

भारतीय गैर न्यायिक INDIA NON JUDICIAL

2-9/11/2021

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

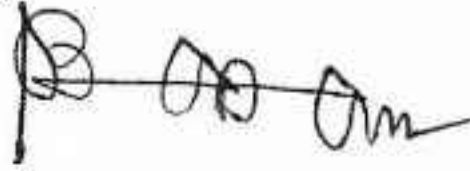
सत्यमेव जयते
INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

2/1225282/21 G 148065

18/21

Certified that the document is admitted to registration. The signature sheet / sheet's & the endorsement sheet/sheet's attached with this document's are the part of this document.



Additional Registrar Sub-Reg
Rajshahi, New Town, North 24.

24 AUG 2021

DEED OF CONVEYANCE

1. Date : 9th day of August, 2021.
2. Nature of document : Deed of Conveyance.

1912

7/8/2021

Megha Jain

KC Villa 46 B, Chakrabarti, Road, Bhawanipore, KOL-20

5000/-

1 AUG 2021

700000/-



Megha Jain



6401

Megha Jain



6402

Akbar Ali Mandal

@ Akbar Ali



6407

Gokul Ch. Choudhary
S/O. Smt. Smt. Smt. Smt. Smt.
B.S. Baranant
KOL-128

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

09 AUG 2021

(2)

3. Parties :

Vendor/Owner:

AFSAR ALI MANDAL @ AKBAR ALI, having PAN - BHOPM9835M, and Aadhaar No. - 2991 4337 2368, Son of Late Fakir Ali @ Fakir Ali Mandal, 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 :

MEGHA JAIN, having PAN - AOOPP4748Q, and Aadhaar No. - 6096 4059 8645, Wife of Sri. Saurabh Jain, residing at KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. & P.S. - Bhawanipore, Kolkata - 700020, West Bengal, 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 3.70 (THREE POINT SEVEN ZERO) 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. 6420 [recorded in the name of Akbar 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. 6420 [recorded in the name of Akbar Ali],



(4)

i.e. Total 7.70 (Seven Point Seven Zero) 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. 6420 [recorded in the name of Akbar 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 of Shali land measuring an area of 18.50 (EIGHTEEN POINT FIVE ZERO) DECIMALS, be the same a little more or less, as

(5)

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 New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt

(6)

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,

i.e. Total 38.50 (Thirty Eight Point Five Zero) Decimals, be



(7)

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), Ajgar Ali, Akbar Ali and Eman 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 was took effect after the death of said **Fakir Ali Mondal**, according to the terms and condition of the said deed of family

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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. 6420, 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 3.70 (THREE POINT SEVEN ZERO) 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

(9)

C.S. Khatian No. 1779 corresponding to L.R. Khatian No. 6420
[recorded in the name of Akbar 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. 6420
[recorded in the name of Akbar Ali],

i.e. Total 7.70 (Seven Point Seven Zero) 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. 6420 [recorded in the name
of Akbar 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

(10)

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 of Shali land measuring an area of 3.70 (THREE POINT SEVEN ZERO) DECIMALS, be the same a little more or less,

(11)

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. 6420 [recorded in the name of Akbar 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. 6420 [recorded in the name of Akbar Ali],

i.e. Total 7.70 (Seven Point Seven Zero) 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. 6420 [recorded in the name of Akbar Ali], lying and situated at MOUZA - HATIARA,

(12)

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, morefully and particularly described in the "Schedule" and hereinafter referred to as the "Said Land and Property".

Be it mentioned herein that the name of the Vendor herein has been erroneously recorded as Akbar Ali in place of his actual name and spelling as Afsar Ali Mandal, at the time of mutation before the concern B.L. & L.R.O. Rajarhat, being L.R. Khatian No. 6420, in respect of the below mentioned schedule of 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

(13)

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 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

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(14)

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, 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

(15)

posses 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 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, (her legal heirs, successor or successors, 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

(16)

part thereof and to the use of the Purchaser, (her legal heirs, successor or successors, 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 :

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.

(17)

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.

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.



(18)

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 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

(19)

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 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 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.



(21)

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.

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 her 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.

(22)

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.

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of Shali land measuring an area of 3.70 (THREE POINT SEVEN ZERO) 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. 6420 [recorded in the name of Akbar 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. 6420 [recorded in the name of Akbar Ali],

(23)

i.e. Total 7.70 (Seven Point Seven Zero) 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. 6420 [recorded in the name of Akbar 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, 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.

