

13156/2022

13174/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A.R.A
IV

73AB 765364

15/48 17/18
 2/2442897/m
 17/2022 dm
 525463/

certified that the Document is admitted to Registration. The Signature Sheet and the Endorsement sheets attached to this document are the part of this Document.

[Signature]
 Additional Registrar
 of Assurances-IV, Kolkata.

[Signature]
 Additional Registrar of
 Assurances-IV, Kolkata



18 AUG 2022

DEED OF CONVEYANCE

1. Date: of 17/08/ 2022
2. Nature of Document: Deed of Conveyance

3. Parties:

3.1 Vendors :

- 3.1.1 Mrs. Anima Dewan (AADHAR No. 5176 1164 1669) (PAN BNVPD7800E) (Mobile no. 9007445306)** W/O Lakshmikanta Dewan, D/O Lt. Atul Krishna Sardar, by faith- Hindu, By occupation- Housewife, residing at Village- Chakrajumolla, Sub district- Thakurpukur, Maheshtala, P.O- Pailan, P.S- Bishnupur, Dist.- 24 parganas (south)
- 3.1.2 Mrs. Krishnabala Naskar (AADHAR No. 5642 6025 5958) (PAN APSPN7504F) (Mobile no. 7044259905)** W/O Samir Naskar, D/O Lt. Atul Krishna Sardar, by faith- Hindu, By occupation- Housewife, residing at Village- Chakrajumolla, P.O- Pailan, P.S- Bishnupur, Dist.- 24 parganas (south)
- 3.1.3 Mr. Prabir Naskar (AADHAR No. 6207 6292 7575) (PAN AVKPN2455P) (Mobile no. 7595099980)** S/O Asit Naskar, by faith- Hindu, By occupation- Business, residing at Rameswarpur, Paschim Rameswarpur, Thakurpukur, Maheshtala, P.O- Paschim Rameswarpur, P.S- Kalitala Ashuti Dist.- 24 parganas (south)- 700140
- 3.1.4 Mrs. Minati Singha, (AADHAR No. 8214 0398 6810) (PAN PVCPS8377E) (Mobile no. 8335845146)** W/O Joydeb Singha D/O Asit Naskar, by faith- Hindu, By occupation- Business, residing at Atmarampur, Paschim Rameswarpur, P.O- Paschim Rameswarpur, P.S- Budge Budge, Dist.- 24 parganas (south)- 700140
- 3.1.5 Mr. Asit Naskar (AADHAR No. 6060 7192 8207) (PAN AVKPN2454N) (Mobile no. 8335845255)** D/o Lt. Dushashan Naskar, by faith- Hindu, By occupation- business, residing at Village- Dakshin Para, Paschim Rameswarpur, Maheshtala, Rameswarpur, P.O- Paschim Rameswarpur, P.S- Kalitala Ashuti, Dist.- 24 parganas (south)- 700140

3.1.6 Mrs. Ranu Naskar (AADHAR No. 8770 6935 5229) (PAN CNGPN8966F) (Mobile no. 9748140428) W/O Ashok Naskar, D/o Asit Naskar, by faith- Hindu, By occupation- housewife, residing at Village- Chakrajumolla, P.O- Pailanhat, P.S- Bishnupur, Dist.- 24 parganas (south)- 700104

All hereinafter jointly called **VENDORS** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their Legal Heirs, representatives, successor or successors-in-interest and assigns) of the **First Part**.

AND

3.2 Purchaser:

M/S Mangalmayee Realtors Pvt Ltd [PAN AAICM3243L], having its registered office Diamond Harbour Road, P.O - Joka, P.S - Bishnupur, District - South 24 Parganas, represented by its Director **Mr. Jitendra Kumar Singh (AADHAR NO. 4353 4807 0521) (PAN ENOPS1448K) (Mobile No. 6290585106)** s/o Lt. Ramchabila Singh, by faith- Hindu, by occupation- Service residing at 2, Dakshinpara 3rd lane, P.O- Morepukur, P.S- Rishra, Dist.- Hooghly- 712250 hereinafter called **PURCHASER** and the party (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the **Second Part**.

3.3 Confirming party:

Mr. Arjun Sardar (AADHAR No. 6763 7913 9394) (PAN CEYPS2900B) (Mobile no. 9831707356) S/o Jitendra Sardar, by faith- Hindu, By occupation- housewife, residing at Village- Chakrajumolla, P.O- Pailanhat, P.S- Bishnupur, Dist.- 24 parganas (south)- 700104 hereinafter called **THE CONFIRMING PARTY** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their Legal Heirs,

representatives, successor or successors-in-interest and assigns) of the **Third Part.**

4. Subject Matter of Sale:

ALL that is piece and parcel of shali land measuring more or less about 1.9584 decimals in Dag No. 92 and shali land measuring about more or less 0.2448 decimals in dag no. 94 in aggregate **shali** land measuring about more or less about **2.2032 Decimals or 1.3329 Katha** under Khatian No. 28, J.L No. 79, Mouza- Daulatpur, P.S- Bishnupur, within Kulerdari Gram Panchayat, under A.D.S.R office- Bishnupur, Dist.- 24 Parganas (south) hereinafter referred to as '**The Said Property**' more fully described in the schedule 'B' here under and also demarcated with '**RED**' mark in the plan annexed herewith.

