

15088/2023

I-13068/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

11-50
22/9/23

2/2403043/23

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

Certified that the Document is admitted to
Registration. The Stamp and the
endorsement are the part of the document.

Additional Registrar
of Assurances

22 SEP 2023

DEED OF CONVEYANCE

1. Date : 22/9/23
2. Place : Kolkata
3. Parties :
 - 3.1 SK. BASIRUDDIN @ SK. BASIRUDDIN AHAMED

126321

Pinaki Chattopadhyay
Advocate
Court Barasat

NAME.....
ADD.....
Rs.....
30 AUG 2023
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C.C. Court
2 & 3, K. S. Road, Kalyan

30 AUG 2023
30 AUG 2023



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**ADDITIONAL REGISTRAR
OF ASSURANCE - KOLKATA**
22 SEP 2023

[PAN. AJHPA9120D], [AADHAAR NO. 991591491190] [VOTER ID NO. WB/20/091/750200] [MOBILE NO. 9830252528], son of Late Chamiruddin, by faith - Muslim, by occupation - Farmer, by nationality - Indian, residing at Mobarakpur, P.O. Lauhati, P.S. Rajarhat, Pin - 700135, District North 24 Parganas, West Bengal.

- 3.1.2 **SK. NOOR UDDIN @ NURUDDIN AHAMED [AADHAAR NO. 912925565121] [MOBILE NO. 9830252528]**, son of Late Samiruddin, by faith - Muslim, by occupation - Farmer, by nationality - Indian, residing at Mobarakpur, P.O. Lauhati, P.S. Rajarhat, Pin - 700135, District North 24 Parganas, West Bengal.

The said (1) Sk. Basiruddin @ Sk. Basiruddin Ahamed & (2) Sk. Noor Uddin @ Nuruddin Ahamed, jointly represented by their constituted attorneys, (1) **KABIRUL ALI MALLICK [PAN. AUIPM4617P], [AADHAAR NO. 930840263581] & [MOBILE NO. 9830252528]**, son of Late Ear Ali Mallik, by faith - Islam, by nationality - Indian, by occupation - Business, residing at Matiagacha, Paschim Para, P.O. Matigacha, P.S. Rajarhat, District North 24 Parganas, Pin - 700135, West Bengal & (2) **ASHAD ALI MOLLA [PAN. AUIPM4616N], [AADHAAR NO. 861147547588] & [MOBILE NO. 9836665999]**, son of Late Ajet Ali Molla, by faith - Muslim, by occupation - Business, by nationality - Indian, residing at Matiagacha, P.O. Matigacha, P.S. Rajarhat, District North 24 Parganas, Pin - 700135, West Bengal, by executing a Registered General Power of Attorney, which was registered on 02.06.2016, registered in the office of the A.D.S.R. Barasat, North 24 Parganas, and recorded in Book No. IV, Volume No. 1503-2016, Pages 8515 to 8532, being Deed No. 150300459 for the year 2016.

Hereinafter jointly called and referred to as the **"OWNERS/VENDORS"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, administrators, executors, representatives and assigns) of the **ONE PART**.

AND

- 3.2 **RAJARHAT GREEN CITY [PAN. ABHFR5477N]**, a Partnership Firm, having its registered address at Matigacha, P.O. Matigacha, P.S. Rajarhat, District North 24 Parganas, Pin - 700135, West Bengal, and Corporate Office at