(24)

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

Area of land purchased = 3.70 (Three Point Seven Zero)

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 R.S. & L.R. Dag No. 2648.

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.2648

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. Ghosh
V.N.H.O. - Bhagyabandpur
P.S. - Barasat
Kolkata - 700128

Ahsan Ali Mandal @ Akbar

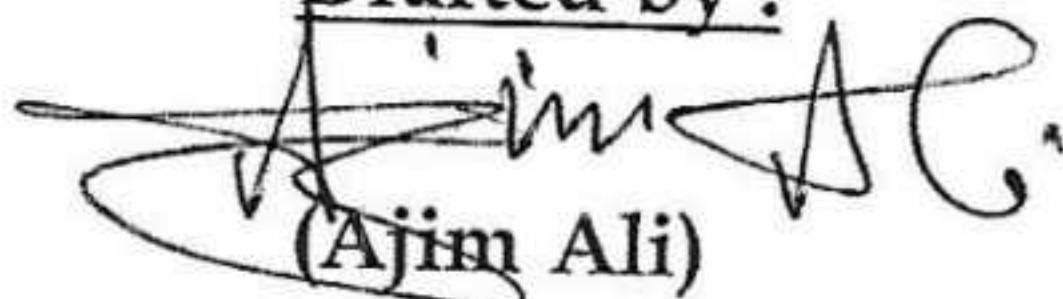
(Signature of the Owner/Vendor)

2). মেঘা সৈয়দ
স্বতঃসিদ্ধি - সাতার
বাস - সৈয়দ
কলকাতা - ৭০০১২৮

megha said

(Signature of the Purchaser)

Drafted by :

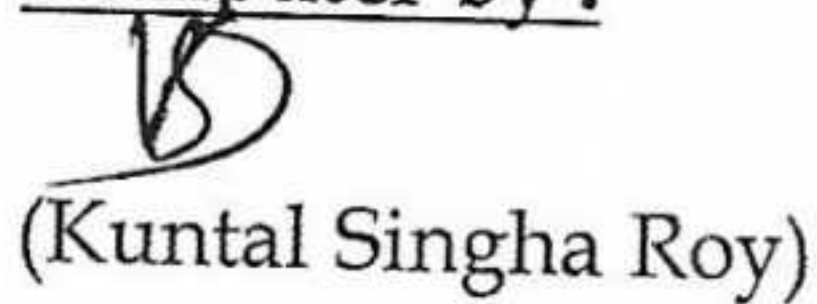

(Ajim Ali)

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 MEGHA JAIN, 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 & Branch</u>	<u>Amount</u>
23/07/2021	ICICR52021072300474582	ICICI Bank, Burra Bazar Br.	10,00,000.00
04/08/2021	ICICR52021080400366157	-- 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. Gokulch. Mishra

2. अमर बालकृष्ण शर्मा

Absar Ali Mandal

@ Akbar Ali

(Signature of the Owner/Vendor)

SITE PLAN OF R.S/L.R.DAG NO-2672,2673.R.S.KH.
NO- .L.R.KH.NO-6420.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 SMT. MEGHA JAIN

VENDOR - AFSAR ALI MANDAL alias AKBAR ALI..

LAND AREA 7.70 DECIMAL. (M/L).

