

5 00044/21

T-2178/2021


~~T-0030/2020~~



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

48AB 754146

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

  
 District Sub-Registrar-II  
 Alipore, South 24 Parganas

04 JAN 2021

THIS INDENTURE OF CONVEYANCE made this the 01<sup>st</sup> day of January TWO THOUSAND AND TWENTY ONE.

BETWEEN

SP  
 1/1/21  
 21679614/20

15414

15 DEC 2020

No.....Rs. **10/-** Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collechorate, 24 Pga. (S)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kol-27

DEBJYOTI GHOSH  
ADVOCATE  
SEALDAH CIVIL COURT  
ROOM NO. 411 (4TH FLOOR)  
KOLKATA-700 014

*Ran Nandan Agui*  
01

FOXTAIL REALTY LLP

*Ran Nandan Agui*

Designated Partner / Authorized Signatory

 04

*Debnati Chatterjee*

 06

*Identified by me  
Sujesw Agarwal  
No. 651 C.B. Agarwal  
36/1A Alipin Road  
Kolkata-700020  
Service*



District Sub-Registrar-III  
Alipore, South 24 Parganas

1 JAN 2021

**DEBABRATA MUKHERJEE** (PAN AFEPM1809E), (AADHAR NO. 872881141805) son of Late Upendranath Mukhopadhyay, by Occupation-Business, residing at Madhyapara, Akra Krishnanagar, Police Station Maheshtala, Post Office Batanager, District South 24 Parganas, PIN 700140 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 each of their respective heirs, legal representatives, executors, administrators and assigns) of the **ONE PART**

AND

**FOXTAIL REALTY LLP (PAN AAEFF9017G)** the Company incorporated under the Companies Act 1956 having its regd. Office at 36/1A, Elgin Road, Kolkata - 700 020 represented by Sri Ram Naresh Agarwal (**PAN NO. ACYPA1903G**), (**ADHAAR NO. 594889630890**), (**MOBILE NO. 9830040316**), son of Late Nand Kishore Agarwal, residing at Flat no. 5B, 135G, S.P.Mukherjee Road, Police Station- Tollygunge, Post Office: Kalighat, Kolkata- 700026, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include successor and/or successors-in-interest and assigns) of the **OTHER PART**

**WHEREAS**

- A) Kamal Kumar Mukhopadhyay, Bipinbihari Mukhopadhyay, Nirmal Kumar Mukhopadhyay, Bimal Kumar Mukhpadhay Parimal Kumar Mukhpadhay, Upendranath Mukhopadhyay, Amal Kumar Mukhopadhyay, Debabrata Mukhopadhyay were the owners of 1392 Decimal equivalent to 42 Bigha 02 Cottah 02 Chitaks 25 Square Feet of land lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala, more fully described in the **Schedule A** hereunder written and herein after referred to as the **'Entire Property'**.
- B) The said Kamal Kumar Mukhopadhyay, therein referred to as the First Part, Bipinbihari Mukhopadhyay, Nirmal Kumar



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Mukhopadhyay, Bimal Kumar Mukhopadhyay Parimal Kumar Mukhopadhyay, therein referred to as the Second Part and Upendranath Mukhopadhyay, Amal Kumar Mukhopadhyay, Debabrata Mukhopadhyay, therein referred to as the Third Part executed a Bengali Deed of Partition dated 12<sup>th</sup> November, 1979, registered in the office of Joint Sub Registrar at Behala, recorded in Book No. I, Volume 39, Pages 232 to 253, Being No. 1982 for the year 1979 in respect of the said "Entire Property"

- C) By virtue of the said Bengali Deed of Partition the said Upendranath Mukhopadhyay, Amal Kumar Mukhopadhyay, Debabrata Mukhopadhyay became the owners of 465.89 Decimal equivalent to 14 Bighas 1 Cottah 14 Chittacks 40 Sq. ft which is morefully and particularly mentioned in the Part I of **Schedule B** hereunder herein after referred to as the "Said land"
- D) Prior to the said partition the said Upendra Nath Mukhopadhyay had executed a will on 10<sup>th</sup> July, 1978. Thereafter he died on 8<sup>th</sup> September, 1982. The said will was probated on 16<sup>th</sup> day of July, 1988 from The District Delegate at Alipur vide Probate Case No. 275/1984.
- E) As per the said will, said Amal Kumar Mukhopadhyay, Debabrata Mukhopadhyay got bequeath of the entire property of Late Upendra Mukhopadhyay.
- F) The said Amal Kumar Mukhopadhyay died leaving behind him his widow namely Sefali Mukhopadhyay, one son namely Goutam Mukhopadhyay and one daughter namely Tumpa Banerjee as his only legal heirs and representative.
- G) Thus Debabrata Mukhopadhyay, Sefali Mukhopadhyay, Goutam Mukhopadhyay and Tumpa Banerjee became owners of 466 Decimals land, lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala more fully and particularly mentioned in **Part I of Schedule B** and hereinafter referred to as the "**SAID LAND**"