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Rekjoani, Ghoshpara, P.O. Rajarhat, P.S. Rajarhat, District North 24 Parganas, Pin - 700135, West Bengal, represented by its Partners namely (1) **HASIBUL ISLAM [PAN. AAMPIO966M], [AADHAAR NO. 494457680202] & [MOBILE NO. 9434532796]**, son of Late Aktar Hossain, by faith - Islam, by nationality - Indian, by occupation - Advocate, residing at Vill. Kedarchandpur, P.O. Kedarchandpur, P.S. Nowda, District - Murshidabad, Pin - 742133, West Bengal, (2) **KABIRUL ALI MALLICK [PAN. AUIPM4617P], [AADHAAR NO. 930840263581] & [MOBILE NO. 9830252528]**, son of Late Ear Ali Mallik, by faith - Islam, by nationality - Indian, by occupation - Business, residing at Matigacha, Paschim Para, P.O. Matigacha, P.S. Rajarhat, District North 24 Parganas, Pin - 700135, West Bengal, (3) **SOFIAN SARKAR [PAN. AVSPS1771P], [AADHAAR NO. 493252784393] & [MOBILE NO. 9434173548]**, son of Late Ohab Sarkar, by faith - Islam, by nationality - Indian, by occupation - Business, residing at Panchanan Tala, P.O. Chaltia, P.S. Baharampur, District - Murshidabad, Pin - 742101, West Bengal, (4) **SAMED SEIKH [PAN. BDQPS7278L], [AADHAAR NO. 246154265832] & [MOBILE NO. 9733966406]**, son of Ali Seikh, by faith - Islam, by nationality - Indian, by occupation - Business, residing at 6, Chandbagan Road, P.O. Cossimbazar Raj, P.S. Berhampore, District - Murshidabad, Pin - 742102, West Bengal, (5) **ASHAD ALI MOLLA [PAN. AUIPM4616N], [AADHAAR NO. 861147547588] & [MOBILE NO. 9836665999]**, son of Ajet Ali Molla, by faith - Islam, by nationality - Indian, by occupation - Business, residing at Matigacha, P.O. Matigacha, P.S. Rajarhat, District North 24 Parganas, Pin - 700135, West Bengal, (6) **SAWKAT ALI MIDDYA [PAN. ANPPM9698C], [AADHAAR NO. 484767191030] & [MOBILE NO. 6290466483]**, son of Late Md. Rafique Middya, by faith - Islam, by nationality - Indian, by occupation - Business, residing at Lauhati, Rajarhat, P.O. Lauhati, P.S. Rajarhat, District North 24 Parganas, Pin - 700135, West Bengal, (7) **SABBIR ALI SARKAR [PAN. BQUPS6258R], [AADHAAR NO. 374882975588] & [MOBILE NO. 9674353538]**, son of Saukat Ali Sarkar, by faith - Islam, by nationality - Indian, by occupation - Business, residing at Matigacha, Rajarhat, P.O. Matigacha, P.S. Rajarhat, District North 24 Parganas, Pin - 700135, West Bengal, (8) **ARUP BANERJEE [PAN. BCIPB8685D], [AADHAAR NO. 207927679871] & [MOBILE NO. 9832139804]**, son of Late Kesindranath Banerjee, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at 6, Bazar Lane, P.O. Baharampur, P.S. Berhampore, District - Murshidabad, Pin - 742101, West Bengal & (9) **MEHEBUB ALAM [PAN.**



22 SEP 2007



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



192023240231277168

GRN Details

GRN:	192023240231277168	Payment Mode:	SBI Epay
GRN Date:	22/09/2023 13:16:44	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5259268175723	BRN Date:	22/09/2023 13:17:13
Gateway Ref ID:	IGAQFEZIR4	Method:	State Bank of India NB
GRIPS Payment ID:	220920232023127715	Payment Init. Date:	22/09/2023 13:16:44
Payment Status:	Successful	Payment Ref. No:	2002403043/3/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr HASIBUL ISLAM AND OTHERS
Address:	KEDARCHANDPUR PS NAODA
Mobile:	9734301750
Period From (dd/mm/yyyy):	22/09/2023
Period To (dd/mm/yyyy):	22/09/2023
Payment Ref ID:	2002403043/3/2023
Dept Ref ID/DRN:	2002403043/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002403043/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	11088
2	2002403043/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	3703
Total				14791

IN WORDS: FOURTEEN THOUSAND SEVEN HUNDRED NINETY ONE ONLY.

