

9271

2-09409/2021



₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

पश्चिम बंगाल WEST BENGAL

2/123/382/21

G 14806

9/8/21

I certify that the document is admitted to registration. The signature sheet / sheets and the enclosures if any attached with this document are the part of this document.

B. Banerjee

Assistant District Sub-Registrar
Rajarat, New Town, North 24-Pgs.

24 AUG 2021

DEED OF CONVEYANCE

1. Date : 9th day of August, 2021.

সন ও তারিখ - ৭/৮/২০২১

ক্রমিক নাম - Dharam Chand Jain (HUF)

সাকিনা - KC VILL, 46B, Chakrabarti, Rd. Bhowanipore, Kal-20

স্ট্যাম্প মূল্য - ১০০০/-

ভেজার -

বারাসাত কোর্ট, উত্তর ২৪ পরগণা

ভেজার - শ্রী হারান চন্দ্র সাধু

টি.ডি. নং - 1 AUG 2021

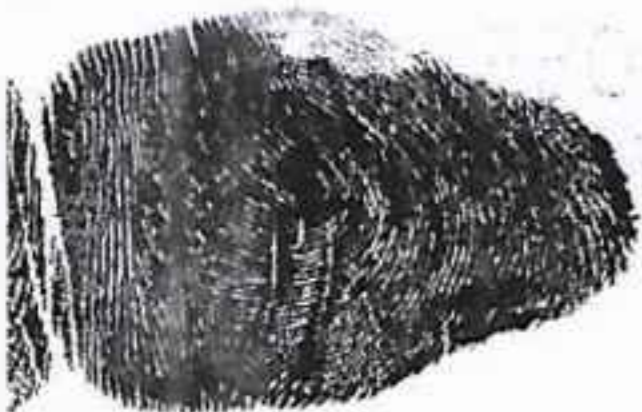
তারিখ - 700000

মোট স্ট্যাম্প মূল্য -

ভেজারী অফিস - বারাসাত



Dharmchand



6399

Dharmchand



6400

শ্রী হারান চন্দ্র সাধু
বা. ভেজারী অফিস



6404

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

09/AUG 2021

শ্রী হারান চন্দ্র সাধু
Lt. Sunil Kr. Ansh
N.H.O. Bhogya Bantapur
P.S. Barasat
Kal-128

(2)

3. Parties :

Vendor/Owner:

AZGAR ALI MANDAL @ AJGAR ALI, having PAN - BIVPM4473K, and Aadhaar No. 5201 0281 1231, Son of Late Fakir Ali @ Fakir Ali Mondal, residing at Hatiara, Post Office - Hatiara, Police Station - New Town at present ECO Park, Kolkata - 700157, District - North 24 Parganas, West Bengal, by faith - Islam, by Nationality - Indian, by Occupation - Business, hereinafter called and referred to as the Party of the **First Part.**

3.1 Purchaser :

DHARAM CHAND JAIN (HUF), having PAN - AABHD7425B, a Hindu Undivided Family, of KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. & P.S. - Bhawanipore, Kolkata - 700020, West Benal, represented by its Karta namely SRI. DHARAMCHAND JAIN, having PAN - ACQPJ5763R, and Aadhaar No. - 9087 7907 2049, Son of Late Kapoor Chand Jain, residing at KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. & P.S. - Bhawanipore, Kolkata - 700020, West Benal, by faith - Hindu, by Nationality - Indian, by Occupation - Business, hereinafter called and referred to as the Party of the **Second Part.**

(3)

3.2 The terms Owner/Vendor and Purchaser shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, legal representatives, administrators, assigns and all persons claiming under or through it.

4. Subject matter of Sale :

ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) DECIMALS, be the same a little more or less, as 1000 share out of 37 Decimals, comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under C.S. Khatian No. 1779 corresponding to L.R. Khatian No. 6419 [recorded in the name of the Ajgar Ali],

And

ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) DECIMALS, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in C.S. Dag No. 2695 corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian No. 1177 corresponding to L.R. Khatian No. 6419 [recorded in the name of the Ajgar Ali],

(4)

i.e. Total 08 (Eight) Decimals, be the same a little more or less, alongwith Tiles shed measuring about 350 Sq.ft., comprised in C.S. Dag Nos. 2694 and 2695 corresponding to R.S. & L.R. Dag Nos. 2672 and 2673 respectively under C.S. Khatian Nos. 1779 and 1177 corresponding to L.R. Khatian No. 6419 [recorded in the name of the Ajgar Ali], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 169, 160, 162, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, which is morefully and particularly described in the "Schedule" and hereinafter referred to as the "Said Land and Property".

