

04671/22

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 333356

certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Registrar-V  
Alipore, South 24 Parganas

16 SEP 2022

### DEED OF CONVEYANCE

1. Date: This Indenture is made on this the 16<sup>th</sup> Day of September, 2022, (Two Thousand And Twenty Two).
2. Nature of Document: Deed of Conveyance.

215171

No. ....

Name : **AVIJIT DEVNATH (Adv.)**  
Alipore Judges Court  
Kolkata - 700 027

Address : .....

Rs. ....

Kolkata Collectorate  
11, Netaji Subhas Rd.,  
Kolkata-1

**Amal Kr. Saha**  
Licensed Stamp  
Vendor

Date **21 MAR 2021**



Soanar narkor  
Bzabhat narkor  
Kzalberia  
beonda  
K. 2. C  
Pin - 743502



## 3. Parties:

- 3.1 (1) SAIFUL RAHAMAN, (AADHAAR NO. 5295471789079), (2) SAFIKUL ALI, (AADHAAR NO. 935557928715), (3) ROFIKUL RAHAMAN, (AADHAAR NO. 392950285658) all are Son of Late Amjed Ali, by occupation Cultivation, by faith Muslim, by nationality- Indian, resident of: Dariala, P.O.- Ganganagar, P.S.- Barasat now at present Madhyamgram, District- North 24 Parganas, Pin-700132, (4) SUPIA BIBI, (AADHAAR NO. 265023688187), W/o- Jakir Ali, resident of: Digberia, P.O.- Badu, P.S.- Barasat now at present Madhyamgram, District- North 24 Parganas, Pin-700128, (5) RAKIMA BIBI, (AADHAAR NO. 216411635650), W/o- Safikul Sardar, resident of: Barunhat, P.O.- Tangra, P.S.- Hasnabad, District- North 24 Parganas, Pin-743426, (6) RAILA BIBI, (AADHAAR NO. 607472762840), W/o- Rajjak Ali, resident of: Vill. & P.O.- Abdalpur, P.S.- Barasat now at present Madhyamgram, District- North 24 Parganas, Pin- 700155, (7) RIJIA BIBI, (AADHAAR NO. 583096070101), W/o- Monirul Molla, resident of: Vill.- Baligori, P.O.- Chakpachuria, P.S.- New Town now at present Techno City, District- North 24 Parganas, Pin- 700156, (8) SAHABUDDIN MOLLA, (AADHAAR NO. 685514863137), (9) SAIFUDDIN MOLLA, (AADHAAR NO.746543101007), (10) SAKIMUDDIN MOLLA, (AADHAAR NO. 209357403165), (11) JAHIRUDDIN MOLLA, (AADHAAR NO. 354175812335), (12) NJAMUDDIN MOLLA, (AADHAAR NO. 865412681540), all are Son of Late Jamat Ali Molla, by occupation Cultivation, by faith Muslim, by nationality- Indian, resident of: Paschim Kantalia, P.O.- Bhangar, P.S.- Kashipur, District- South 24 Parganas, Pin-743502, (13) SAKILA BIBI, (AADHAAR NO. 745171890500), wife of Nasim Ali Biswas, (14) SAHIDA BIBI

(AADHAAR NO. 745171890500) W/o- Arsad Biswas, both are resident of: Vill.+ P.O.- Shyamnagar, P.S.- Kashipur, District- South 24 Parganas, Pin- 700135, <sup>both are by nationality Indian</sup> hereinafter called and referred to as the "OWNER/VENDOR" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, and assigns) of the FIRST PART. That the Vendors are being represents by his lawful Attorney, MR. KALYAN ROY CHOWDHURY, [PAN- CNGPRI126P], (AADHAAR NO. 376499695672), Son of Late Bijay Krishna Roychowdhury, by faith Hindu, by nationality Indian, by occupation Business, residing at 342, Rafi Ahamed Kidwai Road, P.O.- Bangur, P.S.- Dumdum, District- North 24 Parganas, Pin- 700055.

