175 (RS :-)	LR-4287	Organisati on	Shali	3.6075 Dec	1,20,000/-	1,78,572/-	Width of Approach Road: 3 Ft.,
L4	LR-1175 (RS :-)	LR-4288	Organisati on	Shali	3.6075 Dec	1,20,000/-	1,78,572/-	Width of Approach Road: 3 Ft.,
L5	LR-1175 (RS :-)	LR-4289	Organisati on	Shali	3.614 Dec	1,20,000/-	1,78,893/-	Width of Approach Road: 3 Ft.,
L6	LR-1175 (RS :-)	LR-4297	Organisati on	Shali	3.6075 Dec	1,20,000/-	1,78,572/-	Width of Approach Road: 3 Ft.,
		<b>TOTAL :</b>			<b>21.6645Dec</b>	<b>7,20,000 /-</b>	<b>10,72,395 /-</b>	
		<b>Grand Total :</b>			<b>21.6645Dec</b>	<b>7,20,000 /-</b>	<b>10,72,395 /-</b>	





**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Rahon Ali Mondal , (Alias: Mr Rahan Mondal)</b> Son of Late Samir Mondal Samali Ct Nahazari Mondal Para, City:- , P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: hsxXXXX7h, Aadhaar No: 79XXXXXXXX1044, 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
2	<b>Mr Jahur Mondal, (Alias: Mr Jahir Mondal) (Presentant )</b> Son of Late Samir Mondal Samali Ct Nahazari Mondal Para, City:- , P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: hvXXXX1k, Aadhaar No: 40XXXXXXXX7690, 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	<b>Mr Kamujjman Mondal</b> Son of Late Samir Mondal Samali Ct Mondal Para, 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.:: doXXXX4a, Aadhaar No: 25XXXXXXXX2166, 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	<b>Mr Gofran Mondal</b> Son of Late Samir Mondal Samali Ct Mondal Para, City:- , P.O:- Nahazari, P.S:-Bishnupur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: fpXXXX4q, Aadhaar No: 34XXXXXXXX7793, 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	<b>Mr Fethddus Mondal, (Alias: Mr FERDDUS MONDAL)</b> Son of Late Samir Mondal City:- , P.O:- Nahazari, P.S:-Bishnupur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: flXXXX3c, Aadhaar No: 43XXXXXXXX6351, 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	<b>Mr Hasan Mondal</b> Son of Late Samir Mondal Samali Ct Mondal Para, City:- , P.O:- Nahazari, P.S:-Bishnupur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: hyXXXX1c, Aadhaar No: 72XXXXXXXX3076, 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 :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Nirmalkunj Real Estate Private Limited</b> 54 A Sarat Bose Road, City:- , P.O:- Sarat Bose Road, P.S:-Bullyingunge, 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 :**

SI No	Name,Address,Photo,Finger print and Signature
1	<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:- Bullyingunge, 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 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 Rahon Ali Mondal , Mr Jahur Mondal, Mr Kamujjman Mondal , Mr Gofran Mondal , Mr Fethddus Mondal, Mr Hasan Mondal , Mr Harsh Jain			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr Rahon Ali Mondal	Nirmalkunj Real Estate Private Limited-3.614 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Mr Jahur Mondal	Nirmalkunj Real Estate Private Limited-3.614 Dec

**Transfer of property for L3**

SI.No	From	To. with area (Name-Area)
1	Mr Kamujjman Mondal	Nirmalkunj Real Estate Private Limited-3.6075 Dec

**Transfer of property for L4**

SI.No	From	To. with area (Name-Area)
1	Mr Gofran Mondal	Nirmalkunj Real Estate Private Limited-3.6075 Dec

**Transfer of property for L5**

SI.No	From	To. with area (Name-Area)
1	Mr Fethddus Mondal	Nirmalkunj Real Estate Private Limited-3.614 Dec

