







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 Nandalal Keswani Madhyamgram Chowmatha, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24- Parganas, West Bengal, India, PIN:- 700129	Representative of Developer [P D Construction]		1367 	<i>Nandalal Keswani</i> 16.05.2023 P D CONSTRUCTION
5	Shri Rabindra Keswani Madhyamgram Chowmatha, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24- Parganas, West Bengal, India, PIN:- 700129	Representative of Developer [P D Construction]		1368 	<i>Rabindra Keswani</i> 16.05.2023 P D CONSTRUCTION
6	Shri Upendra Keswani Madhyamgram Chowmatha, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24- Parganas, West Bengal, India, PIN:- 700129	Representative of Developer [P D Construction]		1369 	<i>Upendra Keswani</i> 16/5/23 P D CONSTRUCTION

(P D CONSTRUCTION)
(P D CONSTRUCTION)
(P D CONSTRUCTION)

(Partner)

(Partner)

(Partner)

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sanjoy Dutta Son of Late Nirmalendu Dutta 2 No Gitanjali Pally, City:- , P.O:- Napara, P.S:-Barasat, District:-North 24- Parganas, West Bengal, India, PIN:- 700125	Mr Nandalal Keswani, Shri Rabindra Keswani, Mr Upenc Keswani, Mr Nandalal Keswa. Shri Rabindra Keswani, Shri Upendra Keswani		 1370	 16.5.2023

(Srijani Ghosh)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BARASAT
North 24-Parganas, West
Bengal

Major Information of the Deed

Deed No :	I-1503-02689/2023	Date of Registration	17/05/2023
Query No / Year	1503-2001236738/2023	Office where deed is registered	
Query Date	15/05/2023 5:39:08 PM	A.D.S.R. BARASAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	PARESH CHANDRA MUKHERJEE RECKJUANI, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 9330546076, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 3,72,16,056/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Jessore Rd, Road Zone : (Madhyagram Crossing -- Champadali More On Road) , Mouza: Chand Nagar, , Ward No: 11, Holding No:12/A JI No: 44, Pin Code : 700129

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2310 (RS :-)	LR-1319	Bastu	Bastu	3101 Sq Ft	1/-	1,24,04,019/-	Property is on Road
L2	LR-2310 (RS :-)	LR-1320	Bastu	Bastu	3101 Sq Ft	1/-	1,24,04,019/-	Property is on Road
L3	LR-2310 (RS :-)	LR-1321	Bastu	Bastu	3102 Sq Ft	1/-	1,24,08,018/-	Property is on Road
		TOTAL :			21.3217Dec	3 /-	372,16,056 /-	
	Grand Total :				21.3217Dec	3 /-	372,16,056 /-	

Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Nandalal Keswani (Presentant) Son of Late Atma Ram Keswani Madhyamgram Chowmatha, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxxx9f, Aadhaar No: 39xxxxxxx7491, Status :Individual, Executed by: Self, Date of Execution: 16/05/2023 , Admitted by: Self, Date of Admission: 16/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/05/2023 , Admitted by: Self, Date of Admission: 16/05/2023 ,Place : Pvt. Residence</p>
2	<p>Shri Rabindra Keswani Son of Mr Nanda Lal Keswani Madhyamgram Chowmatha, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxxx8g, Aadhaar No: 80xxxxxxx3161, Status :Individual, Executed by: Self, Date of Execution: 16/05/2023 , Admitted by: Self, Date of Admission: 16/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/05/2023 , Admitted by: Self, Date of Admission: 16/05/2023 ,Place : Pvt. Residence</p>
3	<p>Mr Upendra Keswani Son of Mr Nanda Lal Keswani Madhyamgram Chowmatha, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxx7g, Aadhaar No: 94xxxxxxx3989, Status :Individual, Executed by: Self, Date of Execution: 16/05/2023 , Admitted by: Self, Date of Admission: 16/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/05/2023 , Admitted by: Self, Date of Admission: 16/05/2023 ,Place : Pvt. Residence</p>