- 3.2 BLOOMSBURY INFRASTRUCTURE PRIVATE LIMITED, [PAN- AAFCB5798N], a Private Limited Company incorporated under the Companies Act, 1956, Vide Certificate of Incorporation No. U70102WB2013PTC195106, having its office at Village- Hatishala, Post Office- Hatishala, Police Station- Kolkata Leather Complex (K.L.C), District- 24 Parganas South, Pin- 700135, duly represents by its Director MR. SAMBIT BASU, [PAN- ANCPB9442Q], son of Late Sabyasachi Basu, by faith Hindu, by occupation Business, residing at Samannoy Park, Post Office- Joteshibrampur, Police Station- Maheshtala, Kolkata-700141, hereinafter called and referred to as the PURCHASER, (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, executors, administrators, legal representatives, and assigns) of the SECOND PART.

865, appertaining to R. S. Khatian No.-771, in Mouza-Hatishala, J. L. No. 09, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.) District 24 Parganas (S), and 1.115 decimals landed property comprised in R.S. & L.R. Dag No- 864, appertaining to R. S. Khatian No.-771, in Mouza-Hatishala, J. L. No. 09, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.) District 24 Parganas (S), and 0.09 decimals landed property comprised in R.S. & L.R. Dag No- 866, appertaining to R. S. Khatian No.-771, in Mouza-Hatishala, J. L. No. 09, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.) District 24 Parganas (S).

**AND WHEREAS** while seized and possessed the said landed property, Rabea Bibi died intestate leaving behind three sons namely Saiful Rahaman, Safikul Ali, Rofikul Rahaman and four daughters namely Supia Bibi, Rakima Bibi, Raila Bibi & Rijia Bibi, as his legal heirs or representatives.

**AND WHEREAS** after the demise of Rabea Bibi, said all Saiful Rahaman, Safikul Ali, Rofikul Rahaman, Supia Bibi, Rakima Bibi, Raila Bibi & Rijia Bibi jointly became the absolute owner of 1.86 decimals landed property comprised in R.S. & L.R. Dag No- 865, appertaining to R. S. Khatian No.-771, in Mouza-Hatishala, J. L. No. 09, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.) District 24 Parganas (S) and 1.115 decimals landed property comprised in R.S. & L.R. Dag No- 864, appertaining to R. S. Khatian No.-771, in Mouza-Hatishala, J. L. No. 09, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.) District 24 Parganas (S), and 0.09 decimals landed property comprised in

R.S. & L.R. Dag No- 866, appertaining to R. S. Khatian No.-771, in Mouza-Hatishala, J. L. No. 09, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.) District 24 Parganas (S).

**AND WHEREAS** said all Saiful Rahaman, Safikul Ali, Rofikul Rahaman, Supia Bibi, Rakima Bibi, Raila Bibi & Rijia Bibi appointed Mr. KALYAN ROY CHOWDHURY, Son of Late Bijay Krishna Roychowdhury, as their lawful Attorney by virtue of Registered General Power of Attorney duly registered/ executed on dated **(I)** 01/03//2021, in the office of the A.D.S.R. Bhangar, recorded into Book No. I, Volume No. 1621-2021, Pages: 681789-68223, Being No.1653 of 2021, **(II)** 01/03//2021, in the office of the A.D.S.R. Bhangar, recorded into Book No. I, Volume No. 1621-2021, Pages: 68224-68268, Being No.1654 of 2021, **(III)** 01/03//2021, in the office of the A.D.S.R. Bhangar, recorded into Book No. I, Volume No. 1621-2021, Pages: 68404-68448, Being No.1658 of 2021

**AND WHEREAS** saleable area of Vendor Saiful Rahaman, Safikul Ali, Rofikul Rahaman, Supia Bibi, Rakima Bibi, Raila Bibi & Rijia Bibi, Area is **0.42 Decimal** from Dag 865 & **1.205 Decimal** from Dag 864 & 866, **Total saleable area is 1.625 decimal.**