**Transfer of property for L6.**

SI.No	From	To. with area (Name-Area)
1	Mr Hasan Mondal	Nirmalkunj Real Estate Private Limited-3.6075 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:- 1175, LR Khatian No:- 4285	Owner:রাহান মন্ডল , Gurdian:সামির মন্ডল, Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Mr Rahon Ali Mondal
L2	LR Plot No:- 1175, LR Khatian No:- 4286	Owner:জাহির মন্ডল , Gurdian:সামির মন্ডল, Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	Mr Jahur Mondal
L3	LR Plot No:- 1175, LR Khatian No:- 4287	Owner:কামুজ্জামান মন্ডল , Gurdian:সামির মন্ডল, Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	Mr Kamujjman Mondal
L4	LR Plot No:- 1175, LR Khatian No:- 4288	Owner:গোফরান মন্ডল , Gurdian:সামির মন্ডল, Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	Mr Gofran Mondal
L5	LR Plot No:- 1175, LR Khatian No:- 4289	Owner:ফেরদাউস মন্ডল , Gurdian:সামির মন্ডল, Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Mr Fethddus Mondal
L6	LR Plot No:- 1175, LR Khatian No:- 4297	Owner:হাসান মন্ডল , Gurdian:সামির মন্ডল, Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	Mr Hasan Mondal



**On 28-07-2023**

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

Presented for registration at 19:00 hrs on 28-07-2023, at the Private residence by Mr Jahur Mondal Alias Mr Jahir Mondal, one of the Executants.

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

Execution is admitted on 28/07/2023 by 1. Mr Rahon Ali Mondal , Alias Mr Rahan Mondal, Son of Late Samir Mondal , Samali Ct Nahazari Mondal Para, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Cultivation, 2. Mr Jahur Mondal, Alias Mr Jahir Mondal, Son of Late Samir Mondal , Samali Ct Nahazari Mondal Para, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Cultivation, 3. Mr Kamujjman Mondal , Son of Late Samir Mondal , Samali Ct Mondal Para, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation, 4. Mr Gofran Mondal , Son of Late Samir Mondal , Samali Ct Mondal Para, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Cultivation, 5. Mr Fethddus Mondal, Alias Mr FERDDUS MONDAL, Son of Late Samir Mondal , P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Cultivation, 6. Mr Hasan Mondal , Son of Late Samir Mondal , Samali Ct Mondal Para, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Cultivation

Indetified by Mr PRAKASH JAIN , , Son of Mr 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 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 10,72,395/-

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,731.00/- ( A(1) = Rs 10,724.00/- ,E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 10,731/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2023 3:53PM with Govt. Ref. No: 192023240143947031 on 26-07-2023, Amount Rs: 10,731/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 87492720 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. 32,182/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 32,082/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 805476, 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 3:53PM with Govt. Ref. No: 192023240143947031 on 26-07-2023, Amount Rs: 32,082/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 87492720 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**

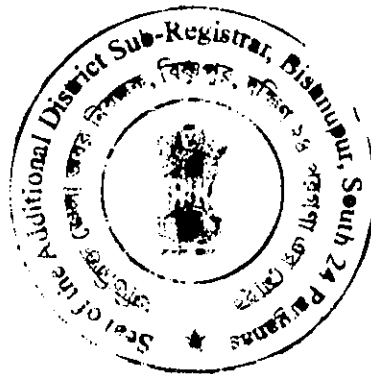
**On 11-08-2023**

**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.

*Bdasgupta*

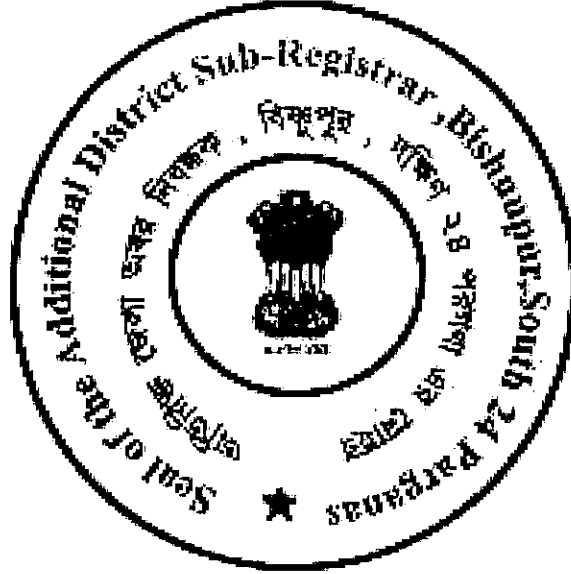
**Baishali Dasgupta**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BISHNUPUR**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2023, Page from 113488 to 113514  
being No 161305336 for the year 2023.



*Bdasgupta*

Digitally signed by BAISHALI  
DASGUPTA  
Date: 2023.08.16 11:20:41 +05:30  
Reason: Digital Signing of Deed.

(Baishali Dasgupta) 2023/08/16 11:20:41 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
West Bengal.

(This document is digitally signed.)