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- H) THAT now the Vendors have represented to the PURCHASER that the said Property is free from all encumbrances marketable and they have a good title to the same.
- I) The Vendors have obtained permission and/or necessary NOC from various departments such as Airport Authority of India, Provisional Fire NOC and further the Vendors have submitted a draft building plan with the aid and assistance of the PURCHASERS to the sanctioning Authority of Maheshtala Municipality and agrees to grant unto the PURCHASER the absolute right and benefit of the permissions and NOCs and the plan.
- J) The Vendors also assured the PURCHASER herein that they have not stood as guarantor in respect of any third party liability and/ or have given any undertaking in favour of any third party
- K) The Vendors also undertake to sign and execute any further papers and/or documents which the PURCHASER may require for the purpose of carrying out development of the land.
- L) The Vendors have agreed to sell, transfer and convey and the PURCHASER have agreed to purchase **ALL THAT** (i) the undivided Land admeasuring about 4 Decimal *Itkhola* land out of 41 Decimal comprised in R.S/ L.R Dag No. 313 appertaining to R.S Khatian No. 487 corresponding to L.R Khatian No. 911 (ii) the undivided land admeasuring about 8 Decimal *Itkhola* land out of 46 Decimal comprised in R.S/ L.R Dag No. 316 appertaining to R.S Khatian No. 270 corresponding to L.R Khatian No. 911, both (i) and (ii) lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala under Maheshtala Municipality, District South 24 Parganas, Post office and Police Station- Maheshtala out of the "**SAID LAND**" which is morefully and particularly mentioned in **Part II of Schedule B** herein below herein after referred to as the "**Demised Land**", free from all encumbrances, liens, lispendens, charges, acquisitions, requisitions, attachments and trusts of whatsoever nature alongwith



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the benefit of the permissions and/or NOC and the proposed building plan at and for the consideration of a sum of **Rs. 15,86,310/- (Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten only)**

**NOW THIS INDENTURE WITNESSETH** that in pursuance to the consideration of the said sum of **Rs. 15,86,310/- (Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten only)** paid to the vendors of the lawful money of the Union of India at or before the execution of these presents, the receipt whereof the Vendors doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the PURCHASER and the said land) the Vendors do and each of them doth hereby grant transfer convey assign and assure unto and in favour of the PURCHASER ALL THAT the piece and parcel of land comprising to various R.S/ L.R Dag nos mentioned in the Part II of Schedule- B herein below morefully, and the same is shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (hereinafter referred to as "**the said land**") **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished Together With all areas sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendors into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendors or any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby sold granted, conveyed, transferred assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the PURCHASER absolutely and forever and the Vendors do and each of them doth hereby covenant with the PURCHASER **THAT NOTWITHSTANDING** any act, deed or thing by the Vendors or their respective predecessors-in-title



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done or executed or knowingly suffered to the contrary the Vendors are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendors have now in themselves good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the PURCHASER in manner aforesaid **AND** the PURCHASER shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them **AND** that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them the Vendors shall and will from time to time and at all times hereafter at the request and costs of the PURCHASER do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the PURCHASER in manner aforesaid as shall or may be reasonably required.

**SCHEDULE A ABOVE REFERRED TO  
(ENTIRE PROPERTY)**

**ALL THAT** the piece and parcel of land measuring 1392 Decimal equivalent to 42 Bigha 02 Cottah 02 Chitaks 25 Square Feet lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala under Maheshtala



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Municipality, District South 24 Parganas, Post office and Police Station- Maheshtala as follows:

Sl. No.	R.S.Khatian	R.S. Dag No.	Area (Dec.)
1	680	315	165
2	Do	315/1505	19
3	1008	317	08
4	1010	324	20
5	1137	380	429
6		381	64
7		380/1506	5
8	414	323	28
9	875	314/1217	17
10		314	20
11		315/1473	44
12		314/1503	7
13		314/1504	21
14	487	313	41
15		313/1502	14
16	456	312	178
17		312/1501	24
18	876	312/1474	54
19		312/1509	6
20	270	316	46
21	121	318	32
22		319	24
23		320	27
24		321	37
25		322	14
26		312/1157	48
			<b>1392 (42 BIGHA- 2 COTTAH -2 CHITAKS 25 SQUARE FOOT)</b>

**SCHEDULE B ABOVE REFERRED TO  
(SAID LAND)  
(Part I)**

**ALL THAT** Piece and Parcel of land measuring 466 Decimal equivalent to 14 Bighas 01 Cottah 14 Chittacks 40 Square Feet , lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala as follows:



→  
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R.S KHATIAN NO	R.S DAG NO	LR. KHATIAN NO	L.R DAG NO	NATURE OF LAND	AREA IN DECIMAL to be Purchased
680	315	51	315	ITKHOLA	12
680	315	51	315	ITKHOLA	12
680	315	51	315	ITKHOLA	12
680	315	51	315	ITKHOLA	8
680	315	400	315	ITKHOLA	4
680	315	400	315	ITKHOLA	12
680	315	400	315	ITKHOLA	12
680	315	400	315	ITKHOLA	12
680	315	400	315	ITKHOLA	4
680	315	911	315	ITKHOLA	8
680	315	911	315	ITKHOLA	12
680	315	911	315	ITKHOLA	12
680	315	911	315	ITKHOLA	12
680	315/1505	51	315/1505	SIKASTIBHUMI	3
680	315/1505	400	315/1505	SIKASTIBHUMI	4
680	315/1505	911	315/1505	SIKASTIBHUMI	4
1008	317	51	317	ITKHOLA	1
1008	317	400	317	ITKHOLA	1
1008	317	911	317	ITKHOLA	1
1137	380	51	380	ITKHOLA	10
1137	380	51	380	ITKHOLA	12
1137	380	400	380	ITKHOLA	12
1137	380	400	380	ITKHOLA	10
1137	380	911	380	ITKHOLA	2
1137	380	911	380	ITKHOLA	12
1137	380	911	380	ITKHOLA	7
414	323	51	323	ITKHOLA	5
414	323	51	323	ITKHOLA	2
414	323	400	323	ITKHOLA	8
414	323	911	323	ITKHOLA	2
414	323	911	323	ITKHOLA	6
414	314/1217	51	314/1217	ITKHOLA	2



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414	314/1217	400	314/1217	ITKHOLA	2
414	314/1217	911	314/1217	ITKHOLA	1
875	314	51	314	ITKHOLA	3
875	314	400	314	ITKHOLA	3
875	314	911	314	ITKHOLA	3
875	315/1473	51	315/1473	ITKHOLA	3
875	315/1473	51	315/1473	ITKHOLA	11
875	315/1473	400	315/1473	ITKHOLA	1
875	315/1473	400	315/1473	ITKHOLA	12
875	315/1473	400	315/1473	ITKHOLA	1
875	315/1473	911	315/1473	ITKHOLA	11
875	315/1473	911	315/1473	ITKHOLA	3
487	313	51	313	ITKHOLA	5
487	313	400	313	ITKHOLA	4
487	313	911	313	ITKHOLA	4
270	316	911	316	ITKHOLA	8
270	316	51	316	ITKHOLA	10
270	316	400	316	ITKHOLA	10
270	316	911	316	ITKHOLA	2
121	318	51	318	ITKHOLA	9
121	318	400	318	ITKHOLA	3
121	318	400	318	ITKHOLA	6
121	318	911	318	ITKHOLA	6
121	318	911	318	ITKHOLA	3
121	319	51	319	ITKHOLA	3
121	319	400	319	ITKHOLA	2
121	319	911	319	ITKHOLA	2
121	320	51	320	ITKHOLA	2
121	320	51	320	ITKHOLA	2
121	320	400	320	ITKHOLA	4
121	320	911	320	ITKHOLA	5
121	321	51	321	ITKHOLA	12
121	321	400	321	ITKHOLA	12
121	321	911	321	ITKHOLA	11
121	322	51	322	ITKHOLA	1
121	322	51	322	ITKHOLA	3
121	322	400	322	ITKHOLA	5
121	322	911	322	ITKHOLA	4
121	322	911	322	ITKHOLA	1