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>P D Construction Madhyamgram Chowmatha, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 , PAN No.:: aaxxxxxx2d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Nandalal Keswani Son of Late Atma Ram Keswani Madhyamgram Chowmatha, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxxx9f, Aadhaar No: 39xxxxxxx7491 Status : Representative, Representative of : P D Construction (as partner)</p>
2	<p>Shri Rabindra Keswani Son of Shri Nanda Lal Keswani Madhyamgram Chowmatha, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxxx8g, Aadhaar No: 80xxxxxxx3161 Status : Representative, Representative of : P D Construction (as partner)</p>
3	<p>Shri Upendra Keswani Son of Shri Nanda Lal Keswani Madhyamgram Chowmatha, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxx7g, Aadhaar No: 94xxxxxxx3989 Status : Representative, Representative of : P D Construction (as partner)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sanjoy Dutta Son of Late Nirmalendu Dutta 2 No Gitanjali Pally, City:- , P.O:- Napara, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700125			
Identifier Of Mr Nandalal Keswani, Shri Rabindra Keswani, Mr Upendra Keswani, Mr Nandalal Keswani, Shri Rabindra Keswani, Shri Upendra Keswani			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Nandalal Keswani	P D Construction-2.36882 Dec
2	Shri Rabindra Keswani	P D Construction-2.36882 Dec
3	Mr Upendra Keswani	P D Construction-2.36882 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Nandalal Keswani	P D Construction-2.36882 Dec
2	Shri Rabindra Keswani	P D Construction-2.36882 Dec
3	Mr Upendra Keswani	P D Construction-2.36882 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Nandalal Keswani	P D Construction-2.36959 Dec
2	Shri Rabindra Keswani	P D Construction-2.36959 Dec
3	Mr Upendra Keswani	P D Construction-2.36959 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Jessore Rd, Road Zone : (Madhyagram Crossing -- Champadali More On Road) , Mouza: Chand Nagar, , Ward No: 11, Holding No:12/A JI No: 44, Pin Code : 700129

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2310, LR Khatian No:- 1319	Owner:শুশিলা দেবী কেসোয়গী, Gurdian:নন্দলাল , Address:নিজ , Classification:বাস্তু, Area:0.10000000 Acre,	Mr Nandalal Keswani
L2	LR Plot No:- 2310, LR Khatian No:- 1320	Owner:উপেন্দ্র কেসোয়গী, Gurdian:নন্দলাল , Address:নিজ , Classification:বাস্তু, , Area:0.05000000 Acre,	Shri Rabindra Keswani
L3	LR Plot No:- 2310, LR Khatian No:- 1321	Owner:রবীন্দ্র কেসোয়গী, Gurdian:নন্দলাল , Address:নিজ , Classification:বাস্তু, Area:0.05000000 Acre,	Mr Upendra Keswani

16-05-2023

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

Presented for registration at 19:50 hrs on 16-05-2023, at the Private residence by Mr Nandalal Keswani , one of the Executants.

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 3,72,16,056/-

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

Execution is admitted on 16/05/2023 by 1. Mr Nandalal Keswani, Son of Late Atma Ram Keswani, Madhyamgram Chowmatha, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business, 2. Shri Rabindra Keswani, Son of Mr Nanda Lal Keswani, Madhyamgram Chowmatha, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business, 3. Mr Upendra Keswani, Son of Mr Nanda Lal Keswani, Madhyamgram Chowmatha, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business

Identified by Mr Sanjoy Dutta, , , Son of Late Nirmalendu Dutta, 2 No Gitanjali Pally, P.O: Napara, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Service

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 16-05-2023 by Mr Nandalal Keswani, partner, P D Construction (Partnership Firm), Madhyamgram Chowmatha, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Identified by Mr Sanjoy Dutta, , , Son of Late Nirmalendu Dutta, 2 No Gitanjali Pally, P.O: Napara, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Service

Execution is admitted on 16-05-2023 by Shri Rabindra Keswani, partner, P D Construction (Partnership Firm), Madhyamgram Chowmatha, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Identified by Mr Sanjoy Dutta, , , Son of Late Nirmalendu Dutta, 2 No Gitanjali Pally, P.O: Napara, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Service

Execution is admitted on 16-05-2023 by Shri Upendra Keswani, partner, P D Construction (Partnership Firm), Madhyamgram Chowmatha, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Identified by Mr Sanjoy Dutta, , , Son of Late Nirmalendu Dutta, 2 No Gitanjali Pally, P.O: Napara, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Service



Srijani Ghosh

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BARASAT

North 24-Parganas, West Bengal

On 17-05-2023

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 : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/05/2023 12:33PM with Govt. Ref. No: 192023240055307651 on 16-05-2023, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW9283678 on 16-05-2023, Head of Account 0030-03-104-001-16

Statement of Stamp Duty

verified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 75,000.00/-, by online = Rs 74,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1613, Amount: Rs.100.00/-, Date of Purchase: 15/05/2023, Vendor name: R PAUL

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/05/2023 12:33PM with Govt. Ref. No: 192023240055307651 on 16-05-2023, Amount Rs: 74,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW9283678 on 16-05-2023, Head of Account 0030-02-103-003-02



Srijani Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

ate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1503-2023, Page from 85790 to 85824
being No 150302689 for the year 2023.



Digitally signed by Srijani Ghosh
Date: 2023.05.18 15:25:46 +05:30
Reason: Digital Signing of Deed.

(Srijani Ghosh) 2023/05/18 03:25:46 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)