04676/22 I-4528/22

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL Q-277587522 AE 333359

16/9/22

Certified that the document is admitted to registration. The signature sheets and the endroesment sheets attached with 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 16th Day of September, 2022, (Two Thousand And Twenty Two).

2. **Nature of Document: Deed of Conveyance.**

215174

No. .....

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

Address : .....

.....

Rs. .....

Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1
Date 1 MAR 2021

Amal Kr. Saha
Licensed Stamp
Vendor

Soumen Mondal
Prabhat Nandi
Kolaberia
Beonta
K.L.C
Pin - 743502

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE
16 SEP 2022

3. **Parties**:

3.1 **(1) SAHABUDDIN MOLLA,** (AADHAAR NO. 685514863137), **(2) SAIFUDDIN MOLLA,** (AADHAAR NO.746543101007), **(3) SAKIMUDDIN MOLLA,** (AADHAAR NO. 209357403165), **(4) JAHIRUDDIN MOLLA,** (AADHAAR NO. 354175812335), **(5) NIJAMUDDIN 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- South24 Parganas, Pin-743502, **(6) SAKILA BIBI,** (AADHAAR NO. 745171890500), wife of Nasim Ali Biswas, **(7) SAHIDA BIBI,** (AADHAAR NO. 645665309146), wife of Arsad Biswas both are by faith Muslim, by nationality- Indian, resident of: Vill. + P.O.- Shyamnagar, P.S.- Kashipur, District- South 24 Parganas, **(8) SEKH MUJIBAR RAHAMAN alias MUJIBAR MOLLA, [PAN- EACPR7734E], (9) KHOKAN MOLLA, [PAN- EHTPM0517G]** (AADHAAR NO. 437084333286), **(10) BABUSONA MOLLA, [PAN- EDJPM0426A]** (AADHAAR NO. 621811942752), all are Son of Late Fajlur Rahaman Molla, by occupation Cultivation, by faith Muslim, by nationality- Indian, resident of: Vill.- & P.O.- Hatishala, Police Station- Kolkata Leather Complex (K.L.C), District- 24 Parganas South, Pin- 700135, **(11) CHHALEHAR MOLYA, [PAN- GOVPM6445A]** (AADHAAR NO. 546512802682), wife of Esrail Molla, by faith Muslim, by nationality- Indian, resident of: Vill.- Jirangacha, & P.O.- Hatishala, Police Station- Kashipur, District- 24 Parganas South, Pin- 700135, **(12) MUSLIMA GAZI, [PAN- DJJPG1964E]** (AADHAAR NO. 622823095965), wife of Yead Ali Gazi, by faith Muslim, by nationality- Indian, resident of: Vill.- Haridaspur, & P.O.- Chunakhali, Police Station-

Basanti, District- 24 Parganas South, Pin- 743611, **(13) ASMA BIBI,** (AADHAAR NO.478362244417), wife of Hanan Sekh, by faith Muslim, by nationality- Indian, resident of: Vill.- Kochpukur, & P.O.- Hatgachia, Police Station- K.L.C, District- 24 Parganas South, Pin- 700059, **(14) TASLIMA KHATUN, [PAN- CVWPK5644M]** (AADHAAR NO.370319352091), wife of Hakim Khan, by faith Muslim, by nationality- Indian, resident of: Vill.- & P.O.- Hatishala, Police Station- K.L.C, District- 24 Parganas South, Pin- 700135, **(15) HALIMA LASKAR, [PAN- BHLPL0670E]** (AADHAAR NO. 426427373591, wife of Hasan Laskar, by faith Muslim, by nationality- Indian, resident of: Vill.- & P.O.- Charavidya, Police Station- Basanti, District- 24 Parganas South, Pin- 743329 **(16) FATEMA BIBI, [PAN- DQQPB8465M]** (AADHAAR NO.855476066638), wife of Abdur Rouf Molla, by faith Muslim, by nationality- Indian, resident of: Vill.- & P.O.- Hatishala, Police Station- K.L.C, District- 24 Parganas South, Pin- 700135, 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- CNGPR1126P],** (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.**

WHEREAS by virtue of inheritance one Aysa Bibi became the absolute owner of 1.205 decimals landed property comprised in R.S. & L.R. Dag No- 864 & 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, Aysa Bibi died intestate leaving behind five sons namely Sahabuddin Molla, Saifuddin Molla, Sakimuddin Molla, Jahiruddin Molla, Nijamuddin Molla, and two daughters namely Sakila Bibi, Sahida Bibi, as his legal heirs or representatives.

