



प्रतिबन्धक पश्चिम बंगाल WEST BENGAL

F 269008

14/1/21
07/01/2021

Satish Kr. Bysani
Ankit Saraf
Nitesh Modi
अनितेश कुमार मोदी

Kura Dalmia
Rita Dalmia

PANJAN KEJRIWAL (MUF)
Raman Vignish
Karta

Certified that the Badolvement Sheet and the Signature Sheet are part of the Document.

Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

11 JAN 2021

Query No. 2000836722/2020
GRN: 19-202021-005064292-2

DEED OF SALE

DEED OF SALE :: Mouza-Amrasota, P.S.Raniganj, Sale Value Rs. 84,50,000/-
, Assessed Market Value Rs. 92,76,688/- Area 43 Decimal

THIS DEED OF SALE is made on this the 07th day JANUARY 2021 (TWO THOUSAND TWENTY ONE):

-BY-

71 Date 05/01/2021
Name Swati Kejriwal
Address Ranigarj
Purchased from the Treasury Office
Stamp Vendor PAROSH MUKHERJEE 17 DEC 2020
A.D.S.R. Office Reg. L/No. 373
Value Rs. 5000/- Signature Pawan Kejriwal



Ankita Sarda



31

Satish Kr. Bagaria



32

Nitesh Modi
also Nitesh Kumar Modi



33

Kala Dharma



34

PAWAN KEJRIWAL (HUF)

Pawan Kejriwal
Karta



Additional District Sub-Divisional Officer
Gurgaon, Haryana

07 JAN 2021

Bablu Mahato
S/o Smt. Janki Mahato

Saty Kr. Bagaria
Ankit Saraf
Nitesh Modi
alias Nitesh Kumar Modi
Kara Dalmia
Priti Dalania
PAWAN KEJRIWAL (HUF)
Pawan Kejriwal
Karta

---2---

1] **SRI SATISH KUMAR BAGARIA, PAN:: AFVPB3757M**, Son of Late Binod Kumar Bagaria, residing at N.S.B.Road,Raniganj,P.O.+P.S.&A.D.S.R.Office Raniganj,Sub-Division Asansol,Dist. Paschim Bardhaman (W.B), Pin No. 713347, Sex: Male, by Caste: Hindu, by occupation Business, Citizen of India;

2] **SRI ANKIT SARAF, PAN:: CXBPS3097R**, Son of Sri Ashok Kumar Saraf, residing at N.S.B.Road,Raniganj,P.O.+P.S.&A.D.S.R.Office Raniganj,Sub-Division Asansol,Dist. Paschim Bardhaman (W.B), Pin No. 713347, Sex: Male, by Caste: Hindu, by occupation Business, Citizen of India;

3] **SRI NITESH MODI, PAN:: ADXPM9817F**, alias **NITESH KUMAR MODI**, Son of Late Narayan Prasad Modi, residing at Opposite Lake Avenue Kanke Road,P.O. Ranchi,P.S.Ranchi, Dist. Ranchi (Jharkhand), Pin No. 834008, Sex: Male, by Caste: Hindu, by occupation Business, Citizen of India;

4] **SMT. KALA DALMIA, PAN:: ADFPD8709B**, Wife of Late Bijay Kumar Dalmia, residing at N.S.B.Road,Raniganj,P.O.+P.S.&A.D.S.R.Office Raniganj,Sub-Division Asansol,Dist. Paschim Bardhaman (W.B), Pin No. 713347, Sex: Female, by Caste: Hindu, by occupation Housewife, Citizen of India; &

5] **SMT. PRITI DALMIA, PAN:: ACTPD4794M**, Daughter of Late Bijay Kumar Dalmia, residing at N.S.B.Road,Raniganj,P.O.+P.S.&A.D.S.R.Office Raniganj,Sub-Division Asansol,Dist. Paschim Bardhaman (W.B), Pin No. 713347, Sex: Female, by Caste: Hindu, by occupation Housewife, Citizen of India;

herein-after jointly and severally called the "**VENDORS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, executors, assigns, administrator, and legal representatives) of the **ONE PART**

--- **IN FAVOUR OF** ---

1] **SMT. SWATI KEJRIWAL, PAN:: ABUPA4502G**, Wife of Sri Pawan Kejriwal, residing at P N Malia Road Raniganj, P.O.+P.S.&A.D.S.R.Office Raniganj, Sub-Division Asansol, Dist.Paschim Bardhaman (W.B), Pin No. 713347, Sex: Female, by Caste Hindu, Occupation Business, Citizen of India;

2] **SRI PAWAN KEJRIWAL, PAN:: AEVPK7664M**, Son of Late Gopal Das Kejriwal, residing at P N Malia Road Raniganj, P.O.+P.S.&A.D.S.R.Office Raniganj, Sub-Division Asansol, Dist.Paschim Bardhaman (W.B), Pin No. 713347, Sex: Male, by Caste Hindu, Occupation Business, Citizen of India; &

3] **PAWAN KEJRIWAL (HUF) PAN:: AAJHP8110P**, represented by its Karta **PAWAN KEJRIWAL**, Son of Late Gopal Das Kejriwal, residing at P N Malia Road Raniganj, P.O.+P.S. & A.D.S.R.Office Raniganj, Sub-Division Asansol, Dist.Paschim Bardhaman (W.B), Pin No. 713347, Sex: Male, by Caste Hindu, Occupation Business, Citizen of India;

herein-after jointly and severally called the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, executors, assigns, administrator, and legal representatives) of the **OTHER PART**.

Satish Kr. Beyer

Ankur Sarin

Nutan Modi

alias Bhatia Kumar

Kala D

Priti D

PAWAN KEJRIWAL (HUF)

Pawan Vijay Kart

-:3:-

WHEREAS the property described in the Schedule below and herein-after referred to as the said property are owned and possessed by the Vendors who are the absolute owners of the same.

AND WHEREAS the Vendors No. 1, 2 & 3 alongwith Bijay Kumar Dalmia (since deceased) purchased the Schedule mentioned property measuring an area 43 Decimal by virtue of Regd. Deed of Sale being No. 1071 for the year 2013 of A.D.S.R. Office Raniganj, P.S. Raniganj, Dist. Paschim Bardhaman formerly Burdwan, West Bengal, purchased from its then lawful Owners Smt. Pushpa Devi Luharuwalla, Wife of Late Ramabatar Luharuwalla of Raniganj, P.O. + P.S. Raniganj, Dist. Burdwan for a valuable consideration and vendors become the owners and possessors of the same.

AND WHEREAS the name of the Vendors No. 1, 2 & 3 have duly been recorded in the finally published L.R. Record of Rights as Rayat against their separate L.R. Khatian of Mouza Amrasota, P.S. Raniganj, Dist. Paschim Bardhaman and vendors also alongwith Bijay Kumar Dalmia sanctioned Master Plan from Raniganj Municipality in respect of the schedule mentioned property bearing **Master Plan No. MPL-24/2015-16**.

AND WHEREAS the property measuring an area 10.75 Decimal mentioned in schedule below originally belong to and possessed by Bijay Kumar Dalmia, Son of Late Badri Prasad Dalmia, resident of N.S.B. Road, Raniganj, P.O. + P.S. Raniganj, Dist. Paschim Bardhaman formerly Burdwan, West Bengal, Pin-713347 in whose name the property has duly been recorded in the finally Published L.R. Record of Rights as Rayat against L.R. Khatian No. 2828, Mouza Amrasota, P.S. Raniganj and since then while he was owning and possessing the schedule mentioned property, he died intestate leaving behind his wife **Kala Dalmia (Vendors No. 04 herein)** and **only daughter Priti Dalmia (Vendors No. 05 herein)** as his only legal heirs and successors to inherit all his estate left by him including the schedule mentioned property and as such after the demise of said **Bijay Kumar Dalmia** aforesaid Vendors Nos. 4 acquired the schedule mentioned property left by her deceased husband by way of inheritance and Vendors No. 5 acquired the schedule mentioned paternal property by way of inheritance and become the absolute owner and possessor of the same;

AND WHEREAS accordingly the Vendors are now absolutely owner and in possession of the aforesaid property described in the Schedule below and are otherwise well and sufficiently entitled to the aforesaid lands, properties, hereditaments and appurtenances with all easements rights, attached thereto morefully described and mentioned in the Schedule below having had acquired the same in the manner aforesaid and jointly in exclusive possession and the vendors have absolute right, full power and authority to sell the Schedule mentioned property free from all encumbrances.

AND WHEREAS the Vendors abovenamed are in urgent need of money to defray their family expenses as also to meet other lawful necessities have decided and announced to sell the aforesaid property, which is more clearly mentioned in Schedule below and delineated in the plan annexed hereto, free from all encumbrances at the price of Rs. 84,50,000/- (Rupees Eighty Four Lakh Fifty Thousand) only verifying the said price to be the best, fair, reasonable, and highest in the present market rate.