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121	312/1157	51	312/1157	ITKHOLA	1
121	312/1157	400	312/1157	ITKHOLA	0
121	312/1157	911	312/1157	ITKHOLA	0
1137	381	51	381	BASTU	1
1137	381	400	381	BASTU	1
1137	381	911	381	BASTU	1
1010	324	51	324	PUKUR	7
1010	324	400	324	PUKUR	5
1010	324	400	324	PUKUR	1
1010	324	911	324	PUKUR	7
1137	380/1506	400	380/1506	SIKASTIBHUMI	1
875	314/1504			SIKASTIBHUMI	12
					465.89 Decimal

**Part- II**

**DEMISED LAND**

**ALL THAT** (i) the undivided Land admeasuring about 4 Decimal *Itkhola* land out of 41 Decimal comprised in R.S/ L.R Dag No. 313 appertaining to R.S Khatian No. 487 corresponding to L.R Khatian No. 911 (ii) the undivided land admeasuring about 8 Decimal *Itkhola* land out of 46 Decimal comprised in R.S/ L.R Dag No. 316 appertaining to R.S Khatian No. 270 corresponding to L.R Khatian No. 911, both (i) and (ii) lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala under Maheshtala Municipality, District South 24 Parganas, Post office and Police Station- Maheshtala (*Gangabandh Road*) in the following manner:

R.S DAG/ L.R DAG	R.S KHATIAN	L.R. KHATIAN	VENDOR'S NAME	SOLD AREA (IN DECIMAL)
313	487	911	Debabrata Mukherjee	4.00
316	270	911	Debabrata Mukherjee	8.00
				12.00

And the dags are shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon



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**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 Kolkata

in the presence of:

1. *Manash Mukherjee*

2. *Souvik Das.*

*(Delete this)*

**SIGNED AND DELIVERED**

**BY THE PURCHASER** at Kolkata

in the presence of:

1. *Manash Mukherjee*

2. *Souvik Das.*

**FOR FOXTAIL REALTY LLP**

*Ran Nandan*

**AUTHORISED SIGNATORY**

Drafted by me: -

(As per instruction)

*Debjyoti Ghosh*

**Advocate**

Sealdah Civil Court

Kolkata- 700014

Enrollment No. : - *WB/547/09*



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**RECEIVED** of and from the within-named PURCHASER the within-mentioned sum of **Rs. 15,86,310/- (Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten only)** paid as follows:-

**MEMO OF CONSIDERATION**

<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Amount</u>
22/10/2020	543578	Punjab & Sindh Bank	1586310

Rs. 15,86,310/- (Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten only)

**WITNESSES :**

- 1) Mansukh Muskhani  
Akra Kachhrawar  
Mansukh  
Kol-700140
- 2) Souvik Das  
36/1A Elgin Rd,  
Kol-20.