5. Background/ Devolution of Title:

WHEREAS one Fakir Ali Mondal (S/o. - Late Mati Mondal) was the sole and absolute owner of ALL THAT piece and parcel

(5)

of Shali land measuring an area of 18.50 (EIGHTEEN POINT FIVE ZERO) DECIMALS, be the same a little more or less, as 5000 share out of 37 Decimals, comprised in C.S. Dag No. 2694, corresponding to R.S. Dag No. 2672, under C.S. Khatian No. 1779,

And

ALL THAT piece and parcel of Shali land measuring an area of 20 (TWENTY) DECIMALS, be the same a little more or less, as 5000 share out of 40 Decimals, comprised in C.S. Dag No. 2695 corresponding to R.S. Dag No. 2673, under C.S. Khatian No. 1177,

i.e. Total 38.50 (Thirty Eight Point Five Zero) Decimals, be the same a little more or less, comprised in C.S. Dag Nos. 2694 and 2695 corresponding to R.S. Dag Nos. 2672 and 2673 respectively, under C.S. Khatian Nos. 1779 and 1177 respectively, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 169, 160, 162, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter

(6)

New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, and absolutely seized and possessed the same.

AND WHEREAS while being in peaceful possession over the aforesaid landed property said Fakir Ali Mondal, transferred the same i.e. ALL THAT piece and parcel of Shali land measuring an area of 18.50 (EIGHTEEN POINT FIVE ZERO) DECIMALS, be the same a little more or less, as 5000 share out of 37 Decimals, comprised in C.S. Dag No. 2694, corresponding to R.S. Dag No. 2672, under C.S. Khatian No. 1779,

And

ALL THAT piece and parcel of Shali land measuring an area of 20 (TWENTY) DECIMALS, be the same a little more or less, as 5000 share out of 40 Decimals, comprised in C.S. Dag No. 2695 corresponding to R.S. Dag No. 2673, under C.S. Khatian No. 1177,

(7)

i.e. Total 38.50 (Thirty Eight Point Five Zero) Decimals, be the same a little more or less, comprised in C.S. Dag Nos. 2694 and 2695 corresponding to R.S. Dag Nos. 2672 and 2673 respectively, under C.S. Khatian Nos. 1779 and 1177 respectively, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 169, 160, 162, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, in favour of the Vendor herein, alongwith his other four brothers namely Niyamat Ali (Now deceased), Eman Ali, Akbar Ali and Afsar Ali, by virtue of a Deed of Family Settlement, duly executed and registered on 06/02/1990 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. - I, Volume No. 16, Pages from 155 to 160, being No. 720 for the year 1990 and delivered the peaceful possession over the same.

AND WHEREAS the aforesaid Deed of Family Settlement

(8)

was took effect after the death of said **Fakir Ali Mondal**, according to the terms and condition of the said deed of family settlement.

AND WHEREAS while being in peaceful possession over the aforesaid landed property **Vendor** herein mutated his name in the present **L.R. R.O.R.** being **L.R. Khatian No. 6419**, under **L.R. Dag No. 2672** as 1000 share out of 37 Decimals, as the nature of **Shali** and under **L.R. Dag No. 2673** as 1000 share out of 40 Decimals, as the nature of **Shali** and since then he has been enjoying the said land and property and hereditaments by making **kancha structure** therein, which is free from all encumbrances, liens, charges and mortgages whatsoever, by paying usual rents and taxes to the proper authorities and has the absolute power of ownership and also power to dispose the same to anybody in any way as they will think fit and proper.

AND WHEREAS the **Vendor** herein announced to sell out and the **Purchaser** herein have agreed to purchase ALL THAT piece and parcel of **Shali** land measuring an area of 04 (FOUR)

(9)

DECIMALS, be the same a little more or less, as 1000 share out of 37 Decimals, comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under C.S. Khatian No. 1779 corresponding to L.R. Khatian No. 6419 [recorded in the name of the Ajgar Ali],

And

ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) DECIMALS, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in C.S. Dag No. 2695 corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian No. 1177 corresponding to L.R. Khatian No. 6419 [recorded in the name of the Ajgar Ali],

i.e. Total 08 (Eight) Decimals, be the same a little more or less, alongwith Tiles shed measuring about 350 Sq.ft., comprised in C.S. Dag Nos. 2694 and 2695 corresponding to R.S. & L.R. Dag Nos. 2672 and 2673 respectively under C.S. Khatian Nos. 1779 and 1177 corresponding to L.R. Khatian No. 6419 [recorded in the name of the Ajgar Ali], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 169, 160, 162, Pargana - Kalikata, within the local

(10)

limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, morefully and particularly described in the "Schedule" and hereinafter referred to as the "Said Land and Property" and also delineated by RED colour border in the annexed Plan hereto, at or for the total consideration of Rs. 61,75,000.00 (Rupees Sixty One Lakh Seventy Five Thousand) only.

