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पश्चिम बंगाल WEST BENGAL

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

[Signature]

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

DEED OF CONVEYANCE

16 NOV 2022

THIS DEED OF CONVEYANCE made on this 16th day of
November, Two Thousand Twenty Two (2022)

BETWEEN

Syed Monowar Hamid

MALAY SARKAR (having PAN AKOPS5227R, Aadhaar No. 6619 0100 6972 & Mob No. 831568341), son of Late Ajit Kumar Sarkar, by Occupation- Service, by Faith- Hindu, by Nationality- Indian, residing at BG- 56/1, Hanapara, Krishnapur, P.O.- Krishnapur, P.S.- Baguiati, District- North 24 Parganas, Kolkata- 700102, West Bengal, India, hereinafter referred and called to as the "**LAND OWNER/ VENDOR**" (which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his legal heirs, executors, administrators, representatives and/or assigns), **represented by his Constituted Attorney, G. R. CONSTRUCTION** (having PAN AARFG4591K), a Partnership Firm having its office at Krishna Mannor, Ground Floor, Krishnapur Main Road, 3 No. Camp, P.O.- Krishnapur, P.S.- Baguiati, Kolkata - 700102, District- North 24 Parganas, represented by its Partners namely **1) SRI GAUTAM BISWAS** (having PAN AICPB1742L, Aadhaar No. 3873 6258 8837 & Mob No. 7980737571), son of Sri Mukunda Biswas, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at ND-54, Adarsha Pally, Shimultala, P.O.- Gouranga Nagar, P.S.- Baguiati, Kolkata - 700 162, District- North 24 Parganas and **2) SRI RAJ KUMAR GHOSH** (having PAN AIWPG4050G, Aadhaar No. 4783 6594 7758 & Mob No. 9674098750), son of Sri Laxmipada Ghosh, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at AD-111, Samar Sarani, P.O.- Krishnapur, P.S.- Baguiati, Kolkata- 700102, District- North 24 Parganas, (by virtue of a Development Power of Attorney After Registered Development Agreement which was registered before the office of A.D.S.R. Rajarhat, New Town, recorded in Book No. I, Volume No. 1523- 2019, Pages from 39065 to 39087, being No. 152300903 for the year 2019) of the **FIRST PART.**

AND

SYED MONOWAR HOSSAIN (having PAN AFIPH5252E, Aadhaar No. 623565615917 & Mob No. 8637329712), son of Ikbāl Mohammad Syed, by occupation- Service, by faith- Muslim, Nationality Indian, residing at Thengapara, P.O.- Thengapara, P.S.- Mangalkote, District- Purba Bardhaman, Pin- 713143, West Bengal, hereinafter referred to as the "**PURCHASER**" (which shall, unless excluded by and repugnant to the subject or context, mean and include his legal heir/s, executors, administrators, legal representatives or assignees) of the **SECOND PART.**

AND

G. R. CONSTRUCTION (having PAN AARFG4591K), a Partnership Firm having its office at Krishna Mannor, Ground Floor, Krishnapur Main Road, 3 No. Camp, P.O.- Krishnapur, P.S.- Baguiati, Kolkata - 700102, District- North 24 Parganas, represented by its Partners namely **1) SRI GAUTAM BISWAS** (having PAN AICPB1742L, Aadhaar No. 3873 6258 8837 & Mob No. 7980737571), son of Sri Mukunda Biswas, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at ND-54, Adarsha Pally, Shimultala, P.O.- Gouranga Nagar, P.S.- Baguiati, Kolkata - 700 162, District- North 24 Parganas and **2) SRI RAJ KUMAR GHOSH** (having PAN AIWPG4050G, Aadhaar No. 4783 6594 7758 & Mob No. 9674098750), son of Sri Laxmipada

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Paritosh, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at AD-111, Samar Sarani, P.O.- Krishnapur, P.S.- Baguiati, Kolkata- 700102, District- North 24 Parganas, hereinafter called and referred to as the **DEVELOPER** (which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their legal heirs, its' successors-in-interest, legal representatives and assigns) of the **THIRD PART**.

WHEREAS Sri Nilkanta Naskar and Sri Rajani Kanta Naskar was the absolute owner and possessor in respect of ALL THAT piece and parcel of land measuring an area of 30 Decimals, comprised in R.S. Dag No. 3643 under R.S. Khatian No. 1047, lying and situate at Mouza- Krishnapur, J.L. No. 17, R.S. No. 180, Touzi No. 228/229, within the municipal limits of Rajarhat Gopalpur Municipality, in the District of North 24 Paraganas.

AND WHEREAS during their life time said Nilkanta Naskar and Rajani Kanta Naskar for their better enjoyment demarcated total land into two separate plots in equal share being Lot "A" and Lot "B" each measuring 15 decimal and whereby Nilkanta Naskar duly seized and possessed of Lot "A" measuring 15 decimal and Rajani Kanta Naskar duly seized and possessed of Lot "B" measuring 15 decimal and they enjoying the same peaceably and uninterruptedly.

AND WHEREAS the said Rajani Kanta Naskar and his wife died intestate leaving behind them their two sons namely Sri Paritosh Naskar and Sri Santosh Naskar and four daughters namely Smt. Binapani Mondal, Smt. Sabita Naskar, Smt. Saraswati Roy and Smt. Brihaspati Mondal as their legal heirs and successor of the landed property left by Rajani Kanta Naskar and his wife, as per Hindu Succession Act, 1956.

AND WHEREAS by virtue of Deed of Conveyance Dated 04/11/1982, registered in S.R. Cossipore, Dum Dum, Book No. I, Volume Number 390, Pages from 277 to 288, being Deed No. 10354, for the year 1982, aforesaid Smt. Sabita Naskar, Smt. Saraswati Roy and Smt. Brihaspati Mondal sold, transferred and conveyed their undivided $\frac{3}{6}$ th share (each having $\frac{1}{6}$ th share) in favour of Sri Paritosh Naskar out of 15 decimals of land, against valuable consideration mentioned therein.