AND WHEREAS the purchasers accepted the said offer announced by the Vendor and have agreed to pay the said sum of Rs. 84,50,000/- (Rupees Eighty Four Lakh Fifty Thousand) only unto the Vendor for purchasing the Schedule mentioned property.

Satish K. Rayan.

Amit Sanat

Hitesh Modi
Other Shriest Kumar Modi

Kala Darmia

Prab Babaria

PAWAN KEJRIWAL (HUF)
Pawan Kejriwal
Karta

-:4:-

NOW THIS DEED WITNESSETH :: That in consideration of the payment of the sum of Rs. 84,50,000/- (Rupees Eighty Four Lakh Fifty Thousand) only made by the purchasers to the vendors in the manners as mentioned in schedule below in this deed as "**MEMO OF CONSIDERATION**" the whole of the aforesaid consideration money as the sale price of the property (the receipt whereof the the said Vendors do hereby admit and acknowledge) and the Vendors in their personal capacity do hereby convey, grant, transfer, and absolutely assign their land to the purchasers free from all encumbrances, charges, claims, and demands what-so-ever, **ALL THAT** vacant land more specifically mentioned in Schedule below and delineated in the plan annexed hereto.

AND ALL the estate, rights, title, interest, claim, and demand what-so-ever together with all yards, courses, sewers, paths, passages, light, liberties, privileges, easements of the Vendors in or to the property hereby conveyed and every part thereto **TO HOLD** the same unto and to the use of the purchasers and their representatives absolutely.

AND the Vendors and all persons claiming through or under them doth hereby further agree with the purchasers at all times, hereafter and upon any reasonable request and at the cost of the purchasers to do and execute all such lawful acts, deeds, and things what-so-ever for further and more perfectly conveying and assuring the said property and every part thereof to the purchasers and their representatives and placing them in possession of the same according to the true intent meaning of this deed.

AND the Vendors doth hereby also agree to save harmless and keep indemnified the purchasers against all losses, damages, costs, and expenses which they may be sustained by reason of any claim being made by anybody whom-so-ever to the said property or in respect of any arrears of taxes or cesses due thereof.

AND the Vendors doth hereby further agree with the purchasers and declare that they have not done or been party to any act whereby the Vendors is prevented from conveying or assigning the said property.

AND the Vendors doth hereby further agree with the purchasers and declare that the purchasers shall be entitled from this day to enjoy the Schedule mentioned property hereby conveyed as absolute owner as their own chattel in any manner as they may like or find necessary from generation to generation without any disturbance of the Vendors or their heirs, executors and legal representatives, and have every right to sell, alienate, lease, gift, mortgage etc. to any person (s) or authority.

AND the Vendors doth hereby give their consent and approval for recording the name of the purchasers in the Landlord's Sherista and in the Municipal Corporation and shall help the purchasers in such recording and / or mutating of their names in such place and the Purchasers henceforth shall pay all rents and taxes to the Municipal Corporation and to the Govt. Revenue Department.

Satan Ki. Bagaria.

Ankit Saraf

Hitesh Modi

Atish Hitesh Kumar Modi

Kana Darmia

Prithi Balmia

PAWAN KEJRIWAL (HUF)

Pawan Kujriwal
Karta

-:5:-

SCHEDULE

In the Dist. Paschim Bardhaman, Sub-division Asansol, under P.S. Raniganj A.D.S.R. Office Raniganj, **Mouza- Amrasota, J.L.No. 18**, all that piece and parcel of lands, properties, hereditaments and appurtenances with all easements rights attached thereto appertaining to;

1] **R.S.Khatian No. 292 (Two Hundred Ninety Two)** Corresponding to L.R. Khatian No. 2830 (Two Thousand Eight Hundred Thirty), bearing R.S.Plot No. 1296 (One Thousand Two Hundred Ninety Six) Corresponding to L.R. Plot No. 3042 (Three Thousand Forty Two) Class of land "Bastu" measuring an Area 2.5 (Two Point Five) Decimal of vacant land hereby sold by Vendors No. 01.

2] **R.S.Khatian No. 292 (Two Hundred Ninety Two)** Corresponding to L.R. Khatian No. 2827 (Two Thousand Eight Hundred Twenty Seven), bearing R.S.Plot No. 1296 (One Thousand Two Hundred Ninety Six) Corresponding to L.R. Plot No. 3042 (Three Thousand Forty Two) Class of land "Bastu" measuring an Area 2.5 (Two Point Five) Decimal of vacant land hereby sold by Vendors No. 02.

3] **R.S.Khatian No. 292 (Two Hundred Ninety Two)** Corresponding to L.R. Khatian No. 2829 (Two Thousand Eight Hundred Twenty Nine), bearing R.S.Plot No. 1296 (One Thousand Two Hundred Ninety Six) Corresponding to L.R. Plot No. 3042 (Three Thousand Forty Two) Class of land "Bastu" measuring an Area 2.5 (Two Point Five) Decimal of vacant land hereby sold by Vendors No. 03.

4] **R.S.Khatian No. 292 (Two Hundred Ninety Two)** Corresponding to L.R. Khatian No. 2828 (Two Thousand Eight Hundred Twenty Eight), bearing R.S.Plot No. 1296 (One Thousand Two Hundred Ninety Six) Corresponding to L.R. Plot No. 3042 (Three Thousand Forty Two) Class of land "Bastu" measuring an Area 1.25 (One Point Two Five) Decimal of vacant land hereby sold by Vendors No. 04.

5] **R.S.Khatian No. 292 (Two Hundred Ninety Two)** Corresponding to L.R. Khatian No. 2828 (Two Thousand Eight Hundred Twenty Eight), bearing R.S.Plot No. 1296 (One Thousand Two Hundred Ninety Six) Corresponding to L.R. Plot No. 3042 (Three Thousand Forty Two) Class of land "Bastu" measuring an Area 1.25 (One Point Two Five) Decimal of vacant land hereby sold by Vendors No. 05.

Sudhin K. B. B. B.

Ankit Saraf

Nitesh Modi
also Nitesh Kumar Modi

Vara Parmar

Prab Salgia

PAWAN KEJRIWAL (HUF)
Pawan Kejriwal
Karta

-6-

6] R.S.Khatian No. 12 (Twelve) Corresponding to L.R. Khatian No. 2830 (Two Thousand Eight Hundred Thirty), bearing R.S.Plot No. 1297 (One Thousand Two Hundred Ninety Seven) Corresponding to L.R. Plot No. 3042 (Three Thousand Forty Two) Class of land "Bastu" measuring an Area 6.25 (Six Point Two Five) Decimal of vacant land hereby sold by Vendors No. 01,

7] R.S.Khatian No. 12 (Twelve) Corresponding to L.R. Khatian No. 2827 (Two Thousand Eight Hundred Twenty Seven), bearing R.S.Plot No. 1297 (One Thousand Two Hundred Ninety Seven) Corresponding to L.R. Plot No. 3042 (Three Thousand Forty Two) Class of land "Bastu" measuring an Area 6.25 (Six Point Two Five) Decimal of vacant land hereby sold by Vendors No. 02,

8] R.S.Khatian No. 12 (Twelve) Corresponding to L.R. Khatian No. 2829 (Two Thousand Eight Hundred Twenty Nine), bearing R.S.Plot No. 1297 (One Thousand Two Hundred Ninety Seven) Corresponding to L.R. Plot No. 3042 (Three Thousand Forty Two) Class of land "Bastu" measuring an Area 6.25 (Six Point Two Five) Decimal of vacant land hereby sold by Vendors No. 03,

9] R.S.Khatian No. 12 (Twelve) Corresponding to L.R. Khatian No. 2828 (Two Thousand Eight Hundred Twenty Eight), bearing R.S.Plot No. 1297 (One Thousand Two Hundred Ninety Seven) Corresponding to L.R. Plot No. 3042 (Three Thousand Forty Two) Class of land "Bastu" measuring an Area 3.125 (Three Point One Two Five) Decimal of vacant land hereby sold by Vendors No. 04,

10] R.S.Khatian No. 12 (Twelve) Corresponding to L.R. Khatian No. 2828 (Two Thousand Eight Hundred Twenty Eight), bearing R.S.Plot No. 1297 (One Thousand Two Hundred Ninety Seven) Corresponding to L.R. Plot No. 3042 (Three Thousand Forty Two) Class of land "Bastu" measuring an Area 3.125 (Three Point One Two Five) Decimal of vacant land hereby sold by Vendors No. 05,

Satin ko Bagani.

