

SLNO. 6502

Deed no. I - 06609/2021



# DEED OF CONVEYANCE



: Drafted by :

AJIM ALI

Advocate,

Barasat Judges' Court

Mobile : 9831784613



65028

1-06609/2021



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

2/944277/21

123746

17/6/21

Certified that this document is correct in  
form and content. The revenue stamp is valid  
& the endorsement of computers attached  
with this document is the part of this  
document.

*[Handwritten Signature]*

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

25 JUN 2021

DEED OF CONVEYANCE

1. Date : 17th day of June, 2021.

2. Nature of document : Deed of Conveyance



658

15/06/2021

Rikhab Chand Jain

Meghdoot, 99, Moulana Abdul Kalam Azad Sarani, Kol-

5000

4 MAY 2021

500000

अरशाना



4926

अरशाना



4929



Additional District Sub-Registrar  
Bargarh, New Town, North 28-Pes

17 JUN 2021

Gyangupta

Sho Ranbansid Gupta

Sh. K. K. Bhattacharya law

Holowah-711101



(2)

3. Parties :

Vendor/Owner:

SRI. SURESH KUMAR JAISWAL, having PAN - ACVPJ9530H, and Aadhaar No. 4166 2181 4600, Son of Late Kanhaiya Shaw, residing at Hatiara, Rabindra Nazrul Nagar, P.O. - Hatiara, P.S. - New Town, Kolkata - 700157, District - North 24 Parganas, West Bengal [formerly reside at 77C, Raja Ram Mohan Sarani, P.S. - Manicktala, Kolkata - 700009, by faith - Hindu, by Nationality - Indian, by occupation - Business, hereinafter called and referred to as the Party of the **First Part**.

3.1. Purchaser :

SRI. RIKHAB CHAND JAIN, having PAN - ACTPJ6027D, and Aadhaar No. 8071 0568 5043, Son of Bhanwar Lal Jain, residing at Meghdoot, 99, Moulana Abdul KalamAzad Sarani, Kadapara, 3rd Floor, Block - B, P.O. - Kankurgachi, P.S. - Phoolbagan, Kolkata - 700054, West Benal, by faith - Hindu, by Nationality - Indian, by Occupation - Business, hereinafter called and referred to as the Party of the **Second Part**.

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 1.1322 (ONE POINT ONE THREE TWO TWO TWO) DECIMALS, be the same a little more or less, as 306 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. 1175, corresponding to R.S. Khatian No. 962,

corresponding to L.R. Khatian No. 9778 [recorded in the name

of Lalita Agarwal],

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.



(4)

2695, corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian No. 1175, corresponding to R.S. Khatian No. 962, corresponding to L.R. Khatian No. 9778 [recorded in the name of Lalita Agarwal],

And

ALL THAT piece and parcel of Shali land measuring an area of 0.6529 (ZERO POINT SIX FIVE TWO NINE) DECIMALS, be the same a little more or less, as 234 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. 1175, corresponding to R.S. Khatian No. 962, corresponding to L.R. Khatian No. 10021 [recorded in the name of Kamala Kanta Nath],

i.e. Total 5.7851 (FIVE POINT SEVEN EIGHT FIVE ONE) DECIMALS, be the same a little more or less, equivalent to 03 Cottahs 08 Chittacks, be the same a little more or less, alongwith Tiles shed measuring about - 100 Sq.ft., comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672 and C.S. Dag No. 2695, corresponding to R.S. & L.R. Dag No. 2673, both under C.S. Khatian No. 1175,



(5)

corresponding to R.S. Khatian No. 962, corresponding to L.R. Khatian No. 9778 [recorded in the name of Lalita Agarwal], and L.R. Khatian No. 10021 [recorded in the name of Kamala Kanta Nath], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, 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 more fully and particularly described in the "Schedule" and hereinafter referred to as the "Said Land and Property".

5. Background/ Devolution of Title:

WHEREAS one Smt. Lalita Agarwal, Wife of Bal Krishna Agarwal, became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 1.7851 (ONE POINT SEVEN EIGHT FIVE ONE) DECIMALS, be the same a little more or less, out of 37 Decimals, comprised in C.S. Dag



(6)

No. 2694, corresponding to R.S. Dag No. 2672, under C.S. Khatian No. 1175, corresponding to R.S. Khatian No. 962,

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. Dag No. 2673, under C.S. Khatian No. 1175, corresponding to R.S. Khatian No. 962,

i.e. Total 5.7851 (FIVE POINT SEVEN EIGHT FIVE ONE) DECIMALS, be the same a little more or less, equivalent to 03 Cottahs 08 Chittacks, be the same a little more or less, comprised in C.S. Dag No. 2694, corresponding to R.S. Dag No. 2672 and C.S. Dag No. 2695, corresponding to R.S. Dag No. 2673, both under C.S. Khatian No. 1175, corresponding to R.S. Khatian No. 962, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat-Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old - 10), P.S. - formerly Rajarhat



(7).