AND WHEREAS after purchasing aforesaid $\frac{3}{6}$ th share of 15 decimals and by virtue of inheritance $\frac{1}{6}$ th share of 15 decimals, the said Sri Paritosh Naskar became absolute owner and possessor in respect of total $\frac{4}{6}$ th share of 15 decimals equivalent to i.e. 10 Decimals of land, comprised in R.S. Dag No. 3643 under R.S. Khatian No. 1047, lying and situate at Mouza- Krishnapur, J.L. No. 17, R.S. No. 180, Touzi No. 228/229, under the jurisdiction of Rajarhat Police Station, in the District of North 24 Paraganas, he is enjoying, seizing and possessing the same peaceably.

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AND WHEREAS by virtue of Deed of Conveyance (Saf Bikroy Kobala) dated **21/03/1989**, registered in A.D.S.R. Bidhannagar Salt Lake City, recorded in Book No. I, Volume No. 54, Pages from 47 to 56, being **Deed No. 2529 for the year 1989, SRI BIPUL MONDAL and SRI BIJAN MONDAL**, son of Sri Bimalendu Mondal, residing at Krishnapur, P.S.- Rajarhat, District- North 24 Parganas, purchased from aforesaid **Sri Paritosh Naskar**, son of Late Rajani Kanta Naskar, residing at Krishnapur, P.S.- Rajarhat, District- North 24 Parganas, **ALL THAT** piece and parcel of Sali land measuring **2 (Two) Cotths 7 (Seven) Chittacks 15 (Fifteen) sq. ft.** out of 10 Decimals be the same a little more or less, comprised in **R.S. Dag No. 3643** under **R.S. Khatian No. 1047**, lying and situate at **Mouza- Krishnapur, J.L. No. 17, R.S. No. 180, Touzi No. 228/229**, under the jurisdiction of Rajarhat Police Station, under A.D.S.R. Bidhannagar, Salt Lake City, in the District of North 24 Paraganas, against valuable consideration mentioned therein.

AND WHEREAS after purchase the aforesaid property aforesaid **SRI BIPUL MONDAL and SRI BIJAN MONDAL** became the absolute owners and possessors of the said property and they enjoying, seizing and possessing the same peaceably and uninterruptedly and they mutated their names before the concerned authority of Rajarhat Gopalpur Municipality and paying rents and taxes regularly and they hold Holding No. RGM- 48, Block- JM, Krishnapur, Samar Pally, under Ward No. 34, Kolkata- 700102, in the District of North 24 Paraganas and applied for a building plan and obtained a Sanctioned Building Plan of multi storied Building from Rajarhat Gopalpur Municipality but could not proceed for construction work due to financial stringencies and decided to sell out the aforesaid land.

AND WHEREAS by virtue of Deed of Conveyance Dated **22/07/2015**, registered in A.D.S.R. RAJARHAT, New Town, recorded in Book No. I, Volume Number 1523-2015, Pages from 59722 to 59741 being **Deed No. 152308066** for the year **2015, SRI MALAY SARKAR**, son of Late Ajit Kumar Sarkar, residing at BG- 56/1, Hanapara, Krishnapur, P.O.- Krishnapur, P.S.- Baguiati, District- North 24 Parganas, Kolkata- 700102, West Bengal, India, Land Owner herein, purchased from **SRI BIPUL MONDAL and SRI BIJAN MONDAL**, son of Bimalendu Mondal, residing at Krishnapur, P.O.- Krishnapur, P.S. Baguiati, District- North 24 Parganas, West Bengal, India, Kolkata-700102, **ALL THAT** piece and parcel of Sali land measuring **2 (Two) Cotths 7 (Seven) Chittacks 15 (Fifteen) sq. ft.** be the same a little more or less, comprised in **R.S. Dag No. 3643** under **R.S. Khatian No. 1047**, lying and situate at **Mouza- Krishnapur, J.L. No. 17, R.S. No. 180, Touzi No. 228/229**, within the municipal limits of Bidhannagar Municipal Corporation formerly Rajarhat Gopalpur Municipality, under the jurisdiction of Police Station Baguiati formerly Rajarhat, under A.D.S.R. Rajarhat, New Town, (formerly A.D.S.R. Bidhannagar, Salt Lake City), Samar Pally, in the District- North 24 Paraganas, hereinafter called and referred to as the "**Said Land**",

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free from all encumbrances, morefully and particularly described in the **FIRST SCHEDULE** hereunder written.

AND WHEREAS after getting land with building plan the land owner's having intention to develop the Land measuring **2 (Two) Cotths 7 (Seven) Chittacks 15 (Fifteen) sq. ft.** be the same or a little more or less, morefully described in the **First Schedule** hereunder written but due to paucity of fund could not proceed further and finally decided to appoint a developer and accordingly approached **G. R. CONSTRUCTION** and entered into a **Development Agreement** dated 22/01/2019 with **G. R. CONSTRUCTION** (having **PAN AARFG4591K**), a Partnership Firm having its office at Krishna Mannor, Ground Floor, Krishnapur Main Road, 3 No. Camp, P.O.- Krishnapur, P.S.- Baguiati, Kolkata - 700102, District- North 24 Parganas, represented by its Partners namely **1) SRI GAUTAM BISWAS**, son of Sri Mukunda Biswas, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at ND-54, Adarsha Pally, Shimultala, P.O.- Gouranga Nagar, P.S.- Baguiati, Kolkata - 700 162, District- North 24 Parganas and **2) SRI RAJ KUMAR GHOSH**, son of Sri Laxmipada Ghosh, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at AD-111, Samar Sarani, P.O.- Krishnapur, P.S.- Baguiati, Kolkata- 700102, District- North 24 Parganas, being the Developer herein and the said Development Agreement have been registered in the Office of A.D.S.R. Rajarhat, New Town, recorded in the Book No. I, C.D. Volume No. 1523-2019, Pages from 39088 to 39117, being No. **152300895** for the year 2019 and the Land Owner herein also executed a **Development Power of Attorney** after Registered Development Agreement in favour said **G. R. CONSTRUCTION** (having **PAN AARFG4591K**), a Partnership Firm having its office at Krishna Mannor, Ground Floor, Krishnapur Main Road, 3 No. Camp, P.O.- Krishnapur, P.S.- Baguiati, Kolkata - 700102, District- North 24 Parganas, represented by its Partners namely **1) SRI GAUTAM BISWAS**, son of Sri Mukunda Biswas, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at ND-54, Adarsha Pally, Shimultala, P.O.- Gouranga Nagar, P.S.- Baguiati, Kolkata - 700 162, District- North 24 Parganas and **2) SRI RAJ KUMAR GHOSH**, son of Sri Laxmipada Ghosh, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at AD-111, Samar Sarani, P.O.- Krishnapur, P.S.- Baguiati, Kolkata- 700102, District- North 24 Parganas, and the said Development Power of Attorney After Registered Development Agreement which was registered before the office of A.D.S.R. Rajarhat, New Town, recorded in Book No. I, Volume No. 1523- 2019, Pages from 39065 to 39087, being No. **152300903** for the year 2019.