D. S. S. S. S.

**VENDORS**

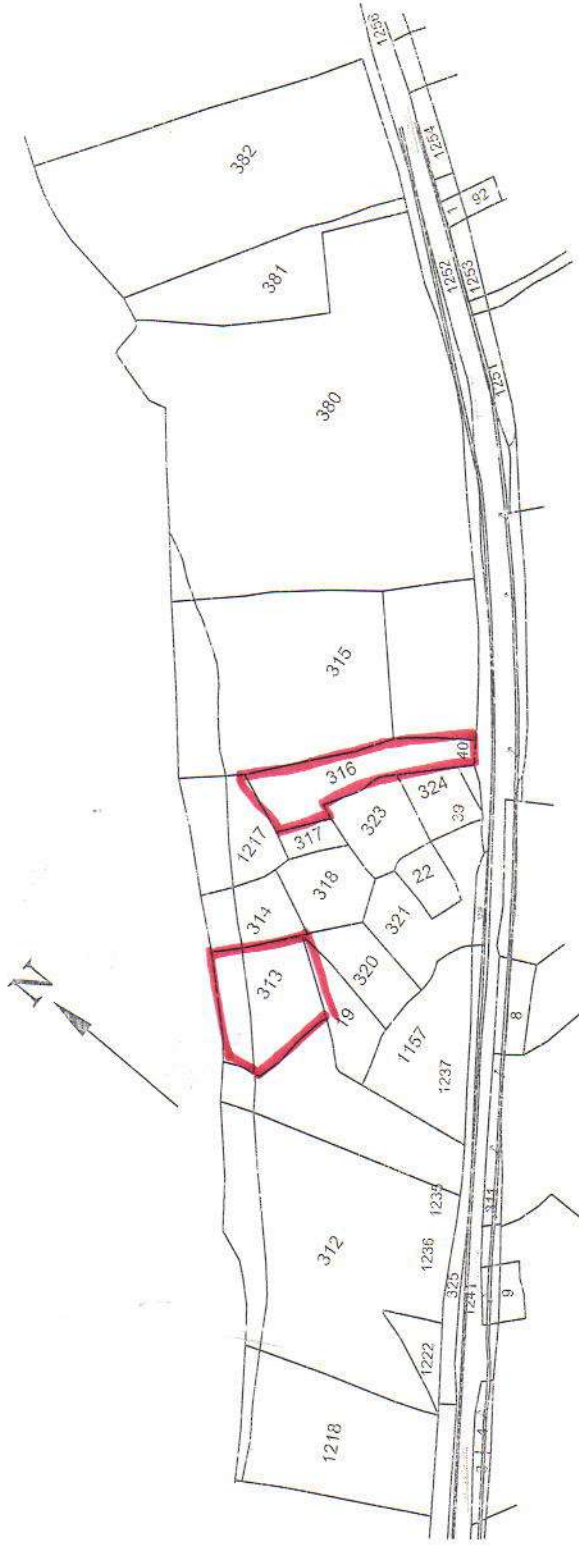


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DEED PLAN OF MOUZA KRISHNA NAGAR JL. NO - 1, WARD NO - 20, MAHESHTALA MUNICIPALITY



R-s/LR DAG NO

315

PURCHASED AREA

Undivided 4 Dec

PURCHASER

*Ram Narayan*  
Professional Partner/Authorized Signatory  
MAHESHTALA MUNICIPALITY


VENDORS

*Delhi Party*

316

Undivided 8 Dec



  
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**SPECIMEN FORM FOR TEN FINGER PRINTS**



Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Name..... DEBABRATA MUKHERJEE

Signature..... Debabrata Mukherjee



Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Name.....

Signature..... Ranjan Agarwal

**PHOTO**

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Name.....

Signature.....



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Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-202021-017680189-1

Payment Mode Online Payment

GRN Date: 22/12/2020 14:03:03

Bank : ICICI Bank

BRN : 56296934

BRN Date: 22/12/2020 14:04:07

DEPOSITOR'S DETAILS

Id No. : 2001674614/3/2020  
[Query No./Query Year]

Name : FOXTAIL REALTY LLP

Contact No. :

Mobile No. : +91 9674749806

E-mail : souvikdas@srijanrealty.in

Address : 361A ELGIN ROAD KOLKATA 700020

Applicant Name : Mr P Ghosh Majumder

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	2001674614/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	103646
2	2001674614/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	17287
3	2001674614/3/2020	Mutation/Conversion -Receipt.	0029-00-800-028-27	36000

In Words : Rupees One Lakh Fifty Six Thousand Nine Hundred Thirty Three only

Total

156933





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2017/80219/00949

To  
দেবব্রত মুখার্জী  
Debabrata Mukherjee  
S/O: Upendranath Mukherjee  
madhya para  
Maheshtala (M)  
Akra Krishnanagar  
South 24 Parganas South 24 Parganas  
West Bengal 700140  
9007212158

07/07/2016  
375918880



MA759188804FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8728 8114 1805**

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



দেবব্রত মুখার্জী  
Debabrata Mukherjee  
জন্মতারিখ / DOB : 20/02/1953  
পুরুষ / Male



**8728 8114 1805**

আমার আধার, আমার পরিচয়

Debabrata Mukherjee





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AFEPM1809E

नाम / Name

DEBABRATA MUKHERJEE

पिता का नाम / Father's Name

UPENDRA NATH MUKHERJEE

जन्म की तारीख / Date of Birth

20/02/1953



04082017

*Debabrata Mukherjee*

हस्ताक्षर / Signature

*Debabrata Mukherjee*



आयकर विभाग  
INCOME TAX DEPARTMENT  
RAM NARESH AGARWAL  
NAND KISHORE AGARWAL  
03/05/1967  
Permanent Account Number  
ACYPA1903G  
भारत सरकार  
GOVT. OF INDIA  
22062016