5. Background:

5.1 The Vendors have *inter alia* represented to the Purchaser (hereafter the "**Representations**") that:

5.1.1 That Late Atul Krishna Sardar inherited from his father Bipin Behari Sardar and became the absolute owner and occupier of ALL that is piece and parcel of shali land measuring more or less about 4.5696 decimals in Dag No. 92 and shali land measuring about more or less 0.5712 decimals in dag no. 94 in aggregate **shali** land measuring about more or less about **5.1408 Decimals** under Khatian No. 28, J.L No. 79, Mouza- Daulatpur, P.S- Bishnupur, within Kulerdari Gram Panchayat, under A.D.S.R office- Bishnupur, Dist.- 24 Parganas (south) hereinafter referred to as 'The Entire Land' and more fully described in Schedule 'A' mentioned here under.

5.1.2 That Atul Krishna Sardar died ~~intestate~~ leaving behind his legal heirs being four sons namely Ramkrishna Sardar, Goutam Sardar,

Kashinath Sardar, Samir Sardar, and three daughters namely Anima Dewan, Krishnabala Sardar and Lt. Sushma Naskar all of whom jointly became the owners and occupiers of ALL that is piece and parcel of shali land measuring more or less about 4.5696 decimals in Dag No. 92 and shali land measuring about more or less about 0.5712 decimals in dag no. 94 in aggregate **shali** land measuring more or less about **5.1408 Decimals** under Khatian No. 28, J.L No. 79, Mouza- Daulatpur, P.S- Bishnupur, within Kulerdari Gram Panchayat, under A.D.S.R office- Bishnupur, Dist.- 24 Parganas (south).

- 5.1.3 That Sushma Naskar who was the owner of 1/7th equal share in the Entire Land died intestate leaving behind her legal heirs being husband namely Asit Naskar, two daughters namely Minati Singha, Ranu Naskar and one Son namely Prabir Naskar who became the joint owners of the said 1/7th equal share in the Entire land.
- 5.1.4 That thus the Vendors i.e two daughters of Lt. Atul Krishna Sardar namely Anima Dewan and Krishnabala Naskar each became the absolute owners and fully seized and possessed of and/or otherwise well and sufficiently entitled to undivided 1/3rd share in the said property and the legal heirs of third daughter of Late Atul Krishna Sardar Sushma Naskar namely Asit Naskar, Minati Singha, Ranu Naskar and Prabir Naskar herein jointly became the absolute owners and fully seized and possessed of and/or otherwise well and sufficiently entitled to undivided 1/3rd share in the said property.
- 5.1.5 That presently the Vendors herein are desirous of selling the said property i.e ALL that is piece and parcel of shali land measuring more or less about 1.9584 decimals in Dag No. 92 and shali land measuring about more or less about 0.2448 decimals in dag no. 94 in aggregate **shali** land measuring about more or less about

2.2032 Decimals or 1.3329 Katha under Khatian No. 28, J.L No. 79, Mouza- Daulatpur, P.S- Bishnupur, within Kulerdari Gram Panchayat, under A.D.S.R office- Bishnupur, Dist.- 24 Parganas (south) more fully described in the schedule 'B' mentioned herein below, being a part or portion of the Said Land, free from all encumbrances.

5.1.6 The Vendor being desirous of selling the Said Property, and not been able to find a suitable buyer, had entered into an agreement with the Confirming Party on dated 01/04/2022 for the sale of the Said Property, for the consideration and on the terms and conditions as mentioned therein and had authorized the Confirming Party to sell the Said Property to the intending Purchaser.

5.1.7 That the purchaser had approached the vendors for purchasing the said property for a consideration of Rs. 2,67,000/- (Rupees Two Lakh Sixty Seven Thousand) only and the vendors have agreed to it.

6 NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 2,67,000/- (Rupees Two Lakh Sixty Seven Thousand) only, paid to the Vendors as per their share in the said property and the confirming party by the Purchaser at or immediately before the execution of these presents (the receipt whereof the Vendors and the confirming party doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchaser, its successors and assigns and every one of them and also the said "Property") and out of the total consideration amount vendor no.1 and 2 namely Anima Dewan and Krishnabala Sardar each received Rs. 79,000/- (Eighty Nine Thousand) only and Vendor no. 3 to 6 namely Asit Naskar, Minati Singha, Ranu Naskar and Prabir Naskar each received Rs.