PAID

AFTPA7531A], [AADHAAR NO. 515481375430] & [MOBILE NO. 9734286199], son of Late Mozaffar Hossain, by faith - Islam, by nationality - Indian, by occupation - Business, residing at Vill & P.O. Trimohini, P.S. Nowda, District - Murshidabad, Pin - 742175, West Bengal.

Hereinafter called and referred to as the **"PURCHASER"** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their heirs, administrators, executors, representatives and assigns) of the **OTHER PART**.

Owners/Vendors and Purchaser collectively Parties and individually Party.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS :-

4. Subject Matter of Conveyance

4.1 Said Property : ALL THAT piece and parcel of plot of land measuring :

<u>Name of Seller</u>	<u>L.R. Dag No.</u>	<u>L.R. Khatian No.</u>	<u>Nature of Land</u>	<u>Sold Property [In Decimal]</u>
Sk. Basiruddin	4368	3555	Sali	0.3969
Sk. Basiruddin	4369	3555	Sali	0.3097
Sk. Basiruddin	4376	3555	Sali	0.1200
Sk. Basiruddin	4385	3555	Sali	0.0899
Sk. Basiruddin	4450	3555	Sali	0.0680
Sk. Noor Uddin	4368	3554	Sali	0.3969
Sk. Noor Uddin	4369	3554	Sali	0.3097
Sk. Noor Uddin	4376	3554	Sali	0.1200
Sk. Noor Uddin	4385	3554	Sali	0.0899
Sk. Noor Uddin	4450	3554	Sali	0.0680
				<u>1.9690</u>

In total plot of Sali land measuring **1.9690 (One Point Nine Six Nine Zero) Decimals be the same a little more or less**, comprised in **L.R. Dag Nos. 4368, 4369, 4376, 4385 & 4450**, under **L.R. Khatian Nos. 3555 & 3554** [in the name of (a) **Sk. Basiruddin @ Sk. Basiruddin Ahamed** & (b) **Sk. Noor Uddin @ Nuruddin Ahamed, Owners/Vendors herein**], lying and

situated at **Mouza - Matiagacha**, J.L. No. 187, P.S. Barasat, A.D.S.R.O. North 24 Parganas at Barasat, within the local limit of Kirtipur 2 No. Gram Panchayet, Pin 700135, in the District North 24 Parganas, in the State of West Bengal, morefully described in the Second Schedule hereunder written [**SOLD PROPERTY/SAID PROPERTY**].

5. **BACKGROUND, REPRESENTATIONS, WARRANTIES AND COVENANTS :**

5.1 **Representations and Warranties Regarding Title :** The Owners/Vendors have made the following representation and given the following warranty to the Purchaser regarding title.

5.1.1 **CHAIN OF TITLE REGARDING ABSOLUTE OWNERSHIP OF (1) SK. BASIRUDDIN @ SK. BASIRUDDIN AHAMED & (2) SK. NOOR UDDIN @ NURUDDIN AHAMED, OWNERS/VENDORS HEREIN, IN RESPECT OF SCHEDULED PROPERTY, IS AS FOLLOWS :**

5.1.1.1 **Ownership of Sk. Basiruddin @ Sk. Basiruddin Ahamed :** One Sk. Basiruddin @ Sk. Basiruddin Ahamed (Owner No. 3.1 herein), is the absolute recorded owner of land measuring :

<u>L.R. Dag No.</u>	<u>L.R. Khatian No.</u>	<u>Total Land in Dag [in Decimal]</u>	<u>Nature of Land</u>	<u>Share out of 1.0000 share</u>	<u>Actual Ownership [in Decimal]</u>
4368	3555	21	Sali	0.0189	0.3969
4369	3555	19	Sali	0.0163	0.3097
4376	3555	48	Sali	0.0025	0.1200
4385	3555	29	Sali	0.0031	0.0899
4450	3555	34	Sali	0.0020	0.0680
					<u>0.9845</u>