AND WHEREAS after the demise of Aysa Bibi, said all Sahabuddin Molla, Saifuddin Molla, Sakimuddin Molla, Jahiruddin Molla, Nijamuddin Molla, Sakila Bibi, Sahida Bibi jointly became the absolute owner of 2.41

decimals landed property comprised in R.S. & L.R. Dag No- 864 & 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 Sahabuddin Molla, Saifuddin Molla, Sakimuddin Molla, Jahiruddin Molla, Nijamuddin Molla, Sakila Bibi, Sahida 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 01/03//2021, in the office of the A.D.S.R. Bhangar recorded into Book No. I, Volume No. 1621-2021, Pages: 68359-68403, Being No.1657 of 2021.

AND WHEREAS by virtue of inheritance one Fajlur Rahaman Molla became the absolute owner of 4.11 decimals landed property comprised in R.S. & L.R. Dag No- 864 & 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, Aysa Bibi died intestate leaving behind three sons namely Sekh Mujibar Rahaman, Khokan Molla & Babusona Molla, and five daughters namely Chhalehar Molya, Muslima Gazi, Asma Bibi, Taslima Khan & Fatema Bibi, as his legal heirs or representatives.

AND WHEREAS after the demise of Fajlur Rahaman Molla, said all Sekh Mujibar Rahaman, Khokan Molla & Babusona Molla, and five daughters

namely Chhalehar Molya, Muslima Gazi, Asma Bibi, Taslima Khan & Fatema Bibi jointly became the absolute owner of 4.11 decimals landed property comprised in R.S. & L.R. Dag No- 864 & 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 Sekh Mujibar Rahaman, Khokan Molla & Babusona Molla, and five daughters namely Chhalehar Molya, Muslima Gazi, Asma Bibi, Taslima Khan & Fatema 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 01/03//2021, in the office of the A.D.S.R. Bhangar recorded into Book No. I, Volume No. 1621-2021, Pages: 68509-68568, Being No.1660 of 2021.

AND WHEREAS saleable area of Vendor Sahabuddin Molla, Saifuddin Molla, Sakimuddin Molla, Jahiruddin Molla, Nijamuddin Molla, and two daughters namely Sakila Bibi, Sahida Bibi is **0.315 decimal &** saleable area of Vendor Sekh Mujibar Rahaman, Khokan Molla & Babusona Molla, and five daughters namely Chhalehar Molya, Muslima Gazi, Asma Bibi, Taslima Khan & Fatema Bibi is **1.335 decimals. Total saleable area is 1.65 decimals.**

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 **1.65 decimals**, comprised in **R.S. & L.R. Dag No. 864 & 866**, appertaining in R.S. *Khatian* No.771, 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. Soumen Naskar
   PIN - 743502

2. Sanchayan Sahu.
   Kol → 700156.

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

BLOOMSBURY INFRASTRUCTURE PVT. LTD.
Director.

Drafted & Prepared By:

Sudeep Chakraborty

Sudeep Chakraborty
(Advocate)
Enrolment No. F-1013/859/2019
Alipore Judges Court
Computer Print

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of **Rs. 5,00,000/- (Rupees Five Lacs 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. Saumen Mallick

PAN - AJSPM3502

2. Sanchayan Sinha.

Kol - 700156.

Kalyan Roy Choudhury.

(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 PVT. LTD.

Signature

Director.

