

12554/2022

12551/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

73AB 765363



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.

Additional Registrar of Assurances-IV, Kolkata

- 5 AUG 2022

- 5 AUG 2022

Additional Registrar of Assurances-IV, Kolkata

DEED OF CONVEYANCE

1. Date: of 05/08/2022
2. Nature of Document: Deed of Conveyance

15-45  
2/ 8315760/ m  
8-1975 877  
8-2846 dm. m m

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5 JUL 2022

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

খরিদদার.....  
সাক্ষর.....  
মূল্য ..... ১০.০০

ডেপার - শ্রী অরি ভট্টাচার্য  
সাক্ষর

P.G. SHAW  
Advocate  
CMM Court, Calcutta



*mm*

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
25 AUG 2022



### 3. Parties:

#### 3.1 Vendors:

**3.1.1 Mr. Anup Sardar (AADHAR No.249741964908) (PAN BTZPS1779R)** S/O Lt. Jiban Sardar alias Jiban Krishna Sardar, by faith- Hindu, By occupation- Business, residing at Village- Chakrajumolla, Pailanhat, P.O- Pailanhat, P.S- Bishnupur, Dist.- 24 parganas (south)

**3.1.2 Mrs. Umarani Mondal (AADHAR No. 496651324903) (PAN AXKPM0021E)**, W/o Mr. Rabin Mondal, D/o Lt. Jiban Sardar alias Jiban Krishna Sardar, by faith- Hindu, By occupation- Housewife, residing at Mahamayapur Mondal para, Rajpur Sonarpur (M), Garia,, P.S- Garia, Dist.- 24 parganas (south)

**3.1.3 Mrs. Nilima Mondal (AADHAR No. 594763409217) (PAN HNCPM5780F)** W/o Mr. Ratikanta Mondal, D/o Lt. Jiban Sardar alias Jiban Krishna Sardar, by faith- Hindu, By occupation-housewife, residing at Shyampur, Radhanagar, Uttar Radhanagar, Magrahat, P.S- Magrahat, Dist.- 24 parganas (south)

**3.1.4 Mr. Uttam Sardar (AADHAR No. 811315683568) (PAN DIBPS7345E)** S/O Lt. Jiban Sardar alias Jiban Krishna Sardar, by faith- Hindu, By occupation- Business, residing at Village- Chakrajumolla, Pailanhat, P.O- Pailanhat, P.S- Bishnupur, Dist.- 24 parganas (south)

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



✓

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
5 AUG 2022

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

**AND**

**3.2 Purchaser:**

**M/S LUCKY HIRISE PVT LTD. [PAN- AACCL3905A]**, having its registered office Diamond Harbour Road, P.O - Joka, P.S - Bishnupur, District - South 24 Parganas, represented by its Authorized Signatory **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 3<sup>rd</sup> 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**.

**4. Subject Matter of Sale:**

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 more or less about 3.1438 Decimals in Dag No. 93 and Shali land measuring about more or less 0.5712 decimals in dag no. 94 in aggregate **Shali** land measuring about more or less **8.2846 Decimals** under Khatian No. 741, 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 her 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 Jiban Sardar alias Jiban Krishna Sardar inherited from his father Late 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 more or less about 3.1438 Decimals in Dag No. 93 and Shali land measuring about more or less 0.5712 decimals in dag no. 94 in aggregate **Shali** land measuring about more or less **8.2846 Decimals** under Khatian No. 741, J.L No. 79, Mouza- Daulatpur, P.S- Bishnupur, within Kulerdari Gram Panchayat, under A.D.S.R office- Bishnupur, Dist.- 24 Parganas (south)

5.1.2 That Jiban Sardar alias Jiban Krishna Sardar died intestate leaving behind his legal heirs namely two sons Mr. Uttam Sardar and Mr. Anup Sardar and two daughters namely Mrs. Umarani Mondal and Mrs. Nilima Mondal i.e the vendors herein who jointly became the joint owners and occupiers of the Shali land measuring more or less about 4.5696 decimals in Dag No. 92 and Shali land measuring more or less about 3.1438 Decimals in Dag No. 93 and Shali land measuring about more or less 0.5712 decimals in dag no. 94 in aggregate **Shali** land measuring about more or less **8.2846 Decimals** under Khatian No. 741, 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 the Vendors herein became the absolute joint owners and fully seized and possessed of and/or otherwise well and sufficiently entitled to The said property.
- 5.1.4 That 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 4.5696 decimals in Dag No. 92 and Shali land measuring more or less about 3.1438 Decimals in Dag No. 93 and Shali land measuring about more or less 0.5712 decimals in dag no. 94 in aggregate **Shali** land measuring about more or less **8.2846 Decimals** under Khatian No. 741, 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 mentioned herein below, being a part or portion of the Said Land, free from all encumbrances.
- 5.1.5 That the purchaser had approached the vendors for purchasing the said property for a consideration of Rs. 10,00,000/- (Rupees Ten Lakh) 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. 10,00,000/- (Rupees Ten Lakh) only, paid to the Vendors by the Purchaser at or immediately before the execution of these presents (the receipt whereof the Vendors 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"), they 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 / her 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 Vendors to 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** 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 OF THE PROPERTY ABOVE REFERRED TO  
[THE SAID PROPERTY]**