**NOW THIS INDENTURE WITNESSETH THAT** in consideration of total sum of **Rs. 5,00,000/- (Rupees Five Lacs only)** to be true and lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of Consideration hereunder written and to have been received and from the same and every part thereof and doth hereby acquit, release and forever discharge the purchaser as well as the undivided share or interest into and over the

property hereby conveyed) the Vendor do hereby grant, transfer, convey, sell, assign and assure to and unto and in favour of the Purchaser ALL THAT demarcated plot of land measuring a total area of 1.65 decimals, more fully and elaborately described in the schedule hereunder together with all sorts of easement right over the ways paths, passages, advantages and benefits whatsoever to the said property belonging to or in anywise appertaining thereto or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or remainders and all the rents issues and profits thereof and every part thereof together with all other ways paths passages sewers advantages and appurtenance whatsoever to the said property and all the deeds pattahs muniments documents writings and other evidences of title exclusively relating to the said property which is now are or in the custody/possession and control of the Vendor or which the Vendor can procure without any suit or action AND all the estate right title interest property claim and demand whatsoever of the said Vendor into or upon the said property and every part or portion thereof TO HAVE AND TO HOLD the said property hereby granted, sold, transferred, conveyed, assigned and assured, or expressed or intended so to be with all rights benefits easements and appurtenances thereto unto and to the use of the Purchaser herein absolutely and forever SUBJECT HOWEVER to the purchaser making payment of the rents/taxes AND free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise well and sufficiently indemnified from against all manner of estate claim charges lien attachments and encumbrances created made done executed or suffered by the Vendor AND the Vendor doth hereby further covenant with the purchaser herein that the said owner and all the persons claiming through under or in trust for the Vendor shall and will from time to time and all

materials times hereafter and at the request and cost of the purchaser herein make do execute or cause to be made done and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property hereby sold transferred conveyed and granted or expressed or intended so to be unto and to the use of the purchaser herein in the manner as aforesaid.

**THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:**

1. THAT notwithstanding any act deed matter or thing whereby the Vendor done or executed or knowingly suffered to the contrary the Vendor herein is now lawfully and rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property and every part and portion thereof hereby granted sold conveyed transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid for a perfect and indefeasible estate of inheritance without any manner or condition or other things whatsoever or howsoever to alter defeat encumber or make void the same.
2. AND THAT notwithstanding any act deed or thing whatsoever or howsoever done as aforesaid the Vendor has now full right power and absolute authority to grant sell, convey, transfer, assign, and

assure the said property and all other benefits and right hereby granted sold conveyed transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid according to the true intent and meanings of these presents.

3. AND THAT the purchaser herein shall and may from time to time and at material times hereafter peaceably and quietly hold possess use and enjoy the said property hereby granted sold, conveyed, transferred assigned and assured or expressed or intended so to be unto and to receive all the rents issues and profits thereof without any lawful hindrance eviction interruptions disturbances claims and demands whatsoever or howsoever from time to time or by the Vendor herein or any person or persons having lawfully or equitably claiming from under or in trust for the Vendor.
4. AND THAT the said property hereby granted sold, conveyed, transferred assigned and assured or expressed or intended so to be and each and every part thereof are now free from all claims, demands, encumbrances lien lis-pendens attachments made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest therein from under or in trust for the Vendor.
5. AND FURTHER THAT the Vendor all the persons having or lawfully or rightfully claiming any estate or interest in the said property or any part or portion thereof from under or in trust for the Vendor herein shall and will from time to time and all material times

hereafter and at the like request and at the cost of the purchaser herein make do and execute or cause to be done made and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property and all other benefits and rights and every part or portion thereof hereby granted sold , conveyed transferred assigned and assured unto and to the use of the purchaser herein in manner as aforesaid as shall or may be reasonably required by the purchaser.

6. AND FURTHERMORE THAT the Vendor and all his successors in interest executors and administrators shall at all time hereafter indemnify and keep indemnified the purchaser, his heirs, and executors, administrators and assigns against all loss, damages costs charges and expenses, if any suffered by reason of any defect of the Vendor or any breach of the covenants hereunder contained.

**THE SCHEDULE OF THE PROPERTY**  
**REFERRED TO ABOVE**

ALL THAT piece and parcel of Vacant Shali land measuring about 1.625 decimal, i.e., 0.42 decimals, comprised in R.S. & L.R. Dag No. 865, appertaining in R.S. *Khatian* No.771, and 1.205 Decimal from Dag 864 & 866, lying and situated at MOUZA- HATISHALA, vide J.L. No. 09, within the limits of Beonta II No. Gram Panchayet, A.D.S.R. Office at Bhangore, & D.S.R. South 24 Parganas Office at Alipore, under Police Station- Bhangore now at Kolkata Leather Complex (K.L.C.), District- 24 Parganas South, PIN – 700135, and the property is Butted and Bounded as follows:

**ON THE NORTH** : Others Land of Same Dag.

**ON THE SOUTH** : Others Land of Same Dag.

**ON THE EAST** : Others Land of Same Dag.

**ON THE WEST** : Others Land of Same Dag.

IN WITNESSES WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED** in presence of:

**WITNESSES:**

1. *Suman Nishu*  
PIN - 743502

2. *Sanjayan Saha*  
KOL → 700156.