AND WHEREAS **G. R. CONSTRUCTION**, the Developer herein completed construction of the multistoried building namely **"GODHULI APARTMENT"** as per Building sanctioned plan and specifications of materials and fixtures as mentioned in the **Third Schedule** and after completion

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the developer and vendor have demarcated their respective allocation by executing a Supplementary agreement.

AND WHEREAS the Purchaser coming to know that flats are available for sale in the building and inspected and verified all documents, title deeds relating to the said building and the land mentioned in the schedule hereunder mentioned and being fully satisfied approached the Developer to purchase from the Developer's Allocation One Flat Being No. "3C", on the 3rd floor, measuring more or less 450 sq. ft. super built up area, in the building namely "GODHULI APARTMENT", hereinafter referred to and called as the "Said Flat", more particularly described in the **Second Schedule** hereunder written and the Developer accepted the said proposal and agreed to sell the said Flat at and for the **total consideration** amount of **Rs.11,45,000/- (Rupees Eleven Lacs Forty Five Thousand)** only and accordingly entered into an Agreement for Sale.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

In pursuance of the aforesaid Agreement and upon receiving the full and final consideration amount of the said Flat and i.e. a sum of **Rs.11,45,000/- (Rupees Eleven Lacs Forty Five Thousand)** only paid by the Purchaser, the Developer herein is executing these presents (the receipt whereof Developer admits and acknowledges the same and release and discharge the Purchaser from the payment of the said consideration amount and every part thereof) and the Developer do hereby grants, conveys, transfers and assigns and assures unto the Purchaser one self contained complete residential Flat Being No. "3C", on the 3rd floor, measuring more or less 450 sq. ft., in the building namely "GODHULI APARTMENT", constructed in the First Scheduled Land as per specifications mentioned in the Third Schedule hereunder **TOGETHER WITH** the proportionate undivided share of land underneath the Building **ALONG WITH** the right to use and enjoy all the common space including stair and roof top, morefully described in **SECOND SCHEDULE** hereinafter written and for greater clearance, one floor plan in respect of the said flat is annexed herewith which will be treated as the part of this Deed of Conveyance **TOGETHER WITH** stair, landings, lobbies, entrance, compound spaces, gates, drains, sewers, sanitary and water pipes, water pump, tank, common paths or ways and passage **ALONG WITH** all easement right, some other right and obligations of the Purchaser mentioned in the **FOURTH, FIFTH, SIXTH AND SEVENTH SCHEDULE** hereinafter written **AND** the right, title and interest **TOGETHER WITH** all deeds, pattas and muniments of title exclusively relating to or convey in the said residential flat where the Owners and the Developer granted, transferred or conveyed, in which the Purchaser shall have and hold, possess and enjoy the said residential flat absolutely and forever with right to transfer the said residential flat by way of sale, gift, mortgage, lease whatsoever and to receive the rents and profits and thereof without any lawful eviction interruption, claims and demand whatsoever from or by the Owners and the Developer or any person or persons lawfully

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or equitably claiming from under or in trust for the Developer absolutely exonerated, discharged, saved, harmless and kept indemnified against any person lawfully or from under or in trust for the Developer and all persons having lawfully or equitably claiming any estate or interest in the said residential flat or the said land or any part thereof, then the Developer shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute and all such acts, deeds and things whatsoever necessary by which the Purchaser shall be able to use and enjoy the said residential flat absolutely and forever with all rights in the manner aforesaid. Henceforth, the Purchaser shall pay proportionate share of rates and taxes in respect of the said residential flat to the Government of West Bengal and Local Municipality Authority. The Purchaser has further agreed to comply with all terms and conditions specified in various Schedule hereinafter written and rules and regulations as be framed by the Flat Owners' Association.

THE FIRST SCHEDULE ABOVE REFERRED TO
("Said Land")

ALL THAT piece and parcel of Shali land measuring **2 (Two) Cottahs 7 (Seven) Chittacks 15 (Fifteen) sq. ft.** be the same a little more or less, comprised in **R.S. Dag No. 3643** under **R.S. Khatian No. 1047**, lying and situate at **Mouza- Krishnapur**, J.L. No. 17, R.S. No. 180, Touzi No. 228/229, within the municipal limits of Bidhannagar Municipal Corporation formerly Rajarhat Gopalpur Municipality, under the jurisdiction of Baguiati Police Station, under A.D.S.R. Rajarhat, (formerly A.D.S.R. Bidhannagar, Salt Lake City), being Holding No. RGM- 48, Block- JM, Krishnapur, **Samar Pally**, Kolkata- 700102, in the District- North 24 Paraganas, under ward No. 34 of R.G.M now Bidhannagar Municipal Corporation under Ward No.26, free from all encumbrances, along with all common passage and all easement right, which is butted and bounded as follows:-

ON THE NORTH	:	By Land under R.S. Dag No. 3642;
ON THE SOUTH	:	By Land under R.S. Dag No. 3643(P);
ON THE EAST	:	By Land under R.S. Dag No. 3643(P);
ON THE WEST	:	By <u>Canal Side Road (Krishnapur).</u>

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THE SECOND SCHEDULE ABOVE REFERRED TO :

(Said Flat)

ALL THAT the said residential One Flat Being No. "3C", on the 3rd floor, measuring more or less 450 sq. ft. super built up area, consisting with 1 (one) Bed Room, 1 (one) Open Kitchen cum Dining Room, 1 (one) toilet and 1 (One) Balcony in the building namely "GODHULI APARTMENT", along with all easement right and common rights, liberties and facilities appurtenant thereto togetherwith proportionate undivided share of land mentioned hereinabove in FIRST SCHEDULE.