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, by virtue of purchase from **Kamala Kanta Nath** alias **Kamal Kanta Nath**, through a Bengali Sale Deed, duly executed and registered on 10/05/1985, before the S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 212, Pages from 128 to 130, being No. 05688 for the year 1985 and being in peaceful possession over the aforesaid property, mutated her name in the present L.R. R.O.R. vide L.R. Khatian No. 9778 under L.R. Dag No. 2672 as the nature of Shali in respect of the aforesaid 01 Decimal of land as 306 share out of 37 Decimals and also mutated her name in the present L.R. R.O.R. vide L.R. Khatian No. 9778 under L.R. Dag No. 2673 as the nature of Shali in respect of the aforesaid 04 Decimal of land as 1000 share out of 40 Decimals and absolutely seized and possessed the same,

It is mentioned here that till date some of the aforesaid land recorded in the name of predecessor-in-title namely Kamala



(8)

Kanta Nath, under L.R. Khatian No. 10021, which to be added in the name of present Vendor's Khatian herein and/or under L.R. Khatian, being No. 9778.

AND WHEREAS while being in peaceful possession over the aforesaid purchased property, said **Smt. Lalita Agarwal**, sold, transferred and conveyed the same, i.e. ALL THAT piece and parcel of Shali land measuring an area of 1.1322 (ONE POINT ONE THREE TWO TWO) DECIMALS, be the same a little more or less, as 306 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. 1175, corresponding to R.S. Khatian No. 962, corresponding to L.R. Khatian No. 9778 [recorded in the name of Lalita Agarwal],

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. 1175, corresponding to R.S. Khatian No. 962,



(9)

corresponding to L.R. Khatian No. 9778 [recorded in the name of Lalita Agarwal],

And

ALL THAT piece and parcel of Shali land measuring an area of 0.6529 (ZERO POINT SIX FIVE TWO NINE) DECIMALS, be the same a little more or less, as 234 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. 1175, corresponding to R.S. Khatian No. 962, corresponding to L.R. Khatian No. 10021 [recorded in the name of Kamala Kanta Nath],

i.e. Total 5.7851 (FIVE POINT SEVEN EIGHT FIVE ONE) DECIMALS, be the same a little more or less, equivalent to 03 Cottahs 08 Chittacks, be the same a little more or less, comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672 and C.S. Dag No. 2695, corresponding to R.S. & L.R. Dag No. 2673, both under C.S. Khatian No. 1175, corresponding to R.S. Khatian No. 962, corresponding to L.R. Khatian No. 9778 [recorded in the name of Lalita Agarwal], and L.R. Khatian No. 10021 [recorded in the name of Kamala



(10)

Kanta Nath], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, 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, by virtue of a Bengali Sale Deed, duly registered on 22/07/1997, before the S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 103, Pages from 202 to 208, being No. 04962 for the year 1997 and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over the aforesaid purchased property, Vendor herein constructed a Tiles Shed, in below schedule of property.

AND WHEREAS by virtue of aforesaid sale deed, said VENDOR herein, became the sole and absolute owner of ALL



(11)

THAT piece and parcel of Shali land measuring an area of 1.1322 (ONE POINT ONE THREE TWO TWO) DECIMALS, be the same a little more or less, as 306 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. 1175, corresponding to R.S. Khatian No. 962, corresponding to L.R. Khatian No. 9778 [recorded in the name of Lalita Agarwal],

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. 1175, corresponding to R.S. Khatian No. 962, corresponding to L.R. Khatian No. 9778 [recorded in the name of Lalita Agarwal],

And

ALL THAT piece and parcel of Shali land measuring an area of 0.6529 (ZERO POINT SIX FIVE TWO NINE) DECIMALS, be the same a little more or less, as 234 share out of 37 Decimals, comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R.



(12)

Dag No. 2672, under C.S. Khatian No. 1175, corresponding to R.S. Khatian No. 962, corresponding to L.R. Khatian No. 10021 [recorded in the name of Kamala Kanta Nath],

i.e. Total 5.7851 (FIVE POINT SEVEN EIGHT FIVE ONE) DECIMALS, be the same a little more or less, equivalent to 03 Cottahs 08 Chittacks, be the same a little more or less, alongwith Tiles shed measuring about - 100 Sq.ft., comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672 and C.S. Dag No. 2695, corresponding to R.S. & L.R. Dag No. 2673, both under C.S. Khatian No. 1175, corresponding to R.S. Khatian No. 962, corresponding to L.R. Khatian No. 9778 [recorded in the name of Lalita Agarwal], and L.R. Khatian.No. 10021, [recorded in the name of Kamala Kanta Nath], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, 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



(13)

present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, and since then have been enjoying the said land and property and hereditaments, which is free from all encumbrances, liens, charges and mortgages whatsoever, by paying usual rents and taxes to the proper authorities and have 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 1.1322 (ONE POINT ONE THREE TWO TWO) DECIMALS, be the same a little more or less, as 306 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. 1175, corresponding to R.S. Khatian No. 962, corresponding to L.R. Khatian No. 9778 [recorded in the name of Lalita Agarwal],

And

ALL THAT piece and parcel of Shali land measuring an area



(14)

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. 1175, corresponding to R.S. Khatian No. 962, corresponding to L.R. Khatian No. 9778 [recorded in the name of Lalita Agarwal],

And

ALL THAT piece and parcel of Shali land measuring an area of 0.6529 (ZERO POINT SIX FIVE TWO NINE) DECIMALS, be the same a little more or less, as 234 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. 1175, corresponding to R.S. Khatian No. 962, corresponding to L.R. Khatian No. 10021 [recorded in the name of Kamala Kanta Nath],

i.e. Total 5.7851 (FIVE POINT SEVEN EIGHT FIVE ONE) DECIMALS, be the same a little more or less, equivalent to 03 Cottahs 08 Chittacks, be the same a little more or less, alongwith Tiles shed measuring about - 100 Sq.ft., comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No.