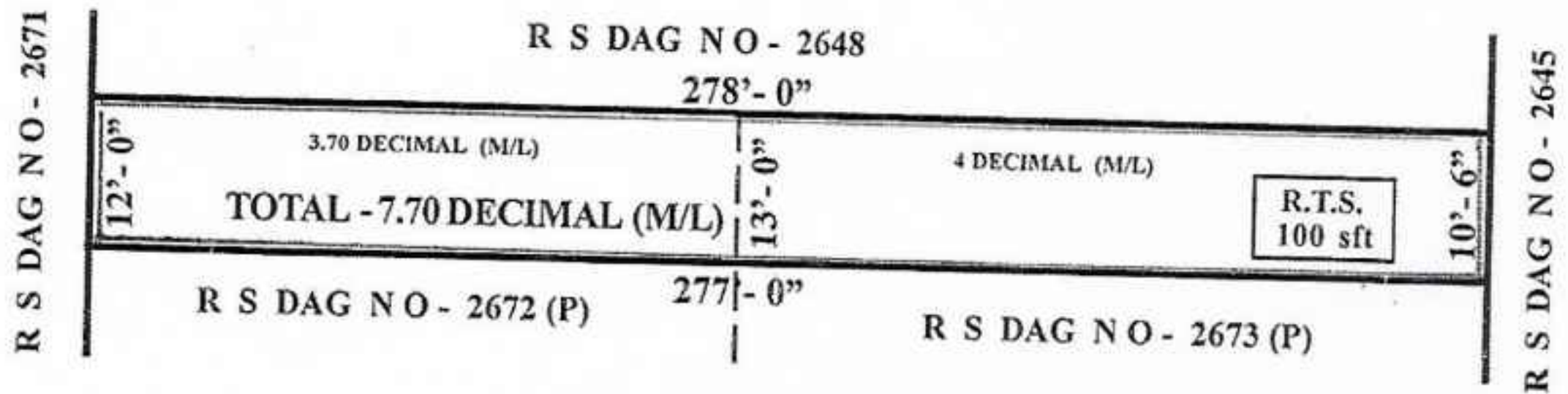
R S DAG NO - 2672 - 3.70 Decimal

R S DAG NO - 2673 - 4.00 Decimal

Total Land Area - 7.70 Decimal or



SCALE-32'=1 in



megha jain

PURCHASER'S SIGNATURE

Afsar Ali Mandal
(A) Akbar Ali












VENDOR'S SIGNATURE

Sally
3/8/21
Md. Sagiruddin Molla
(Civil Engineer)
Ghuni, Newtown. kol-157

COPIED BY

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

(1) Name : AFSAR ALI MANDAL ALIAS AKBAR ALI











LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					AS @ AKBAR ALI

Afsar Ali Mandal @ Akbar Ali

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : MEGHA JAIN


LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					me Megha Jain

Megha Jain

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

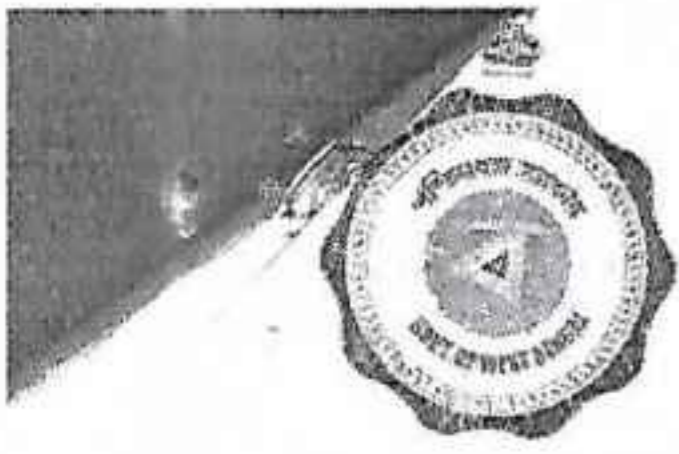
Signature of the Presentant

(3) Name :

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

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



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

GRN Details

GRN: 192021220047030551
GRN Date: 09/08/2021 09:44:19
BRN : IB09082021085315
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: Indian Bank
BRN Date: 09/08/2021 09:08:24
Payment Ref. No: 2001225282/3/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Smt Megha Jain
Address: KC Villa, 46B, Chakraberia
Mobile: 9333072703
Depositor Status: Buyer/Claimants
Query No: 2001225282
Applicant's Name: Mr Ajim Ali
Identification No: 2001225282/3/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001225282/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	242020
2	2001225282/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	61764
			Total	303784

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

आयकर विभाग
INCOME TAX DEPARTMENT
MEGHA JAIN


भारत सरकार
GOVT. OF INDIA

JATANLAL ROOPCHAND PATANI

16/10/1987
Permanent Account Number

AOOPP4748Q

Megha Jain
Signature



megha said.



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 0000/00642/16348

To
Megha Jain

KC Villa,
46B Chakraberia Road North,
Ajanta Dhaba,
VTC: L.R.Sarani, PO: L.R.sarani,
District: Kolkata,
State: West Bengal, PIN Code: 700020,
Mobile: 9830080931

24/04/2016

12858959



KF126589895F1



आपका आधार क्रमांक / Your Aadhaar No. :

6096 4059 8645

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Megha Jain
DOB: 16/10/1987
Female

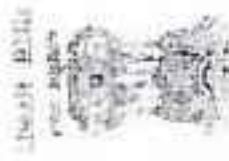
6096 4059 8645

मेरा आधार, मेरी पहचान

24/04/2016

megha jain.