Ankit Singh

Nitesh Modi

alias Nitesh Kumar Modi

Nara Dalmia

Poo Dalmia

PAWAN KEJRIWAL (HUF)

Pawan Kejriwal
Karta

:-7:-

11] R.S.Khatian No. 109 (One Hundred Nine) Corresponding to L.R. Khatian No. 2830 (Two Thousand Eight Hundred Thirty), bearing R.S.Plot No. 1301 (One Thousand Three Hundred One) Corresponding to L.R. Plot No. 3042 (Three Thousand Forty Two) Class of land "Bastu" measuring an Area 2 (Two) Decimal of vacant land hereby sold by Vendors No. 01,

12] R.S.Khatian No. 109 (One Hundred Nine) Corresponding to L.R. Khatian No. 2827 (Two Thousand Eight Hundred Twenty Seven), bearing 1301 (One Thousand Three Hundred One) Corresponding to L.R. Plot No. 3042 (Three Thousand Forty Two) Class of land "Bastu" measuring an Area 2 (Two) Decimal of vacant land hereby sold by Vendors No. 02,

13] R.S.Khatian No. 109 (One Hundred Nine) Corresponding to L.R. Khatian No. 2829 (Two Thousand Eight Hundred Twenty Nine), bearing R.S.Plot No. 1301 (One Thousand Three Hundred One) Corresponding to L.R. Plot No. 3042 (Three Thousand Forty Two) Class of land "Bastu" measuring an Area 2 (Two) Decimal of vacant land hereby sold by Vendors No. 03,

14] R.S.Khatian No. 109 (One Hundred Nine) Corresponding to L.R. Khatian No. 2828 (Two Thousand Eight Hundred Twenty Eight), bearing 1301 (One Thousand Three Hundred One) Corresponding to L.R. Plot No. 3042 (Three Thousand Forty Two) Class of land "Bastu" measuring an Area 1 (One) Decimal of vacant land hereby sold by Vendors No. 04,

15] R.S.Khatian No. 109 (One Hundred Nine) Corresponding to L.R. Khatian No. 2828 (Two Thousand Eight Hundred Twenty Eight), bearing 1301 (One Thousand Three Hundred One) Corresponding to L.R. Plot No. 3042 (Three Thousand Forty Two) Class of land "Bastu" measuring an Area 1 (One) Decimal of vacant land hereby sold by Vendors No. 05,

IN TOTAL MEASURING AN AREA 0.43 (ZERO POINT FOUR THREE) ACRE OR 43 (FORTY- THREE) DECIMAL OR 26 (TWENTY SIX) KATHA of Bastu Vacant land here by sold out of which 25% hereby sold to Purchasers No. 01 & 25% hereby sold to Purchasers No. 02 and 50% hereby sold to Purchasers No. 03 by the vendors with all easement rights to use 20 ft. wide kuchha proposed Road. The property hereby sold is shown and delineated by Red Border Line, in the Plan annexed hereto, which do form a Part of this deed. Rayat Dakhali Swatiya.

Satish Kr. Bagaria,

Ankit Sareef

Nishant Mehta,

divyanshu Kumar Mehta

Vara Datta

Pooja Saini

PAWAN KEJRIWAL (HUF)

Pawan Kejriwal
Karta

-:8:-

RECEIPT

RECEIVED a sum of Rs. 84,50,000/- (Rupees Eighty Four Lakh Fifty Thousand) only as and by way of full and final Sale consideration of the Schedule mentioned property against which TDS of 1% i.e. Rs. 84,500/- has been deducted and balance Rs. 83,65,500/- paid vide Cheques & RTGS as mentioned in memo below as follows:-

MEMO OF CONSIDERATION

- 1] Cheque being No. 009947 dated 07-06-2020 for Rs. 5,00,000/- (Rupees Five Lakh) only of Allahabad Bank, Raniganj Branch, issued by Pawan Kejriwal HUF in favour of the Venors No. 01,
- 2] Cheque being No. 019826 dated 23-06-2020 for Rs. 5,00,000/- (Rupees Five Lakh) only of Allahabad Bank, Raniganj Branch, issued by Pawan Kejriwal HUF in favour of the Venors No. 01,
- 3] Cheque being No. 019836 dated 12-12-2020 for Rs. 45,687/- (Rupees Forty Five Thousand Six Hundred Eighty Seven) only of Allahabad Bank, Raniganj Branch, issued by Pawan Kejriwal HUF in favour of the Venors No. 01,
- 4] Cheque being No. 009948 dated 06-06-2020 for Rs. 5,00,000/- (Rupees Five Lakh) only of Allahabad Bank, Raniganj Branch, issued by Pawan Kejriwal HUF in favour of the Venors No. 02,
- 5] Cheque being No. 000002 dated 17-06-2020 for Rs. 5,00,000/- (Rupees Five Lakh) only of HDFC Bank, Benachity, Durgapur Branch, issued by Pawan Kejriwal HUF in favour of the Venors No. 02.
- 6] Cheque being No. 019835 dated 12-12-2020 for Rs. 45,687/- (Rupees Forty Five Thousand Six Hundred Eighty Seven) only of Allahabad Bank, Raniganj Branch, issued by Pawan Kejriwal HUF in-favour of the Venors No. 02,
- 7] Cheque being No. 009944 dated 01-06-2020 for Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand) only of Allahabad Bank, Raniganj Branch, issued by Pawan Kejriwal HUF in favour of the Venors No. 04,
- 8] Cheque being No. 000004 dated 17-06-2020 for Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand) only of HDFC Bank, Benachity, Durgapur Branch, issued by Pawan Kejriwal HUF in favour of the Venors No. 04.
- 9] Cheque being No. 019837 dated 12-12-2020 for Rs. 22,844/- (Rupees Twenty Two Thousand Eight Hundred Forty Four) only of Allahabad Bank, Raniganj Branch, issued by Pawan Kejriwal HUF in favour of the Venors No. 04,
- 10] Cheque being No. 009945 dated 01-06-2020 for Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand) only of Allahabad Bank, Raniganj Branch, issued by Pawan Kejriwal HUF

Satish K. Singh.

Ankit Saraf

Nitesh Modi

Abhishek Kumar Me

Kara Dornia

Prab Babbar

PAWAN KEJRIWAL (HUF)

Pawan Kejriwal
Karta

-:9:-

11] Cheque being No. 000003 dated 17 -06 -2020 for Rs. Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand) only of HDFC Bank, Benachity, Durgapur Branch, issued by Pawan Kejriwal HUF in favour of the Venors No. 05 .

12] Cheque being No. 019838 dated 12-12-2020 for Rs. 22,844/- (Rupees Twenty Two Thousand Eight Hundred Forty Four) only of Allahabad Bank, Raniganj Branch, issued by Pawan Kejriwal HUF in favour of the Venors No. 05,

13] Cheque being No. 000008 dated 01 -10 -2020 for Rs. 5,00,000/- (Rupees Five Lakh) only of HDFC Bank, Benachity, Durgapur Branch, issued by Pawan Kejriwal in favour of the Venors No. 01 .

14] Cheque being No. 000016 dated 12 -12 -2020 for Rs. 22,843/- (Rupees Twenty Two Thousand Eight Hundred Forty Three) only of HDFC Bank, Benachity, Durgapur Branch, issued by Pawan Kejriwal in favour of the Venors No. 01 .

15] Cheque being No. 000012 dated 12 -12 -2020 for Rs. 5,22,844/- (Rupees Five Lakh Twenty Two Thousand Eight Hundred Forty Four) only of HDFC Bank, Benachity, Durgapur Branch, issued by Pawan Kejriwal in favour of the Venors No. 02 .

16] Cheque being No. 000014 dated 12 -12 -2020 for Rs. 2,61,422/- (Rupees Two Lakh Sixty One Thousand Four Hundred Twenty Two) only of HDFC Bank, Benachity, Durgapur Branch, issued by Pawan Kejriwal in favour of the Venors No. 04 .

17] Cheque being No. 000015 dated 12 -12 -2020 for Rs. 2,61,422/- (Rupees Two Lakh Sixty One Thousand Four Hundred Twenty Two) only of HDFC Bank, Benachity, Durgapur Branch, issued by Pawan Kejriwal in favour of the Venors No. 05 .

18] Cheque being No. 000016 dated 01 -10 -2020 for Rs. 5,00,000/- (Rupees Five Lakh) only of HDFC Bank, Benachity, Durgapur Branch, issued by Swati Kejriwal in favour of the Venors No. 01 .

19] Cheque being No. 000023 dated 12 -12 -2020 for Rs. 22,843/- (Rupees Twenty Two Thousand Eight Hundred Forty Three) only of HDFC Bank, Benachity, Durgapur Branch, issued by Swati Kejriwal in favour of the Venors No. 01 .