**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 more or less about 3.1438 Decimals in Dag No. 93 and Shali land measuring about more or less 0.5712 decimals in dag no. 94 in aggregate **Shali** land measuring about more or less **8.2846 Decimals** under Khatian No. 741, 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. 93**

**On the North side:** Dag No. 92  
**On the South side:** Dag No. 95  
**On the East side:** Dag No. 97  
**On the West side:** Dag No. 92

**Dag No. 94**

**On the North side:** Dag No. 92  
**On the South side:** Dag No. 89  
**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 5th day of August, 2022 first mentioned above.

**Executed and Delivered by the Vendors**

at Kolkata in the presence of:

Uttam Sardar

1. Sunesh Mondel  
Garia, Tintulala,  
Kef. 84.

2. শ্রী সুনেশ মন্ডল  
৬৪ এন.সি. রোড

LTI of Umazani Mondel in presence of  
her brother Anup Sardar

✓ অনুপ সর্দার  
অনুপ সর্দার  
নীলমণি সর্দার

**Signature of the Vendors**

**Executed and Delivered by the Purchaser** at Kolkata in the presence of:

1. Kai Khaitan  
1, N.S. Road, Kolkata-70001

Lucky Hirise Pvt. Ltd  
Jitendra K. Singh  
Authorised Signatory

2. Santosh Agarwal  
1, N.S. Road, Kolkata-1

**Signature of the Purchaser**

Overseer and explained in Bengali

Drafted By Me:

Niloy Bhattacharya

Niloy Bhattacharya

Advocate

Howrah District Court

F/1531/2016



**RECEIPT AND MEMO OF CONSIDERATION**

The Vendors confirms having received from the Purchaser the total Rs. 10,00,000/- (Rupees Ten Lakh) only towards full consideration for Sale of the Said Property in the manner following:

Name of Vendor	Date	Mode of payment	Amount
Anup Sardar	05/08/2022	RTGS	Rs. 2,50,000/-
Uttam Sardar	05/08/2022	RTGS	Rs. 2,50,000/-
Umarani Mondal	05/08/2022	RTGS	Rs. 2,50,000/-
Nilima Mondal	05/08/2022	RTGS	Rs. 2,50,000/-
			<b>Rs. 10,00,000/-</b>

**(Rupees Ten Lakh) only**

**Witnesses:**

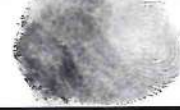
1. Sunesh Mondal  
Baniya; Tardulala  
Kal - 84  
2087050470
2. બંને સહસ્થાન

✓ અનુપ સર્દાર

**Signature of Anup Sardar**

Uttam Sardar

**Signature of Uttam Sardar**



ATI of Umarani Mondal in Present of the Brother  
2087050470

**Signature of Umarani Mondal**

નિલિમા મોંડલ

**Signature of Nilima Mondal**







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

GRN Details

GRN: 192022230091908811 Payment Mode: Online Payment  
GRN Date: 05/08/2022 12:30:54 Bank/Gateway: HDFC Bank  
BRN : 1863680536 BRN Date: 05/08/2022 12:31:52  
Payment Status: Successful Payment Ref. No: 2002315160/8/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: LUCKY HIRISE PVT LTD  
Address: Diamond Harbour Road, Joka  
Mobile: 9830339883  
Depositor Status: Others  
Query No: 2002315160  
Applicant's Name: Mr Jitendra Kumar SINGH  
Identification No: 2002315160/8/2022  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002315160/8/2022	Property Registration- Stamp duty	0030-02-103-003-02	59266
2	2002315160/8/2022	Property Registration- Registration Fees	0030-03-104-001-16	19759
			<b>Total</b>	<b>79025</b>

IN WORDS: SEVENTY NINE THOUSAND TWENTY FIVE ONLY.