19,750/- (Nineteen Thousand Seven Hundred Fifty only) and a sum of Rs. 30,000/- (Thirty Thousand) only was received by the Confirming Party, that the Vendors as beneficial Owner doth by these presents indefeasibly grant, sell, convey, and transfer, assign and assure unto the Purchasers, its successors and assigns vacant, free from encumbrances, attachment and other defects in title **ALL THAT** said "Property" **HOWSOEVER** otherwise the said "Property" now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** the land or ground whereupon or on part whereof the same is erected and built **TOGETHER FURTHER WITH** all houses, outhouses or other buildings, erections, fixtures, walls, yards, courtyards and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said "Property" or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into and upon the said "Property" or every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said land or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, his heirs, executors, administrators, legal representatives and assigns or any persons from whom he or they can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVEHOLD, POSSESSAND ENJOY** the said land and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the Purchasers, its successors and assigns forever freed and discharged from or otherwise by

the Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens, etc. whatsoever created or suffered by the Vendors from to these presents **AND** the Vendors doth hereby for himself, his heirs, executors, administrators, legal representatives and assigns covenant with the Purchasers, its successors and assigns, **THAT** notwithstanding any act, deed or thing whatsoever, by the Vendors or by any of its predecessors and ancestors in title, done or executed or knowingly suffered to the contrary, they the Vendors 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 hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchasers, its successors and assigns in the manner aforesaid **AND THAT** the Purchasers, its successors and assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said land and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of its ancestors or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any of his ancestors or predecessors in title or any person or persons and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them, the Vendors or from or under any of his predecessors, or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers, its successors and assigns do and execute, or

cause to be done and executed perfectly assuring the said land and every part thereof unto and to the use of the Purchasers, its successors and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER THAT** the Vendors and his heirs, executors, administrators, legal representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchasers, its successors and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendorsto the said land or any breach of the covenants hereunder contained.

7 THE SAID VENDORS HEREBY COVENANTS WITH THE SAID PURCHASER AS FOLLOWS :-

- a) The Vendors are otherwise well and sufficiently entitled to **'The Said Property'** described in the **SCHEDULE 'B'** of the said property hereunder written and the same is his self-acquired property. Its title to **The Said Property'** is free and marketable;
- b) No other person except the Vendors have any right, claim or demand in respect of **'The Said Property'** or any part thereof;
- c) The Vendors have not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on **The Said Property'** and **The Said Property'** is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority and the Vendors hereby declare that they shall hereafter not create any third party rights or whatsoever nature in respect of **The Said Property'**;
- d) The Vendors have not entered into any agreement or arrangement, oral or written with regard to the sale of **The Said Property'**;

- e) There are no proceedings instituted by or against the Vendors in respect of **The Said Property'** and pending in any Court or before any authority and **The Said Property'** is not under any lis pendens;
- f) The Vendors have not received any notice of acquisition or requisition from the Government of West Bengal or any authority or authorities in respect of **The Said Property'**;
- g) The Vendors hereby covenant with the Purchasers, its successors, persons/successors-in-office and assigns to save, harmless, indemnify and keep indemnified the Purchasers, its successors, persons/successors-in-office and assigns from or against all encumbrances, charges and equities whatsoever; and
- h) The Vendors shall at the request and costs of the Purchasers, its successors, persons/successors-in-office and assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring **The Said Property'** and every part thereof in the aforesaid manner.

**SCHEDULE 'A' OF ABOVE REFERRED TO
[THE ENTIRE LAND]**

ALL that is piece and parcel of shali land measuring more or less about 4.5696 decimals in Dag No. 92 and shali land measuring about more or less 0.5712 decimals in dag no. 94 in aggregate **shali** land measuring about more or less about **5.1408 Decimals** under Khatian No. 28, J.L No. 79, Mouza- Daulatpur, P.S- Bishnupur, within Kulerdari Gram Panchayat, under A.D.S.R office- Bishnupur, Dist.- 24 Parganas (south)

**SCHEDULE 'B' OF ABOVE REFERRED TO
[THE SAID PROPERTY]**

ALL THAT IS piece and parcel of shali land measuring more or less about 1.9584 decimals in Dag No. 92 and shali land measuring about more or less 0.2448 decimals in dag no. 94 in aggregate **shali** land measuring about more or less about **2.2032 Decimals or 1.3329 Katha** under Khatian No. 28, J.L No. 79, Mouza- Daulatpur, P.S- Bishnupur, within Kulerdari Gram Panchayat, under A.D.S.R office- Bishnupur, Dist.- 24 Parganas (south) also marked with '**RED**' border in the plan annexed herewith **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of the said plot of land in question for ingress and egress and for laying telephone, drainage, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights and all right appertaining thereto, vacant from all encumbrances and in addition the rights of passage, laying telephone, drainage, water and electric connection, through under or over the said paths and passages and butted and bounded in the manner as follows:

Dag No. 92

On the North side:	Dag No. 91
On the South side:	Dag No. 94
On the East side:	Dag No. 93
On the West side:	Dag No. 90

Dag No. 94

On the North side:	Dag No. 92
On the South side:	Dag No. 93
On the East side:	Dag No. 95
On the West side:	Dag No. 92

IN WITNESS WHEREOF the parties hereto have executed these presents on this 17th day of August, 2022 first mentioned above.

