

2041

2-1792118



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

D 720588

D 720588

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

*[Signature]*  
Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs

CONVEYANCE

19 FEB 2018

1. Date: 16<sup>th</sup> February, 2018

2. Place: Kolkata

3. Parties:

1. Classic Enterprise, a proprietorship firm having its registered office at Rajarhat, Post Office and Police Station - Rajarhat, Kolkata 700135, represented by its Proprietor, namely Beauty Bibi, [PAN AGQPB8860R], wife of Sk. Rajab Ali, by Religion Muslim, by Occupation - Business, by Nationality Indian, residing at Reckjoani, Post Office and Police Station - Rajarhat, Kolkata 700135, District North 24 Parganas.  
(Vendor, include successors-in-interest)



নম্বর : 3793  
সন ও তারিখ : 14.02.18  
ফ্রেতার নাম : J.D. Empire & Co.  
ঠিকানা : Deshnam, Rajshahi  
মূল্য : 100 (Hundred Taka)  
ডেডলাইন : 14.02.18



বায়োমেট্রিক কোড  
জোলা : উত্তর ১৪ পল্লী  
খরিস ডায় : 29 JAN 2018  
মোট টাকাসহ : RS.300000  
প্রেরণার : প্রী সম্রাট রোপ

- Chandrani Dutta



972

- Chandrani Dutta



973



- Bant & Bant

Additional District Sub-Registrar  
Rajshahi, New Town, North 24-P.O.

16 FEB 2018

Mintu Paul  
8/0 Subhash Ch. Paul  
T-68 Toghona Main Road  
P.S. - Bagmati, KOL-157  
Service

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

GRN: 19-201718-017790342-1 Payment Mode Online Payment  
GRN Date: 16/02/2018 11:05:56 Bank : HDFC Bank  
BRN : 459234744 BRN Date: 16/02/2018 11:06:40

DEPOSITOR'S DETAILS

Id No. : 15230000231436/5/2018  
(Query No./Query Year)  
Name : J D EMPIRE AND CO  
Contact No. : Mobile No. : +91-9051033251  
E-mail :  
Address : RECKJOANI RAJARHAT KOLKATA 700135  
Applicant Name : Mr Ayuasman Dey  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale Sale Document Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	15230000231436/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	160846
2	15230000231436/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	33139
3	15230000231436/5/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	200

Total

193985

In Words : Rupees One Lakh Ninety Three Thousand Nine Hundred Eighty Five only





And

- 3.2 J. D. Empire & Co., a partnership firm having its office at Reckjoani, Post Office and Police Station Rajarhat, Kolkata-700135, [PAN AAKFJ1784A], represented by its one of the Partner, namely Chandrani Dutta, wife of Sabyasachi Dutta, [PAN AFTPD0031J] by faith Hindu, by occupation Business, residing at Reckjoani, Post Office and Police Station Rajarhat, Kolkata-700135.  
(Purchaser, includes successors-in-interest)

Vendor and Purchaser collectively Parties and individually Party.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Property:** Land measuring 5 (five) decimal equivalent to 3 *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 314, recorded in L. R. *Khatian* No. 6569, *Mouza* Reckjoani, J.L. No. 13, Police Station Rajarhat, Additional District Sub-Registrar, Rajarhat, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet, District North 24 Parganas (Said Property), more fully described in the Schedule below and demarcated on the Plan annexed hereto and bordered in colour Red thereon, together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

**5. Background, Representations, Warranties and Covenants**

- 5.1 **Representations and Warranties Regarding Title:** The Vendor represent, warrant and covenant regarding title as follows:

- 5.1.1 **Ownership of Classic Enterprise:** By Deed of Conveyance dated 27<sup>th</sup> September, 2013 registered in the Office of Additional District Sub-Registrar, Rajarhat, in Book No. I, Volume No. 17, at Pages from 2775 to 2789, being Deed No. 11541 for the year 2013, Alauddin Ahamed, sold conveyed and transferred land measuring 5 (five) decimal equivalent to 3 *cottah*, comprised in R.S./L.R. *Dag* No. 314, recorded in L.R. *Khatian* No. 1886, at *Mouza* Reckjoani, J.L. No. 13, Police Station Rajarhat, District North 24 Parganas, to Classic Enterprise (the Vendor No. 3.1 herein) for the consideration mentioned therein.