# SPECIMEN FORM FOR TEN FINGER PRINTS



Jatender Kr Singh

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



Dinesh Kumar

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



[Illegible Name]

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



[Illegible Name]

	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**

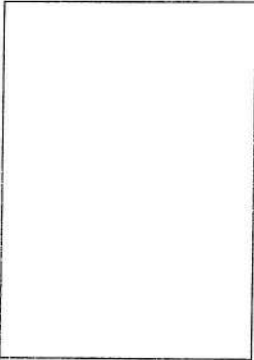


Uttam Sarda

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



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



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



	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-1904-12551/2022	Date of Registration	05/08/2022
Query No / Year	1904-2002315160/2022	Office where deed is registered	
Query Date	29/07/2022 11:44:03 AM	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. 10,00,000/-	Rs. 19,75,877/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 59,276/- (Article:23)	Rs. 19,843/- (Article:A(1), M(a), M(b), I)		
Remarks			






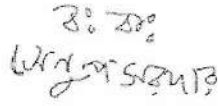


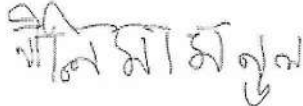
### Land Details :




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-741	Bastu	Shali	4.5696 Dec	5,51,577/-	10,89,850/-	Width of Approach Road: 8 Ft.,
L2	RS-93	RS-741	Bastu	Shali	3.1438 Dec	3,79,476/-	7,49,796/-	Width of Approach Road: 8 Ft.,
L3	RS-94	RS-741	Bastu	Shali	0.5712 Dec	68,947/-	1,36,231/-	Width of Approach Road: 8 Ft.,
		<b>TOTAL :</b>			<b>8.2846Dec</b>	<b>10,00,000 /-</b>	<b>19,75,877 /-</b>	
		<b>Grand Total :</b>			<b>8.2846Dec</b>	<b>10,00,000 /-</b>	<b>19,75,877 /-</b>	



**Seller Details :**










SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Anup Sardar</b> Son of Late Jiban Sardar Executed by: Self, Date of Execution: 05/08/2022 , Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Office			
	05/08/2022	LTI 05/08/2022	05/08/2022	
Village- Chakrajumolla, Pailanhat, City:- , P.O:- Thakurpukur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BTxxxxxx9R, Aadhaar No: 24xxxxxxxx4908, Status :Individual, Executed by: Self, Date of Execution: 05/08/2022 , Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Office				
2	<b>Name</b> <b>Mrs Umarani Mondal</b> Wife of Mr Rabin Mondal Executed by: Self, Date of Execution: 05/08/2022 , Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Office			
	05/08/2022	LTI 05/08/2022	05/08/2022	
Mhamayapur Mondal Para, Rajpur, Sonarpur, City:- , P.O:- Garia Garden, P.S:-Garia, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXxxxxxx1E, Aadhaar No: 49xxxxxxxx4903, Status :Individual, Executed by: Self, Date of Execution: 05/08/2022 , Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Office				
3	<b>Name</b> <b>Mrs Nilima Mondal</b> Wife of Mr Ratikanta Mondal Executed by: Self, Date of Execution: 05/08/2022 , Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Office			
	05/08/2022	LTI 05/08/2022	05/08/2022	
Shyampur, Radhanagar, Uttar Radhanagar, Magrahat, City:- , P.O:- Magrahat, P.S:-Magrahat, District:-South 24-Parganas, West Bengal, India, PIN:- 743355 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: HNxxxxxx0F, Aadhaar No: 59xxxxxxxx9217, Status :Individual, Executed by: Self, Date of Execution: 05/08/2022 , Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	<b>Mr Uttam Sardar</b> Son of Late Jiban Krishna Sardar Executed by: Self, Date of Execution: 05/08/2022 , Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Office			
	05/08/2022	LTI 05/08/2022	05/08/2022	
Village- Chakrajumolla, Pailanhat, 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.:: DIxxxxxx5E, Aadhaar No: 81xxxxxxxx3568, Status :Individual, Executed by: Self, Date of Execution: 05/08/2022 , Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Office				



#### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Lucky Hirise Private Limited</b> Diamond Harbour Road, City:- , P.O:- Thakurpukur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Jitendra Kumar Singh (Presentant)</b>            Son of Late Ramchabila Singh            Date of Execution - 05/08/2022, , Admitted by: Self, Date of Admission: 05/08/2022, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Aug 5 2022 6:22PM</td> <td>LTI 05/08/2022</td> <td>05/08/2022</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Jitendra Kumar Singh (Presentant)</b> Son of Late Ramchabila Singh Date of Execution - 05/08/2022, , Admitted by: Self, Date of Admission: 05/08/2022, Place of Admission of Execution: Office				Aug 5 2022 6:22PM	LTI 05/08/2022	05/08/2022	
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<b>Mr Jitendra Kumar Singh (Presentant)</b> Son of Late Ramchabila Singh Date of Execution - 05/08/2022, , Admitted by: Self, Date of Admission: 05/08/2022, Place of Admission of Execution: Office													
Aug 5 2022 6:22PM	LTI 05/08/2022	05/08/2022											
2, Dakshin Para 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.:: ENxxxxxx8K, Aadhaar No: 43xxxxxxxx0521 Status : Representative, Representative of : Lucky Hirise Private Limited (as Authorised Representative)													

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Lakhikanta Halder</b> Son of Mr Madhu Halder 53/1 Motilal Gupta Road, 122 Thakurpukur, Motilal Gupta Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008			
05/08/2022	05/08/2022	05/08/2022	
Identifier Of Mr Anup Sardar, Mrs Umarani Mondal, Mr Jitendra Kumar Singh, Mrs Nilima Mondal, Mr Uttam Sardar			



<b>Transfer of property for L1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mr Anup Sardar	Lucky Hirise Private Limited-1.1424 Dec
2	Mrs Umarani Mondal	Lucky Hirise Private Limited-1.1424 Dec
3	Mrs Nilima Mondal	Lucky Hirise Private Limited-1.1424 Dec
4	Mr Uttam Sardar	Lucky Hirise Private Limited-1.1424 Dec
<b>Transfer of property for L2</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mr Anup Sardar	Lucky Hirise Private Limited-0.78595 Dec
2	Mrs Umarani Mondal	Lucky Hirise Private Limited-0.78595 Dec
3	Mrs Nilima Mondal	Lucky Hirise Private Limited-0.78595 Dec
4	Mr Uttam Sardar	Lucky Hirise Private Limited-0.78595 Dec
<b>Transfer of property for L3</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mr Anup Sardar	Lucky Hirise Private Limited-0.1428 Dec
2	Mrs Umarani Mondal	Lucky Hirise Private Limited-0.1428 Dec
3	Mrs Nilima Mondal	Lucky Hirise Private Limited-0.1428 Dec
4	Mr Uttam Sardar	Lucky Hirise Private Limited-0.1428 Dec



**Endorsement For Deed Number : I - 190412551 / 2022**

**On 05-08-2022**

**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.

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

Presented for registration at 15:45 hrs on 05-08-2022, 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 19,75,877/-

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

Execution is admitted on 05/08/2022 by 1. Mr Anup Sardar, Son of Late Jiban Sardar, Village- Chakrajumolla, Pailanhat, P.O: Thakurpukur, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business, 2. Mrs Umarani Mondal, Wife of Mr Rabin Mondal, Mhamayapur Mondal Para, Rajpur, Sonarpur, P.O: Garia Garden, Thana: Garia, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 3. Mrs Nilima Mondal, Wife of Mr Ratikanta Mondal, Shyampur, Radhanagar, Uttar Radhanagar, Magrahat, P.O: Magrahat, Thana: Magrahat, , South 24-Parganas, WEST BENGAL, India, PIN - 743355, by caste Hindu, by Profession Service, 4. Mr Uttam Sardar, Son of Late Jiban Krishna Sardar, Village- Chakrajumolla, Pailanhat, 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, 53/1 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 05-08-2022 by Mr Jitendra Kumar Singh, Authorised Representative, Lucky Hirise Private Limited (Private Limited Company), Diamond Harbour Road, City:- , P.O:- Thakurpukur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Indetified by Mr Lakhikanta Halder, , Son of Mr Madhu Halder, 53/1 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 19,843/- ( A(1) = Rs 19,759/- ,I = Rs 55/- .M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 84/-, by online = Rs 19,759/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/08/2022 12:31PM with Govt. Ref. No: 192022230091908811 on 05-08-2022, Amount Rs: 19,759/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1863680536 on 05-08-2022, Head of Account 0030-03-104-001-16

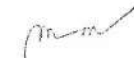
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 59,276/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 59,266/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 933, Amount: Rs.10/-, Date of Purchase: 05/07/2022, Vendor name: A Bhattacharya

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/08/2022 12:31PM with Govt. Ref. No: 192022230091908811 on 05-08-2022, Amount Rs: 59,266/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1863680536 on 05-08-2022, 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**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 817821 to 817846

being No 190412551 for the year 2022.



Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2022.08.12 20:08:34 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/08/12 08:08:34 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

West Bengal.

(This document is digitally signed.)