**Executed and Delivered by the Vendors,
Purchaser and Confirming party**
at Kolkata in the presence of:

WITNESSES:

1. Sandeep Naskar
PAILAN JOKA
2. Saman Singha
S/O Manato Singha
Budge Budge

✓ Pratik Bose
✓ Prabin Naskar

By hand of LTI of Anindya Dewani
Presence of her brother in law
Sandeep Naskar
✓ Prabin Naskar
S/O Manato

Prabin Naskar



By hand of LTI of Anindya Dewani
Presence of her brother in law
Sandeep Naskar
✓

By hand of LTI of Krishnibela Naskar
in Presence of her son Sandeep Naskar



Signature of the Vendors

For Mangalmayee Realtors Pvt Ltd

Indradev Kr Singh
Director

Signature of the Purchaser

Anjan Bandyopadhyay

Signature of the Confirming Party

Owned & explained in Bengali

Drafted By Me:

Niloy Bhattacharya
Howrah court
F/1531/2016

RECEIPT AND MEMO OF CONSIDERATION

The Vendors confirms having received from the Purchaser the total Rs. 2,67,000/- (Rupees Six Lakh Sixty Seven Thousand) only towards full consideration for Sale of the Said Property in the manner following:

Name of Vendor	Date	Mode	Bank Name	A/C no.	Amount (Rs.)
Anima Dewan		Online	Punjab National Bank	0623010106628	Rs. 79,000/-
Krishnabala Naskar		Online	Punjab National Bank	0623010106297	Rs. 79,000/-
Prabir Naskar		Online	Bangiya Gramin Vikash Bank	5126010004215	Rs.19,750/-
Minati Singha		Online	Indian Bank	590954000658	Rs.19,750/-
Asit Naskar		Online	UCO Bank	03040100009641	Rs.19,750/-
Ranu Naskar		Online	Punjab National Bank	0623010345613	Rs.19,750/-
Arjun Sardar		Online	Punjab National Bank	0623010105480	Rs. 30,000/-
				TOTAL	Rs. 2,67,000/-

(Rupees Two Lakh Sixty Seven Thousand) onl
Witnesses:

1. Sandeep Naskar, Sandeep Naskar
PAILAN JUKA

2. Suman Singha
BUDGE BUDGE

Signature of Anima Dewan

Signature of Krishnabala Naskar

Signature of Prabir Naskar

Signature of Minati Singha

Signature of Asit Naskar

Signature of Ranu Naskar

Signature of Arjun Sardar

By hand
LTI of Anima Dewan
in presence of her brother
in law Sandeep Naskar

By hand
LTI of Krishnabala
Naskar in presence of her
son Sandeep Naskar

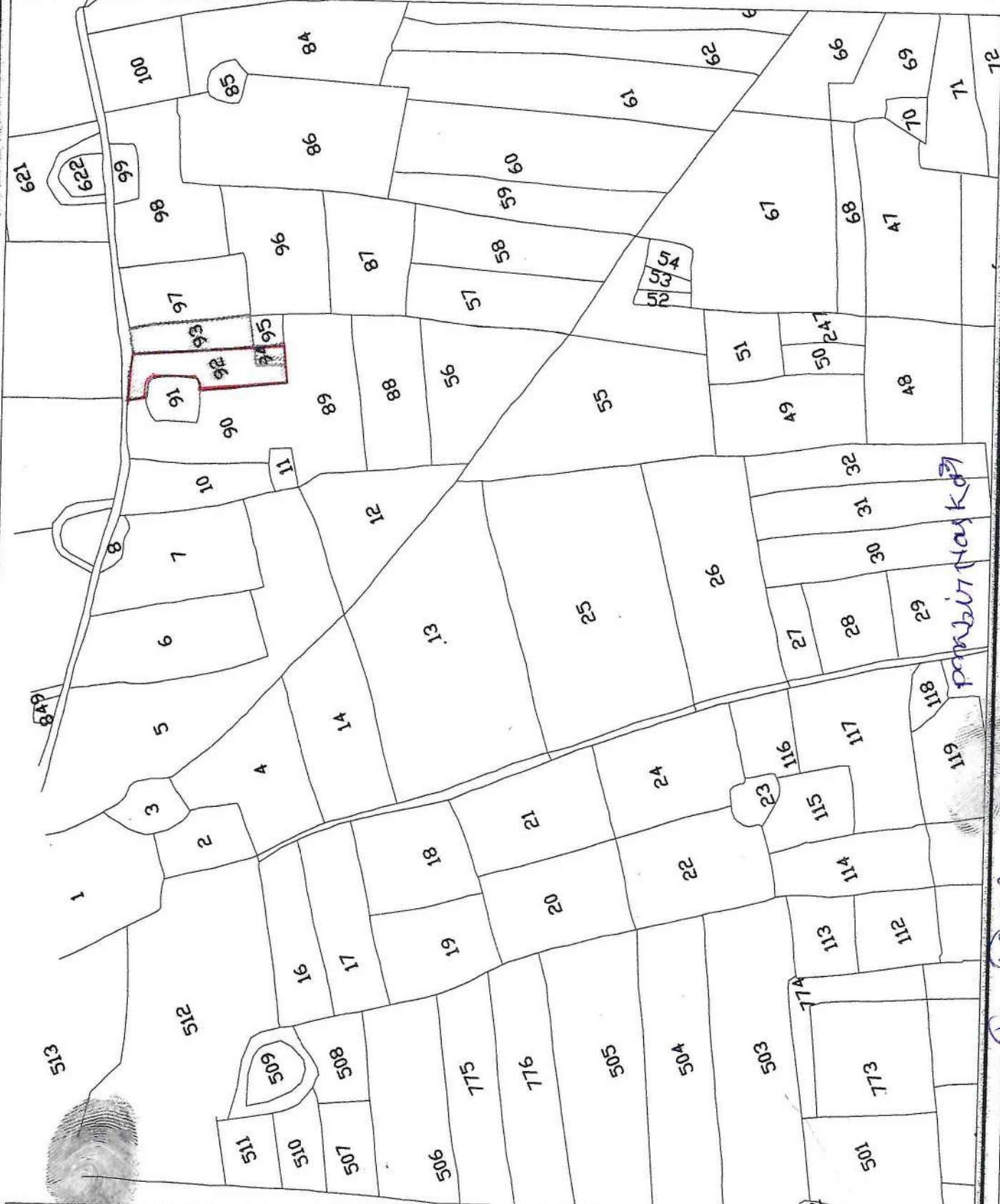
By hand
LTI of Prabir Naskar
in presence of her
brother Prabir Naskar

By hand
LTI of Asit Naskar

By hand
LTI of Ranu Naskar

By hand
LTI of Arjun Sardar

DAAG NO. 92,93,94 UNDER MOUZA : DAULATPUR, JL. 79, DISTRICT SOUTH 24 PARGANAS



27/9 n/y/o Arjun Sarker
 27/9 n/y/o Arjun Sarker
 LTT of A. 1.1 + Nandan

pranabir Naskar

Pranabir Naskar

KOLKATA D. H. ROAD

TFI of Krishna
 West Bengal
 Prasenjit
 204 Sandeep Naskar

For Mangalmayee Realtors Pvt Ltd
 Jitendra K. Singh

pranabir Naskar

LTT of Arjun

Director

Deewan in presence
 her brother in law Sandeep
 Naskar Sandeep Naskar



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

GRN Details

GRN: 192022230099773371 Payment Mode: Online Payment
GRN Date: 17/08/2022 13:57:58 Bank/Gateway: HDFC Bank
BRN : 1873603852 BRN Date: 17/08/2022 14:01:28
Payment Status: Successful Payment Ref. No: 2002442897/4/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: MANGALMAYEE REALTORS PVT LTD
Address: D.H. ROAD JOKA
Mobile: 6290585106
Depositor Status: Others
Query No: 2002442897
Applicant's Name: Mr Jitendra Kumar SINGH
Identification No: 2002442897/4/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002442897/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	15754
2	2002442897/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	5255
			Total	21009

IN WORDS: TWENTY ONE THOUSAND NINE ONLY.

পশ্চিমবঙ্গ সরকার
সমষ্টি ভূমি ও ভূমি সংস্কার আধিকারিকের করণ
-দাগের তথ্য-



জেলা- দক্ষিণ ২৪ পরগণা ব্লক- বিষ্ণুপুর-১ [১৬০৪০৭৯]
মৌজা- দৌলতপুর জে.এল.নং- ৭৯ থানা- বিষ্ণুপুর
দাগ নং- ৯২ শ্রেণী- শালি জমির পরিমাণ(এ)- ০.৩২
সাবেক দাগ নং-