In total land measuring 0.9845 (Zero Point Nine Eight Four Five) Decimals more or less, comprised in L.R. Dag Nos. 4368, 4369, 4376, 4385 & 4450, under L.R. Khatian No. 3555 [in the name of Sk. Basiruddin @ Sk. Basiruddin Ahamed (Owner No. 3.1 herein)], lying and situated at **Mouza - Matiagacha**, J.L. No. 187, P.S. Barasat, A.D.S.R.O. North 24 Parganas at Barasat, within the local limit of Kirtipur 2 No. Gram Panchayet, Pin 700135, in the District North 24 Parganas, alongwith other lands in different dags.

- 5.1.1.2 **Ownership of Sk. Noor Uddin @ Nuruddin Ahamed :** One Sk. Noor Uddin @ Nuruddin Ahamed (Owner No. 3.1.1 herein), is the absolute recorded owner of land measuring :

<u>L.R. Dag</u> <u>No.</u>	<u>L.R. Khatian</u> <u>No.</u>	<u>Total Land in Dag</u> <u>[In Decimal]</u>	<u>Nature of</u> <u>Land</u>	<u>Share out of</u> <u>1,0000 share</u>	<u>Actual Ownership</u> <u>[In Decimal]</u>
4368	3554	21	Sali	0.0189	0.3969
4369	3554	19	Sali	0.0163	0.3097
4376	3554	48	Sali	0.0025	0.1200
4385	3554	29	Sali	0.0031	0.0899
4450	3554	34	Sali	0.0020	0.0680
					<u>0.9845</u>

In total land measuring 0.9845 (Zero Point Nine Eight Four Five) Decimals more or less, comprised in L.R. Dag Nos. 4368, 4369, 4376, 4385 & 4450, under L.R. Khatian No. 3554 [in the name of Sk. Noor Uddin @ Nuruddin Ahamed (Owner No. 3.1.1 herein)], lying and situated at **Mouza - Matlagacha**, J.L. No. 187, P.S. Barasat, A.D.S.R.O. North 24 Parganas at Barasat, within the local limit of Kirtipur 2 No. Gram Panchayet, Pin 700135, in the District North 24 Parganas, alongwith other lands in different dags.

- 5.1.1.3 **Registered General Power of Attorney Executed by the said (1) Sk. Basiruddin @ Sk. Basiruddin Ahamed & (2) Sk. Noor Uddin @ Nuruddin Ahamed in favour of one (1) Kabirul Ali Mallick & (2) Ashad Ali Molla :** The said (1) Sk. Basiruddin @ Sk. Basiruddin Ahamed & (2) Sk. Noor Uddin @ Nuruddin Ahamed, Owners herein, jointly executed a Registered General Power of Attorney, appointing one (1) Kabirul Ali Mallick, son of Late Ear Ali Mallik & (2) Ashad Ali Molla, son of Late Ajet Ali Molla, as their constituted attorneys, with power to sell, transfer and convey the aforesaid land with others land in different dags, to any third parties. The said Registered General Power of Attorney was registered on 02.06.2016, registered in the office of the A.D.S.R. Barasat, North 24 Parganas, and recorded in Book No. IV, Volume No. 1503-2016, Pages 8515 to 8532, being Deed No. 150300459 for the year 2016.