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

Name

Signature

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

Name

Signature

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

GRN Details

GRN:	192022230123028181	**Payment Mode:**	Online Payment
GRN Date:	16/09/2022 11:24:38	**Bank/Gateway:**	ICICI Bank
BRN :	87580631	**BRN Date:**	16/09/2022 11:27:26
Payment Status:	Successful	**Payment Ref. No:**	2002775875/2/2022 [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:	2002775875
Applicant's Name:	Mr SUDEEP CHAKRABORTY
Identification No:	2002775875/2/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002775875/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	23309
2	2002775875/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	7810
			Total	**31119**

IN WORDS: **THIRTY ONE THOUSAND ONE HUNDRED NINETEEN ONLY.**

Major Information of the Deed

Deed No :	I-1630-04528/2022	Date of Registration	16/09/2022
Query No / Year	1630-2002775875/2022	Office where deed is registered	
Query Date	16/09/2022 10:24:28 AM	D.S.R. - V SOUTH 24-PARGANAS, District: Sout 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. 7,79,626/-
Stampduty Paid(SD)	Registration Fee Paid
Rs. 23,409/- (Article:23)	Rs. 7,842/- (Article:A(1), E, M(b), H)
Remarks	

Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, Jl 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	0.825 Dec	2,50,000/-	3,89,813/-	Width of Approach Road: 8 Ft.,
L2	LR-866 (RS :-866)	LR-1232, (RS:-771\0)	Bastu	Shali	0.825 Dec	2,50,000/-	3,89,813/-	Width of Approach Road: 8 Ft.,
		TOTAL :			**1.65Dec**	**5,00,000 /-**	**7,79,626 /-**	
	Grand Total :				**1.65Dec**	**5,00,000 /-**	**7,79,626 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Sekh Mujibar Rahaman, (Alias: Mujibar Molla)** Son of Late Fajlur Rahaman Molla Hatishala, City:- , P.O:- Hatishala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of India, PAN No.:: EAxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

2	**Khokan Molla** Son of Late Fajlur Rahaman Molla Hatishala, City:- , P.O:- Hatishala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of India, PAN No.:: EHxxxxxx7G, Aadhaar No: 43xxxxxxxx3286, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	**Babusona Molla** Son of Late Fajlur Rahaman Molla Hatishala, City:- , P.O:- Hatishala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of India, PAN No.:: edxxxxxx6a, Aadhaar No: 62xxxxxxxx2752, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	**Chhalehar Molya** Wife of Esrail Molla Jirangacha, City:- , P.O:- Hatishala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: goxxxxxx5a, Aadhaar No: 54xxxxxxxx2682, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	**Muslima Gazi** Wife of Yead Ali Gazi Haridaspur, City:- , P.O:- Chunakhali, P.S:-Basanti, District:-South 24-Parganas, West Bengal, India, PIN:- 743611 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No djxxxxxx4e, Aadhaar No: 62xxxxxxxx5965, Status :Individual, Executed by: Attorney, Executed by: Attorney
6	**Asma Bibi** Wife of Hanan Sekh Kochpukur, City:- , P.O:- Hatgachia, P.S:-Kolkata Leather Camp, District:-South 24-Pargana West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, , Aadhaar No: 47xxxxxxxx4417, Status :Individual, Executed by: Attorney, Executed by: Attorney
7	**Taslima Khatun** Wife of Hakim Khan Hatishala, City:- , P.O:- Hatishala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, P No.:: cvxxxxxx4m, Aadhaar No: 37xxxxxxxx2091, Status :Individual, Executed by: Attorney, Executed by: Attorney
8	**Fatema Bibi** Wife of Abdur Rouf Molla Hatishala, City:- , P.O:- Hatishala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen India, PAN No.:: dqxxxxxx5m, Aadhaar No: 85xxxxxxxx6638, Status :Individual, Executed by: Attorney, Execute by: Attorney
9	**Halima Laskar** Wife of Hasan Laskar Charavidya, City:- , P.O:- Charavidya, P.S:-Basanti, District:-South 24-Parganas, West Bengal, India, PIN:- 743329 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No bhxxxxxx0e, Aadhaar No: 42xxxxxxxx3591, Status :Individual, Executed by: Attorney, Executed by: Attorney
10	**Mr Sahabuddin Molla** Son of Late Jamat Ali Molla Paschim Kantalia, City:- Not Specified, P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, 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
11	**Mr Saifuddin Molla** Son of Late Jamat Ali Molla Paschim Kantalia, City:- Not Specified, P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, 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
12	**Mr Sakimuddin Molla** Son of Late Jamat Ali Molla Paschim Kantalia, City:- Not Specified, P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, 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
13	**Mr Jahiruddin Molla** Son of Late Jamat Ali Molla Paschim Kantalia, City:- Not Specified, P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, 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
14	**Mr Nijamuddin Molla** Son of Late Jamat Ali Molla Paschim Kantalia, City:- Not Specified, P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, 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