AND WHEREAS the Vendor herein, being approached by the present Purchaser with an offer to purchase the Schedule mentioned property at a total consideration amount of Rs. 61,75,000.00 (Rupees Sixty One Lakh Seventy Five Thousand) only and the Purchaser has agreed to purchase the same at that price by paying the consideration amount to the Owner/Vendor and the Owner/Vendor has agreed to execute and register the Deed of Conveyance in favour of the present Purchaser for the sale of ALL THAT piece and parcel

(11)

of Shali land measuring an area of 04 (FOUR) DECIMALS, be the same a little more or less, as 1000 share out of 37 Decimals, comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under C.S. Khatian No. 1779 corresponding to L.R. Khatian No. 6419 [recorded in the name of the Ajgar Ali],

And

ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) DECIMALS, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in C.S. Dag No. 2695 corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian No. 1177 corresponding to L.R. Khatian No. 6419 [recorded in the name of the Ajgar Ali],

i.e. Total 08 (Eight) Decimals, be the same a little more or less, alongwith Tiles shed measuring about 350 Sq.ft., comprised in C.S. Dag Nos. 2694 and 2695 corresponding to R.S. & L.R. Dag Nos. 2672 and 2673 respectively under C.S. Khatian Nos. 1779 and 1177 corresponding to L.R. Khatian No. 6419 [recorded in the name of the Ajgar Ali], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188,

(12)

Touzi No. 3, 169, 160, 162, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, morefully and particularly described in the "Schedule" and hereinafter referred to as the "Said Land and Property".

NOW THIS INDENTURE WITNESSETH that in consideration of a total sum of Rs. 61,75,000.00 (Rupees Sixty One Lakh Seventy Five Thousand) only paid by the Purchaser to the Owner/Vendor at or immediately before the execution to these presents (the receipt whereof the Owner/Vendor do hereby admit and acknowledge) and or from the same every part thereof acquit release and discharge the Purchaser and every one of them and also the said LAND and property mentioned in the **Schedule** thereof, the Owner/Vendor as beneficial Owner do by these presents indefeasibly grant, sell, convey and transfer, assign and assure unto the

(13)

Purchaser ALL THAT the said LAND and property mentioned in the **Schedule** written hereinafter hereto **HOWSOEVER OTHERWISE** the said LAND and property now and heretofore was situated, butted, bounded, called known numbered described and distinguished together with all benefits and advantages of amount and other rights, liberties, easements, privileges, appendages whatsoever to the said LAND and property or any part thereby belonging or in any wise appertaining as or with the same or any part thereof usually held, used, occupied or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder/remainers, rents, issues and profits inheritance, use, trust, landed land, claim and demand whatsoever both out of land and equity, if the Owner into and upon the aforesaid land and every thereof and all deeds, pattahs, muniments and evidences of title within any wise relate to the said LAND and property or any part or parcel thereof and which are or hereafter shall or may in the custody, power and possession of the Owner/Vendor or any person whom they can or may procure the same without action and suit at land or in equity. **TO HAVE AND TO HOLD** the said LAND and property and every part thereof hereby granted, sold,

(14)

conveyed and transferred or expressed and intended so to be with their rights, numbers and appurtenance up to and to the use of this Purchaser forever and the Owner/Vendor do hereby for itself covenants with the Purchaser that NOTWITHSTANDING any act, deed, matter and things whatsoever by the Owner/Vendor in title, done or executed or knowingly suffered to the contrary the Owner/Vendor had at all material times heretofore and now have good, right, full power absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said LAND and property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and that the Purchaser shall and may at all times hereafter peaceably and equitably possess and enjoy the said LAND and property and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, interruption claim or demand whatsoever from or by the Owner/Vendor or any person/ persons lawfully or equitably claiming from under or in trust for them or from or under any of their ancestor or predecessor-in-title and that free and clear and freely and clearly absolutely acquitted, exonerated and realized or otherwise by and all

(15)

the costs and expenses of the Owner/Vendor well and sufficiently indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Owner/Vendor or any person or persons lawfully or equitably claiming as aforesaid and FURTHER MORE that the Owner/Vendor and all person or persons lawfully or equitably claiming and estate or interest whatsoever in the said LAND and property and any part thereof. The Owner/Vendor shall be from time to time and at all times hereafter at the request and cost of the Purchaser, (its successor or successors in office administrators and assigns) do or cause to be done and execute all such acts, deeds and things whatsoever for perfectly assigning the said LAND and property and every part thereof and to the use of the Purchaser, (its successor or successors in office administrators and assigns) in the manner aforesaid as shall or may be reasonably required.

Mutual Covenants :

The Owner/Vendor do hereby covenant with the Purchaser :

(16)

THAT the Owner/Vendor have received the full Consideration for the Sale as mentioned and acknowledges in the Memo of Consideration hereunder.

THAT the Owner have good right, full power and absolute authority to sell, transfer and convey the land and property.

THAT the Owner/Vendor delivered this day khas possession of the said land and property unto the Purchaser.

THAT the Owner shall keep the Purchaser well and sufficiently saved harmless indemnified from and against all former title and encumbrances to the said land and property.