20] Cheque being No. 000022 dated 12 -12 -2020 for Rs. 5,22,844/- (Rupees Five Lakh Twenty Two Thousand Eight Hundred Forty Four) only of HDFC Bank, Benachity, Durgapur Branch, issued by Swati Kejriwal in favour of the Venors No. 02 .

21] Cheque being No. 000024 dated 12 -12 -2020 for Rs. 2,61,422/- (Rupees Two Lakh Sixty One Thousand Four Hundred Twenty Two) only of HDFC Bank, Benachity, Durgapur Branch, issued by Swati Kejriwal in favour of the Venors No. 04 .

22] Cheque being No. 000025 dated 12 -12 -2020 for Rs. 2,61,422/- (Rupees Two Lakh Sixty One Thousand Four Hundred Twenty Two) only of HDFC Bank, Benachity, Durgapur

-:10:-

23] RTGS being UTR No. ALLA202006065012702850 on dated 06/06/2020 for Rs. 5,00,000/- (Rupees Five Lakh only) issued by Pawan Kejriwal HUF in favour of Vendors No. 03

24] RTGS being UTR No. ALLA20200618592804948 on dated 18/06/2020 for Rs. 5,00,000/- (Rupees Five Lakh only) issued by Pawan Kejriwal HUF in favour of Vendors No. 03

25] RTGS being UTR No. ALLAH21004380127 on 04/01/2021 for Rs. 45,688/- (Rupees Forty Five Thousand Six Hundred Eighty Eight) only issued by Pawan Kejriwal HUF in favour of Vendors No. 03

26] RTGS being UTR No. HDFCR52021010467309932 on 04/01/2021 for Rs. 5,22,844/- (Rupees Five Lakh Twenty Two Thousand Eight Hundred Forty Four) only issued by Pawan Kejriwal in favour of Vendors No. 03 &

27] RTGS being UTR No. HDFCR52021010467305863 on 04/01/2021 for Rs. 5,22,844/- (Rupees Five Lakh Twenty Two Thousand Eight Hundred Forty Four) only issued by Swati Kejriwal in favour of the Vendors No. 03 .

Satish K. Bhatia
Ankit Saraf
Vikas Modi
alias Nikesh Kumar Modi
Kara Dasma
Prithi Saloni

SIGNATURE OF THE VENDORS

PAWAN KEJRIWAL (HUF)
Pawan Kejriwal
Karta

The proportionate annual ground rents is payable to the Govt. of West Bengal through the B.L. & L.R.O., Raniganj, Dist. Paschim Bardhaman.

IN WITNESSES WHEREOF the Vendor hereof has executed and signed these presents on the day, month and year written at the outset.

This Deed has been printed in 11 Pages and in Sheet No. 1 (a) Photo & Ten Fingers print given by the Parties, being the part of this Deed.

WITNESSES:-

1. Bablu Mahato
S/o Sri Janki Mahato
Sukanta Pally
P.O. - Barsole Rajbari
P.S. - Raniganj
Dist. - Paschim Bardhaman
P.N. - 713358
2. Harsh Maheshwari
S/o Sri Raj Kumar Maheshwari
S.P.N. Halia Road.
Raniganj - 713347
Dist. - Paschim Bardhaman (W.B.)

Saty Kr. Sengupta
Ankit Sanyal
Hitesh Modi
alias Hitesh Kumar Modi
Kara Derman
Prab Dabma

SIGNATURE OF THE VENDORS

Drafted and prepared by me as per draft supplied by the parties and explained the contents to the executants by me:-

Mahato
Mr. Bablu Mahato
Advocate
Asansol Court
Enr. No. F/207/936/2012

PAWAN KEJRIWAL (HUF)
Pawan Kejriwal
Karta



Satish Kr. Bagan

Finger Print attested by me: Satish Kr. Bagan



Ankit Saraf

Finger Print attested by me: Ankit Saraf



Hitesh Modi
alias Hitesh Kumar Modi

Finger Print attested by me: Hitesh Modi
alias Hitesh Kumar Modi



Kora Darma

Thumb littlefinger to forefinger

Left Hand  

Thumb forefinger to littlefinger



Right Hand  





Preeti Dalawa.
Preeti Dalawa.


Finger Print attested by me: *Preeti Dalawa*

Thumb littlefinger to forefinger

Left Hand  

Thumb forefinger to littlefinger

Right Hand  



Swati Kejriwal.

Finger Print attested by me: *Swati Kejriwal*

Thumb littlefinger to forefinger

Left Hand  

Thumb forefinger to littlefinger

Right Hand  



Pawan Kejriwal

Finger Print attested by me: *Pawan Kejriwal*

Thumb littlefinger to forefinger

Left Hand  

Thumb forefinger to littlefinger

Right Hand  



PAWAN KEJRIWAL (HUF)
Pawan Kejriwal
Swati

PAWAN KEJRIWAL (HUF)

PLAN SHOWING PORTION OF LAND IN R.S. PLOTS NO. 1296, 1297 & 1301 IN MOUZA - AMRASOTA, J.L. NO. 18, P.S - RANIGANJ, DIST: PASCHIM BURDHAMAN.

Legend:-

Land measuring area in:

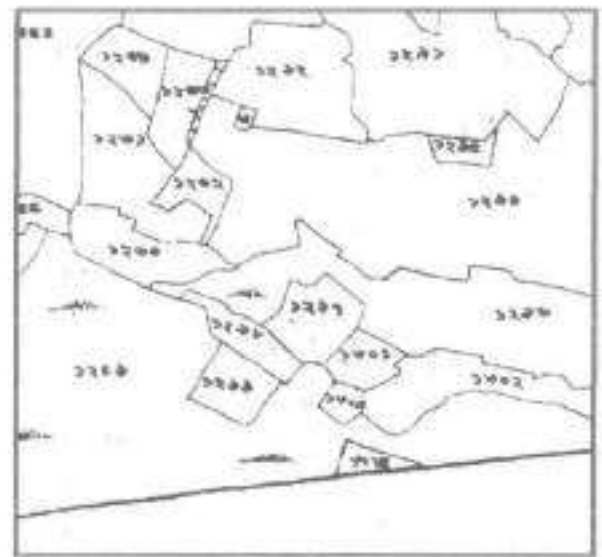
- R.S. plot no. 1296/ L.R. 3042 = 0.10 acre.
- R.S. plot no. 1297/ L.R. 3042 = 0.25 acre.
- R.S. plot no. 1301/ L.R. 3042 = 0.08 acre.
- Total Area = 0.43 acre./ 26 Katta. sold shown:



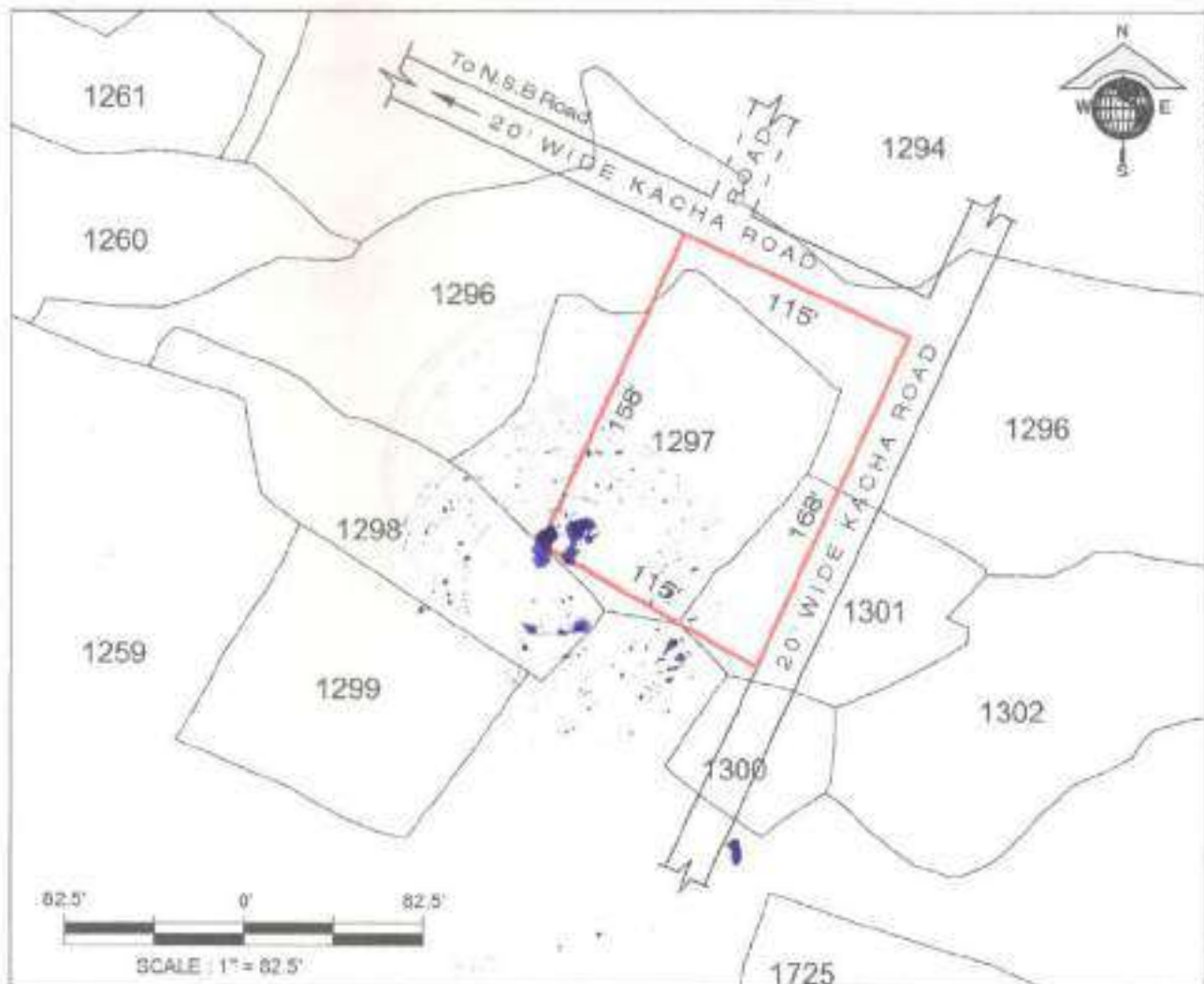
Area sold to :-

- 1) SWATI KEJRIWAL,
W/o. Sri. Pawan Kejriwal.
- 2) PAWAN KEJRIWAL,
S/o. Late. Gopal Das Kejriwal.
- 3) PAWAN KEJRIWAL (H.U.F)
S/o. Late. Gopal Das Kejriwal.

PAWAN KEJRIWAL (HUF)
Pawan Kejriwal
Katta



MOUZA MAP - 36 PACHI - 1 MILE



Signature of Sellers: Sachin Kr. Bagan,
Ankit Sanyal,
Ajayesh Modi,
Ajay Kumar Modi

Pub. Bahnic.

Wahle-Dalme

<p>DWG NO. - N4A/TC/M-F-NO. 55/18/2020/1-1</p> <p>CONSULTANT: NAG & ASSOCIATES. (Survey, Planning & Consultation) Regd. Office: 40, A.B. Road, School Para, P.O. Raniganj, Dist: Paschim Bardhaman (W.B.) - 713307. Cont. No. +91-89471-55477(10) E-Mail: nag_associates@outlook.com</p>	<p>NOTES</p> <p>Scale: All dimensions are in Feet Inset</p> <p>N</p>  <p>Dr. 11.12.2020</p>	<p>SURVEYED & DRAWN BY :-</p> <p>Armit Nag Chf. Engg. & Land Surveyor Ch No./License no:</p>	<p>CHECKED & VERIFIED BY:-</p>  <p>Armit Nag Land & Mining Surveyor Ex- Dy. Supdt. of Survey, E.C.I.</p>
---	--	---	--



Additional District Sub-Registrar
Khatam-Mukti Chhara, Jharkhand

07 JAN 2021



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

GRN: 19-202021-005064292-2 Payment Mode Counter Payment
GRN Date: 31/07/2020 11:12:09 Bank : HDFC Bank
BRN : 04082020038 BRN Date: 04/08/2020 00:00:00

DEPOSITOR'S DETAILS

Id No. : 2000836722/3/2020
(Query No./Query Year)

Name : Swati Kejriwal
Contact No. : Mobile No. : +91 9476411139
E-mail :
Address : P N Malia Road Raniganj
Applicant Name : Mr Bablu Mahato
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000836722/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	55161
2	2000836722/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	9277
3	2000836722/3/2020	Mutation/Conversion -Receipt	0029-00-800-028-27	648

In Words : Rupees Six Lakh Fifty Thousand Eight Hundred Thirty Six only

Total

65083

आयकर विभाग
INCOME TAX DEPARTMENT
SATISH KUMAR BAGARIA
BINOD KUMAR BAGARIA
01/04/1975
Permanent Account Number
AFVPB9757M
Satish K. Bagaria
Signature

भारत सरकार
GOVT. OF INDIA



34 122014

Satish K. Bagaria



आयकर विभाग

INCOME TAX DEPARTMENT

ANKIT SARAF

ASHOK KUMAR SARAF

13/06/1992

Permanent Account Number

CXBPS3097R

Ankit Saraf

Signature



भारत सरकार

GOVT. OF INDIA



Ankit Saraf

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



नाम / Name
HITESH MODI

पिता का नाम / Father's Name
NARAYAN PRASAD MODI

जन्म की तारीख
Date of Birth
16/12/1974

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADXPM9817F



2298309

4 PIN Application Number, Serial, and the Permanent Account Number

Handwritten signature

*Hitesh Modi
alias Hitesh Kumar Modi*

इस कार्ड के खोले/चले पर कृपया सूचित करें/सीटलें:

आयकर विभाग इकाई, एन सी डी यू
सेक्टर-143, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़द डीप इंग्लिश चौक,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDL,
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep English Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: unit3@nsdl.co.in



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ADFPD8709B



नाम / NAME

KALA DALMA

पिता का नाम / FATHER'S NAME

SHIV PRASAD SAHA

जन्म तिथि / DATE OF BIRTH

25-06-1961

हस्ताक्षर / SIGNATURE

Kala Dalma

आयकर अधिकारी, व.स. - XI

COMMISSIONER OF INCOME-TAX, W.D. - XI

Kala Dalma

	/PERMANENT ACCOUNT NUMBER ACTPD4794M	
	NAME PRITI DALMIA	
	FATHER'S NAME BIJOY KUMAR DALMIA	
	DATE OF BIRTH 01-08-1978	
PRINTED SIGNATURE 		
		COMMISSIONER OF INCOME-TAX, W.B. (I)

Priti Dalmia

इस कार्ड के खोल / निल करने पर कृपया जारी करने वाले अधिकारी को सूचित / सूचना कर दें।
 सहायक आयकर अधिकारी,
 पी-7,
 चौराग्वे स्क्वायर,
 कलकत्ता - 700 069.

In case this card is torn/damaged, kindly inform/return to the issuing authority :
 Assistant Commissioner of Income-tax,
 P-7,
 Chowrahee Square,
 Calcutta- 700 069.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SWATI KEJRIWAL
 RAM NIWAS AGARWAL
 15/04/1974
 Permanent/Account Number
ABUPA4502G

Swati Kejriwal
 Signature





Swati Kejriwal

इस कार्ड को खोना / यदि इस कार्ड को खोना / खोना -
 आयकर सेवा केंद्र इकाई, पान सेवा यूनिट
 3 वीं मंजिल, मातृ सर्लिंग, प्लॉट नं. 41, सर्वे नं. 97/8,
 मोडल कोलोन, नया दूधवाड़ा चौक, पाना,
 पिन - 411 016

If this card is lost / someone's lost card is found,
 please inform / return to -
 Income Tax PAN Services Unit, NSDL,
 3rd floor, Matru Sterling,
 Plot No. 41, Survey No. 97/8,
 Model Colony, New Deep Dispenser Chowk,
 Pune - 411 016.

Tel: 91-20-2721 8085, Fax: 91-20-2721 8081
 e-mail: nsdl@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

भारत सरकार

AEVPK7664M

नाम / Name
PAWAN KEJRIWAL

पिता/पति का नाम / Father's Name
GOPAL DAS KEJRIWAL

जन्म की तारीख / Date of Birth
03/04/1973

पावन केजरीवाल
Signature



Pawan Kejriwal

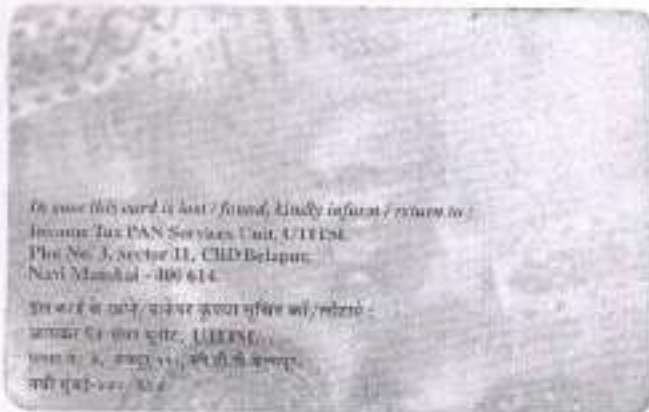
यदि कार्ड खो जाये/यदि यह कार्ड किसी को मिले/पाये:
सूचना देना/बताना, पता देना या
1-बी ब्लॉक, गेट 4/2/10,
प्लॉट नं. 341, सर्वे नं. 997/8,
मोदी चौराहा, नया दक्षिण दिल्ली के पता,
दिल्ली - 110 016.