Signature  
*Ram Naresh Agarwal*

*Ram Naresh Agarwal*





सत्यमेव जयते  
যাযে যাকোয়



आधार

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 0628/76568/00391

To  
রাজীভ কুমার আগাওআল  
Rajeev Kumar Agarwal  
S/O: Chandhi Prasad Agarwal  
2A 34G SHIB KRISHAN DAW LANE  
PHOOL BAGAN  
Kankurgachi  
Kankurgachi  
Kankurgachi Kolkata  
West Bengal 700054  
9874813705

24/01/2017  
108703076



ME087030768FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5167 4337 1960**

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



রাজীভ কুমার আগাওআল  
Rajeev Kumar Agarwal  
পিতা : Chandhi Prasad Agarwal  
Father : Chandhi Prasad Agarwal  
জন্মতারিখ / DOB : 05/08/1968  
পুরুষ / Male

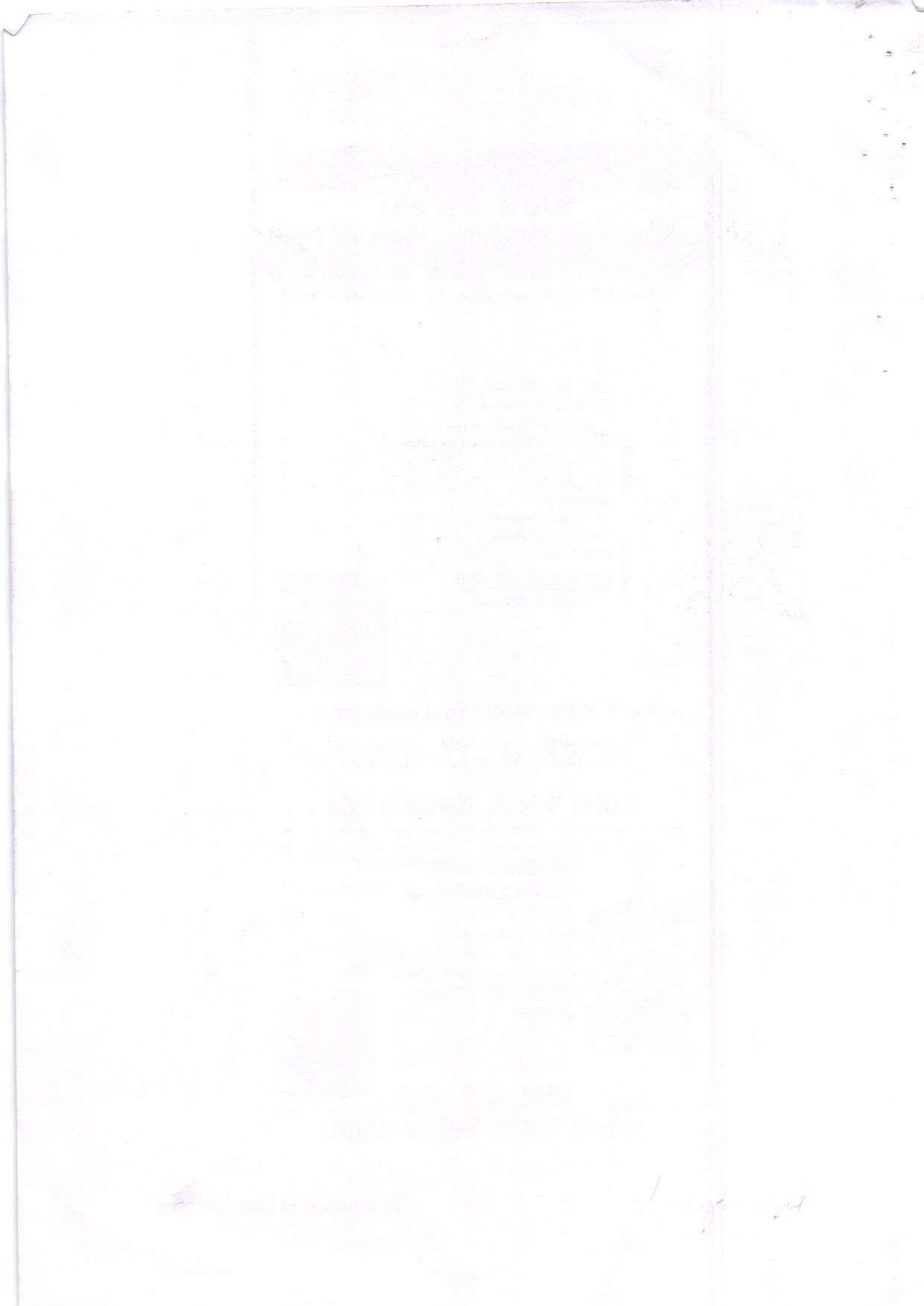


**5167 4337 1960**

আমার আধার, আমার পরিচয়

Rajeev Agarwal

Scanned with CamScanner





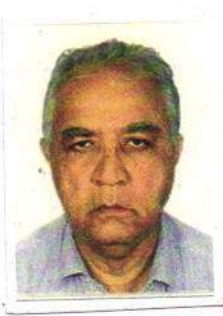





Government of West Bengal

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

OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16022001674614/2020

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	DEBABRATA MUKHERJEE Madhyapara, Akra Krishnanagar, P.O:- Maheshtala, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN - 700140	Seller			<i>Debabrata Mukherjee</i> 1-1-21
2	Mr RAM NARESH AGARWAL 135G, S P M Ukherjee Road, P.O:- Kalighat, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Representative of Buyer [FOXTAIL REALTY LLP]			<i>Ram Naresh Agarwal</i> 1-1-21
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr RAJEEV KUMAR AGARWAL Son of Mr Chandi Prasad Agarwal 36/1A, Elgin Road, P.O:- L R Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020	DEBABRATA MUKHERJEE, Mr RAM NARESH AGARWAL			<i>Rajeev Kumar Agarwal</i> 1-1-21



District Sub-Registrar-II  
Alipore, South 24 Parganas

1 JAN 2021



33



**Government of West Bengal**  
**Directorate of Registration & Stamp Revenue**

**FORM-1564**

**Miscellaneous Receipt**

<b>Visit Commission Case No / Year</b>	<b>1602001852/2020</b>	<b>Date of Application</b>	<b>28/12/2020</b>