*Kalyan Roy Chowdhury*  
(KALYAN ROYCHOWDHURY)  
**SIGNATURE OF OWNER/ VENDOR**  
As the lawful Attorney of Owner/Vendor

Drafted & Prepared By:

*Sudeep Chakraborty*

Sudeep Chakraborty  
(Advocate)

Enrolment No. F-1013/859/2019  
Alipore Judges Court  
Computer Print

BLOOMSBURY INFRASTRUCTURE PVT. LTD.

*Chakraborty*  
Director.

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of Rs. 5,00,000/- (Rupees Five Laacs only) being the full and final payment of the consideration for sale of the said land from the purchaser.












SIGNED, SEALED AND DELIVERED in presence of:


WITNESSES:












1. *Soumen Nathoz*  
PIN - 743502

2. *Lanchayan Saha.*  
KOL → 700156.

*Kalyan Roy Chowdhury*  
(KALYAN ROYCHOWDHURY)  
SIGNATURE OF OWNER/ VENDOR  
As the lawful Attorney of Owner/Vendor

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name BLOOMSBURY INFRASTRUCTURE SVT. LTD.  
 Signature  Director.

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name \_\_\_\_\_  
 Signature Salyon Reg Chesley

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name \_\_\_\_\_  
 Signature \_\_\_\_\_



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

GRN Details

GRN: 192022230122956551 Payment Mode: Online Payment  
GRN Date: 16/09/2022 10:25:12 Bank/Gateway: ICICI Bank  
BRN : 87577279 BRN Date: 16/09/2022 10:27:27  
Payment Status: Successful Payment Ref. No: 2002775707/1/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Bloomsbury Infrastructure Pvt Ltd  
Address: Hatisala  
Mobile: 9830806854  
EMail: tanmoy.ghoshbloomsbury214@gmail.com  
Depositor Status: Buyer/Claimants  
Query No: 2002775707  
Applicant's Name: Mr SUDEEP CHAKRABORTY  
Identification No: 2002775707/1/2022  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002775707/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	22954
2	2002775707/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	7692
			<b>Total</b>	<b>30646</b>

IN WORDS: THIRTY THOUSAND SIX HUNDRED FORTY SIX ONLY.

### Major Information of the Deed

Deed No :	I-1630-04521/2022	Date of Registration	16/09/2022
Query No / Year	1630-2002775707/2022	Office where deed is registered	
Query Date	16/09/2022 10:06:40 AM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUDEEP CHAKRABORTY Thana : New Town, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9434407283, 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. 5,00,000/-	Rs. 7,67,814/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 23,054/- (Article:23)	Rs. 7,724/- (Article:A(1), E)		
Remarks			

#### Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-864 (RS :-864 )	LR-1232, (RS:-771\0 )	Bastu	Shali	0.6025 Dec	2,00,000/-	2,84,682/-	Width of Approach Road: 8 Ft.,
L2	LR-866 (RS :-866 )	LR-1232, (RS:-771\0 )	Bastu	Shali	0.6025 Dec	2,00,000/-	2,84,682/-	Width of Approach Road: 8 Ft.,
L3	LR-865 (RS :-865 )	LR-771, (RS:-1232\0 )	Bastu	Shali	0.42 Dec	1,00,000/-	1,98,450/-	Width of Approach Road: 8 Ft.,
		<b>TOTAL :</b>			<b>1.625Dec</b>	<b>5,00,000 /-</b>	<b>7,67,814 /-</b>	
	<b>Grand Total :</b>				<b>1.625Dec</b>	<b>5,00,000 /-</b>	<b>7,67,814 /-</b>	