(15)

2672 and C.S. Dag No. 2695, corresponding to R.S. & L.R. Dag No. 2673, both under C.S. Khatian No. 1175, corresponding to R.S. Khatian No. 962, corresponding to L.R. Khatian No. 9778 [recorded in the name of Lalita Agarwal], and L.R. Khatian No. 10021 [recorded in the name of Kamala Kanta Nath], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, 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" and also delineated by RED colour border in the annexed Plan hereto, and since then he has been enjoying the said property, free from all encumbrances, at or for the total consideration of Rs. 43,22,500.00 (Rupees Forty Three Lakh Twenty Two Thousand Five Hundred) only.



(16)

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. 43,22,500.00 (Rupees Forty Three Lakh Twenty Two Thousand Five Hundred) 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 1.1322 (ONE POINT ONE THREE TWO TWO) DECIMALS, be the same a little more or less, as 306 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. 1175, corresponding to R.S. Khatian No. 962, corresponding to L.R. Khatian No. 9778 [recorded in the name of Lalita Agarwal],

And

ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) DECIMALS, be the same a little more or less,



(17)

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. 1175, corresponding to R.S. Khatian No. 962, corresponding to L.R. Khatian No. 9778 [recorded in the name of Lalita Agarwal],

And

ALL THAT piece and parcel of Shali land measuring an area of 0.6529 (ZERO POINT SIX FIVE TWO NINE) DECIMALS, be the same a little more or less, as 234 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. 1175, corresponding to R.S. Khatian No. 962; corresponding to L.R. Khatian No. 10021 [recorded in the name of Kamala Kanta Nath],

i.e. Total 5.7851 (FIVE POINT SEVEN EIGHT FIVE ONE) DECIMALS, be the same a little more or less, equivalent to 03 Cottahs 08 Chittacks, be the same a little more or less, alongwith Tiles shed measuring about - 100 Sq.ft., comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672 and C.S. Dag No. 2695, corresponding to R.S. & L.R.



(18)

Dag No. 2673, both under C.S. Khatian No. 1175, corresponding to R.S. Khatian No. 962, corresponding to L.R. Khatian No. 9778 [recorded in the name of Lalita Agarwal], and L.R. Khatian No. 10021 [recorded in the name of Kamala Kanta Nath], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, 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. 43,22,500.00 (Rupees Forty Three Lakh Twenty Two Thousand Five Hundred) only paid by the Purchaser to the Owner/Vendor at or immediately before the execution to these presents (the receipt whereof



(19)

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/remainders, rents, issued 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 property 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 law 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



(21)

all times hereafter peaceably and equitably 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, (his legal heirs, successor or successors, administrators and assigns) do or cause to be done



(22)

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, (his 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.



(23)

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 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 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,



(24)

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 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



(25)

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 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 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.



(27)

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.

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

WJ



THAT the Owner by this Indenture do hereby accord their consent to the Purchaser for mutating their 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.



SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of Shali land measuring an area of 1.1322 (ONE POINT ONE THREE TWO TWO) DECIMALS, be the same a little more or less, as 306 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. 1175, corresponding to R.S. Khatian No. 962, corresponding to L.R. Khatian No. 9778 [recorded in the name of Lalita Agarwal],

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. 1175, corresponding to R.S. Khatian No. 962, corresponding to L.R. Khatian No. 9778 [recorded in the name of Lalita Agarwal],

And

ALL THAT piece and parcel of Shali land measuring an area of 0.6529 (ZERO POINT SIX FIVE TWO NINE) DECIMALS, be the same a little more or less, as 234 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. 1175, corresponding to R.S. Khatian No. 962, corresponding to L.R. Khatian No. 10021 [recorded in the name of Kamala Kanta Nath],

i.e. Total 5.7851 (FIVE POINT SEVEN EIGHT FIVE ONE) DECIMALS, be the same a little more or less, equivalent to 03 Cottahs 08 Chittacks, be the same a little more or less, including 6'-00" wide common passage, alongwith Tiles shed measuring about - 100 Sq.ft. and a boring Tube Well stand thereon, comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672 and C.S. Dag No. 2695, corresponding to R.S. & L.R. Dag No. 2673, both under C.S. Khatian No. 1175, corresponding to R.S. Khatian No. 962, corresponding to L.R. Khatian No. 9778 [recorded in the name of Lalita Agarwal], and L.R. Khatian No. 10021 [recorded in the name of Kamala Kanta Nath], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat-Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No.