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19 FEB 2018



- 5.1.2 **Mutation:** Classic Enterprise mutated its name, in the records of Land Revenue Settlement vide L. R. Khatian No. 6569, as owner of land (Said Property).
- 5.1.3 **Absolute Ownership of Vendor:** In the abovementioned circumstances, Classic Enterprise has become the undisputed and absolute owner of the Said Property.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represent, warrant and covenant regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the *Panchayat* Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whosoever has/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.



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5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

## 6. Basic Understanding

6.1 **Agreement to Sell and Purchaser:** The basic understanding between the Parties is that the Vendor will sell the Said Property to the Purchaser free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).

## 7. Transfer

7.1 **Hereby Made:** The Vendor hereby sell, convey and transfer to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the Schedule below, being land measuring 5 (five) decimal equivalent to 3 *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 314, recorded in L. R. *Khatian* No. 6569, *Mouza* Reekjoani, J.L. No. 13, Police Station Rajarhat, Additional District Sub-Registrar, Rajarhat, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet, District North 24 Parganas, together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and



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appurtenances and inheritances for access and user thereof, free from all encumbrances.

- 7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 30,00,000/- (Rupees thirty lac) only paid by the Purchaser to the Vendor receipt of which the Vendor hereby as well as by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

## 8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

- 8.1.2 **Absolute:** absolute, irreversible and perpetual.

- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutter*s, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

- 8.2.1 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenant that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnifies and keep indemnified the Purchaser and/or the



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Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of the aforesaid.

- 8.2.2 **Transfer of Property Act:** all obligations and duties of Vendor and Purchaser as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, physical and peaceful possession of the Said Property has been handed over by the Vendor to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenant that the Purchaser and the Purchaser's successors-in-interest and assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.'
- 8.6 **No Objection to Mutation:** The Vendor declare that the Purchaser shall be fully entitled to mutate the Purchaser's names in all public and statutory records and the Vendor hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorney of the Vendor and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.



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- 8.7 **Further Acts:** The Vendor hereby covenant that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or their successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**Schedule  
(Said Property)**

Land measuring 5 (five) decimal equivalent to 3 *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 314, recorded in L. R. *Khatian* No. 6569, *Mouza* Reckjoani, J.L. No. 13, Police Station Rajarhat, Additional District Sub-Registrar, Rajarhat, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet, District North 24 Parganas, demarcated on the Plan annexed hereto and bordered in colour Red thereon and butted and bounded as follows:

On the North	: By R.S./L.R. <i>Dag</i> No. 314.
On the East	: By R.S./L.R. <i>Dag</i> No. 314.
On the South	: By R.S./L.R. <i>Dag</i> No. 316.
On the West	: By 12 feet wide common passage.

Together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.



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9. Execution and Delivery

9.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

FOR CLASSIC ENTERPRISE

*Beauti Bizi*  
Proprietor

(Classic Enterprise)  
[Vendor]

J. D. EMPIRE & CO

*Chandani Dutta*  
Partner

(J. D. Empire & Co.)  
[Purchaser]

Witnesses:

Signature

*Mandal*

Signature

*SK ASHIF AHMED*

Name

*Subrata Mandal*

Name

*SKASHIF AHMED*

Father's Name

*Himangsu Mandal*

Father's Name

*SK RAJAB ALI*

Address

*Reekioani, Rajachel -  
Kal - 700135*

Address

*Reekioani, Rajachel -  
Kolkata - 700135*

*Drafted by:  
Ayusman Dey.*

Ayusman Dey  
Advocate  
High Court Calcutta  
Enrolment No. F/946/763/2012



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Rajahmundry, New Town, North 24-Pgs

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### Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs. 30,00,000/- (Rupees thirty lac) only towards full and final payment of the consideration for sale of the Said Property described in the Schedule above, in the following manner:-

Mode	Date	Bank	Amount (Rs.)
By Cheque No. 016434	20.01.2018	Axis Bank	2,50,000/-
By Cheque No. 000010	20.01.2018	HDFC Bank	5,00,000/-
By Cheque No. 000029	20.01.2018	HDFC Bank	5,00,000/-
By RTGS UTIBR52018021300353073	13.02.2018	Axis Bank	12,50,000/-
By Cheque No. 384729	14.01.2018	Corporation Bank	5,00,000/-
		<b>Total</b>	<b>Rs. 30,00,000/-</b>