THAT the Owner shall, at the costs and requests of Purchaser, do all such acts and execute all documents as be required for more perfectly assuring the said land and property unto the Purchaser and shall also produce and/or provide for inspection of all title documents and papers unless prevented by fire or irresistible force.

(17)

THAT notwithstanding any act deed matter or thing whatsoever done by the Owner or its predecessor-in-title or any of them done executed or knowingly suffered to the contrary, the Owner are fully and absolutely seized and possessed of the said land and property without any condition use trust or other thing whatsoever to alter or make void the same.

THAT notwithstanding any such act, deed or thing whatsoever aforesaid the Owner now have good right, full and lawful power, absolute authority indefeasible title to grant convey transfer assign and assure the said land hereby granted, transferred, conveyed, assured and assigned or expressed or intended to be with the appurtenance their unto belonging unto and to the use of the Purchaser in the manner aforesaid, and according to the true intent and meaning of these presents.

THAT the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly hold, occupy possess and enjoy the said land and property hereby granted transferred, conveyed assigned and assured or expressed or intended so to be any and every part thereof and receive enjoy and take rents issues and profits thereof for its absolute use and benefit without any lawful

(18)

hindrances interruption, disturbances suit, eviction, claim or demand whatsoever from or by the Owner or any person or persons whatsoever.

THAT free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by and at the costs and expenses of the Owner well and sufficiently saved, defended, kept harmless and indemnified against all estates, charges encumbrances, liens, attachments, lis-pendens, tenancies, occupancies, uses, trusts, debutors, right, title interest, claims and demands whatsoever created occasioned or suffered by the Owner or any person or persons lawfully or equitably claiming as aforesaid.

THAT the Owner and all persons having and lawfully claiming any estate right, title or interest into or upon the said land and property and every part thereof from through or in trust for the Owner and/or its predecessor-in-title or any of them shall and will from time to time at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done or executed all such acts, deeds, matters, assurances and things whatsoever for further better and more perfectly granting, assuring, transferring the said land and



(19)

property hereby granted, conveyed, transferred, assigned and assured or expressed or intended so to be and transferred and assigned and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as shall or may be reasonably required.

THAT the said land and property or any and every part thereof is not attached in any proceeding including Certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or under the provisions of the Public Demand Recovery Act or otherwise and that no Certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and no steps have yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities and the said land is free from all encumbrances and liabilities whatsoever.

THAT in case the Purchaser is deprived of the possession of the said land and property or any and every part thereof for any defect in the title the Owner shall refund the amount of consideration along

(20)

with all other costs, and expenses in connection with or in relation to the said land charges or the Owner shall be liable to pay compensation the Purchaser in any way admissible under the laws, i.e. by a substitute piece of land and property if called for by the Purchaser.

THAT no notice has been served and/or issued on the Owner under the Public Demand Recovery Act, in respect of the said land and property or any part thereof.

THAT the Owner have not yet received any notice for requisition or acquisition of the said land and property or any part or portion thereof described in the **Schedule** below.

THAT the Purchaser and all person or persons claiming through under them shall have undisputed and manner of rights in along through over or under the common passage.

(21)

THAT it is hereby declared that the land and property, declared in the **Schedule** below is the self acquired land and property of the Owner and the Owner are not the benamder of the any one.

THAT the Owner by this Indenture do hereby accord his consent to the Purchaser for mutating its name in the records of the Concerned Authority / ties in respect of the LAND and property and the Owner and all their persons at all times hereinafter indemnify and keep indemnified for the same in favour of the Purchaser.

THAT the said land & property or any interest therein have or has not vested and/or are in not acquired by the state government of West Bengal Acquisition Act, 1955 or statutory modification thereof or any other law for the time being in force.

THAT Owner shall and will from time to time and at all times hereafter indemnify and keep the Purchaser indemnified of, from and against all losses, damages, claims, demands, costs, charges, expenses, suits, actions, proceedings whatsoever which the Purchaser may suffer, incur, or may be put to, or may be liable for any reason of any defect in the title of the Owner of the LAND and property.

(22)

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) DECIMALS, be the same a little more or less, as 1000 share out of 37 Decimals, comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under C.S. Khatian No. 1779 corresponding to L.R. Khatian No. 6419 [recorded in the name of the Ajgar Ali],

And

ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) DECIMALS, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in C.S. Dag No. 2695 corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian No. 1177 corresponding to L.R. Khatian No. 6419 [recorded in the name of the Ajgar Ali],

i.e. Total 08 (Eight) Decimals, be the same a little more or less, alongwith Tiles shed measuring about 350 Sq.ft., comprised in C.S. Dag Nos. 2694 and 2695 corresponding to R.S. & L.R. Dag Nos. 2672 and 2673 respectively under C.S. Khatian Nos. 1779 and 1177 corresponding to L.R. Khatian No. 6419 [recorded in the name of the Ajgar Ali], lying and

(23)

situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 169, 160, 162, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, which is delineated in the annexed Plan hereto by a RED colour border. Nearest Road - Isan Pally (Hatiara).