খতিয়ান নং শ্রেণী অংশ অংশ পরিমাণ(এ) রায়তের/লেসীর বিবরণ মন্তব্য

২৮	শালি	০.১৪২৮	০.০৫	অতুল সরদার পিতা-বিপিন বিহারী মাং-চকরাজমোলা, থানা-বিষ্ণুপুর
৭৪১	শালি	০.১৪২৮	০.০৫	জীবন সরদার পিতা-বিপিন বিহারী মাং-চকরাজমোলা, থানা-বিষ্ণুপুর
৭৪৩	শালি	০.১৪২৯	০.০৫	জীতেন সরদার পিতা-বিপিন বিহারী মাং-চকরাজমোলা
১৮৩৬	শালি	০.৪২৮৬	০.১৩	সাধন চন্দ্র সরদার পিতা-তারাপদ (মৃত) মাং-রাজারামপুর

১৪(১) ধারা প্রযোজ্য

২৯২০	শালি	০.০৭১৪	০.০২	কৃষ্ণা রায় স্বামী-দিলীপ মাং-নিজ
২৯২১	শালি	০.০৭১৫	০.০২	সায়তী রায় স্বামী-প্রদীপ মাং-নিজ



১.০০০০ ০.৩২

Fees Received :: Application Fee : Rs. ১০.০০, Authentication Fee : Rs. ১০.০০, Total fee : Rs. ২০.০০ , Copy No.:১০০

Page ১ of ১

২১/০৩/২০২২ ১১:২৯ AM

১৩/৩/২০২২ ১১:২৯ AM
১৩/৩/২০২২ ১১:২৯ AM
১৩/৩/২০২২ ১১:২৯ AM

পশ্চিমবঙ্গ সরকার
সমষ্টি ভূমি ও ভূমি সংস্কার আধিকারিকের করণ
-দাগের তথ্য-



জেলা- দক্ষিণ ২৪ পরগণা ব্লক- বিষ্ণুপুর-১ [১৬০৪০৭৯]
মৌজা- দৌলতপুর জে.এল.নং- ৭৯ থানা- বিষ্ণুপুর
দাগ নং- ৯৪ শ্রেণী- শালি জমির পরিমাণ(এ)- ০.০৪
সাবেক দাগ নং-

খতিয়াল নং	শ্রেণী	অংশ	অংশ পরিমাণ(এ)	স্বামত্বের/শ্রেণীর বিবরণ	মন্তব্য
১৮	শালি	০.১৪২৮	০.০১	অতুল সরদার পিতা-বিপিন বিহারী মাং-চকরাজমোলা, থানা-বিষ্ণুপুর	
৭৪১	শালি	০.১৪২৮	০.০১	জীবন সরদার পিতা-বিপিন বিহারী মাং-চকরাজমোলা, থানা-বিষ্ণুপুর	
৭৪৩	শালি	০.১৪২৮	০.০০	জীতেন সরদার পিতা-বিপিন বিহারী মাং-চকরাজমোলা	
১৮৩৬	শালি	০.৪২৮৬	০.০১	মাধন চন্দ্র সরদার পিতা-তারাপদ (মৃত) মাং-রাজারামপুর	
৫২৩৪	শালি	০.১৪২৯	০.০১	ফোবস টুরস্ এন্ড ড্রাভেলস্ প্রাইভেট লিমিটেড পিতা-পক্ষে ডাইরেক্টর মাং-১১৯ ভূপেন রায় রোড বেহালা কোলকাতা ৭০০০৩৪	
		০.৯৯৯৯	০.০৪		



১৪(U) ধারা প্রযোজ্য



Fees Received :: Application Fee : Rs. ১০.০০, Authentication Fee : Rs. ১০.০০, Total fee : Rs. ২০.০০ , Copy No.:৯৫১

Page ১ of ১

২১/০৩/২০২২ ১১:২৯ AM

Confirmed to be a true and
authorised U/S 75 of 1911
Revenue Act 3/2

SPECIMEN FORM FOR TEN FINGER PRINTS



Jitender Kr Singh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



LP of Animes Debn

By the fan of samples member

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



LP of Kinnabale Nasika

By the fan of sample member

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



pmobit Nasika

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

SPECIMEN FORM FOR TEN FINGER PRINTS



Pradip Isrel

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

LT J of Anit Naskar



By the order of Anit Naskar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



SVay Myro

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



Arjun Sankar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

Major Information of the Deed

Deed No :	I-1904-13174/2022	Date of Registration	18/08/2022
Query No / Year	1904-2002442897/2022	Office where deed is registered	
Query Date	11/08/2022 5:00:45 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Jitendra Kumar SINGH Thana : Rishra, District : Hooghly, WEST BENGAL, Mobile No. : 6290585106, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 2,67,000/-	Rs. 5,25,463/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 15,764/- (Article:23)	Rs. 5,339/- (Article:A(1))		
Remarks			

Land Details :