(31)

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 = 1.7851 (One Point Seven Eight Five  
One) Decimals,

---

And

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

Area of land purchased = 04 (Four) Decimals,

---



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

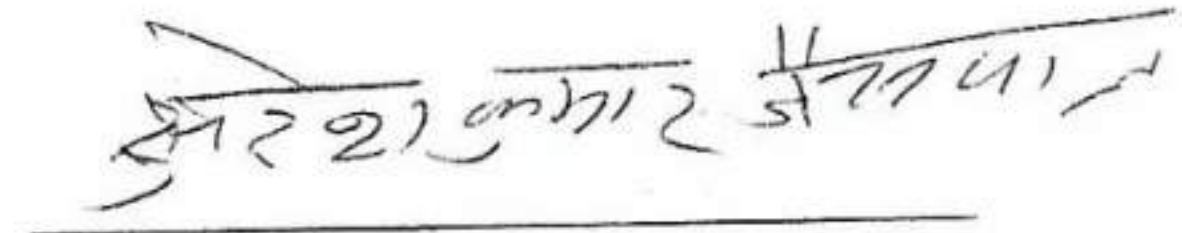
SIGNED SEALED AND DELIVERED BY  
THE PARTIES IN THE PRESENCE OF:

Witnesses:

1).

*Gyengeptei*

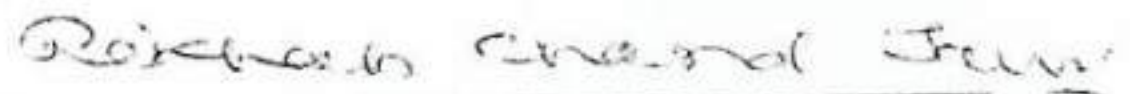
2/4 K.K. Bhattacharya  
Lane Howrah-71101



(Signature of the Owner/Vendor)

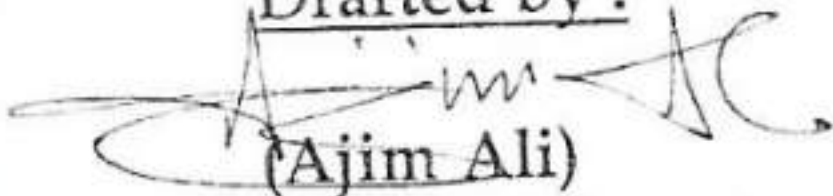
2). *S. K. Singh*

Shailish Kr Singh  
24 Bon Bitasi Bazar  
Road Shandhya Bazar  
Howrah 71101



(Signature of the Purchaser)

Drafted by :



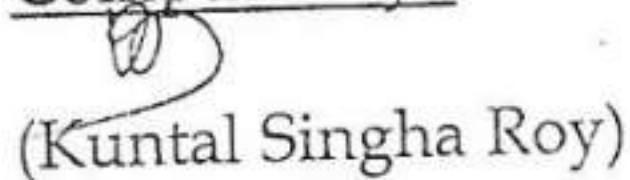
(Ajim Ali)

Advocate,

Barasat Judges Court.

WB-496/2004

Computer by :



Barasat Court.



(32)

Total 5.7851 (FIVE POINT SEVEN EIGHT FIVE ONE) DECIMALS, be the same a little more or less, equivalent to 03 Cottahs 08 Chittacks,

alongwith

Area of structure purchased = 100 (One Hundred) Sq.ft,

BUTTED AND BOUNDED AS UNDER:

- On the North : By Part of R.S. & L.R. Dag Nos. 2672 & 2673.  
On the South : By 6'-00" wide common passage then R.S.  
& L.R. Dag Nos. 2674 & 2675.  
On the East : By Part of R.S. & L.R. Dag No. 2673.  
On the West : By Part of R.S. & L.R. Dag No. 2672.

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 43,22,500.00 (Rupees Forty Three Lakh Twenty Two Thousand Five Hundred) only from SRI. RIKHAB CHAND JAIN, the Purchaser herein as the full and final consideration money as per the memo given below :

<u>Date</u>	<u>Cheque No./Cash.</u>	<u>Bank &amp; Branch</u>	<u>Amount</u>
30/05/2021	000214	HDFC Bank, Lake Town,	43,22,500.00

Total Rs. 43,22,500.00

(Rupees Forty Three Lakh Twenty Two Thousand Five Hundred) only.

I have received the entire consideration.

Witnesses :

1). *Gyenyupta*

2). *Shailish kumar Singh*

*27/05/2021*

(Signature of the Owner/Vendor)



SITE PLAN OF R.S/L.R.DAG NO-2672,2673.R.S.KH. 1699,1700,1911.L.R.KH.NO-9778,10021.AT MOUZA-HATIARA.J.L. NO-14,P.S-FORMER-RAJARHAT,THERE AFTER-NEW TOWN,AND AT PRESENT-ECO PARK. DIST. NORTH 24 PARGANAS.UNDER-BIDHAN NAGAR MUNICIPAL CORPORATION. NEW WORD NO-13.OLD WORD NO-10.

PURCHASER - RIKHAB CHAND JAIN.

VENDOR - SHRI. SURESH KUMAR JAISWAL.

TOTAL LAND AREA - 5.7851 Decimal or 3K - 8 CHH. (M/L).