The annexed Plan, e-Challan, fingerprints and colour photographs of the parties herein shall be treated as a part of this Deed.

Total area of land in R.S. & L.R. Dag No. 2672 = 37 Decimals,

Area of land purchased = 04 (Four) Decimals,

Area of structure purchased = 175 (One Hundred Seventy Five) Sq.ft,

R.S. & L.R. Dag No. 2672 BUTTED AND BOUNDED AS UNDER:

- On the North : By Part of R.S. & L.R. Dag No.2672.
On the South : By Part of R.S. & L.R. Dag No.2672.
On the East : By R.S. & L.R. Dag No. 2673.
On the West : By R.S. & L.R. Dag No.2671.

Total area of land in R.S. & L.R. Dag No. 2673 =40 Decimals,

Area of land purchased = 04 (Four) Decimals,

Area of structure purchased = 175 (One Hundred Seventy
Five) Sq.ft,

R.S. & L.R. Dag No. 2673 BUTTED AND BOUNDED AS UNDER:

- On the North : By Part of R.S. & L.R. Dag No.2673
On the South : By Part of R.S. & L.R. Dag No.2673.
On the East : By R.S. & L.R. Dag No. 2645.
On the West : By R.S. & L.R. Dag No. 2672.

(25)

IN WITNESS whereof the Owner/Vendor and Purchaser hereto have hereunto set and subscribed their hands and seal this the day month and year above written first.

SIGNED SEALED AND DELIVERED BY

THE PARTIES IN THE PRESENCE OF:

Witnesses:

1) Gokul ch. Ghose
vill+p.o. Bhagyabantapur
P.S - Barasat
Kolkata - 700128

गोकुलचं. घोंसे

गोकुलचं. घोंसे

(Signature of the Owner/Vendor)

2) MD. Faijuddin Ahmed
vill+p.o. - Khatiaore
P.S - Beopark
Kod - 157

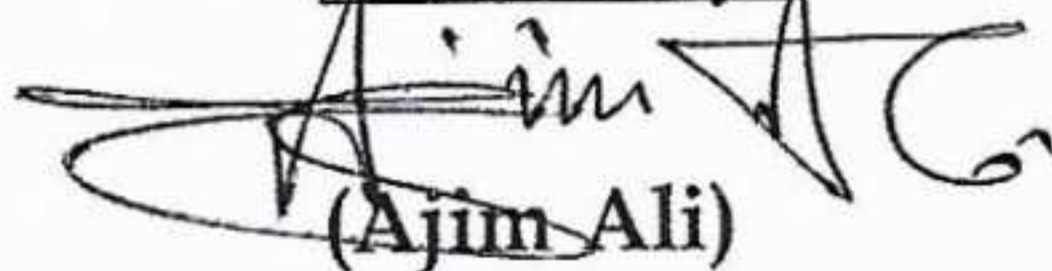
DHARAM CHAND JAIN (HUF)

Dharamchandi

Karta

(Signature of the Purchaser)

Drafted by:


(Ajim Ali)

Advocate,

Barasat Judges Court.

WB-496/2004

Computer by:



(Kuntal Singha Roy)

Barasat Court.

(26)

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 61,75,000.00 (Rupees Sixty One Lakh Seventy Five Thousand) only from DHARAM CHAND JAIN (HUF), the Purchaser herein as the full and final consideration money as per the memo given below :

<u>Date</u>	<u>Cheque No/RTGS.</u>	<u>Bank</u>	<u>& Branch</u>	<u>Amount</u>
23/07/2021	ICICR52021072300473864	ICICI Bank,	Burra Bazar Br.	10,00,000.00
04/08/2021	ICICR52021080400352042	-- Do ---		51,13,250.00

TDS (1% on total Consideration Money) 61,750.00

Total Rs. 61,75,000.00

(Rupees Sixty One Lakh Seventy Five Thousand) only.

I have received the entire consideration.

Witnesses :

1. Gokul Ch. Ahluwalia

2. Md. Faijuddi Ahmed

৬১,৭৫,০০০.০০

৬১,৭৫,০০০.০০

(Signature of the Owner/Vendor)

SITE PLAN OF R.S/L.R.DAG NO-2672,2673.R.S.KH.
NO- .L.R.KH.NO-6419.AT MOUZA- HATIARA.J.L.
NO-14,P.S - FORMER-RAJARHAT,THERE AFTER- NEW
TOWN,AND AT PRESENT-ECO PARK.DISTRICT. NORTH
24 PARGANAS. UNDER - BIDHAN NAGAR MUNICIPAL
CORPORATION.NEW WORD NO-13.(OLD WORD NO-10.)