<b>Query No / Year</b>	16022001674614/2020		
<b>Transaction</b>	[0101] Sale, Sale Document		
<b>Applicant Name of QueryNo</b>	Mr P Ghosh Majumder		
<b>Stampduty Payable</b>	Rs.1,03,656/-		
<b>Registration Fees Payable</b>	Rs.17,287/-		
<b>Applicant Name of the Visit Commission</b>	Mr D GHOSH		
<b>Applicant Address</b>	ALIPORE		
<b>Place of Commission</b>	36/1A E RD KOL-20		
<b>Expected Date and Time of Commission</b>	29/12/2020 1:00 AM		
<b>Fee Details</b>	J1: 250/-, J2: 150/-, PTA-J(2): 0/-, Total Fees Paid: 400/-		
<b>Remarks</b>			





Government of West Bengal

Office of the D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas

W.B. FORM NO. 1564

Query No / Year	16022001674614/2020	Serial No/Year	1602000044/2021
Transaction id	0000504311	Date of Receipt	
Deed No / Year	I - 160202178 / 2021		
Presentant Name	Mr RAM NARESH AGARWAL		
Seller	DEBABRATA MUKHERJEE		
Buyer	FOXTAIL REALTY LLP		
Transaction	[0101] Sale, Sale Document		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Total Setforth Value	Rs. 15,86,310/-	Market Value	Rs. 17,27,268/-
Stamp Duty Paid	Rs. 0/-	Stamp Duty Articles	
Registration Fees Paid	Rs. 0/-	Fees Articles	
Standard User Charge	Rs. 0/-	Requisition Form Fee	Rs. 0/-
Remarks			

(Samar Kumar Pramanick)

DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R. - I  
SOUTH 24-PARGANAS

South 24-Parganas, West  
Bengal



## Major Information of the Deed

Deed No :	I-1602-02178/2021	Date of Registration	26/02/2021
Query No / Year	1602-2001674614/2020	Office where deed is registered	
Query Date	13/12/2020 4:13:37 PM	1602-2001674614/2020	
Applicant Name, Address & Other Details	P Ghosh Majumder Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8478020312, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 15,86,310/-	Rs. 17,27,268/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,03,656/- (Article:23)	Rs. 17,319/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Gangabandh Road, Mouza: Krishnanagar, , Ward No: 20 JI No: 1, Pin Code : 700140