District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur, JI No: 79, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-92	RS-28	Bastu	Shali	1.9584 Dec	2,37,333/-	4,67,078/-	Width of Approach Road: 8 Ft.,
L2	RS-94	RS-28	Bastu	Shali	0.2448 Dec	29,667/-	58,385/-	Width of Approach Road: 8 Ft.,
		TOTAL :			2.2032Dec	2,67,000 /-	5,25,463 /-	
		Grand Total :			2.2032Dec	2,67,000 /-	5,25,463 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs Anima Dewan Wife of Mr Lakshmikanta Dewan Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office	 17/08/2022	 LTI 17/08/2022	 17/08/2022




Chakrajumolla, City:- , P.O:- Pailanhat, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BNxxxxxx0E, Aadhaar No: 51xxxxxxxx1669, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022
 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mrs Krishnabala Naskar Daughter of Mr Samir Naskar(Mother) Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office			
		17/08/2022	LTI 17/08/2022	17/08/2022






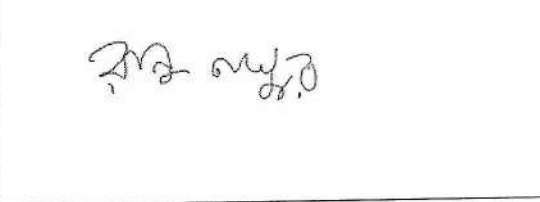



Chakrajumolla, City:- , P.O:- Pailanhat, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: APxxxxxx4F, Aadhaar No: 56xxxxxxxx5958, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022
 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Mr Prabir Naskar Son of Mr Asit Naskar Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office			
		17/08/2022	LTI 17/08/2022	17/08/2022

Rameswarpur, Paschim Rameswarpur, City:- Maheshtala, P.O:- Paschim Rameswarpur, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700140 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx5P, Aadhaar No: 62xxxxxxxx7575, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022
 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Mrs Minati Singha Wife of Mr Joydeb Singha Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office			
		17/08/2022	LTI 17/08/2022	17/08/2022




Atmarampur, Paschim Rameswarpur, City:- , P.O:- Paschim Rameswarpur, P.S:-Budge Budge, District:-South 24-Parganas, West Bengal, India, PIN:- 700140 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: pvxxxxxx7e, Aadhaar No: 82xxxxxxxx6810, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022
 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office

5	Name	Photo	Finger Print	Signature
	Mr Asit Naskar Son of Late Dushashan Naskar Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office	 17/08/2022	 LTI 17/08/2022	 17/08/2022
Dakshin Para, Paschim Rameswarpur, City:- , P.O:- Paschim Rameswarpur, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700140 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx4N, Aadhaar No: 60xxxxxxxx8207, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Mrs Ranu Naskar Wife of Mr Ashok Naskar Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office	 17/08/2022	 LTI 17/08/2022	 17/08/2022
Chakrajumolla, City:- , P.O:- Pailanhat, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CNxxxxxx6F, Aadhaar No: 87xxxxxxxx5229, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office				
7	Name	Photo	Finger Print	Signature
	Mr Arjun Sardar Son of Mr Jitendra Sardar Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office	 17/08/2022	 LTI 17/08/2022	 17/08/2022
Village- Chakrajumolla,, City:- , P.O:- Pailanhat, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CExxxxxx0B, Aadhaar No: 67xxxxxxxx9394, Status :Confirming Party, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mangalmayee Realtors Private Limited Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx3L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Jitendra Kumar Singh (Presentant) Son of Late Ramchabila Singh Date of Execution - 17/08/2022, , Admitted by: Self, Date of Admission: 17/08/2022, Place of Admission of Execution: Office			
		Aug 17 2022 6:44PM	LTI 17/08/2022	17/08/2022
2, Dakshinpara 3rd Lane, City:- Rishra, P.O:- Morepukur, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712250, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ENxxxxx8K, Aadhaar No: 43xxxxxxxx0521 Status : Representative, Representative of : Mangalmayee Realtors Private Limited (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Lakhikanta Halder Son of Mr Madhu Halder 63/1 Motilal Gupta Road, 122 Thakurpukur, Motilal Gupta Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008			
	17/08/2022	17/08/2022	17/08/2022
Identifier Of Mrs Anima Dewan, Mrs Krishnabala Naskar, Mr Prabir Naskar, Mrs Minati Singha, Mr Asit Naskar, Mrs Ranu Naskar, Mr Jitendra Kumar Singh, Mr Arjun Sardar			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Anima Dewan	Mangalmayee Realtors Private Limited-0.6528 Dec
2	Mrs Krishnabala Naskar	Mangalmayee Realtors Private Limited-0.6528 Dec
3	Mr Prabir Naskar	Mangalmayee Realtors Private Limited-0.1632 Dec
4	Mrs Minati Singha	Mangalmayee Realtors Private Limited-0.1632 Dec
5	Mr Asit Naskar	Mangalmayee Realtors Private Limited-0.1632 Dec
6	Mrs Ranu Naskar	Mangalmayee Realtors Private Limited-0.1632 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mrs Anima Dewan	Mangalmayee Realtors Private Limited-0.0816 Dec
2	Mrs Krishnabala Naskar	Mangalmayee Realtors Private Limited-0.0816 Dec
3	Mr Prabir Naskar	Mangalmayee Realtors Private Limited-0.0204 Dec
4	Mrs Minati Singha	Mangalmayee Realtors Private Limited-0.0204 Dec
5	Mr Asit Naskar	Mangalmayee Realtors Private Limited-0.0204 Dec
6	Mrs Ranu Naskar	Mangalmayee Realtors Private Limited-0.0204 Dec