PURCHASER - DHARAM CHAND JAIN (HUF)

VENDOR - AZGAR ALI MONDAL alias AZGAR ALI.

LAND AREA - 8 DECIMAL. (M/L).

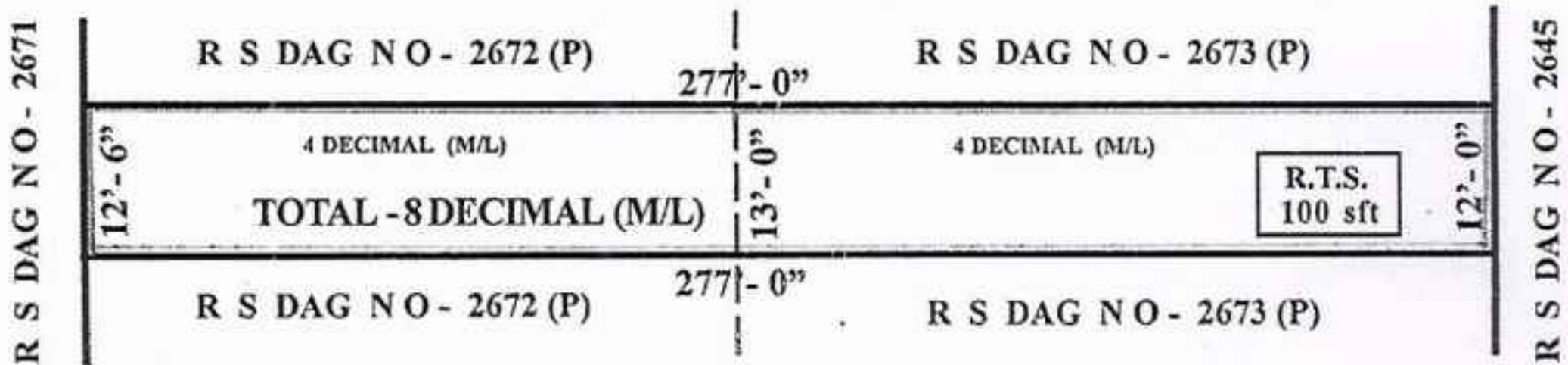
R S DAG NO - 2672 - 4 Decimal

R S DAG NO - 2673 - 4 Decimal

Total Land Area - 8 Decimal or



SCALE-32'=1 in



DHARAM CHAND JAIN (HUF)

Dharamchand Jain

Karta

PURCHASER'S SIGNATURE

৩৭৮২
৩৭৮২

VENDOR'S SIGNATURE

Md. Sagiruddin Moila
 3/8/24


Md. Sagiruddin Moila
 (Civil Engineer)
 Ghuni. Newtown. kol-157

COPIED BY












UNDER RULE 44A OF THE I.R. ACT 1908

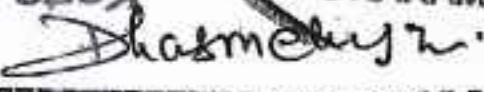
(1) Name : AZGAR ALI MANDAL ALIAS AJGAR ALI

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					


Signature of the Presentant 
 Executant Claimant/Attorney/Principal/Guardiar/Testator. (Tick the appropriate status)

(2) Name : DHARAM CHAND JAIN (HUF)

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Signature of the Presentant  Karta
 All the above fingerprints are of the above named person and attested by the said person.

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
THUMB	FORE	MIDDLE	RING	LITTLE	

Signature of the Presentant

N L = Left hand finger prints & R H = Right hand finger prints



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

GRN Details

GRN: 192021220047014701
GRN Date: 09/08/2021 09:23:35
BRN : IB09082021085255
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: Indian Bank
BRN Date: 09/08/2021 09:08:49
Payment Ref. No: 2001231382/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Dharam Chand Jain HUF
Address: KC Villa, 46B, Chakraberia
Mobile: 9333072703
Depositor Status: Buyer/Claimants
Query No: 2001231382
Applicant's Name: Mr Ajim Ali
Identification No: 2001231382/2/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001231382/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	242020
2	2001231382/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	61764
			Total	303784

IN WORDS: THREE LAKH THREE THOUSAND SEVEN HUNDRED EIGHTY FOUR ONLY.