(INCLUDING 6'-0" WIDE COMMON PASSAGE)

R S DAG NO - 2672 - 1.7851 Decimal

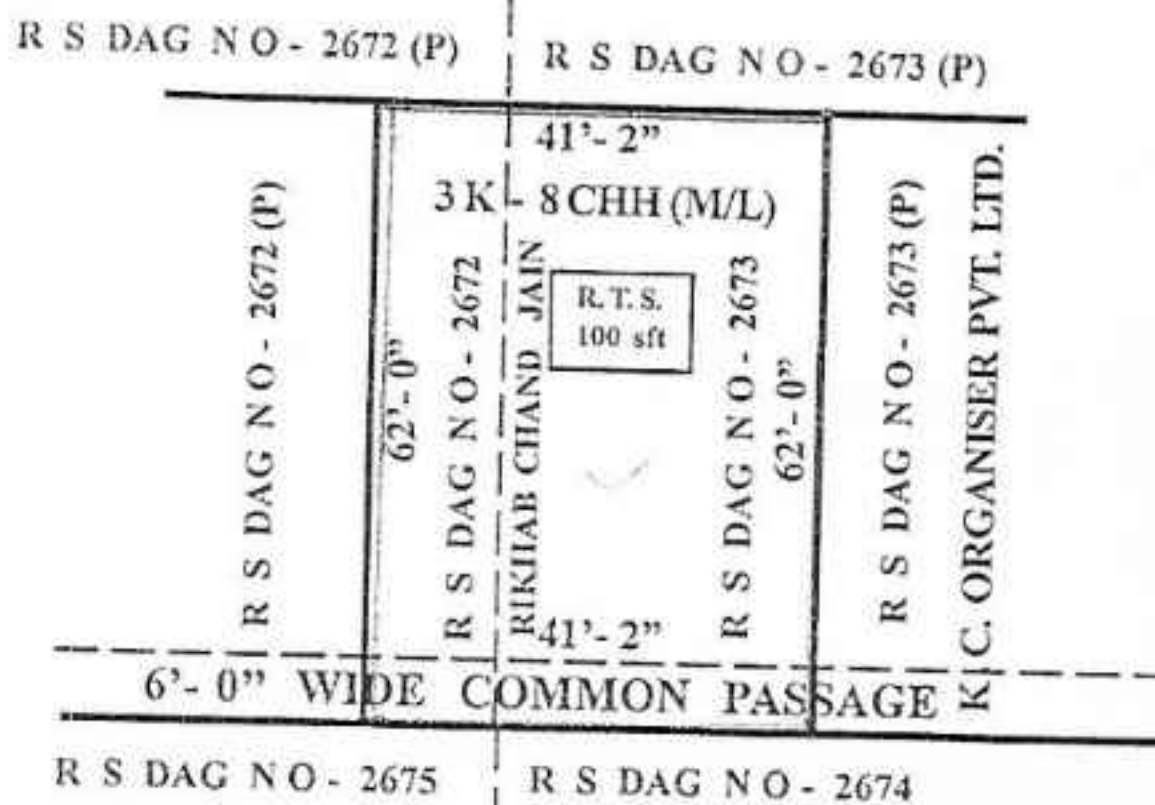
R S DAG NO - 2673 - 4.0000 Decimal

Total Land Area - 5.7851 Decimal or

Equivalent to - 3k - 8 chh (M/L).



SCALE-32'=1 in



*Rikhab Chand Jain*

PURCHASER'S SIGNATURE

*Shri. Suresh Kumar Jaiswal*

VENDOR'S SIGNATURE

*Md. Sagiruddin Molla*  
2/6/21












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

COPIED BY



# ORDER RULE 44A OF THE I.R. ACT 1908












Name :

LITTLE	RING	MIDDLE	FORE	THUMB	 ২১২ ডাঃ মহাশয় হাজির ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Signature of the Presentant

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


(2) Name :

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

*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	 ডান হাত
THUMB	FORE	MIDDLE	RING	LITTLE	

Signature of the Presentant

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



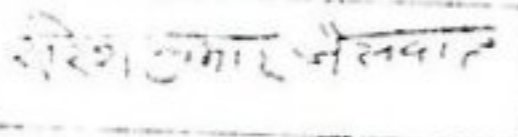
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**ACVPJ9530H**

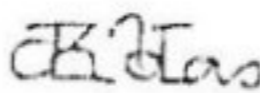


नाम / NAME  
**SURESH KUMAR JAISWAL**

पिता का नाम / FATHER'S NAME  
**KANHAIYA SHAW**

जन्म तिथि / DATE OF BIRTH  
**22-06-1953**

हस्ताक्षर / SIGNATURE  


  
 आयकर आयुक्त, प.ब.-XI  
 COMMISSIONER OF INCOME-TAX, W.B. - XI

सुरेश कुमार जैसवाल

In case this card is lost/ found, kindly inform/ return to  
 the issuing authority :  
 Joint Commissioner of Income-tax (Systems & Technical),  
 P-7,  
 Chowringhee Square,  
 Calcutta - 700 069.

इस कार्ड के खोने / पाए जाने पर कृपया जहाँ जारी करने  
 वाले अधिकारी को सूचित / वापस कर दें  
 विपिन आचार्य (पत्रिका एवं तकनीकी),  
 पी-7,  
 चौहिंगी स्क्वायर,  
 कोलकाता - 700 069.