THIRD SCHEDULE

SPECIFICATIONS OF FITTINGS, FIXTURES AND FACILITIES TO BE PROVIDED IN THE SAID UNIT.

Structure : R.C.C. column structure above pilling (as required as sanctioned plan).

2. **External Wall :** 5" inch thick brick wall;

3. **Internal Wall:** 3" inch thick brick wall;

4. **Flooring :** All rooms, Verandah, Kitchen and toilet floors are fitted with good quality **Vitrified Tiles.**

5. **Kitchen:** Cooking platform shall be of Black Stone of minimum 6' (Six) Feet and one steel sink is fitted, 2' feet height standard glazed tiles above the platform is fitted and one Bib cock provided in the kitchen, one electric light point, with 15 amp. Plug point and one Aqua Guard Point with 5 amp plug point (Not for 1BHK), One Exhaust Fan Point.

6. **Toilets:** European type commode of standard brand in toilet with standard P.V.C. cistern, One Bib Cock and shower system of standard quality provided in each toilet and one Geyser electric point & one hot and one cold water point (Not for 1BHK) will be there in one Toilet and One Exhaust fan point and one light point fitted in each toilet (all tap with ISI Standard Quality), one Basin with pedestal fitted in Dinning hall and all Toilet's door are of P.V.C.

7. **Doors:** All doors of commercial ply and the main gate fitted with standard mortise type lock and handle.

8. **Windows:** Aluminum Sliding with M.S. Grill fitted with glass of Standard quality provided in the windows.

9. **Verandah:** Verandah covered by 3' Hight grill.

10. **Water Line :** All water line concealed of C.P.V.C. with sub-marsible pump provided for water supply arrangement fitted with deep tube well installed thereon for common use;

11. **Electrical Works:(A)** All electric lines of concealed wiring. One A.C. Point in master Bed Room (Not for 1BHK) , One Fan Point, Two Light Point, in each Bed Room, One 5 amp. Plug point, One T.V. point, One Fan Point, Two Lights Points, One Fridge Point, One 15 amp. Plug

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Point provided in Dinning-cum-Drawing Room & One Calling Bell Point on the every Flat main door.

(B) All wiring of Developer Approved ISI Standard wires & switches & boards of modular type.

12. **Finishing** :Outside wall Weather Coat paints or equivalent AND inside wall by wall Putty.

13. **Lift**: One Good quality 3 (Three) passengers lift shall be installed in the Building.

FOURTH SCHEDULE ABOVE REFERRED TO
(Common Area & Facilities)

1. The foundation, columns, beams, supports, corridors, lobbies, stairs, stairways, landing, fire escape entrance and exists.
2. Common Passage, driveways.
3. Tube well, water pump, water tank, water pipes and other common plumbing installations.
4. Electrical wiring, motor and fittings (excluding those are installed for any particular unit / flat).
5. Drainage, sewerage and rain water pipes.
6. Such other common part, areas, equipments, installations, fixtures, fittings, covered and open spaces in respect of the said building as are necessary for passage of user and occupancy of the unit / flat, if common of the building including the roof, the parapet and the open space and areas.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(PURCHASER'S RIGHTS & OBLIGATIONS)

1. That the Purchaser shall have full complete and unfettered right of user in common with the other owners and/or occupiers of the different flat the stair case along with landing thereon and there under or gate abutting on the public road in the Ground Floor of the said property for the purpose of egress and ingress and carrying in or taking out of the said flat including all goods, chatal, pipes and furniture and any other movable items.
2. That subject to the restrictions and reservations hereinafter containing, the Purchaser shall have full and absolute right of user in common with the other owners/occupiers of the said property, of the main drainage, water supply system and connections including the pipe lines and also the water reservoir and connections.
3. That the Purchaser shall have the right of obtaining telephone connections to the said flat and for this purpose the Purchaser shall have the right of digging inserting and dividing plug and supporting clamps in all portions of the said property PROVIDED ALWAYS that

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the Purchaser shall restore forthwith such cut out or excavation at her own costs and expenses.

4. That the Purchaser shall have proportionate right on the top roof of the said property for the purpose of maintaining and repairing of the overhead tank thereof and other purposes as the Purchaser shall think, fit and proper without creating any disturbance to other co-owners.
5. That the Purchaser shall have the right of any maintaining repairs or white washing or painting of the door and windows of the said flat and such scaffolding as does not cause any nuisance or permanent inconvenience to the other occupiers/owners of the said property.
6. That the Purchaser from time to time and at all times hereby agree to contribute and pay proportionate share towards the costs and expenses of service charges and impositions and other outgoing and the said amount is variable according to the needs of the circumstances, and market trends. The Purchaser shall regularly and month-by-month makes payment of the aforesaid sum without any variation as may be hereinafter fixed as aforesaid individually and/or collectively.
7. That the Purchaser shall in addition to pay separately any other taxes and/or impositions as may be levied in respect of the said flat. So, it be mentioned that proportionate maintenance charges for the said flat will be paid regularly by the Purchaser to the Developer till formation of owners' association / society.
8. That the Purchaser shall have right to mutate her name as owner of the said flat in the Govt. and/or Local Municipal Authority and/or has the said flat separately numbered and assessed for taxes and the Owners shall whenever required by the Purchaser give her consent or approval in writing for the purpose of such mutation and separate Assessment.
9. That the Purchaser shall also be entitled to sell, mortgage or otherwise alienate the property hereby conveyed, subject to the terms herein contained to anyone without the consent of the Owners or any other concern who has acquired before and who may hereafter acquire any right, title or interest similar to those acquired by the Purchaser under the terms of the conveyance.
10. That the Purchaser shall not store any rubbish or any other refuse in the stair case nor in the common areas and/or parts causing inconvenience and annoyance and also disturbance to other and remain member of the Society.

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11. That the Purchaser shall become and remain member of the Society, Company of Association to be formed by the Flat owners of the building constructed on the FIRST SCHEDULED land above written for the Purchaser of attending to safe granting and maintaining all matters of common interest like repairs, white washing, color washing or painting of the common parts of the building and repairing roads, stair case compound walls and other common amenities (if any).
12. That the Purchaser shall have to pay electric bill as per sub-meter reading according to commercial meter till personal electrical meter is installed and the purchaser shall pay proportionate cost of Mother meter and also pay cost of personal meter separately and installation of mother meter/transformer will be completed as and when WBSedCL provides the same and thereafter Lift will be installed and the Purchaser also agreed to receive copy of the Completion Certificate from the Developer as and when the Developer will obtain the same in future from the competent authority.