ভারত সরকার

Government of India

তালিকাভুক্তির আইডি / Enrollment No. 1111/62219/02407

10/03/2014

To
Azgar Ali Mondal
আজগার আলি মন্ডল
PURBAPARA
Rajarhat Gopalpur(M)
Hatiara, North 24 Parganas
West Bengal - 700157



KL820066541FT
82006654



আপনার সংখ্যা / Your No. :

5201 0281 1231

- সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

আজগার আলি মন্ডল
Azgar Ali Mondal
পিতা : ফকির আলি মন্ডল
Father : Fakir Ali Mondal



জন্মতারিখ/DOB: 19/11/1962
পুরুষ / Male

5201 0281 1231

- সাধারণ মানুষের অধিকার

আজগার আলি মন্ডল ১৯৬২

আজগার আলি মন্ডল

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AZGAR ALI MANDAL

FAKIR ALI

12/04/1967

Permanent Account Number


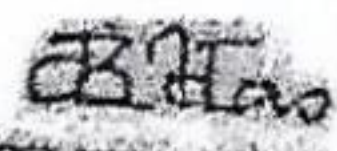
BIVPM4473K

आयकर विभाग

Signature



आयकर विभाग
आयकर विभाग

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	AABHD7425B	
नाम / NAME	DHARAM CHAND JAIN (HUF)	
निगमन/बनने की तिथि / DATE OF INCORPORATION/FORMATION	20-08-1993	
 जयपुर जिल्हा, पं.अ. - XI COMMISSIONER OF INCOME-TAX - W.B. - XI		

Dharamchand



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 0000/00642/16443

To
Dharamchand Jain

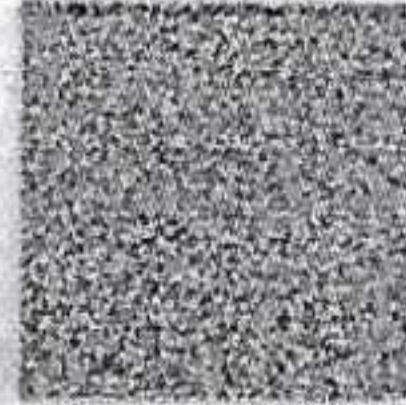
KC Villa,
46B Chakrabarti Road North 1st Floor,
Near Ajanta Dhaba,
VTC: L.R.Sarani, PO: L.r.sarani,
District: Kolkata,
State: West Bengal, PIN Code: 700020,
Mobile: 9831046541

22/04/2016

13658990



KF136589900F1



आपका आधार क्रमांक / Your Aadhaar No. :

9087 7907 2049

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India




Dharamchand Jain
DOB: 01/05/1961
Male

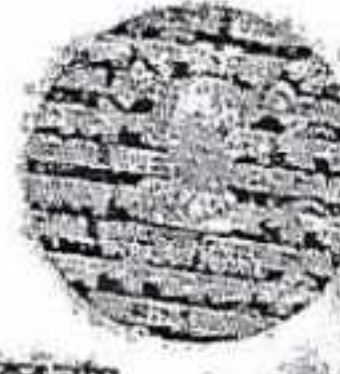

22/04/2016

9087 7907 2049

मेरा आधार, मेरी पहचान

Dharamchand Jain


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 KJM0334748

নির্বাচকের নাম : গোকুল চন্দ্র ঘোষ
 Elector's Name : Gokul Chandra Ghosh
 পিতার নাম : সুনীল কুমার ঘোষ
 Father's Name : Sunil Kumar Ghosh
 লিঙ্গ/Sex : পুং M
 জন্ম তারিখ : XXXX/1976
 Date of Birth : XXXX/1976

KJM0334748

ঠিকানা:
 ভাগ্যাবন্তপুর (পশ্চিমপাড়া),
 পূর্বপাড়াপাটনাপুর, ভাগ্যাবন্তপুর, শাসন, উত্তর ২৪
 পরগণা-700128

Address:
 BHAGYABANTAPUR (PASHCHIMPARA,
 PURBAPARA)
 DADPUR, BHAGYABANTAPUR, SHASAN, NO
 RTH 24 PARGANAS-700128

Date: 02/02/2014

121-হারাড়া নির্বাচন কেন্দ্রের নির্বাচন
 অধিকারিকের হাকেরেয় অনুকৃতি
 Facsimile Signature of the Electoral
 Registration Officer for
 121-Haraa Constituency

বিধান পরিবর্তন হলে মূল ঠিকানা থেকে এই কার্ড নং ৩-এর
 নম্বরে মূল স্থির পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই
 পরিচয়পত্রের নম্বর উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

Shamchandra
 Gokul Ch. Ghosh

Major Information of the Deed

Deed No :	I-1523-09409/2021	Date of Registration	24/08/2021
Query No / Year	1523-2001231382/2021	Office where deed is registered	
Query Date	25/07/2021 11:50:00 PM	1523-2001231382/2021	
Applicant Name, Address & Other Details	Ajim Ali Barasat Judges Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL., PIN - 700124, Mobile No. : 9831784613, Status : Advocate		
Transaction	[0101] Sale, Sale Document		
Set Forth value	Rs. 61,75,000/-		
Stampduty Paid(SD)	Rs. 2,47,020/- (Article:23)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Market Value	Rs. 61,75,000/-		
Registration Fee Paid	Rs. 61,764/- (Article:A(1), E)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Isan, Pally(Hatiara), Mouza: Hatiara, , Ward No: 13 JI No: 14, Pin Code : 700157