#### Seller Details :




SI No	Name,Address,Photo,Finger print and Signature
1	<b>Saiful Rahaman</b> Son of Late Amjed Ali Dariala, City:- , P.O:- Ganganagar, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700132 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, , Aadhaar f 52xxxxxxxx8907, Status :Individual, Executed by: Attorney, Executed by: Attorney

2	<b>Safikul Ali</b> Son of Late Amjed Ali Dariala, City:- , P.O:- Ganganagar, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700132 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, , Aadhaar No: 93xxxxxxxx8715, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	<b>Rofikul Rahaman</b> Son of Late Amjed Ali Dariala, City:- , P.O:- Ganganagar, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700132 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, , Aadhaar No 39xxxxxxxx5658, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	<b>Supia Bibi</b> Wife of Jakir Ali Digberia, City:- , P.O:- Badu, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700128 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, , Aadhaar No: 26xxxxxxxx8187, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	<b>Rakima Bibi</b> Wife of Safikul Sardar Barunhat, City:- , P.O:- Tangra, P.S:-Hasnabad, District:-North 24-Parganas, West Bengal, India, PIN:- 743426 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, , Aadhaar No: 21xxxxxxxx5650, Status :Individual, Executed by: Attorney, Executed by: Attorney
6	<b>Raila Bibi</b> Wife of Rajjak Ali Abdalpur, City:- , P.O:- Abdalpur, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700155 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, , Aadhaar No: 60xxxxxxxx2840, Status :Individual, Executed by: Attorney, Executed by: Attorney
7	<b>Rijia Bibi</b> Wife of Monirul Molla Baligori, City:- , P.O:- Chakpachuria, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, , Aadhaar No: 58xxxxxxxx0101, Status :Individual, Executed by: Attorney, Executed by: Attorney
8	<b>Sahabuddin Molla</b> Son of Late Jamat Ali Molla Paschim Kantalia, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Pargana West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, , Aadhaar No: 68xxxxxxxx3137, Status :Individual, Executed by: Attorney, Executed by: Attorney
9	<b>Saifuddin Molla</b> Son of Late Jamat Ali Molla Paschim Kantalia, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Pargana West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, , Aadhaar No: 74xxxxxxxx1007, Status :Individual, Executed by: Attorney, Executed by: Attorney
10	<b>Sakimuddin Molla</b> Son of Late Jamat Ali Molla Paschim Kantalia, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Pargana West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, , Aadhaar No: 20xxxxxxxx3165, Status :Individual, Executed by: Attorney, Executed by: Attorney
11	<b>Jahiruddin Molla</b> Son of Late Jamat Ali Molla Paschim Kantalia, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Pargana West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, , Aadhaar No: 35xxxxxxxx2335, Status :Individual, Executed by: Attorney, Executed by: Attorney
12	<b>Nijamuddin Molla</b> Son of Late Jamat Ali Molla Paschim Kantalia, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Pargana West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, , Aadhaar No: 86xxxxxxxx1540, Status :Individual, Executed by: Attorney, Executed by: Attorney
13	<b>Sakila Bibi</b> Wife of Nasim Ali Biswas Shyamnagar, City:- , P.O:- Shyamnagar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, , Aadhaar No: 74xxxxxxxx0500, Status :Individual, Executed by: Attorney, Executed by: Attorney
14	<b>Sahida Bibi</b> Wife of Arsad Biswas Shyamnagar, City:- , P.O:- Shyamnagar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, , Aadhaar No: 64xxxxxxxx9146, Status :Individual, Executed by: Attorney, Executed by: Attorney




**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Bloomsbury Infrastructure Private Limited</b> Hatishala, City:- , P.O:- Hatishala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Kalyan Roy Chowdhury</b> Son of Late Bijay Krishna Roychowdhury Date of Execution - 16/09/2022, , Admitted by: Self, Date of Admission: 16/09/2022, Place of Admission of Execution: Office	 Sep 16 2022 2:30PM	 LTI 16/09/2022	 16/09/2022
342, Rafi Ahmed Kidwai Road, City:- , P.O:- Bangur, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CNxxxxxx6P, Aadhaar No: 37xxxxxxxx5672 Status : Attorney, Attorney of : Saiful Rahaman, Safikul Ali, Rofikul Rahaman, Supia Bibi, Rakima Bibi, Raila Bibi, Rijia Bibi, Sahabuddin Molla, Saifuddin Molla, Sakimuddin Molla, Jahiruddin Molla, Nijamuddin Molla, Sakila Bibi, Sahida Bibi				