On 17-08-2022

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

Presented for registration at 15:48 hrs on 17-08-2022, at the Office of the A.R.A. - IV KOLKATA by Mr Jitendra Kumar Singh ,.

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 5,25,463/-

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

Execution is admitted on 17/08/2022 by 1. Mrs Anima Dewan, Wife of Mr Lakshmikanta Dewan, Chakrajumolla, P.O: Pailanhat, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife, 2. Mrs Krishnabala Naskar, Daughter of Mr Samir Naskar, Chakrajumolla, P.O: Pailanhat, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife, 3. Mr Prabir Naskar, Son of Mr Asit Naskar, Rameswarpur, Paschim Rameswarpur, P.O: Paschim Rameswarpur, Thana: Maheshtala, , City/Town: MAHESHTALA, South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession Business, 4. Mrs Minati Singha, Wife of Mr Joydeb Singha, Atmarampur, Paschim Rameswarpur, P.O: Paschim Rameswarpur, Thana: Budge Budge, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession House wife, 5. Mr Asit Naskar, Son of Late Dushashan Naskar, Dakshin Para, Paschim Rameswarpur, P.O: Paschim Rameswarpur, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession Business, 6. Mrs Ranu Naskar, Wife of Mr Ashok Naskar, Chakrajumolla, P.O: Pailanhat, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife, 7. Mr Arjun Sardar, Son of Mr Jitendra Sardar, Village- Chakrajumolla,, P.O: Pailanhat, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business

Indetified by Mr Lakhikanta Halder, , , Son of Mr Madhu Halder, 63/1 Motilal Gupta Road, 122 Thakurpukur, Road: Motilal Gupta Road, , P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

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

Execution is admitted on 17-08-2022 by Mr Jitendra Kumar Singh, Director, Mangalmayee Realtors Private Limited (Private Limited Company), Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Indetified by Mr Lakhikanta Halder, , , Son of Mr Madhu Halder, 63/1 Motilal Gupta Road, 122 Thakurpukur, Road: Motilal Gupta Road, , P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,339/- (A(1) = Rs 5,255/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 5,255/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2022 2:01PM with Govt. Ref. No: 192022230099773371 on 17-08-2022, Amount Rs: 5,255/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1873603852 on 17-08-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 15,764/- and Stamp Duty paid by by online = Rs 15,754/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2022 2:01PM with Govt. Ref. No: 192022230099773371 on 17-08-2022, Amount Rs: 15,754/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1873603852 on 17-08-2022, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 18-08-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,339/- (A(1) = Rs 5,255/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 15,764/- and Stamp Duty paid by Stamp Rs 10/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 934, Amount: Rs.10/-, Date of Purchase: 05/07/2022, Vendor name: A
Bhattacharya



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1904-2022, Page from 847459 to 847487
being No 190413174 for the year 2022.**



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.08.24 19:14:14 +05:30
Reason: Digital Signing of Deed.

**(Mohul Mukhopadhyay) 2022/08/24 07:14:14 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.**

(This document is digitally signed.)

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নং তার.....
মোকাম - জয়নগর এ.ডি.এস.আর. অফিস
জেলা- দঃ ২৪ পরগণা

5 JUL 2022

খরিকদার.....

সাক্ষিয়.....

মূল্য ২০০০.....

তেওয়ার - শ্রী অমি ভট্টাচার্য

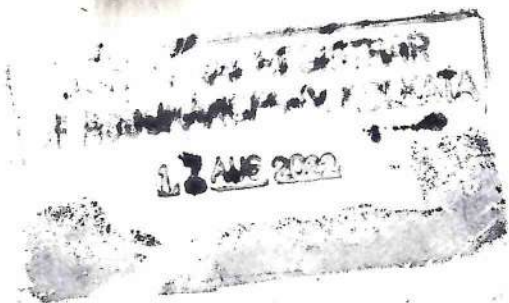
স্বাক্ষর

(Handwritten signature)

P.G. SHAW
Advocate
CMM Court, Calcutta



(Handwritten signature)





✓

12 AUG 2020