1

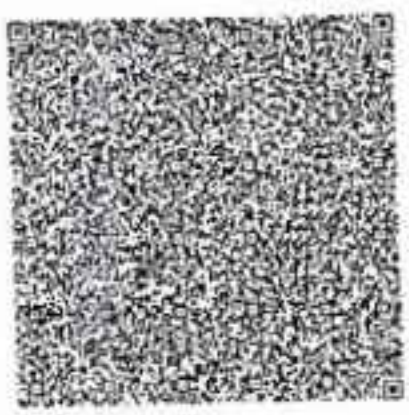


Unique Identification Authority of India

Enrollment No : 2834/09124/00388

Afsar Ali Mandal
Afsar Ali

To
Afsar Ali Mandal
C/O Fakir Ali Mandal,
METHO PARA, NEW TOWN,
VTC, Rajarhat Gopalpur(M),
P.O: Haliara,
Sub District: North 24 Parganas, District: North 24
Parganas,
State: West Bengal,
PIN Code: 700157,
Mobile: 9530864999
76197858
MF761978580Fi



आपका Enrollment / Your No. :
2991 4337 2368

मेरा पहचान



भारत सरकार
Government of India



Afsar Ali Mandal
DOB : 19/07/1985
Male

Issue Date : 15/02/2014



उत्पन्न का प्रमाण है नाभिकता का ही।
सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन
से पहचान प्रमाणित करें।

is a proof of identity, not of citizenship.
Verify identity using Secure QR Code / Offline XML /
Online Authentication.

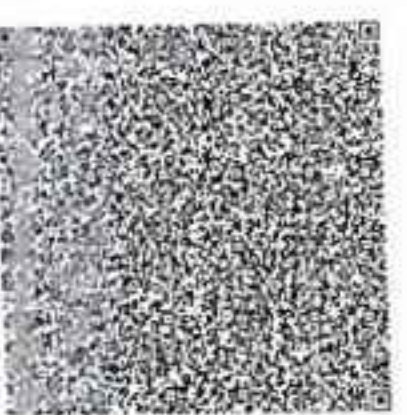
देश भर में मान्य है।
कई सरकारी और गैर सरकारी सेवाओं
को पाना आसान बनाता है।
मैं मोबाइल नंबर और ईमेल ID अपडेट रखें।
आपको अपने स्मार्ट फोन पर रखें, mAadhaar App
के साथ।
Aadhaar is valid throughout the country.
Aadhaar helps you avail various Government
and non-Government services easily.
Keep your mobile number & email ID updated
in Aadhaar.
Carry Aadhaar in your smart phone – use
mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address: C/O: Fakir Ali Mandal,
METHO PARA, NEW TOWN,
Rajarhat Gopalpur(M), North 24
Parganas, West Bengal, 700157

Print Date : 13/05/2021



2991 4337 2368

आयकर विभाग
INCOME TAX DEPARTMENT
AFSAR ALI MANDAL
FAKIR ALI



भारत सरकार
GOVT. OF INDIA

20/02/1973

Permanent Account Number

BHOPM9835M

Afsar Ali Mandal


Signature

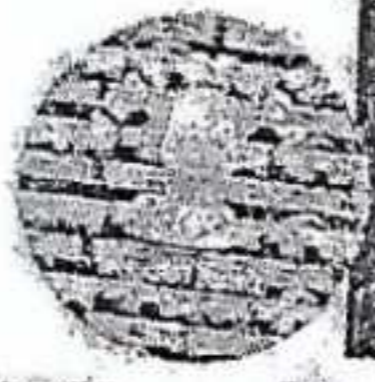



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTTISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, प्लॉट नं. 3, सेक्टर 11, नवी मुंबई
प्लॉट नं: 3, सेक्टर 11, नवी मुंबई-400 614

Afsar Ali Mandal
@ Akbar Ali


 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 : পু/ M
 জন্ম তারিখ : XXXX/1976
 Date of Birth : XXXX/1976

KJM0334748

ঠিকানা:
 ভাগ্যাবন্তপুর (পশ্চিমপাড়া),
 পূর্ব পাড়া/দাদপুর, ভাগ্যাবন্তপুর, শাসন, উত্তর ২৪
 পরগণা-700128

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

Date: 02/02/2014

121-হাড়া নির্বাচন কেন্দ্রের নির্বাচন নিবন্ধন
 অধিকারিকের স্বাক্ষরে অনুকৃত
 Facsimile Signature of the Electoral
 Registration Officer for
 121-Harad Constituency

বিধান পরিবর্তন হলে নতুন ঠিকানাতে ভোটাভূমি পরিবর্তন করা হবে।
 পরিবর্তন হলে নতুন ঠিকানাতে ভোটাভূমি পরিবর্তন করা হবে।
 পরিবর্তন হলে নতুন ঠিকানাতে ভোটাভূমি পরিবর্তন করা হবে।

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.