भारत सरकार

भारत सरकार

Government of India

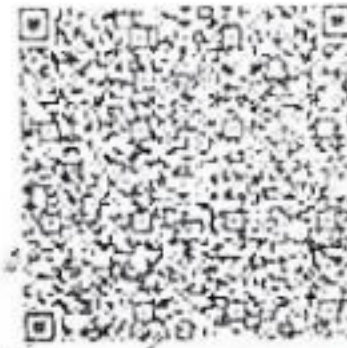
Enrollment No.: 1111/30713/01645

To  
Suresh Kumar Jaiswal  
S/O. Kanhaiya Shaw  
HATIYARA RABINDRA NAZRUL NAGAR  
Hatara  
Hatara  
North 24 Paraganas North 24 Parganas  
West Bengal 700157

22/08/2015  
284074281



MP840742816FT



आपका क्रमांक / Your No. :

4166 2181 4600

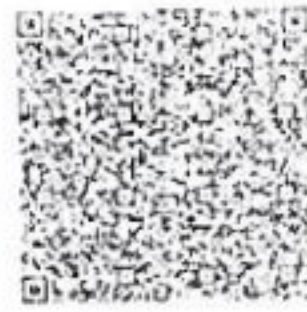
- आम आदमी का अधिकार



भारत सरकार  
Government of India



Suresh Kumar Jaiswal  
DOB 22/06/1953  
Male



4166 2181 4600

- आम आदमी का अधिकार

सुरेश कुमार जैसवाल



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/886431

স্বীকৃতি কার্ড



ভোটারের নাম : সার্বদা সুরেশ

পিতার নাম : সুরেশ চন্দ্র

স্বামীর নাম : কানাইচন্দ্র

পিতার নাম : সুরেশ চন্দ্র

বয়স : ৪০

বয়স : ৪০

AGE 35 ON 1.1.1995 : 40

বয়স : ৪০

সুরেশ চন্দ্র সার্বদা





ELECTION COMMISSION OF INDIA  
ভারতের নির্বাচন কমিশন

IDENTITY CARD

DKN2542595

পরিচয় পত্র



Elector's Name	Rikhab chand Jain
নির্বাচকের নাম	রিখাব চাঁদ জৈন
Father's Name	Bhanwarlal
পিতার নাম	ভানওয়ারলাল
Sex	M
লিঙ্গ	পুং
Age as on 1.1.2000	45
১.১.২০০০-এ বয়স	৪৫

Rikhab Chand Jain

Address

72 BANGUR AVENUE(BLOCK D) LAKE  
TOWN North 24 - Parganas 700055

ঠিকানা

৭২ বঙ্গুর এভিনিউ(ব্লক ডি) লেক টাউন উত্তর ২৪  
পরগনা ৭০০০৫৫

Facsimile Signature  
Electoral Registration Officer

নির্বাচক নিবন্ধন অধিকারিক

For 139-Belgachia East

Assembly Constituency

১৩৯-বেলগাছিয়া পূর্ব

বিধানসভা নির্বাচন ক্ষেত্র

Place North 24 - Parganas

স্থান উত্তর ২৪ পরগনা

Date 02.09.2000

তারিখ ০২.০৯.২০০০

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ACTPJ6027D



नाम / NAME

RIKHAB CHAND JAIN

पिता का नाम / FATHER'S NAME

BHANWAR LAL JAIN

जन्म तिथि / DATE OF BIRTH

20-07-1955

हस्ताक्षर / SIGNATURE

*[Handwritten signature]*

*[Handwritten signature]*

आयकर अधीक्षक, ए.ए.ए.ओ.

COMMISSIONER OF INCOME-TAX, W.E. XI

1

*[Handwritten signature]*

*Rikhab Chand Jain*





ভারত সরকার  
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

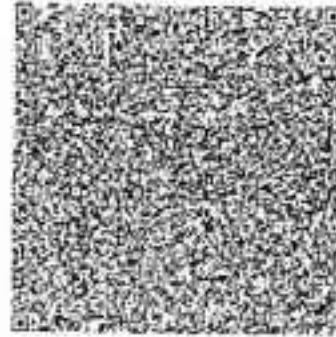
তালিকাভুক্তির নম্বর/ Enrolment No.: 0635/10349/51969

To  
রেক্ষাব চন্দ জৈন  
Rikhab Chand Jain  
C/O: Bhanwar Lal Jain  
BLOCK-B, 3RD FLOOR  
99 MOULANA ABUL KALAM AZAD SARANI  
KADAPARA  
Kankurgachi  
Kankurgachi  
Kolkata West Bengal - 700054  
9331230411

Download Date: 14/01/2021

Issue Date: 07/01/2021

Valid: unknown



আপনার আধার সংখ্যা / Your Aadhaar No. :

8071 0568 5043  
VID : 9162 5045 1103 6315

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



রেক্ষাব চন্দ জৈন  
Rikhab Chand Jain  
জন্মতারিখ/DOB: 20/07/1955  
পুরুষ/ MALE

Download Date: 14/01/2021

Issue Date: 07/01/2021

8071 0568 5043  
VID : 9162 5045 1103 6315

আমার আধার, আমার পরিচয়



Government of India



- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ কিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেক্ট্রনিক প্রক্রিয়াজ তৈরী পত্র

### INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

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- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আপনাকে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেটে রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা।

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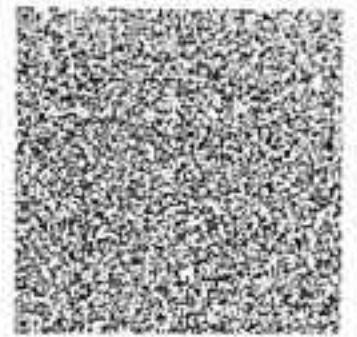