If this card is lost / someone's lost card is found,
please inform / return to
Taxman Tax PAN Services Unit, NSDL,
341 Plot, Main Building,
Plot No. 341, Survey No. 997/8,
Modi Chowk, Near Durgam Chauraha,
Delhi - 110 016.

Tel: 91-26-2721 8283, Fax: 91-20-2721 8063
e-mail: taxinfo@gmail.co.in



PAWAN KEJRIWAL (HUF)
Pawan Kejriwal
Karta





Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1584

Miscellaneous Receipt

Visit Commission Case No / Year	2304000010/2021	Date of Application	07/01/2021
Query No / Year	23042000836722/2020		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr Bablu Mahato		
Stampduty Payable	Rs.5,56,611/-		
Registration Fees Payable	Rs.92,774/-		
Applicant Name of the Visit Commission	Mr Ankit Saraf		
Applicant Address	raniganj		
Place of Commission	N S B Road Raniganj, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN - 713347		
Expected Date and Time of Commission	07/01/2021 6:20 PM		
Fee Details	K1: 50/-, K2: 240/-, PTA-K(2): 60/-, Total Fees Paid: 350/-		
Remarks			



Government of West Bengal

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





OFFICE OF THE A.D.S.R. RANIGANJ, District Name :Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23042000836722/2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Satish Kumar Bagaria N S B Road Raniganj, P.O - Raniganj, P.S - Raniganj, Raniganj, District -Paschim Bardhaman, West Bengal, India, PIN - 713347	Seller			Satish Kr Bagaria, 07/01/2021
2	Nitish Modi Alias Nitish Kumar Modi Opposite Lake Avenue Kanke Road, P.O - Ranchi, P.S - Ranchi, District - Ranchi, Jharkhand, India,	Seller			Nitish Modi alias Nitish Kumar Modi 07/01/2021
3	Kala Dalmia N S B Road Raniganj, P.O:- Raniganj, P.S - Raniganj, Raniganj, District -Paschim Bardhaman, West Bengal, India, PIN - 713347	Seller			Kala Dalmia 7/1/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Priti Dalmia N S B Road Raniganj, P O - Raniganj, P S:- Raniganj, Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN - 713347	Seller			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Pawan Kejriwal P N Malia Road Raniganj, P O - Raniganj, P S:- Raniganj, Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN - 713347	Representative of Buyer [PAWAN KEJRIWAL HUF]			PAWAN KEJRIWAL (HUF) Pawan Kejriwal Karta 7/01/2021
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Bablu Mahato Son of Shri Janki Mahato Sukanta Pally Searsole, P O - Searsole Rajbari, P S - Raniganj, Raniganj, District:- Paschim Bardhaman, West Bengal, India, PIN - 713358	Satish Kumar Bagaria, Ankit Saraf, Nitesh Modi, Kala Dalmia, Priti Dalmia			Bablu Mahato 07/01/2021

(AVIJIT SIKDAR)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 RANIGANJ
 Paschim Bardhaman, West
 Bengal

Major Information of the Deed

Deed No :	I-2304-00151/2021	Date of Registration	11/01/2021
Query No / Year	2304-2000836722/2020	Office where deed is registered	
Query Date	20/07/2020 8:37:43 PM	2304-2000836722/2020	
Applicant Name, Address & Other Details	Bablu Mahato Raniganj, District - Purba Bardhaman, WEST BENGAL, Mobile No. : 9333269127, Status Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 83,50,000/-	Rs. 92,76,888/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,56,811/- (Article 23)	Rs. 92,774/- (Article A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



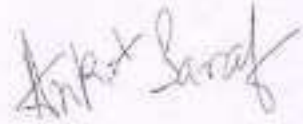
Land Details :

District Paschim Bardhaman, P.S - Raniganj, Municipality: RANIGANJ, Road: Unnamed Municipal Road (Raniganj),
Mouza Amrasata, JI No: 18, Pin Code: 713358

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-3042 (RS -1296)	LR-2830, (RS -29210)	Bastu	Bastu	2.5 Dec	4,85,408/-	5,39,342/-	Width of Approach Road: 20 Ft.,
L2	LR-3042 (RS -1296)	LR-2827, (RS -29210)	Bastu	Bastu	2.5 Dec	4,85,408/-	5,39,342/-	Width of Approach Road: 20 Ft.,
L3	LR-3042 (RS -1296)	LR-2829, (RS -29210)	Bastu	Bastu	2.5 Dec	4,85,408/-	5,39,342/-	Width of Approach Road: 20 Ft.,
L4	LR-3042 (RS -1296)	LR-2828, (RS -29210)	Bastu	Bastu	1.25 Dec	2,42,704/-	2,69,671/-	Width of Approach Road: 20 Ft.,
L5	LR-3042 (RS -1296)	LR-2828, (RS -29210)	Bastu	Bastu	1.25 Dec	2,42,704/-	2,69,671/-	Width of Approach Road: 20 Ft.,
L6	LR-3042 (RS -1297)	LR-2830, (RS -1210)	Bastu	Bastu	6.25 Dec	12,13,520/-	13,48,356/-	Width of Approach Road: 20 Ft.,
L7	LR-3042 (RS -1297)	LR-2827, (RS -1210)	Bastu	Bastu	6.25 Dec	12,13,520/-	13,48,356/-	Width of Approach Road: 20 Ft.,
L8	LR-3042 (RS -1297)	LR-2829, (RS -1210)	Bastu	Bastu	6.25 Dec	12,13,520/-	13,48,356/-	Width of Approach Road: 20 Ft.,
L9	LR-3042 (RS -1297)	LR-2828, (RS -1210)	Bastu	Bastu	3.125 Dec	6,06,760/-	6,74,178/-	Width of Approach Road: 20 Ft.,
L10	LR-3042 (RS -1297)	LR-2828, (RS -1210)	Bastu	Bastu	3.125 Dec	6,06,760/-	6,74,178/-	Width of Approach Road: 20 Ft.,
L11	LR-3042 (RS -1301)	LR-2830, (RS -10910)	Bastu	Bastu	2 Dec	3,88,327/-	4,31,474/-	Width of Approach Road: 20 Ft.,

L12	LR-3042 (RS -1301)	LR-2827, (RS.-10910)	Bastu	Bastu	2 Dec	3,88,327/-	4,31,474/-	Width of Approach Road: 20 Ft.,
L13	LR-3042 (RS -1301)	LR-2829	Bastu	Bastu	2 Dec	3,88,327/-	4,31,474/-	Width of Approach Road: 20 Ft.,
L14	LR-3042 (RS -1301)	LR-2828, (RS:-10910)	Bastu	Bastu	1 Dec	1,94,654/-	2,15,737/-	Width of Approach Road: 20 Ft.,
L15	LR-3042 (RS -1301)	LR-2828, (RS:-10910)	Bastu	Bastu	1 Dec	1,94,653/-	2,15,737/-	Width of Approach Road: 20 Ft.,
TOTAL :					43Dec	83,50,000 /-	92,76,688 /-	
Grand Total :					43Dec	83,50,000 /-	92,76,688 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Satish Kumar Bagaria Son of Shri Binod Kumar Bagaria N S B Road Raniganj, P O:- Raniganj, P S:- Raniganj, Raniganj, District - Paschim Bardhaman, West Bengal, India, PIN - 713347 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : AFxxxxxx7M, Aadhaar No: 37xxxxxxxx0490, Status :Individual, Executed by: Self, Date of Execution: 07/01/2021 , Admitted by: Self, Date of Admission: 07/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/01/2021 , Admitted by: Self, Date of Admission: 07/01/2021 ,Place : Pvt. Residence</p>			
2	<p>Name Ankit Saraf (Presentant) Son of Shri. Ashok Kumar Saraf Executed by: Self, Date of Execution: 07/01/2021 , Admitted by: Self, Date of Admission: 07/01/2021 ,Place : Office</p>	<p>Photo</p>  <p>07/01/2021</p>	<p>Finger Print</p>  <p>07/01/2021</p>	<p>Signature</p>  <p>07/01/2021</p>
<p>N S B Road Raniganj, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN - 713347 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CXxxxxxx7R, Aadhaar No: 48xxxxxxxx0094, Status :Individual, Executed by: Self, Date of Execution: 07/01/2021 , Admitted by: Self, Date of Admission: 07/01/2021 ,Place : Office</p>				
3	<p>Nitesh Modi, (Alias: Nitesh Kumar Modi) Son of Late Narayan Prasad Modi Opposite Lake Avenue Kanke Road, P O - Ranchi, P.S - Ranchi, District - Ranchi, Jharkhand, India, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx7F, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/01/2021 , Admitted by: Self, Date of Admission: 07/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/01/2021 , Admitted by: Self, Date of Admission: 07/01/2021 ,Place : Pvt. Residence</p>			