Gokul ch. Ghosh

Major Information of the Deed

Deed No :	I-1523-09411/2021	Date of Registration	24/08/2021
Query No / Year	1523-2001225282/2021	Office where deed is registered	
Query Date	25/07/2021 5:42:57 PM	1523-2001225282/2021	
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	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value	Rs. 61,75,000/-	Market Value	Rs. 61,75,000/-
Stampduty Paid(SD)	Rs. 2,47,020/- (Article:23)	Registration Fee Paid	Rs. 61,764/- (Article:A(1), 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:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Isa 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-6420	Bastu Shali	3.7 Dec	28,00,000/-	28,00,000/-	Width of Approach Road: 3 Ft., Adjacent to Metal Road,
L2	LR-2673 (RS :-)	LR-6420	Bastu Shali	4 Dec	28,00,000/-	28,00,000/-	Width of Approach Road: 3 Ft., Adjacent to Metal Road,
TOTAL :				7.7Dec	56,00,000 /-	56,00,000 /-	
Grand Total :				7.7Dec	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 /-
----------------	------------------	--------------------	--------------------

Details :

No	Name,Address,Photo,Finger print and Signature
1	Afsar Ali Mandal, (Alias: Akbar 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: BHxxxxxx5M, Aadhaar No: 29xxxxxxxx2368, 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 :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt Megha Jain (Presentant) Wife of Shri Saurabh 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: Female, B. Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AOxxxxxx8Q, Aadhaar No: 60xxxxxxxx8645, Status :Individual, Executed by: Self, Date of Execution: 09/08/2021, Admitted by: Self, Date of Admission: 09/08/2021 ,Place : Pvt. Residence

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 Afsar Ali Mandal, Smt Megha Jain

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Afsar Ali Mandal	Smt Megha Jain-3.7 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Afsar Ali Mandal	Smt Megha Jain-4 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Afsar Ali Mandal	Smt Megha Jain-350.00000000 Sq Ft

Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Hatia
ally(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:- 6420	Owner:আকবর আলি, Gurdian:ফকির আলি, Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Afsar Ali Mandal
L2	LR Plot No:- 2673, LR Khatian No:- 6420	Owner:আকবর আলি, Gurdian:ফকির আলি, Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	Afsar Ali Mandal

On 09-08-2021

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

Presented for registration at 16:10 hrs on 09-08-2021, at the Private residence by Smt Megha Jain ,Claimant


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 1. Afsar Ali Mandal, Alias Akbar 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, 2. Smt Megha Jain, Wife of Shri Saurabh Jain, KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O: Bhawanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, 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 Business


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

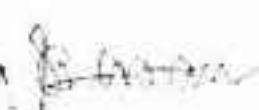
Certified that required Registration Fees payable for this document is Rs 61,764/- (A(1) = Rs 61,750/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 61,764/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/08/2021 9:45AM with Govt. Ref. No: 192021220047030551 on 09-08-2021, Amount Rs: 61,764/-, Bank Indian Bank (IDIB000C001), Ref. No. IB09082021085315 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 9:45AM with Govt. Ref. No: 192021220047030551 on 09-08-2021, Amount Rs: 2,42,020/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB09082021085315 on 09-08-2021, Head of Account 0030-02-103-003


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

08-2021

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

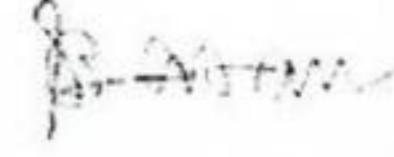
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 2 of Indian Stamp Act 1899.

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 1912, 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 395567 to 395608
being No 152309411 for the year 2021.



Digitally signed by SANJOY BASAK
Date: 2021.09.02 12:19:24 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2021/09/02 12:19:24 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)