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-2672 (RS :-)	LR-6419	Bastu Shali	4 Dec	28,00,000/-	28,00,000/-	Width of Approach Road: 3 Ft., Adjacent to Metal Road,
L2	LR-2673 (RS :-)	LR-6419	Bastu Shali	4 Dec	28,00,000/-	28,00,000/-	Width of Approach Road: 3 Ft., Adjacent to Metal Road,
TOTAL :							
Grand Total :				8Dec	56,00,000 /-	56,00,000 /-	
Grand Total :				8Dec	56,00,000 /-	56,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	350 Sq Ft.	5,75,000/-	5,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 350 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		350 sq ft	5,75,000 /-	5,75,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Azgar Ali Mandal, (Alias: Ajgar Ali) Son of Late Fakir Ali Hatiara, City:- Bidhannagar, , P.O:- Hatiara, P.S:-New Town, District:-North24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: B1xxxxxx3K, Aadhaar No: 52xxxxxxx1231, Status :Individual, Executed by: Self, Date of Execution: 09/08/2021 Admitted by: Self, Date of Admission: 09/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/08/2021 Admitted by: Self, Date of Admission: 09/08/2021 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Dharam Chand Jain HUF KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, City:- , P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Dharamchand Jain (Presentant) Son of Late Kapoor Chand Jain KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba,, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3R, Aadhaar No: 90xxxxxxx2049 Status : Representative, Representative of : Dharam Chand Jain HUF (as Karta)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Gokul Chandra Ghosh Son of Late Sunil Kumar Ghosh Bhagyabantapur, City:- Barasat, , P.O:- Bhagyabantapur, P.S:-Barasat, District:- North 24-Parganas, West Bengal, India, PIN:- 700128			

Identifier Of Azgar Ali Mandal, Shri Dharamchand Jain

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
	Azgar Ali Mandal	Dharam Chand Jain HUF-4 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
	Azgar Ali Mandal	Dharam Chand Jain HUF-4 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
	Azgar Ali Mandal	Dharam Chand Jain HUF-350.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Isan Pally(Hatiara), Mouza: Hatiara, , Ward No: 13 JI No: 14, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2672, LR Khatian No:- 6419	Owner:আজগর আলি, Gurdian:ফকির আলি, Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	Azgar Ali Mandal
L2	LR Plot No:- 2673, LR Khatian No:- 6419	Owner:আজগর আলি, Gurdian:ফকির আলি, Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	Azgar Ali Mandal

On 09-08-2021

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

Presented for registration at 16:00 hrs on 09-08-2021, at the Private residence by Shri Dharamchand Jain ..

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 61,75,000/-

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

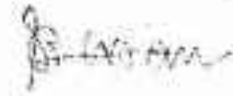
Execution is admitted on 09/08/2021 by Azgar Ali Mandal, Alias Ajar Ali, Son of Late Fakir Ali, Hatiara, P.O: Hatiara, Thana: New Town, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Muslim, by Profession Business

Indetified by Shri Gokul Chandra Ghosh, , , Son of Late Sunil Kumar Ghosh, Bhagyabantapur, P.O: Bhagyabantapur, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700128, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 09-08-2021 by Shri Dharamchand Jain, Karta, Dharam Chand Jain HUF (HUF), KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020

Indetified by Shri Gokul Chandra Ghosh, , , Son of Late Sunil Kumar Ghosh, Bhagyabantapur, P.O: Bhagyabantapur, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700128, by caste Hindu, by profession Deed Writer



Sanjoy Basak

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

On 21-08-2021

Payment of Fees

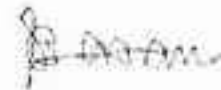
Certified that required Registration Fees payable for this document is Rs 61,764/- (A(1) = Rs 61,750/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 61,764/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/08/2021 9:24AM with Govt. Ref. No: 192021220047014701 on 09-08-2021, Amount Rs: 61,764/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB09082021085255 on 09-08-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,47,020/- and Stamp Duty paid by by online = Rs 2,42,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/08/2021 9:24AM with Govt. Ref. No: 192021220047014701 on 09-08-2021, Amount Rs: 2,42,020/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB09082021085255 on 09-08-2021, Head of Account 0030-02-103-003-02



Sanjoy Basak

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

On 24-08-2021

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

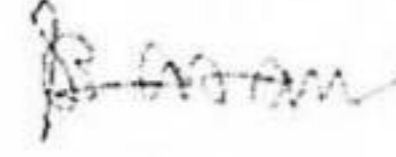
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,47,020/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1915, Amount: Rs.5,000/-, Date of Purchase: 07/08/2021, Vendor name: H C Sadhu



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2021, Page from 395460 to 395501
being No 152309409 for the year 2021.



Digitally signed by SANJOY BASAK
Date: 2021.09.02 11:41:53 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 2021/09/02 11:41:53 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)