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India



ঠিকানা:  
সি/ও: ভবন লাল জৈন, ব্লক-বি, ৩য় ফ্লোর, ৯৯  
মৌলানা আবুল কালাম আজাদ সারানি, কাদাপারা,  
কানকুর্গাচি, কোলকাতা,  
পশ্চিম বঙ্গ - ৭০০০৫৪

Address:  
C/O: Bhanwar Lal Jain, BLOCK-B, 3RD  
FLOOR, 99 MOULANA ABUL KALAM AZAD  
SARANI, KADAPARA, Kankurgachi,  
Kolkata,  
West Bengal - 700054



8071 0568 5043  
VID : 9162 5045 1103 6315

1047 | help@uidai.gov.in | www.uidai.gov.in

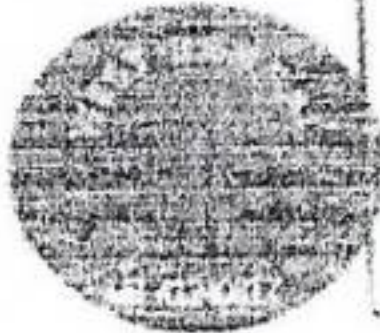
Rikhab Chand Jain





ভারতের নির্বাচন কমিশন  
 परिचय पत्र  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD

APH1029750



নির্বাচকের নাম : গ্যান প্রকাশ গুপ্তা

Elector's Name : Gyan Prakash Gupta

পিতার নাম : রাম প্রসাদ কানু

Father's Name : Ram Prasad Kanu

লিঙ্গ/Sex : পু / M

জন্ম তারিখ : 17/08/1976  
 Date of Birth :

APH1029750

ঠিকানা:

2/4, কৃষ্ণনকামাল ইন্ডাস্ট্রিয়াল লেআইন, হাওরা জিলা:  
 হাওরা, হাওরা, পিন-711101

Address:

2/4, KRISHNAKAMAL BHATTACHARYA LAINE  
 HOWRAH MUNICIPAL CORPORATION  
 HOWRAH, HOWRAH-711101

Date: 31/05/2017

171 - হাওরা মধ্য বিধান সভার নির্বাচন জিলা  
 পরিচয়পত্র প্রদানের তারিখ

Facsimile Signature of the Electoral  
 Registration Officer for

171 - Howrah Madhya Constituency

ভিকার পরিচয়পত্র হতে সফল ভিকার প্রাপ্তি পর  
 কোথাও এতে পরিবর্তন নতুন ভিকার পরিচয়পত্র প্রদানের  
 জন্য নির্বিঘ্নে যোগাযোগ করুন।

In case of change in address mention this Card No.  
 in the return Form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number

88 / 373

*Gyanprakash*





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

GRN Details

GRN: 192021220016553651 Payment Mode: Online Payment  
GRN Date: 16/06/2021 21:30:42 Bank/Gateway: Indian Bank  
BRN : IB17062021025692 BRN Date: 16/06/2021 21:06:42  
Payment Status: Successful Payment Ref. No: 2000944277/3/2021  
[Query No/\*\*/Query Year]

Depositor Details

Depositor's Name: Shri Rikhab Chand Jain  
Address: Meghdoot  
Mobile: 9333072703  
Depositor Status: Buyer/Claimants  
Query No: 2000944277  
Applicant's Name: Mr Ajim Ali  
Identification No: 2000944277/3/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000944277/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	256624
2	2000944277/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	43615
			<b>Total</b>	<b>300239</b>

IN WORDS: THREE LAKH TWO HUNDRED THIRTY NINE ONLY.



## Major Information of the Deed

Deed No.	I-1523-06609/2021	Date of Registration	25/06/2021
Deed No / Year	1523-2000944277/2021	Office where deed is registered	
Deed Date	05/06/2021 12:40:32 PM		1523-2000944277/2021
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	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs 43,22,500/-	Rs. 43,60,061/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs 2,61,624/- (Article:23)	Rs. 43,615/- (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: Isan Paly(Hatiara), Mouza: Hatiara, 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-9778	Bastu Shali	1.1322 Dec	8,40,083/-	8,47,435/-	Width of Approach Road: 6 Ft., Last Reference Deed No :1504-I -04962-1997
L2	LR-2673 (RS - )	LR-9778	Bastu Shali	4 Dec	29,67,970/-	29,93,940/-	Width of Approach Road: 6 Ft., Last Reference Deed No :1504-I -04962-1997
L3	LR-2672 (RS - )	LR-10021	Bastu Shali	0.6529 Dec	4,84,447/-	4,88,686/-	Width of Approach Road: 6 Ft., Last Reference Deed No :1504-I -04962-1997
<b>TOTAL :</b>				5.7851Dec	42,92,500 /-	43,30,061 /-	
<b>Grand Total :</b>				5.7851Dec	42,92,500 /-	43,30,061 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure

Gr Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type Tiles Shed, Extent of Completion. Complete

<b>Total :</b>	100 sq ft	30,000 /-	30,000 /-
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**Details :**