4 **Kaia Dalmia**
 Wife of Late Bijay Kumar Dalmia N S B Road Raniganj, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District-
 Paschim Bardhaman, West Bengal, India, PIN - 713347 Sex: Female, By Caste: Hindu, Occupation: House wife,
 Citizen of India, PAN No.: ADxxxxxx9B, Aadhaar No: 65xxxxxxx6538, Status: Individual, Executed by: Self,
 Date of Execution: 07/01/2021
 , Admitted by: Self, Date of Admission: 07/01/2021 ,Place: Pvt. Residence, Executed by: Self, Date of
 Execution: 07/01/2021
 , Admitted by: Self, Date of Admission: 07/01/2021 ,Place: Pvt. Residence

5	Name	Photo	Finger Print	Signature
	Priti Dalmia Daughter of Late Bijay Kumar Dalmia Executed by: Self, Date of Execution: 07/01/2021 , Admitted by: Self, Date of Admission: 11/01/2021 ,Place : Office			
		11/01/2021	LTI 11/01/2021	11/01/2021

N S B Road Raniganj, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Paschim Bardhaman, West
 Bengal, India, PIN - 713347 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of:
 India, PAN No.: ACxxxxxx4M, Aadhaar No: 39xxxxxxx9983, Status :Individual, Executed by: Self,
 Date of Execution: 07/01/2021
 , Admitted by: Self, Date of Admission: 11/01/2021 ,Place: Office



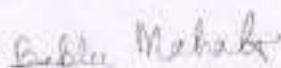


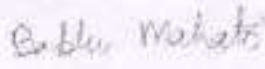
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Swati Kejriwal Wife of Shri Pawan Kejriwal P N Malia Road Raniganj, P.O- Raniganj, P.S- Raniganj, Raniganj, District-Paschim Bardhaman West Bengal, India, PIN - 713347 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ABxxxxxx2G, Aadhaar No: 55xxxxxxx4524, Status: Individual, Status: Not Executed
2	Pawan Kejriwal Son of Late Gopal Das Kejriwal P N Malia Road Raniganj, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District- Paschim Bardhaman, West Bengal, India, PIN - 713347 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AExxxxxx4M, Aadhaar No: 48xxxxxxx5866, Status: Individual, Status: Not Executed
3	PAWAN KEJRIWAL HUF P N Malia Road, P.O- Raniganj, P.S- Raniganj, Raniganj, District-Paschim Bardhaman, West Bengal, India, PIN - 713347, PAN No.: AAxxxxxx0P, Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Pawan Kejriwal Son of Late Gopal Das Kejriwal P N Malia Road Raniganj, P.O:- Raniganj, P.S- Raniganj, Raniganj, District-Paschim Bardhaman, West Bengal, India, PIN - 713347, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AExxxxxx4M, Aadhaar No: 48xxxxxxx5866 Status Representative, Representative of: PAWAN KEJRIWAL HUF (as Karta)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Bablu Mahato Son of Shri Janki Mahato Sukanta Pally Searsole, P.O.- Searsole Rajbari, P.S.- Raniganj, Raniganj, District- Paschim Bardhaman, West Bengal, India, PIN - 713358			
	07/01/2021	07/01/2021	07/01/2021
Identifier Of Satish Kumar Bagaria, Ankit Saraf, Nitesh Modi, Kala Dalmia, Priti Dalmia, Pawan Kejriwal			
Mr BABLU MAHATO Son of JANKI MAHATO SUKANTAPALLY SEARSOLE, P.O.- SEARSOLE RAJBARI, P.S.- Raniganj, District- Paschim Bardhaman, West Bengal, India, PIN - 713358			
	11/01/2021	11/01/2021	11/01/2021
Identifier Of Priti Dalmia			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Satish Kumar Bagaria	Swati Kejriwal-0.625 Dec, Pawan Kejriwal-0.625 Dec, PAWAN KEJRIWAL HUF-1.25 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Priti Dalmia	Swati Kejriwal-0.78125 Dec, Pawan Kejriwal-0.78125 Dec, PAWAN KEJRIWAL HUF-1.5625 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Satish Kumar Bagaria	Swati Kejriwal-0.5 Dec, Pawan Kejriwal-0.5 Dec, PAWAN KEJRIWAL HUF-1 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	Ankit Saraf	Swati Kejriwal-0.5 Dec, Pawan Kejriwal-0.5 Dec, PAWAN KEJRIWAL HUF-1 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	Nitesh Modi	Swati Kejriwal-0.5 Dec, Pawan Kejriwal-0.5 Dec, PAWAN KEJRIWAL HUF-1 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	Kala Dalmia	Swati Kejriwal-0.25 Dec, Pawan Kejriwal-0.25 Dec, PAWAN KEJRIWAL HUF-0.5 Dec

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	Priti Dalmia	Swati Kejriwal-0.25 Dec, Pawan Kejriwal-0.25 Dec, PAWAN KEJRIWAL HUF-0.5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Ankit Saraf	Swati Kejriwal-0.625 Dec, Pawan Kejriwal-0.625 Dec, PAWAN KEJRIWAL HUF-1.25 Dec

Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Nitesh Modi	Swati Kejriwal-0.625 Dec, Pawan Kejriwal-0.625 Dec, PAWAN KEJRIWAL HUF-1.25 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Kala Dalmia	Swati Kejriwal-0.3125 Dec, Pawan Kejriwal-0.3125 Dec, PAWAN KEJRIWAL HUF-0.625 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Priti Dalmia	Swati Kejriwal-0.3125 Dec, Pawan Kejriwal-0.3125 Dec, PAWAN KEJRIWAL HUF-0.625 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Satish Kumar Bagaria	Swati Kejriwal-1.5625 Dec, Pawan Kejriwal-1.5625 Dec, PAWAN KEJRIWAL HUF-3.125 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Ankit Saraf	Swati Kejriwal-1.5625 Dec, Pawan Kejriwal-1.5625 Dec, PAWAN KEJRIWAL HUF-3.125 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Nitesh Modi	Swati Kejriwal-1.5625 Dec, Pawan Kejriwal-1.5625 Dec, PAWAN KEJRIWAL HUF-3.125 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Kala Dalmia	Swati Kejriwal-0.78125 Dec, Pawan Kejriwal-0.78125 Dec, PAWAN KEJRIWAL HUF-1.5625 Dec

Land Details as per Land Record

District Paschim Bardhaman, P.S.- Raniganj, Municipality: RANIGANJ, Road: Unnamed Municipal Road (Raniganj),
Mouza: Amrasata, JI No: 18, Pin Code: 713358

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3042, LR Khatian No:- 2830	Owner: সতীশ কুমার বাগারিয়া .. Gurdian: সতীশ কুমার .. Address: নিউ .. Classification: বাগ, Area: 0.10000000 Acre,	Satish Kumar Bagaria
L2	LR Plot No:- 3042, LR Khatian No:- 2827	Owner: অঙ্কিত সারফ .. Gurdian: অঙ্কিত সারফ .. Address: নিউ .. Classification: বাগ, Area: 0.10000000 Acre,	Ankit Saraf
L3	LR Plot No:- 3042, LR Khatian No:- 2829	Owner: নীতেশ কুমার মোদী .. Gurdian: নীতেশ কুমার মোদী .. Address: নিউ .. Classification: বাগ, Area: 0.10000000 Acre,	Nitesh Modi