FOI CLASSIC ENTERPRISE

*Beauty Biz*  
Proprietor

(Classic Enterprise)  
[Vendor]

Witnesses:

Signature Mandal

Name Subrata Mandal

Father's Name Himangsu Mandal

Address Reksooni, Rajachal-  
Kal - 700135

Signature SK Ashif Ahmed

Name SK ASHIF AHMED

Father's Name SK RAJAB ALI

Address Reksooni, Rajachal  
Kolkata - 700135





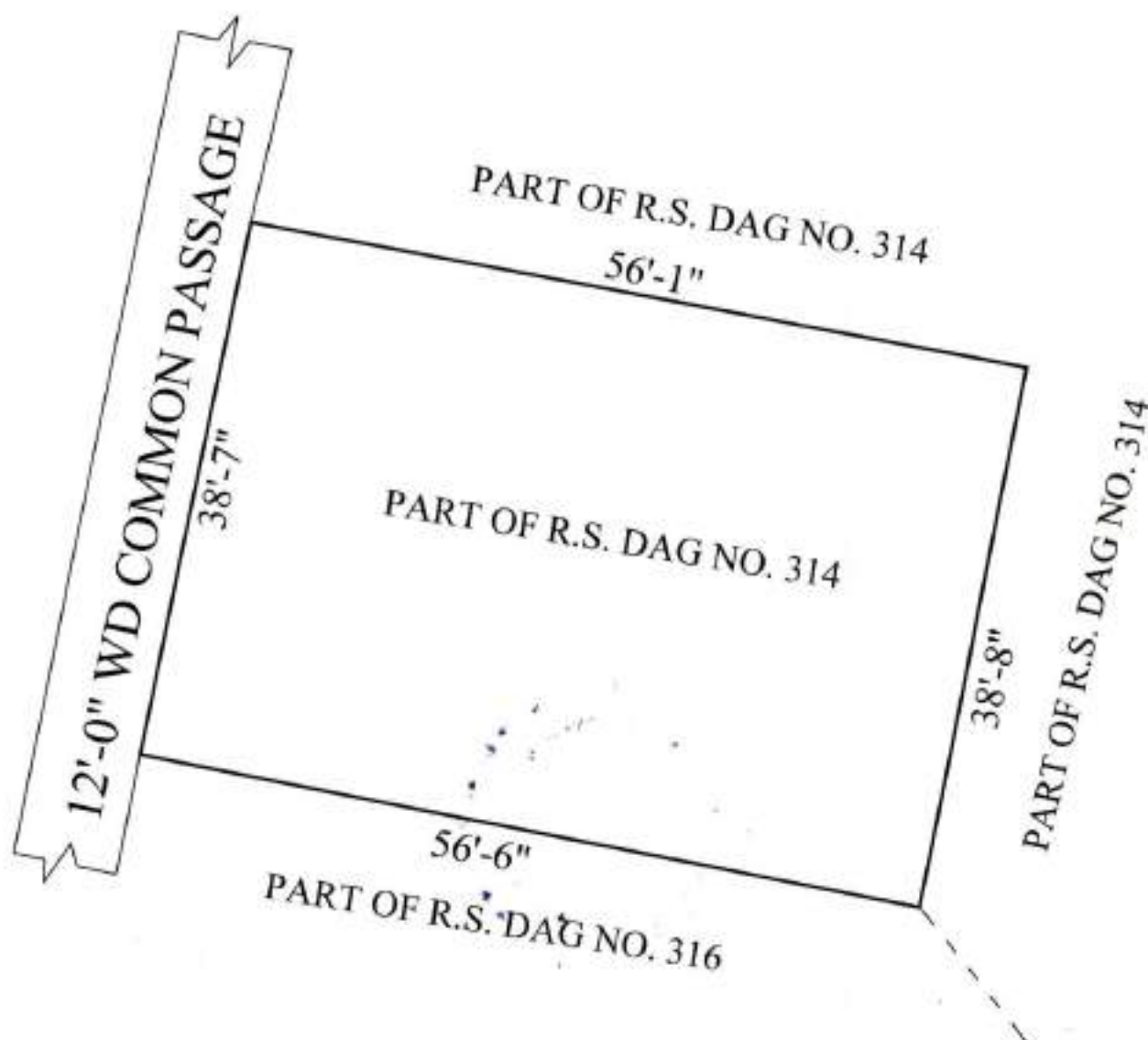
Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs

1 E FEB 2018

SITE PLAN OF R.S. DAG. NO.- 314, L.R. KHATIAN NO. 6569, AT MOUZA - RECKJUANI, J. L. NO.-40, P.S.--RAJARHAT. DIST.- NORTH 24 PARGANAS. UNDER RAJARHAT BISHNUPUR 1NO. GRAM PANCHAYET.