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-313 (RS :-)	LR-911	Bastu	It Khola	4 Dec	5,28,770/-	5,75,756/-	Width of Approach Road: 2 Ft.,
L2	LR-316 (RS :-)	LR-911	Bastu	It Khola	8 Dec	10,57,540/-	11,51,512/-	Width of Approach Road: 2 Ft.,
		<b>TOTAL :</b>			<b>12Dec</b>	<b>15,86,310 /-</b>	<b>17,27,268 /-</b>	
	<b>Grand Total :</b>				<b>12Dec</b>	<b>15,86,310 /-</b>	<b>17,27,268 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>DEBABRATA MUKHERJEE</b> Son of Late Upendra Nath Mukherjee Madhyapara, Akra Krishnanagar, P.O:- Maheshtala, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700140 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx9E, Aadhaar No: 87xxxxxxx1805, Status :Individual, Executed by: Self, Date of Execution: 01/01/2021 , Admitted by: Self, Date of Admission: 01/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/01/2021 , Admitted by: Self, Date of Admission: 01/01/2021 ,Place : Pvt. Residence



**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>FOXTAIL REALTY LLP</b> 36/1A, Elgin Road, P.O:- L R Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr RAM NARESH AGARWAL (Presentant )</b> Son of Late Nand Kishore Agarwal 135G, S P M Ukherjee Road, P.O:- Kalighat, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3G, Aadhaar No: 59xxxxxxxx0890 Status : Representative, Representative of : FOXTAIL REALTY LLP (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RAJEEV KUMAR AGARWAL</b> Son of Mr Chandni Prasad Agarwal 36/1A, Elgin Road, P.O:- L R Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020			
Identifier Of DEBABRATA MUKHERJEE, Mr RAM NARESH AGARWAL			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	DEBABRATA MUKHERJEE	FOXTAIL REALTY LLP-4 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	DEBABRATA MUKHERJEE	FOXTAIL REALTY LLP-8 Dec

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Gangabandh Road, Mouza: Krishnanagar, , Ward No: 20 JI No: 1, Pin Code : 700140

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 313, LR Khatian No:- 911	Owner:দেবরত মুখোপাধ্যায়, Gurdian:উপেন্দ্র , Address:লিজ , Classification:ইটখোলা, Area:0.04000000 Acre,	DEBABRATA MUKHERJEE





L2

LR Plot No:- 316, LR Khatian  
No:- 911

Owner: দেবরত মুখোপাধ্যায়, Gurdian: উপেন্দ্র ,  
Address: নিজ , Classification: ইটখোলা,  
Area: 0.10000000 Acre,

DEBABRATA MUKHERJEE



On 22-12-2020

**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 17,27,268/-



**Samar Kumar Pramanick**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. -I I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

On 01-01-2021

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

Presented for registration at 16:11 hrs on 01-01-2021, at the Private residence by Mr RAM NARESH AGARWAL ..

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

Execution is admitted on 01/01/2021 by DEBABRATA MUKHERJEE, Son of Late Upendra Nath Mukherjee, Madhyapara, Akra Krishnanagar, P.O: Maheshtala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession Business

Indetified by Mr RAJEEV KUMAR AGARWAL, , Son of Mr Chandhi Prasad Agarwal, 36/1A, Elgin Road, P.O: L R Sarani, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service

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

Execution is admitted on 01-01-2021 by Mr RAM NARESH AGARWAL, Director, FOXTAIL REALTY LLP, 36/1A, Elgin Road, P.O:- L R Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr RAJEEV KUMAR AGARWAL, , Son of Mr Chandhi Prasad Agarwal, 36/1A, Elgin Road, P.O: L R Sarani, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service



**Samar Kumar Pramanick**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. -I I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

On 04-01-2021

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 17,319/- ( A(1) = Rs 17,273/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 17,287/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/12/2020 2:04PM with Govt. Ref. No: 192020210176801891 on 22-12-2020, Amount Rs: 17,287/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 56296934 on 22-12-2020, Head of Account 0030-03-104-001-16

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**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,03,656/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 1,03,646/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 15414, Amount: Rs.10/-, Date of Purchase: 15/12/2020, Vendor name: S DAS  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 22/12/2020 2:04PM with Govt. Ref. No: 192020210176801891 on 22-12-2020, Amount Rs: 1,03,646/-,  
Bank: ICICI Bank ( ICIC0000006), Ref. No. 56296934 on 22-12-2020, Head of Account 0030-02-103-003-02

*Sa*

**Samar Kumar Pramanick  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal**

**On 26-02-2021**

**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.

*Sa*

**Samar Kumar Pramanick  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 84019 to 84050

being No 160202178 for the year 2021.



*Signature*

Digitally signed by SAMAR KUMAR  
PRAMANICK  
Date: 2021.03.05 17:38:05 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/03/05 05:38:05 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