No	Name,Address,Photo,Finger print and Signature
1	<p><b>Shri Suresh Kumar Jaiswal (Presentant )</b>                      Son of Late Kanhaiya Shaw Hatiara, Rabindra Nazrul Nagar, City:- Bidhannagar, , P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx0H, Aadhaar No: 41xxxxxxxx4600, Status :Individual, Executed by: Self, Date of Execution: 17/06/2021                      , Admitted by: Self, Date of Admission: 17/06/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/06/2021                      , Admitted by: Self, Date of Admission: 17/06/2021 ,Place : Pvt. Residence</p>

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Shri Rikhab Chand Jain</b>                      Son of Shri Bhanwar Lal Jain Meghdoot, 99, Moulana Abdul Kalam Azad Sarani, Kad, City:- Kolkata, , P.O:- Kankurgachi, P.S:-Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx7D, Aadhaar No: 80xxxxxxxx5043, Status :Individual, Executed by: Self, Date of Execution: 17/06/2021                      , Admitted by: Self, Date of Admission: 17/06/2021 ,Place : Pvt. Residence</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Shri Gyan Prakash Gupta</b>                      Son of Ram Prasad Kanu                      2/4, Krishnakamal Bhattacharya Lane,,                      City:- Howrah, P.O.- Howrah, P.S.-                      Howrah, District:-Howrah, West Bengal,                      India, PIN - 711101</p>			

Identifier Of Shri Suresh Kumar Jaiswal, Shri Rikhab Chand Jain

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri Suresh Kumar Jaiswal	Shri Rikhab Chand Jain-1.1322 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Shri Suresh Kumar Jaiswal	Shri Rikhab Chand Jain-4 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Shri Suresh Kumar Jaiswal	Shri Rikhab Chand Jain-0.6529 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri Suresh Kumar Jaiswal	Shri Rikhab Chand Jain-100.00000000 Sq Ft



## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Is  
Pally(Hatiara), Mouza: Hatiara, 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:- 9778	Owner:ললিতা আগরওয়াল, Gurdian:বালকৃষ্ণ , Address:96 লোয়ার বিংপুর রোড কলি---7 , Classification:শালি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 2673, LR Khatian No:- 9778	Owner:ললিতা আগরওয়াল, Gurdian:বালকৃষ্ণ , Address:96 লোয়ার বিংপুর রোড কলি---7 , Classification:শালি, Area:0.04000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 2672, LR Khatian No:- 10021	Owner:কমলাকান্ত নাথ, Gurdian:অখিলচন্দ্র নাথ, Address:বিজ , Classification:শালি,	Seller is not the recorded Owner as per Applicant.



J-2021

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

Presented for registration at 15:55 hrs on 17-06-2021, at the Private residence by Shri Suresh Kumar Jaiswal, the executant.

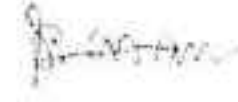
**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 43,60,061/-

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

Execution is admitted on 17/06/2021 by 1. Shri Suresh Kumar Jaiswal, Son of Late Kanhaiya Shaw, Hatiara, Rabindra Nazrul Nagar, P.O: Hatiara, Thana: New Town, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business, 2. Shri Rikhab Chand Jain, Son of Shri Bhanwar Lal Jain, Meghdoot, 99, Moulana Abdul Kalam Azad Sarani, Kad, P.O: Kankurgachi, Thana: Phulbagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business

Indetified by Shri Gyan Prakash Gupta, , Son of Ram Prasad Kanu, 2/4, Krishnakamal Bhattacharya Lane,, P.O: Howrah, Thana: Howrah, . City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, 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 18-06-2021

**Payment of Fees**

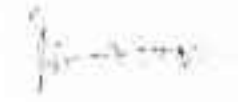
Certified that required Registration Fees payable for this document is Rs 43,615/- ( A(1) = Rs 43,601/- ,E = Rs 14/- ) and Registration Fees paid by by online = Rs 43,615/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/06/2021 9:31PM with Govt. Ref. No: 192021220016553651 on 16-06-2021, Amount Rs: 43,615/-, Bank Indian Bank ( IDIB000C001), Ref. No. IB17062021025692 on 16-06-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,61,624/- and Stamp Duty paid by by online = Rs 2,56,624/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/06/2021 9:31PM with Govt. Ref. No: 192021220016553651 on 16-06-2021, Amount Rs: 2,56,624/-, Bank Indian Bank ( IDIB000C001), Ref. No. IB17062021025692 on 16-06-2021, 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**

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

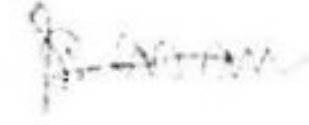
ole under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23  
an Stamp Act 1899.

**ymment of Stamp Duty**

ertified that required Stamp Duty payable for this document is Rs. 2,61,624/- and Stamp Duty paid by Stamp Rs  
5 000/-

**Description of Stamp**

1 Stamp: Type: Impressed, Serial no 658, Amount: Rs.5,000/-, Date of Purchase: 15/06/2021, Vendor name: H C  
Sadhu



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



of Registration under section 60 and Rule 69.

ed in Book - I

ie number 1523-2021, Page from 278705 to 278756  
ng No 152306609 for the year 2021.



Digitally signed by SANJOY BASAK  
Date: 2021.07.05 13:07:22 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2021/07/05 01:07:22 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)