AREA OF PLOT=3 KH-00 CH (MORE OF LESS)

SCALE: N.T.S.



FOR CLASSIC ENTERPRISE

*Beauty & Co*

Proprietor

SIGNATURE OF VENDOR

J. D. EMPIRE & CO

*Chandrani Dutta*

Partner

SIGNATURE OF PURCHASER




































Additional District Sub-Registrar  
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15 FEB 2018



# SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants						
	    	Little	Ring	Middle (Left Hand)	Fore	Thumb	
		    	Thumb	Fore	Middle (Right Hand)	Ring	Little
	    	Little	Ring	Middle (Left Hand)	Fore	Thumb	
		    	Thumb	Fore	Middle (Right Hand)	Ring	Little
	    	Little	Ring	Middle (Left Hand)	Fore	Thumb	
		    	Thumb	Fore	Middle (Right Hand)	Ring	Little



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

16 FEB 2018

## Major Information of the Deed

Deed No :	I-1523-01997/2018	Date of Registration	19/02/2018
Query No / Year	1523-0000231436/2018	Office where deed is registered	
Query Date	12/02/2018 4:57:30 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Ayusman Dey T - 68, TEGHORIA MAIN ROAD, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9051033251, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 30,00,000/-	Rs. 33,12,520/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,65,646/- (Article:23)	Rs. 33,139/- (Article A(1), E)		
Remarks			

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Reckjoani

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-314	LR-6569	Bastu	Bagan	5 Dec	30,00,000/-	33,12,520/-	Width of Approach Road: 12 Ft.,
Grand Total :					5Dec	30,00,000 /-	33,12,520 /-	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Classic Enterprise</b> Rajarhat, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No. : AGQPB8860R, Status : Organization, Executed by: Representative, Executed by: Representative

### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>J D Empire &amp; Co</b> Reckjoani, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No. : AAKFJ1784A, Status : Organization, Executed by: Representative

### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Beauty Bibi</b> Wife of Sk. Rajob Ali Reckjoani, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No. : AGQPB8860R Status : Representative, Representative of : Classic Enterprise (as Proprietor)

Major Information of the Deed :- I-1523-01997/2018-19/02/2018





**2 Chandrani Dutta (Presentant )**

Wife of Sabyasachi Dutta Reckjoani, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFTPD0031J Status : Representative, Representative of : J D Empire & Co (as PARTNER)

**Identifier Details :**

Name & address	
Subrata Debnath Son of Samit Debnath T - 68, TEGHORIA MAIN ROAD, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Beauty Bibi, Chandrani Dutta	

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Classic Enterprise	J D Empire & Co-5 Dec

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 314(Corresponding RS Plot No:- 314), LR Khatian No:- 6569	Owner: কামিক গারগাইজ, Address: রাজারহাট কোল-135, Classification: বাগান, Area: 0.05000000 Acre,

Endorsement For Deed Number : I - 152301997 / 2018

On 13-02-2018

**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 33,12,520/-



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

Major Information of the Deed :- I-1523-01997/2018-19/02/2018







On 16-02-2018

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

Presented for registration at 16:55 hrs on 16-02-2018, at the Private residence by Chandrani Dutta ,

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

Execution is admitted on 16-02-2018 by Beauty Bibi, Proprietor, Classic Enterprise, Rajarhat, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Identified by Subrata Debnath, , Son of Samit Debnath, T - 68, TEGHORIA MAIN ROAD, P.O: Hatiara, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Execution is admitted on 16-02-2018 by Chandrani Dutta, PARTNER, J D Empire & Co, Reckjoani, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Identified by Subrata Debnath, , Son of Samit Debnath, T - 68, TEGHORIA MAIN ROAD, P.O: Hatiara, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Debasish Dhar