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Sambit Basu (Presentant )</b> Son of Late Sabyasachi Basu Date of Execution - 16/09/2022, , Admitted by: Self, Date of Admission: 16/09/2022, Place of Admission of Execution: Office	 Sep 16 2022 2:30PM	 LTI 16/09/2022	 16/09/2022
Samannay Park, City:- , P.O:- Joteshibrampur, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx2Q, Aadhaar No: 40xxxxxxxx7498 Status : Representative, Representative of : Bloomsbury Infrastructure Private Limited (as Director)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Soumen Naskar</b> Son of Prabhat Naskar Krolberia, City:- , P.O:- Beonta, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502			

16/09/2022

16/09/2022

16/09/2022

Identifier Of Kalyan Roy Chowdhury, Sambit Basu

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Saiful Rahaman	Bloomsbury Infrastructure Private Limited-0.0430357 Dec
2	Safikul Ali	Bloomsbury Infrastructure Private Limited-0.0430357 Dec
3	Rofikul Rahaman	Bloomsbury Infrastructure Private Limited-0.0430357 Dec
4	Supia Bibi	Bloomsbury Infrastructure Private Limited-0.0430357 Dec
5	Rakima Bibi	Bloomsbury Infrastructure Private Limited-0.0430357 Dec
6	Raila Bibi	Bloomsbury Infrastructure Private Limited-0.0430357 Dec
7	Rijia Bibi	Bloomsbury Infrastructure Private Limited-0.0430357 Dec
8	Sahabuddin Molla	Bloomsbury Infrastructure Private Limited-0.0430357 Dec
9	Saifuddin Molla	Bloomsbury Infrastructure Private Limited-0.0430357 Dec
10	Sakimuddin Molla	Bloomsbury Infrastructure Private Limited-0.0430357 Dec
11	Jahiruddin Molla	Bloomsbury Infrastructure Private Limited-0.0430357 Dec
12	Nijamuddin Molla	Bloomsbury Infrastructure Private Limited-0.0430357 Dec
13	Sakila Bibi	Bloomsbury Infrastructure Private Limited-0.0430357 Dec
14	Sahida Bibi	Bloomsbury Infrastructure Private Limited-0.0430357 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Saiful Rahaman	Bloomsbury Infrastructure Private Limited-0.0430357 Dec
2	Safikul Ali	Bloomsbury Infrastructure Private Limited-0.0430357 Dec
3	Rofikul Rahaman	Bloomsbury Infrastructure Private Limited-0.0430357 Dec
4	Supia Bibi	Bloomsbury Infrastructure Private Limited-0.0430357 Dec
5	Rakima Bibi	Bloomsbury Infrastructure Private Limited-0.0430357 Dec
6	Raila Bibi	Bloomsbury Infrastructure Private Limited-0.0430357 Dec
7	Rijia Bibi	Bloomsbury Infrastructure Private Limited-0.0430357 Dec
8	Sahabuddin Molla	Bloomsbury Infrastructure Private Limited-0.0430357 Dec
9	Saifuddin Molla	Bloomsbury Infrastructure Private Limited-0.0430357 Dec
10	Sakimuddin Molla	Bloomsbury Infrastructure Private Limited-0.0430357 Dec
11	Jahiruddin Molla	Bloomsbury Infrastructure Private Limited-0.0430357 Dec
12	Nijamuddin Molla	Bloomsbury Infrastructure Private Limited-0.0430357 Dec
13	Sakila Bibi	Bloomsbury Infrastructure Private Limited-0.0430357 Dec
14	Sahida Bibi	Bloomsbury Infrastructure Private Limited-0.0430357 Dec

**Transfer of property for L3**

SI.No	From	To. with area (Name-Area)
1	Saiful Rahaman	Bloomsbury Infrastructure Private Limited-0.03 Dec
2	Safikul Ali	Bloomsbury Infrastructure Private Limited-0.03 Dec
3	Rofikul Rahaman	Bloomsbury Infrastructure Private Limited-0.03 Dec
4	Supia Bibi	Bloomsbury Infrastructure Private Limited-0.03 Dec
5	Rakima Bibi	Bloomsbury Infrastructure Private Limited-0.03 Dec
6	Raila Bibi	Bloomsbury Infrastructure Private Limited-0.03 Dec
7	Rijia Bibi	Bloomsbury Infrastructure Private Limited-0.03 Dec
8	Sahabuddin Molla	Bloomsbury Infrastructure Private Limited-0.03 Dec
9	Saifuddin Molla	Bloomsbury Infrastructure Private Limited-0.03 Dec