5.1.2 **DESIRE OF SALE & ACCEPTANCE :**

- 5.1.2.1 **Desire of Sale by the said (1) Sk. Basiruddin @ Sk. Basiruddin Ahamed & (2) Sk. Noor Uddin @ Nuruddin Ahamed to the Present Purchaser :** The

said (1) Sk. Basiruddin @ Sk. Basiruddin Ahamed & (2) Sk. Noor Uddin @ Nuruddin Ahamed through their constituted attorneys, (1) Kabirul Ali Mallick & (2) Ashad Ali Molla, Owners/Vendors herein, have jointly decided to sell their aforesaid plot of land measuring :

<u>Name of Seller</u>	<u>L.R. Dag</u> <u>No.</u>	<u>L.R. Khatian</u> <u>No.</u>	<u>Nature of</u> <u>Land</u>	<u>Sold Property</u> <u>[In Decimal]</u>
Sk. Basiruddin	4368	3555	Sali	0.3969
Sk. Basiruddin	4369	3555	Sali	0.3097
Sk. Basiruddin	4376	3555	Sali	0.1200
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Sk. Noor Uddin	4385	3554	Sali	0.0899
Sk. Noor Uddin	4450	3554	Sali	0.0680
				<u>1.9690</u>

In total plot of Sali land measuring **1.9690 (One Point Nine Six Nine Zero) Decimals be the same a little more or less**, comprised in **L.R. Dag Nos. 4368, 4369, 4376, 4385 & 4450**, under **L.R. Khatian Nos. 3555 & 3554 [in the name of (a) Sk. Basiruddin @ Sk. Basiruddin Ahamed & (b) Sk. Noor Uddin @ Nuruddin Ahamed, Owners/Vendors herein]**, lying and situated at **Mouza - Matiagacha**, J.L. No. 187, P.S. Barasat, A.D.S.R.O. North 24 Parganas at Barasat, within the local limit of Kirtipur 2 No. Gram Panchayet, Pin 700135, in the District North 24 Parganas, in the State of West Bengal, morefully described in the Schedule hereunder written **[hereinafter referred to as the SAID PROPERTY/SOLD PROPERTY]**, to the present purchaser, at a consideration of **Rs.3,00,000.00 (Rupees Three Lakh only)**.

- 5.1.2.2 **Acceptance by Purchaser :** The Purchaser herein has accepted the aforesaid proposal of the Owners/Vendors herein, and agreed to purchase the **SAID PROPERTY**, which is morefully described in the Schedule hereunder written, at an agreed consideration of **Rs.3,00,000.00 (Rupees Three Lakh only)**.

5.1.3 **TITLE OF THE OWNERS/VENDORS & REPRESENTATION :**

5.1.3.1 **Title of the Owners/Vendors :** Thus in the abovementioned facts and circumstances and on the basis of inheritance as described above, the Owners/Vendors herein, have become the absolute joint owners of the Said Property.

5.1.3.2 **True and Correct Representations :** The Owners/Vendors are the absolute and undisputed undivided joint owners of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.

5.1.4 **REPRESENTATIONS, WARRANTIES AND COVENANTS REGARDING ENCUMBRANCES :** The Owners/Vendors hereby jointly represent, warrant and covenant regarding encumbrances as follows :

5.1.4.1 **No Acquisition/Requisition :** The Owners/Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the Panchayet Authority or Government or any Statutory Body.

5.1.4.2 **No Excess Land :** The Owners/Vendors do not hold any excess vacant land under the urban land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.

5.1.4.3 **No Encumbrance :** The Owners/Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

5.1.4.4 **Right, Power and Authority to Sell :** The Owners/Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser herein.

5.1.4.5 **No Right of Preemption :** No person or persons whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.

5.1.4.6 **No Mortgage :** No mortgage or charge has been created by the Owners/Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

- 5.1.4.7 **Free From All Encumbrances** : The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars and liabilities whatsoever or howsoever made or suffered by the Owners/Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Owners/Vendors or their predecessors-in-title and the title of the Owners/Vendors to the Said Property is free, clear and marketable.
- 5.1.4.8 **No Personal Guarantee** : The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.1.4.9 **No Bar by Court Order or Statutory Authority** : There is no order of Court or any other statutory authority prohibiting the Owners/Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

6. **BASIC UNDERSTANDING :**

- 6.1 **Agreement to Sell and Purchase** : The Owners/Vendors have approached the Purchaser and offered to sell the Said Property to the Purchaser and the Purchaser based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively Representations), has agreed to purchase the Said Property from the Owners/Vendors herein.