THE SIXTH SCHEDULE ABOVE REFERRED TO
(EASEMENTS)

1. That the Purchaser shall be entitled to all privileges and rights including right of vertical and lateral supports, easements, quasi-easements, appendages and appurtenances whatsoever belonging to or in any way appertaining thereto and hereinafter more fully specified except and reserving unto the Owners/Developer and/or any other person deriving title under them the rights, easements, quasi-easements, privileges and appurtenances
2. The Purchaser, Purchaser's servants, agents, employees and invitees shall has the right in common as aforesaid at all times and for all purposes connected with the reasonable use and enjoyment of the said Unit PROVIDED ALWAYS it is hereby declared that nothing herein contained shall permit the Purchaser and/or Purchaser' servants, agents and employees and invitees to obstruct in any way by deposit of materials, rubbish or otherwise the free passage of other persons' property entitled to such rights of way as aforesaid.
3. That the Purchaser shall have every right to use freely in common with other co-owners:
 - a) Foundations, columns, beams, support, corridors, lobbies, stairs, stairways, lift, landings, fire escapes, entrance and exists.
 - b) Common passages, free ingress out to and from the said building.

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- c) Deep Tube well, water pump, water tanks or reservoir, water pipes and other common plumbing installations.
- d) Electrical wiring, motors and fittings excluding those installed for any particular unit/flat.
- e) Drainage, sewerage, safety tank and rain water pipe.
- f) Such other parts, areas, equipments, installations, fixtures, fittings, covered and open space in or around the said building or necessary for passage to or use and occupancy of the unit/flat or units/flats in common of the building.

THE SEVENTH SCHEDULE ABOVE REFFERRED TO
(PURCHASER'S COMMON EXPENSES)

1. The expenses of administration, maintenance, repairs, replacement of the common parts and equipments and accessories in common areas and facilities including white washing, painting and decorating the exterior portions of the said building the boundary walls, entrance, the stair case, the landings, the lift, the gutters, rain water pipes, motor pump, tube well, water tank, and pipes electrical wiring and installations, sewers and all other common parts, fixtures, fittings and equipments under or upon the said building enjoyed or used in common by the Purchaser or co-Purchaser or other occupiers thereof.
2. The costs of cleaning, maintaining and lighting the main entrance passages, landings, stair, lift, common electric meter and the parts of the buildings as enjoyed or used in common by the occupiers of the said building.
3. The salaries / wages of Caretaker, Sweepers, Chowkiders, Plumbers and Electricians etc.
4. Municipality and other tax both owners and occupiers and other levies and outgoings etc.
5. Insurance of the building against earthquake, fire, mob and civil commotion and any other.
6. All electricity charges for common areas and maintenance of shall be payable in common for the common portions of the said building.
7. The cost of working, repairing, replacement and maintenance of the pumps and other plumbing works including all other service tendered in common to all Purchaser and occupiers.

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IN WITNESS WHEREOF the parties to these presents have set and subscribed their respective hands on the day month and year first above written.

SIGNED SEALED AND DELIVERED by the parties at Kolkata in presence of:

1) Faruk Azei
Narayanpur
P.S. - Airport
Kolkata - 700136

G. R. CONSTRUCTION
Gautam Biswas
Partner

G. R. CONSTRUCTION
Raj Kumar Ghosh.
Partner

(as Constituted Attorney)

(SIGNATURE OF LAND OWNER)

2) Samrat Bhattacharya,
Nagaranga,
Pin - 743711

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(SIGNATURE OF THE PURCHASER)

G. R. CONSTRUCTION
Gautam Biswas
Partner

G. R. CONSTRUCTION
Raj Kumar Ghosh
Partner

(SIGNATURE OF THE DEVELOPER)

Drafted, read over and explained
in Bengali by me:

Krishna Das
Adv

Krishna Das
Advocate

Dist. Judge's Court Barasat
North 24 Parganas
Enrolment No. WB-1027/98

Syed Monwar Hossain

MEMO OF CONSIDERATION

Received of and from within named Purchaser the sum Rs.11,45,000/- (Rupees Eleven Lacs Forty Five Thousand) only as full and final payment of the consideration money as per memo below.

MEMO.

- | | |
|---|--------------------|
| 1. Paid by Cash, on 02/10/2020, |Rs.2,00,000/- |
| 2. Paid by NEFT, Drawn on IDBI Bank
Dated 03/10/2020. |Rs.99,999/- |
| 3. Paid NEFT, Dated 01/11/2020. |Rs.50,000/- |
| 4. Paid by NEFT on 17/06/2021. |Rs.50,000/- |
| 5. Paid by NEFT, Dated 25/07/2021. |Rs.99,999/- |
| 6. Paid by NEFT, Dated 09/09/2021. |Rs.50,000/- |
| 7. Paid by NEFT, Drawn on IDBI Bank
Dated 25/11/2021. |Rs.49,999/- |
| 8. Paid by NEFT, Drawn on 12/04/2022. |Rs.49,999/- |
| 9. Paid by NEFT, Drawn on 23/05/2022. |Rs.99,999/- |
| 10. Paid by NEFT, Drawn on IDBI Bank
Dated 06/11/2022. |Rs.3,95,000/- |
| 11. Paid by IMPS, Drawn on 14/11/2022 , |Rs.5/- |

TOTAL: Rs.11,45,000/- (Rupees Eleven Lacs Forty Five Thousand) only.