L4	LR Plot No - 3042, LR Khatian No - 2828	Owner: विक्रम कुमार ठापरिया .. Gurdian: बहीनलाल , Address: निवा , Classification: वायु, Area: 0.10000000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 3042, LR Khatian No - 2828	Owner: विक्रम कुमार ठापरिया .. Gurdian: बहीनलाल , Address: निवा , Classification: वायु, Area: 0.10000000 Acre,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 3042, LR Khatian No - 2830	Owner: सतीश कुमार बागविया .. Gurdian: विजय , Address: निवा , Classification: वायु, Area: 0.10000000 Acre,	Satish Kumar Bagaria
L7	LR Plot No:- 3042, LR Khatian No - 2827	Owner: अमित शर्मा .. Gurdian: अशोक , Address: निवा , Classification: वायु, Area: 0.10000000 Acre,	Ankit Saraf
L8	LR Plot No:- 3042, LR Khatian No - 2829	Owner: नितेश कुमार मोदी .. Gurdian: नारायणलाल , Address: निवा , Classification: वायु, Area: 0.10000000 Acre,	Nitesh Modi
L9	LR Plot No:- 3042, LR Khatian No - 2828	Owner: विक्रम कुमार ठापरिया .. Gurdian: बहीनलाल , Address: निवा , Classification: वायु, Area: 0.10000000 Acre,	Seller is not the recorded Owner as per Applicant.
L10	LR Plot No:- 3042, LR Khatian No - 2828	Owner: विक्रम कुमार ठापरिया .. Gurdian: बहीनलाल , Address: निवा , Classification: वायु, Area: 0.10000000 Acre,	Seller is not the recorded Owner as per Applicant.
L11	LR Plot No - 3042, LR Khatian No - 2830	Owner: सतीश कुमार बागविया .. Gurdian: विजय , Address: निवा , Classification: वायु, Area: 0.10000000 Acre,	Satish Kumar Bagaria
L12	LR Plot No:- 3042, LR Khatian No:- 2827	Owner: अमित शर्मा .. Gurdian: अशोक , Address: निवा , Classification: वायु, Area: 0.10000000 Acre,	Ankit Saraf
L13	LR Plot No:- 3042, LR Khatian No:- 2829	Owner: नितेश कुमार मोदी .. Gurdian: नारायणलाल , Address: निवा , Classification: वायु, Area: 0.10000000 Acre,	Nitesh Modi
L14	LR Plot No:- 3042, LR Khatian No:- 2828	Owner: विक्रम कुमार ठापरिया .. Gurdian: बहीनलाल , Address: निवा , Classification: वायु, Area: 0.10000000 Acre,	Seller is not the recorded Owner as per Applicant.
L15	LR Plot No:- 3042, LR Khatian No:- 2828	Owner: विक्रम कुमार ठापरिया .. Gurdian: बहीनलाल , Address: निवा , Classification: वायु, Area: 0.10000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 07-01-2021

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

Presented for registration at 14 33 hrs on 07-01-2021, at the Office of the A.D.S.R. RANIGANJ by Ankit Saraf, one of the Executants.

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 92,76,688/-

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

Execution is admitted on 07/01/2021 by Ankit Saraf, Son of Shri Ashok Kumar Saraf, N S B Road Raniganj, P.O. Raniganj, Thana: Raniganj, City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Business

Identified by Shri Bablu Mahato, Son of Shri Janki Mahato, Sukanta Pally Searsole, P.O: Searsole Rajbari, Thana: Raniganj, City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713358, by caste Hindu, by profession Advocate

Endorsement for issuing commission Case No:- 000010 of 2021

1. A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to G.Z.Nezaul Islam, Head Clerk for the purpose of enquiring whether this document has been executed by Satish Kumar Bagaria, Son of Shri Binod Kumar Bagaria, N S B Road Raniganj, P.O: Raniganj, Thana: Raniganj, City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by profession Business by whom it purports to have been executed

2. A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to G.Z.Nezaul Islam, Head Clerk for the purpose of enquiring whether this document has been executed by Nitesh Modi, Nitesh Kumar Modi, Son of Late Narayan Prasad Modi, Opposite Lake Avenue Kanke Road, P.O: Ranchi, Thana: Ranchi, Ranchi, JHARKHAND, India, by caste Hindu, by profession Business by whom it purports to have been executed

3. A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to G.Z.Nezaul Islam, Head Clerk for the purpose of enquiring whether this document has been executed by Kala Dalmia, Wife of Late Bijay Kumar Dalmia, N S B Road Raniganj, P.O: Raniganj, Thana: Raniganj, City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by profession House wife by whom it purports to have been executed

4. A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to G.Z.Nezaul Islam, Head Clerk for the purpose of enquiring whether this document has been executed by Pawan Kejriwal, Karta, PAWAN KEJRIWAL HUF (HUF), P N Malia Road, P.O - Raniganj, P.S.- Raniganj, Raniganj, District:Paschim Bardhaman, West Bengal, India, PIN - 713347 by whom it purports to have been executed

Endorsement by Commissioner after execution of Visit Commission Case No:-000010 of 2021

1. Having visited the residence of Satish Kumar Bagaria, Son of Shri Binod Kumar Bagaria, N S B Road Raniganj, P.O: Raniganj, Thana: Raniganj, City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by profession Business I have this day examined the said Satish Kumar Bagaria who has been identified to my satisfaction by Shri Bablu Mahato, Son of Shri Janki Mahato, Sukanta Pally Searsole, P.O: Searsole Rajbari, Thana: Raniganj, City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713358, by caste Hindu, by profession Advocate AND the said Satish Kumar Bagaria has admitted the execution of this document

2. Having visited the residence of Nitesh Modi, Nitesh Kumar Modi, Opposite Lake Avenue Kanke Road, P.O: Ranchi, Thana: Ranchi, Ranchi, JHARKHAND, India, by caste Hindu, by profession Business I have this day examined the said Nitesh Modi, Nitesh Kumar Modi who has been identified to my satisfaction by Shri Bablu Mahato, Son of Shri Janki Mahato, Sukanta Pally Searsole, P.O: Searsole Rajbari, Thana: Raniganj, City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713358, by caste Hindu, by profession Advocate AND the said Nitesh Modi, Nitesh Kumar Modi has admitted the execution of this document

3. Having visited the residence of Kala Dalmia, Wife of Late Bijay Kumar Dalmia, N S B Road Raniganj, P.O: Raniganj, Thana: Raniganj, City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by profession House wife I have this day examined the said Kala Dalmia who has been identified to my satisfaction by Shri Bablu Mahato, Son of Shri Janki Mahato, Sukanta Pally Searsole, P.O: Searsole Rajbari, Thana: Raniganj, City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713358, by caste Hindu, by profession Advocate AND the said Kala Dalmia has admitted the execution of this document

4. Having visited the residence of Pawan Kejriwal, Karta, PAWAN KEJRIWAL HUF (HUF), P N Malia Road, P O - Raniganj, P.S - Raniganj, Raniganj, District - Paschim Bardhaman, West Bengal, India, PIN - 713347 I have this day examined the said Pawan Kejriwal who has been identified to my satisfaction by Shri Bablu Mahato, Son of Shri Janki Mahato, Sukanta Pally Searsole, P.O Searsole Rajbari, Thana: Raniganj, City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713358, by caste Hindu, by profession Advocate AND the said Pawan Kejriwal has admitted the execution of this document

Mr. G.Z. Nezaul Islam

Mr G.Z. Nezaul Islam
Head Clerk
A.D.S.R. RANIGANJ
Paschim Bardhaman, West Bengal

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 92,774/- (A(1) = Rs 92,767/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 92,774/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/08/2020 12:00AM with Govt. Ref. No: 192020210050642922 on 31-07-2020, Amount Rs: 92,774/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 04082020038 on 04-08-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,56,611/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 5,51,611/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 71, Amount: Rs.5,000/-, Date of Purchase: 05/01/2021, Vendor name: Paresh Mukherjee

2. Stamp: Type: Court Fees, Amount: Rs 10/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/08/2020 12:00AM with Govt. Ref. No: 192020210050642922 on 31-07-2020, Amount Rs: 5,51,611/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 04082020038 on 04-08-2020, Head of Account 0030-02-103-003-02

Avijit Sikdar

AVIJIT SIKDAR
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Paschim Bardhaman, West Bengal

On 11-01-2021

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

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

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

Execution is admitted on 11/01/2021 by Priti Dalmia, Daughter of Late Bijay Kumar Dalmia, N S B Road Raniganj, P. O Raniganj, Thana: Raniganj, City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession House wife

Identified by Mr BABLU MAHATO, . . Son of JANKI MAHATO, SUKANTAPALLY SEARSOLE, P.O. SEARSOLE RAJBARI, Thana Raniganj, Paschim Bardhaman, WEST BENGAL, India, PIN - 713358, by caste Hindu, by profession Others

Endorsement by a Registering Officer ON receipt of Commissioner's report Case No:- 000010 of 2021

1. From the above report I am satisfied that this document has been executed by the said Satish Kumar Bagaria AND I accordingly admit it to registration
2. From the above report I am satisfied that this document has been executed by the said Nitesh Modi, Nitesh Kumar Modi AND I accordingly admit it to registration
3. From the above report I am satisfied that this document has been executed by the said Kala Daimia AND I accordingly admit it to registration
4. From the above report I am satisfied that this document has been executed by the said Pawan Kejriwal AND I accordingly admit it to registration

Avijit Sikdar

AVIJIT SIKDAR
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 2304-2021, Page from 18271 to 18308
being No 230400151 for the year 2021.



Shamshad Khan

Digitally signed by MD SHAMSHAD
KHAN
Date: 2021.02.23 12:47:39 +05:30
Reason: Digital Signing of Deed.

(Shamshad Khan) 2021/02/23 12:47:39 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
West Bengal.

(This document is digitally signed.)