10	Sakimuddin Molla	Bloomsbury Infrastructure Private Limited-0.03 Dec
11	Jahiruddin Molla	Bloomsbury Infrastructure Private Limited-0.03 Dec
12	Nijamuddin Molla	Bloomsbury Infrastructure Private Limited-0.03 Dec
13	Sakila Bibi	Bloomsbury Infrastructure Private Limited-0.03 Dec
14	Sahida Bibi	Bloomsbury Infrastructure Private Limited-0.03 Dec

### Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9,  
Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 864, LR Khatian No:- 1232		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 866, LR Khatian No:- 1232		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 865, LR Khatian No:- 771		Seller is not the recorded Owner as per Applicant.

On 16-09-2022

**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 14:27 hrs on 16-09-2022, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Sambit Basu ,.

**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 7,67,814/-

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

Execution is admitted on 16-09-2022 by Sambit Basu, Director, Bloomsbury Infrastructure Private Limited (Private Limited Company), Hatishala, City:- , P.O:- Hatishala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Soumen Naskar, , , Son of Prabhat Naskar, Krolberia, P.O: Beonta, Thana: Kolkata Leather Camp, , Sout 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by profession Service

**Executed by Attorney**

Execution by Kalyan Roy Chowdhury, , Son of Late Bijay Krishna Roychowdhury, 342, Rafi Ahmed Kidwai Road, P.C Bangur, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Business as constituted attorney for 1. Saiful Rahaman Dariala, P.O: Ganganagar, Thana: Madhyamgram, , North 24 Parganas, WEST BENGAL, India, PIN - 700132, 2. Safikul Ali Dariala, P.O: Ganganagar, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700132, 3. Rofikul Rahaman Dariala, P.O: Ganganagar, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700132, 4. Supia Bibi Digberia, P.O: Badu, Thana Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700128, 5. Rakima Bibi Barunhat, P.O: Tangra, Thana: Hasnabad, , North 24-Parganas, WEST BENGAL, India, PIN - 743426, 6. Raila Bibi Abdalpur, P.O: Abdalpur, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700155, 7. Rijia Bibi Baligori, P.O: Chakpachuria, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, 8. Sahabuddin Molla Paschim Kantalia, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, 9. Saifuddin Molla Paschim Kantalia, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN 743502, 10. Sakimuddin Molla Paschim Kantalia, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, 11. Jahiruddin Molla Paschim Kantalia, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, 12. Nijamuddin Molla Paschim Kantalia, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, 13. Sakila Bibi Shyamnagar, P.O: Shyamnaga Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, 14. Sahida Bibi Shyamnagar, P.O: Shyamnagar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502 is admitted by him

Indetified by Soumen Naskar, , , Son of Prabhat Naskar, Krolberia, P.O: Beonta, Thana: Kolkata Leather Camp, , Sou 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7,724/- ( A(1) = Rs 7,678/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 7,692/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/09/2022 10:27AM with Govt. Ref. No: 192022230122956551 on 16-09-2022, Amount Rs: 7,692/-, Bank ICICI Bank ( ICIC0000006), Ref. No. 87577279 on 16-09-2022, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 23,054/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 22,954/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 215171, Amount: Rs.100/-, Date of Purchase: 01/03/2021, Vendor name: Amal Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 16/09/2022 10:27AM with Govt. Ref. No: 192022230122956551 on 16-09-2022, Amount Rs: 22,954/-,  
Bank: ICICI Bank ( ICIC0000006), Ref. No. 87577279 on 16-09-2022, Head of Account 0030-02-103-003-02



**Jaideb Pal**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 163004521 for the year 2022.



Digitally signed by JAIDEB PAL  
Date: 2022.09.27 12:33:34 +05:30  
Reason: Digital Signing of Deed.

(Jaideb Pal) 2022/09/27 12:33:34 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)