Witness:

1. Faruk Aazi

G. R. CONSTRUCTION

Gautam Biswas

Partner

2. Sumath Bhawmik

G. R. CONSTRUCTION

Raj Kumar Ghosh

Partner

(SIGNATURE OF THE DEVELOPER)

Syed Monwar Hamid

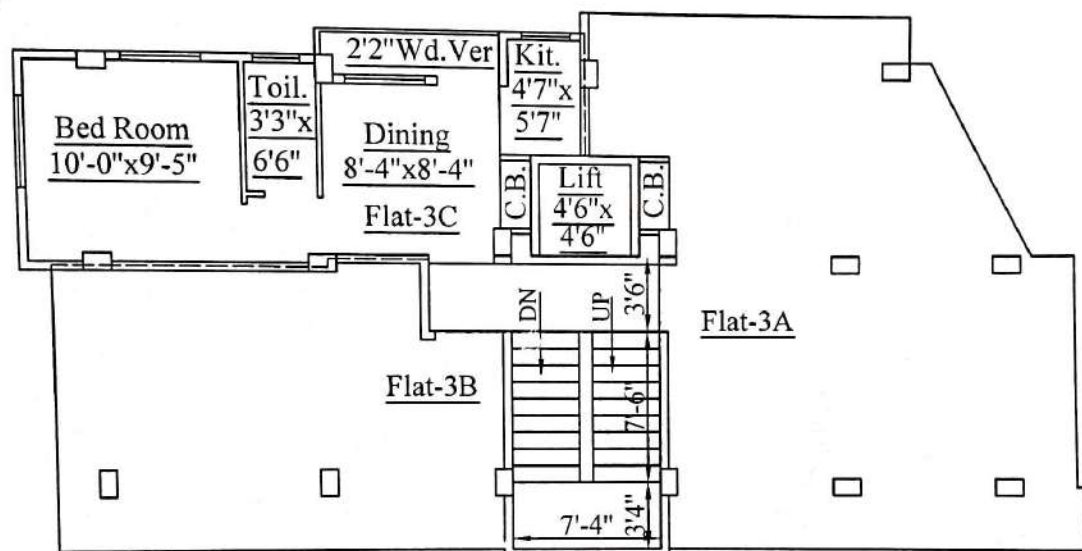
OF FLAT NO.- "3C" AT 3RD. FLOOR OF "GODHULI APARTMENT"
KAZA - KRISHNAPUR, J.L. NO.-17, R.S. NO.-180, TOUZI NO.-228 / 229, R.S.
NO.- 3643, R. S. KH. NO.- 1047, F. S. - BAGUIATI, DIST. - NORTH 24 PGS.
PRESENTLY UNDER BIDHAN NAGAR MUNICIPAL CORPORATION, WARD NO.-
26, HOLDING NO.- RGM-48, BLOCK-JM. SAMARPALLY, KOLKATA- 700102.
(AREA SHOWN IN RED BORDER)

SUPER BUILT UP AREA - 450 SFT.

(SCALE 1" = 8'-0")

PURCHASER :-

DEVELOPER :- G.R. CONSTRUCTION



G. R. CONSTRUCTION
Gautam Biswas
Partner

G. R. CONSTRUCTION
Raj Kuman Ghosh
Partner

AS A CONSTITUTED ATTORNEY

SIG. OF LAND OWNER/VENDOR

G. R. CONSTRUCTION
Gautam Biswas.
Partner

G. R. CONSTRUCTION
Raj Kuman Ghosh
Partner

SIG. OF DEVELOPER

Syed Monowar Hamain
SIG. OF PURCHASER

DRAWN BY:-

G. KUNDU (L.B.S.)
AB-395, SAMARPALLY
KRISHNAPUR, KOL-102
MOB. 9830674642

Syed Monowar Hamain

PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS



Gautam Biswas

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Gautam Biswas



Raj

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Raj Kumar Ghosh



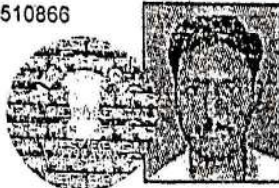
Syed Monowar Hameed

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Syed Monowar Hameed

Syed Monowar Hameed

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
YMM1510866



নির্বাচকের নাম : ফারুক গাজী
Elector's Name : Faruk Gazi
পিতার নাম : আব্দুর রহিম গাজী
Father's Name : Abdur Rahim Gazi
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ : 25/03/1984
Date of Birth :

Faruk Gazi

YMM1510866

স্থান:
নারায়নপুর পশ্চিম বেরাডেরি, রাজারহাট গোপালপুর,
এয়ারপোর্ট, উত্তর ২৪ পরগণা- 700136

Address:
NARAYANPUR WEST DERADERI,
RAJARHAT GOPALPUR, AIR PORT,
NORTH 24 PARGANAS- 700136

18/02

Date: 24/02/2015

115-রাজারহাট পশ্চিম বেরাডেরি নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক
অধিবাসকের আবেদন অনুমোদিত
Facsimile Signature of the Electoral
Registration Officer for
115-Rajarhat New Town Constituency

নিয়ন্ত্রক নির্বাচন কেন্দ্র ১১৫ নতুন বেরাডেরি নির্বাচন কেন্দ্রের ১১৫ নতুন বেরাডেরি
নিয়ন্ত্রক নির্বাচন কেন্দ্রের ১১৫ নতুন বেরাডেরি
নিয়ন্ত্রক নির্বাচন কেন্দ্রের ১১৫ নতুন বেরাডেরি

Syed Monowar Hossain

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



192022230166601441

GRN Details

GRN: 192022230166601441 Payment Mode: Online Payment
GRN Date: 09/11/2022 17:34:43 Bank/Gateway: State Bank of India
BRN : CKV3485120 BRN Date: 09/11/2022 17:36:13
GRIPS Payment ID: 091120222016660143 Payment Init. Date: 09/11/2022 17:34:43
Payment Status: Successful Payment Ref. No: 2003182899/3/2022
[Query No/*/Query Year]

Depositor Details

Depositor's Name: Syed Monowar Hossain
Address: Thengapara Mangolkote
Mobile: 9123014223
Contact No: 8637329712
Depositor Status: Buyer/Claimants
Query No: 2003182899
Applicant's Name: Mr CHITTARANJAN DAS
Identification No: 2003182899/3/2022
Remarks: Sale, Sale Document Payment No 3
Period From (dd/mm/yyyy): 09/11/2022
Period To (dd/mm/yyyy): 09/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003182899/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	56220
2	2003182899/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	14189
Total				70409

IN WORDS: SEVENTY THOUSAND FOUR HUNDRED NINE ONLY.