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

On 19-02-2018

**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 33,139/- ( A(1) = Rs 33,125/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 33,139/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/02/2018 11:06AM with Govt. Ref. No: 192017180177903421 on 16-02-2018, Amount Rs: 33,139/-,  
Bank: HDFC Bank ( HDFC0000014), Ref. No. 459234744 on 16-02-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,65,646/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,60,646/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3793, Amount: Rs 5 000/-, Date of Purchase: 14/02/2018, Vendor name: Samrat Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/02/2018 11:06AM with Govt. Ref. No: 192017180177903421 on 16-02-2018, Amount Rs: 1,60,646/-,  
Bank: HDFC Bank ( HDFC0000014), Ref. No. 459234744 on 16-02-2018, Head of Account 0030-02-103-003-02

Debasish Dhar

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

Major Information of the Deed :- I-1523-01997/2018-19/02/2018





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2018, Page from 79255 to 79272  
being No 152301997 for the year 2018.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2018.03.05 15:38:00 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 03/05/2018 3:37:39 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)





## Major Information of the Deed

Deed No :	I-1523-01997/2018	Date of Registration	19/02/2018
Query No / Year	1523-0000231436/2018	Office where deed is registered	
Query Date	12/02/2018 4:57:30 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Ayuasman Dey T - 68, TEGHORIA MAIN ROAD, Thana : Bagulati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9051033251, Status : Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 30,00,000/-		Rs. 33,12,520/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,65,646/- (Article:23)		Rs. 33,139/- (Article:A(1), E)	
Remarks			

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Reckjoyani

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-314	LR-6569	Bastu	Bagan	5 Dec	30,00,000/-	33,12,520/-	Width of Approach Road: 12 Ft.
Grand Total :					5Dec	30,00,000 /-	33,12,520 /-	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Classic Enterprise</b> Rajarhat, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No. : AGQPB8860R, Status : Organization, Executed by: Representative, Executed by: Representative

### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>J D Empire &amp; Co</b> Reckjoani, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No. : AAKFJ1784A, Status : Organization, Executed by: Representative

### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Beauty Bibi</b> Wife of Sk. Rajob Ali Reckjoani, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No. : AGQPB8860R Status : Representative, Representative of : Classic Enterprise (as Proprietor)

Major Information of the Deed :- I-1523-01997/2018-19/02/2018





**2 Chandrani Dutta (Presentant)**

Wife of Sabyasachi Dutta Reckjoani, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFTPD0031J Status : Representative, Representative of : J D Empire & Co (as PARTNER)

**Identifier Details :**

Name & address
Subrata Debnath Son of Samit Debnath T - 68, TEGHORIA MAIN ROAD, P.O:- Hatiara, P.S:- Bagulati, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Beauty Bibi, Chandrani Dutta

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Classic Enterprise	J D Empire & Co-5 Dec

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat, RAJARHAT BISHNUPUR-I, Mouza: Reckjoyani

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 314(Corresponding RS Plot No:- 314), LR Khatian No:- 6569	Owner: কামিক এন্টারপ্রাইজ, Address: রাজরহাট কোল-135, Classification: বাগান, Area: 0.05000000 Acre,

Endorsement For Deed Number : I - 152301997 / 2018

On 13-02-2018

**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 33,12,520/-



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

Major Information of the Deed :- I-1523-01997/2018-19/02/2018





On 16-02-2018

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

Presented for registration at 16:55 hrs on 16-02-2018, at the Private residence by Chandrani Dutta ,

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

Execution is admitted on 16-02-2018 by Beauty Bibi, Proprietor, Classic Enterprise, Rajarhat, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Identified by Subrata Debnath, , Son of Samit Debnath, T - 68, TEGHORIA MAIN ROAD, P.O: Hatiara, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Execution is admitted on 16-02-2018 by Chandrani Dutta, PARTNER, J D Empire & Co, Reckjoani, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Identified by Subrata Debnath, , Son of Samit Debnath, T - 68, TEGHORIA MAIN ROAD, P.O: Hatiara, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service



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

On 19-02-2018

**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 33,139/- ( A(1) = Rs 33,125/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 33,139/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/02/2018 11:06AM with Govt. Ref. No: 192017180177903421 on 16-02-2018, Amount Rs: 33,139/-,  
Bank: HDFC Bank ( HDFC0000014), Ref. No. 459234744 on 16-02-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,65,646/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,60,646/-

Description of Stamp

1. Stamp. Type: Impressed, Serial no 3793, Amount: Rs.5,000/-, Date of Purchase: 14/02/2018, Vendor name: Samrat Bose

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