7. **TRANSFER :**

- 7.1 **Hereby Made** : The Owners/Vendors hereby sell, convey and transfer to the Purchaser the entirety of their right, title and interest of whatsoever or howsoever nature in the **SAID PROPERTY** which is morefully described in the Schedule below free from all encumbrances.
- 7.1.1 **Consideration** : The aforesaid transfer is being made in consideration of a sum of **Rs.3,00,000.00 (Rupees Three Lakh only)** paid by the Purchaser to the Owners/Vendors herein, receipt of which the Owners/Vendors hereby and by the Memo and Receipt hereunder written admit and acknowledge.

8. **TERMS OF TRANSFER :**

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

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

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

8.1.3 **Together with All Other Appurtenances :** Together with all other rights the Owners/Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property, which includes all unrecorded/non-mutated lands received by the Owners/Vendors as mentioned in the various sub-clauses of Clause 5 above.

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

8.2.1 **Indemnification :** Indemnification by the Owners/Vendors about the correctness of their title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Owners/Vendors about the correctness of their title and the representations and authority to sell, which if found defective or untrue at any time, the Owners/Vendors shall, at their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.

8.2.2 **Transfer of Property Act :** All obligations and duties of Owners/Vendors and the Purchaser as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.2.3 **Delivery of Possession :** Khas, vacant and peaceful possession of the Said Property has been handed over by the Owners/Vendors to the Purchaser, which the Purchaser admits, acknowledges and accepts.

8.2.4 **Outgoings :** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Owners/Vendors, with regard to which the Owners/Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

- 8.2.5 **Holding Possession** : The Owners/Vendors hereby covenant that the Purchaser and its/their heirs, administrators, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Owners/Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Owners/Vendors.
- 8.2.6 **Indemnity** : The Owners/Vendors hereby covenant that the Owners/Vendors or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and its/their heirs, administrators, representatives and assigns and/or its/their successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and its/their heirs, administrators, representatives and assigns and/or its/their successors-in-interest by reason of any defect in title of the Owners/Vendors or any of the representations being found to be untrue.
- 8.2.7 **No Objection to Mutation** : The Owners/Vendors declare that the Purchaser can fully be entitled to mutate its/their names in the office of the B.L.& L.R.O. and in the office of the concerned Kirtipur 2 No. Gram Panchayet and/or any other concerned authority/authorities and to pay tax or taxes and all other impositions in its/their own names. The Owners/Vendors undertake to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.2.8 **Further Acts** : The Owners/Vendors hereby covenant that the Owners/Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and cost of the Owners/Vendors and/or its/their successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

THE SCHEDULE ABOVE REFERRED TO
[Description of Land]

ALL THAT piece and parcel of plot of land measuring :

<u>Name of Seller</u>	<u>L.R. Dag</u> <u>No.</u>	<u>L.R. Khatian</u> <u>No.</u>	<u>Nature of</u> <u>Land</u>	<u>Sold Property</u> <u>[In Decimal]</u>
Sk. Basiruddin	4368	3555	Sali	0.3969
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Sk. Noor Uddin	4450	3554	Sali	0.0680
				<u>1.9690</u>

In total plot of Sali land measuring **1.9690 (One Point Nine Six Nine Zero) Decimals be the same a little more or less**, comprised in **L.R. Dag Nos. 4368, 4369, 4376, 4385 & 4450**, under **L.R. Khatian Nos. 3555 & 3554 [in the name of (a) Sk. Basiruddin @ Sk. Basiruddin Ahamed & (b) Sk. Noor Uddin @ Nuruddin Ahamed, Owners/Vendors herein]**, lying and situated at **Mouza - Matiagacha**, J.L. No. 187, P.S. Barasat, A.D.S.R.O. North 24 Parganas at Barasat, within the local limit of Kirtipur 2 No. Gram Panchayet, Pin 700135, in the District North 24 Parganas, in the State of West Bengal.