Syed Monowar Hossain

.....
DATED THIS 16th DAY OF
NOVEMBER, 2022
.....

B E T W E E N

SRI MALAY SARKAR

..... Land Owner

AND

G. R. CONSTRUCTION

..... Developer

AND

SYED MONOWAR HOSSAIN

..... Purchaser.

DEED OF CONVEYANCE

Syed Monowar Hossain

Major Information of the Deed

No / Year		I-1523-18286/2022	Date of Registration	16/11/2022
Deed Date		1523-2003182899/2022	Office where deed is registered	
Applicant Name, Address & Other Details		09/11/2022 12:25:50 PM	A D S R RAJARHAT, District North 24-Parganas	
Transaction		CHITTARANJAN DAS HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8697323588, Status : Advocate		
[0101] Sale, Sale Document			Additional Transaction	
Set Forth value			[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Rs. 11,45,000/-			Market Value	
Stampduty Paid(SD)			Rs. 14,17,500/-	
Rs. 56,720/- (Article:23)			Registration Fee Paid	
Remarks			Rs. 14,189/- (Article:A(1), E)	
			Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Apartment Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Samarpally By Lane (Krishnapur), Pin Code : 700102

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1	Mouza: Krishnapur	RS - 3643	RS - 1047	Super Built-up Area: 450	11,45,000 /-	14,17,500/-	Flat No: 3C, Floor No: 3, Apartment Type: Flat/Apartment Residential Use , Floor Type: Tiles, Age of Flat: 0 Year ,Property is on Road, Other Amenities: Lift Facility, New Flat ,

Seller Details :

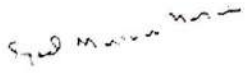
Sl No	Name,Address,Photo,Finger print and Signature
1	Shri MALAY SARKAR Son of Late Ajit Kumar Sarkar BG- 56/1, Hanapara, Krishnapur,, City:- Rajarhat-gopalpore, P O - Krishnapur, P.S.-Baguiati, District:-North 24 Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No:: AKxxxxxx7R, Aadhaar No: 66xxxxxxx6972, Status :Individual, Executed by Attorney, Executed by: Attorney
2	G R CONSTRUCTION Office At Krishna Mannor, Ground Floor, Krishnapur Main Road, 3 No. Camp,, City:- Rajarhat-gopalpore, P.O:- Krishnapur, P.S.-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102 , PAN No:: AAxxxxxx1K,Aadhaar No Not Provided by UIDAI, Status :Organization as Developer, Executed by: Representative, Executed by: Representative

18/11/2022 Query No:-15232003182899 / 2022 Deed No :I - 152318286 / 2022, Document is digitally signed.

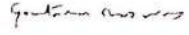
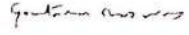
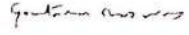
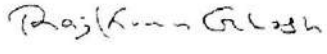
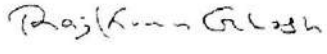
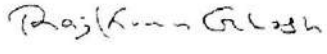
Syed Monowar Hanan

Date :

Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr SYED MONOWAR HOSSAIN Son of Mr IKBAL MOHAMMAD SYED Executed by: Self, Date of Execution: 16/11/2022 , Admitted by: Self, Date of Admission: 16/11/2022 ,Place : Office	 16/11/2022	 LTI 16/11/2022	 16/11/2022
Son of Mr IKBAL MOHAMMAD SYED Thengapara, City:- Burdwan, P.O:- Thengapara, P.S:-Mangalkote, District:-Purba Bardhaman, West Bengal, India, PIN:- 713143 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.: AFxxxxxx2E, Aadhaar No: 62xxxxxxx5917, Status :Individual, Executed by: Self, Date of Execution: 16/11/2022 , Admitted by: Self, Date of Admission: 16/11/2022 ,Place : Office			

Attorney Details :

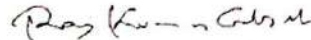
SI No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri GAUTAM BISWAS (Presentant) Son of Late Mukunda Biswas Date of Execution - 16/11/2022, , Admitted by: Self, Date of Admission: 16/11/2022, Place of Admission of Execution: Office </td> <td>  Nov 16 2022 11:34AM </td> <td>  LTI 16/11/2022 </td> <td>  16/11/2022 </td> </tr> <tr> <td colspan="4"> Partner, G R CONSTRUCTION , Office At Krishna Mannor, Ground Floor, Krishnapur Main Road, 3 No. Camp,, City:- Rajarhat-gopalpore, P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 , ND-54, Adarsha Pally, Shimultala,, City:- Rajarhat-gopalpore, P.O:- Gouranga Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700162, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Alxxxxxx2L, Aadhaar No: 38xxxxxxx8837 Status : Attorney, Attorney of : Shri MALAY SARKAR </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri GAUTAM BISWAS (Presentant) Son of Late Mukunda Biswas Date of Execution - 16/11/2022, , Admitted by: Self, Date of Admission: 16/11/2022, Place of Admission of Execution: Office	 Nov 16 2022 11:34AM	 LTI 16/11/2022	 16/11/2022	Partner, G R CONSTRUCTION , Office At Krishna Mannor, Ground Floor, Krishnapur Main Road, 3 No. Camp,, City:- Rajarhat-gopalpore, P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 , ND-54, Adarsha Pally, Shimultala,, City:- Rajarhat-gopalpore, P.O:- Gouranga Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700162, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Alxxxxxx2L, Aadhaar No: 38xxxxxxx8837 Status : Attorney, Attorney of : Shri MALAY SARKAR			
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2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri RAJ KUMAR GHOSH Son of Shri Laxmipada Ghosh Date of Execution - 16/11/2022, , Admitted by: Self, Date of Admission: 16/11/2022, Place of Admission of Execution: Office </td> <td>  Nov 16 2022 11:36AM </td> <td>  LTI 16/11/2022 </td> <td>  16/11/2022 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri RAJ KUMAR GHOSH Son of Shri Laxmipada Ghosh Date of Execution - 16/11/2022, , Admitted by: Self, Date of Admission: 16/11/2022, Place of Admission of Execution: Office	 Nov 16 2022 11:36AM	 LTI 16/11/2022	 16/11/2022				
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Syed Monowar Hossain

Date .