15	**Sakila Bibi** Wife of Mr Nasim Ali Biswas Shyamnagar, City:- Not Specified, P.O:- Shyamnagar, P.S:-Kashipur, District:-Sout 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citize of: India, , Aadhaar No: 74xxxxxxxx0500, Status :Individual, Executed by: Attorney, Executed by: Attorney
16	**Sahida Bibi** Wife of Mr Arsad Biswas Shyamnagar, City:- Not Specified, P.O:- Shyamnagar, P.S:-Kashipur, District:-South 2 Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen o India, , Aadhaar No: 64xxxxxxxx9146, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Bloomsbury Infrastructure Private Limited** 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

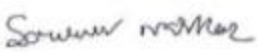
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Kalyan Roy Chowdhury 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 3:01PM	 LTI 16/09/2022	 16/09/2022
	342, Rafi Ahmed Kidwai Road, City:- , P.O:- Bangur, P.S:-Dum Dum, District:-North 24-Parganas, Wes Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PA No.:: CNxxxxxx6P, Aadhaar No: 37xxxxxxxx5672 Status : Attorney, Attorney of : Sekh Mujibar Rahaman, Khokan Molla, Babusona Molla, Chhalehar Molya, Muslima Gazi, Asma Bibi, Taslima Khatun, Fatema Bibi, Halima Laskar, Mr Sahabuddin Molla, Mr Saifuddin Molla, Mr Sakimuddin Molla, Mr Jahiruddin Molla, Mr Nijamuddin Molla, Sakila Bibi, Sahida Bibi			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Sambit Basu (Presentant) 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 3:00PM	 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, , PA No.:: ANxxxxxx2Q, Aadhaar No: 40xxxxxxxx7498 Status : Representative, Representative of : Bloomsbury Infrastructure Private Limited (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Soumen Naskar 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		
Sl.No	**From**	**To. with area (Name-Area)**
1	Sekh Mujibar Rahaman	Bloomsbury Infrastructure Private Limited-0.0515625 Dec
2	Khokan Molla	Bloomsbury Infrastructure Private Limited-0.0515625 Dec
3	Babusona Molla	Bloomsbury Infrastructure Private Limited-0.0515625 Dec
4	Chhalehar Molya	Bloomsbury Infrastructure Private Limited-0.0515625 Dec
5	Muslima Gazi	Bloomsbury Infrastructure Private Limited-0.0515625 Dec
6	Asma Bibi	Bloomsbury Infrastructure Private Limited-0.0515625 Dec
7	Taslima Khatun	Bloomsbury Infrastructure Private Limited-0.0515625 Dec
8	Fatema Bibi	Bloomsbury Infrastructure Private Limited-0.0515625 Dec
9	Halima Laskar	Bloomsbury Infrastructure Private Limited-0.0515625 Dec
10	Mr Sahabuddin Molla	Bloomsbury Infrastructure Private Limited-0.0515625 Dec
11	Mr Saifuddin Molla	Bloomsbury Infrastructure Private Limited-0.0515625 Dec
12	Mr Sakimuddin Molla	Bloomsbury Infrastructure Private Limited-0.0515625 Dec
13	Mr Jahiruddin Molla	Bloomsbury Infrastructure Private Limited-0.0515625 Dec
14	Mr Nijamuddin Molla	Bloomsbury Infrastructure Private Limited-0.0515625 Dec
15	Sakila Bibi	Bloomsbury Infrastructure Private Limited-0.0515625 Dec
16	Sahida Bibi	Bloomsbury Infrastructure Private Limited-0.0515625 Dec

Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Sekh Mujibar Rahaman	Bloomsbury Infrastructure Private Limited-0.0515625 Dec
2	Khokan Molla	Bloomsbury Infrastructure Private Limited-0.0515625 Dec
3	Babusona Molla	Bloomsbury Infrastructure Private Limited-0.0515625 Dec
4	Chhalehar Molya	Bloomsbury Infrastructure Private Limited-0.0515625 Dec
5	Muslima Gazi	Bloomsbury Infrastructure Private Limited-0.0515625 Dec
6	Asma Bibi	Bloomsbury Infrastructure Private Limited-0.0515625 Dec
7	Taslima Khatun	Bloomsbury Infrastructure Private Limited-0.0515625 Dec
8	Fatema Bibi	Bloomsbury Infrastructure Private Limited-0.0515625 Dec
9	Halima Laskar	Bloomsbury Infrastructure Private Limited-0.0515625 Dec
10	Mr Sahabuddin Molla	Bloomsbury Infrastructure Private Limited-0.0515625 Dec
11	Mr Saifuddin Molla	Bloomsbury Infrastructure Private Limited-0.0515625 Dec
12	Mr Sakimuddin Molla	Bloomsbury Infrastructure Private Limited-0.0515625 Dec
13	Mr Jahiruddin Molla	Bloomsbury Infrastructure Private Limited-0.0515625 Dec
14	Mr Nijamuddin Molla	Bloomsbury Infrastructure Private Limited-0.0515625 Dec
15	Sakila Bibi	Bloomsbury Infrastructure Private Limited-0.0515625 Dec
16	Sahida Bibi	Bloomsbury Infrastructure Private Limited-0.0515625 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, Jl 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.

Endorsement For Deed Number : I - 163004528 / 2022

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 : 2 of Indian Stamp Act 1899.

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

Presented for registration at 14:59 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 7,79,626/-

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, , Sou 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.(Bangur, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by professio Business as constituted attorney for 1. Sekh Mujibar Rahaman , Mujibar Molla Hatishala, P.O: Hatishala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, 2. Khokan Molla Hatishala, P.O: Hatishala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, 3. Babusona Molla Hatishala, P.O: Hatishala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, 4. Chhalehar Molya Jirangacha, P.O: Hatishala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, 5. Muslima Gazi Haridaspur, P.O: Chunakhali, Thana: Basanti, , South 24-Parganas, WEST BENGAL, India, PIN - 743611, 6. Asma Bibi Kochpukur, P.O: Hatgachia, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700059, 7. Taslima Khatun Hatishala, P.O: Hatishala, Thana: Kolkata Leathe Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, 8. Fatema Bibi Hatishala, P.O: Hatishala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, 9. Halima Laskar Charavidya, P. Charavidya, Thana: Basanti, , South 24-Parganas, WEST BENGAL, India, PIN - 743329, 10. Mr Sahabuddin Molla Paschim Kantalia, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, 11. M Saifuddin Molla Paschim Kantalia, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN 743502, 12. Mr Sakimuddin Molla Paschim Kantalia, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, 13. Mr Jahiruddin Molla Paschim Kantalia, P.O: Bhangar, Thana: Kashipur, , South 24 Parganas, WEST BENGAL, India, PIN - 743502, 14. Mr Nijamuddin Molla Paschim Kantalia, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, 15. Sakila Bibi Shyamnagar, P.O: Shyamnaga Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, 16. 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 7,842/- (A(1) = Rs 7,796/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 7,810/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/09/2022 11:27AM with Govt. Ref. No: 192022230123028181 on 16-09-2022, Amount Rs: 7,810/-, Ban ICICI Bank (ICIC0000006), Ref. No. 87580631 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. 23,409/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 23,309/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 215174, 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 11:27AM with Govt. Ref. No: 192022230123028181 on 16-09-2022, Amount Rs: 23,309/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 87580631 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

Volume number 1630-2022, Page from 168235 to 168258

being No 163004528 for the year 2022.

Digitally signed by JAIDEB PAL
Date: 2022.09.27 12:29:28 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 2022/09/27 12:29:28 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)