Together with all easement rights and all other rights, appurtenances and inheritances for access and use of the Said Property.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

1. *Gaharaj Chakraborty*
1, Kaitan M
Rel - 27.

2. *Himanshu Bhowmik*
Ram Nagar Bhowmik
Rel: 100/136

Drafted By :

Tithi Mukherjee, adv.
F1750/2014, Judge's Court, Barasat
For Pinaki Chattopadhyay & Associates,

Advocates,

Sangita Apartment, Ground Floor,
 Teghoria Main Road,
 Kolkata - 700157.
 Ph. : 9830061809.

Composed By :

J
Jayashree Mondal,
 Teghoria Main Road,
 Kolkata - 700157.

Kabirul Ali Mallick

Kabirul Ali Mallick

Ashad Ali Molla

Ashad Ali Molla

Both as constituted attorney of

(1) Sk. Basiruddin @ Sk. Basiruddin Ahamed
 & (2) Sk. Noor Uddin @ Nuruddin Ahamed

Owners/Vendors

Hasibul Islam

Hasibul Islam

Kabirul Ali Mallick

Kabirul Ali Mallick

Sofian Sarkar

Sofian Sarkar

Samed Seikh

Samed Seikh

Ashad Ali Molla

Ashad Ali Molla

Sawkat Ali Mridha

Sawkat Ali Mridha

Sabir Ali Sarkar

Sabir Ali Sarkar

Arup Banerjee

Arup Banerjee

Mehebab Alam

Mehebab Alam

All Partners of Rajarhat Green City

Purchaser

MEMO OF CONSIDERATION

Received a sum of **Rs.3,00,000.00 (Rupees Three Lakh only)** as full and final consideration money of against the schedule land, which is morefully mentioned in the Schedule hereinabove written, from the above named Purchaser.

<u>Mode of Transfer</u>	<u>Date</u>	<u>Bank's Name</u>	<u>Amount</u>
Cash in different dates			Rs. 3,00,000/-

WITNESS :

1. *Ghafari Choudhury*

2. *Hannuman Bijay*

Kabirul Ali Mallick

Kabirul Ali Mallick

Ashad Ali Molla

Ashad Ali Molla

Both as constituted attorney of

(1) Sk. Basiruddin @ Sk. Basiruddin Ahamed

& (2) Sk. Noor Uddin @ Nuruddin Ahamed

Owners/Vendors

**SITE PLAN PART OF MOUZA-MATIAGACHHA, J.L.NO-187,
P.S-BARASAT AT PRESENT RAJARHAT UNDER-KIRTIPUR NO.II
GRAM PANCHAYET DIST-NORTH 24PARGANAS,**