R CONSTRUCTION, Office At Krishna Mannor, Ground Floor, Krishnapur Main Road, 3
 , City:- Rajarhat-gopalpore, P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas,
 Bengal, India, PIN:- 700102 , AD-111, Samar Sarani,, City:- Rajarhat-gopalpore, P.O:- Krishnapur,
 Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Male, By Caste:
 Hindu, Occupation: Business, Citizen of: India, , PAN No:: Alxxxxxx0G, Aadhaar No: 47xxxxxxx7758
 Status : Attorney, Attorney of : Shri MALAY SARKAR

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri GAUTAM BISWAS Son of Late Mukunda Biswas Date of Execution - 16/11/2022, , Admitted by: Self, Date of Admission: 16/11/2022, Place of Admission of Execution: Office	 Nov 16 2022 11:34AM	 LTI 16/11/2022	 16/11/2022
	ND-54, Adarsha Pally, Shimultala,, City:- Rajarhat-gopalpore, P.O:- Gouranga Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700162, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No:: Alxxxxxx2L, Aadhaar No: 38xxxxxxx8837 Status : Representative, Representative of : G R CONSTRUCTION			
2	Name	Photo	Finger Print	Signature
	Shri RAJ KUMAR GHOSH Son of Shri Laxmipada Ghosh Date of Execution - 16/11/2022, , Admitted by: Self, Date of Admission: 16/11/2022, Place of Admission of Execution: Office	 Nov 16 2022 11:36AM	 LTI 16/11/2022	 16/11/2022
	AD-111, Samar Sarani,, City:- Rajarhat-gopalpore, P.O:- Krishnapur, P.S:-Baguiati, District:-North 24- Parganas, West Bengal, India, PIN:- 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No:: Alxxxxxx0G, Aadhaar No: 47xxxxxxx7758 Status : Representative, Representative of : G R CONSTRUCTION			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr FARUK GAZI Son of Late A.R. GAZI NARAYANPUR, City:- , P.O:- R GOPALPUR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136	 16/11/2022	 16/11/2022	 16/11/2022
Identifier Of Mr SYED MONOWAR HOSSAIN, Shri GAUTAM BISWAS, Shri RAJ KUMAR GHOSH, Shri GAUTAM BISWAS, Shri RAJ KUMAR GHOSH			

Transfer of property for A1

Sl.No	From	To. with area (Name-Area)
1	Shri MALAY SARKAR	Mr SYED MONOWAR HOSSAIN-450.000000 Sq Ft

Syed Monowar Hossain

Endorsement For Deed Number : I - 152318286 / 2022

2022

Rate 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 14,17,500/-

Sanjoy Basak

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

On 16-11-2022

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 11:09 hrs on 16-11-2022, at the Office of the A D S.R. RAJARHAT by Shri GAUTAM BISWAS ,.

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

Execution is admitted on 16/11/2022 by Mr SYED MONOWAR HOSSAIN, Son of Mr IKBAL MOHAMMAD SYED, Thengapara, P.O: Thengapara, Thana: Mangalkote, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713143, by caste Muslim, by Profession Service

Identified by Mr FARUK GAZI, , Son of Late A.R. GAZI, NARAYANPUR, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 16-11-2022 by Shri GAUTAM BISWAS, Partner, G R CONSTRUCTION (Partnership Firm), Office At Krishna Mannor, Ground Floor, Krishnapur Main Road, 3 No. Camp., City:- Rajarhat-gopalpore, P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102

Identified by Mr FARUK GAZI, , Son of Late A.R. GAZI, NARAYANPUR, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Law Clerk

Execution is admitted on 16-11-2022 by Shri RAJ KUMAR GHOSH, Partner, G R CONSTRUCTION (Partnership Firm), Office At Krishna Mannor, Ground Floor, Krishnapur Main Road, 3 No. Camp., City:- Rajarhat-gopalpore, P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102

Identified by Mr FARUK GAZI, , Son of Late A.R. GAZI, NARAYANPUR, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Law Clerk

Executed by Attorney

1. Execution by Shri GAUTAM BISWAS, Partner, G R CONSTRUCTION (Partnership Firm), Office At Krishna Mannor, Ground Floor, Krishnapur Main Road, 3 No. Camp., City:- Rajarhat-gopalpore, P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 as constituted attorney for Shri MALAY SARKAR BG- 56/1, Hanapara, Krishnapur,, P.O: Krishnapur, Thana: Baguiati, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700102 is admitted by him

Identified by Mr FARUK GAZI, , Son of Late A.R. GAZI, NARAYANPUR, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Law Clerk

2. Execution by Shri RAJ KUMAR GHOSH, Partner, G R CONSTRUCTION (Partnership Firm), Office At Krishna Mannor, Ground Floor, Krishnapur Main Road, 3 No. Camp., City:- Rajarhat-gopalpore, P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 as constituted attorney for Shri MALAY SARKAR BG- 56/1, Hanapara, Krishnapur,, P.O: Krishnapur, Thana: Baguiati, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700102 is admitted by him

Identified by Mr FARUK GAZI, , Son of Late A.R. GAZI, NARAYANPUR, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Law Clerk

Syed Monowar Hossain

Required Registration Fees payable for this document is Rs 14,189.00/- (A(1) = Rs 14,175.00/- ,E = Rs 14,189.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14,189/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/11/2022 5:36PM with Govt. Ref. No: 192022230166601441 on 09-11-2022, Amount Rs: 14,189/-, Bank
State Bank of India (SBIN0000001), Ref. No. CKV3485120 on 09-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 56,720/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 56,220/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2437, Amount: Rs.500.00/-, Date of Purchase: 14/11/2022, Vendor name: M Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/11/2022 5:36PM with Govt. Ref. No: 192022230166601441 on 09-11-2022, Amount Rs: 56,220/-, Bank
State Bank of India (SBIN0000001), Ref. No. CKV3485120 on 09-11-2022, Head of Account 0030-02-103-003-02

Sanjoy Basak

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



Syed Monowar Hamid

of Registration under section 60 and Rule 69.
red in Book - I
me number 1523-2022, Page from 699037 to 699062
eing No 152318286 for the year 2022.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2022.11.18 13:38:41 +05:30
Reason: Digital Signing of Deed.



(Sanjoy Basak) 2022/11/18 01:38:41 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

Syed Monowar Hossain