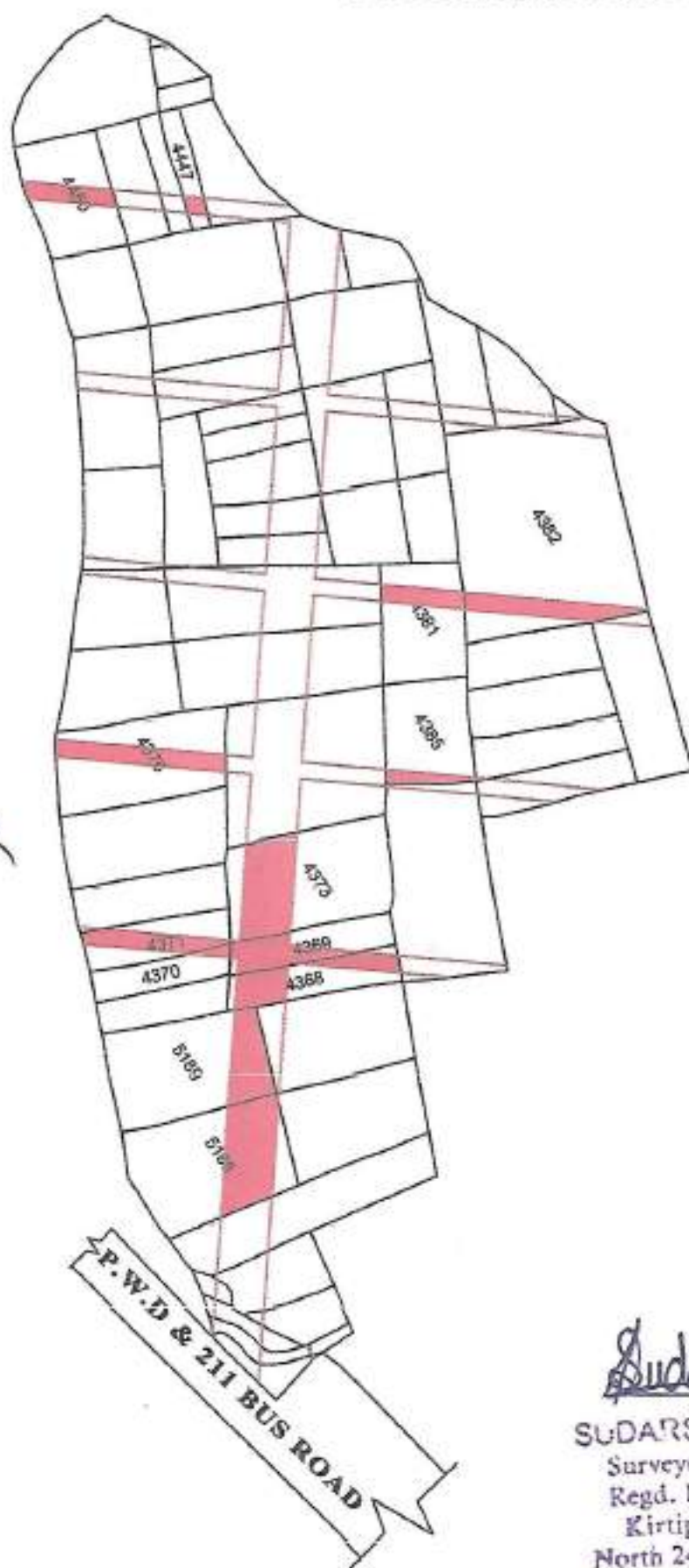
TOTAL SOLD AREA OF LAND - 15 KA, 00 CH.

MOUZA- MATIAGACHHA

4368	02.5699 DC.(M/L)
4369	01.8809 DC.(M/L)
4370	00.2538 DC.(M/L)
4371	00.4599 DC.(M/L)
4373	00.2404 DC.(M/L)
4376	01.7056 DC.(M/L)
4381	02.6988 DC.(M/L)
4382	12.1400 DC.(M/L)
4385	00.7366 DC.(M/L)
4447	00.8722 DC.(M/L)
4450	00.3570 DC.(M/L)
4364/5188	00.1628 DC.(M/L)
4366/5189	00.7100 DC.(M/L)

AREA = 24.7879 DEC. (M/L)

Kabir Aji Mahanta
Hossain Khan
Sofian Sarkar
Amay Banerjee
Sayed Saikat
Mehrab Alam
Saukat Ali Mridha
Asim Ali Mridha
Sabbir Biswas



Sudarsan
SUDARSAN GHOSH
 Surveyor & Planner
 Regd. No.-0098/06
 Kirtipur, Barasat
 North 24-Pgs. Kol-128
SIG. OF PLANNER

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE L.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

	L.H.					
	R.H.					

ATTESTED :- *Sofian Sanbar*

	L.H.					
	R.H.					

Samed Seikh

ATTESTED :- *Samed Seikh*

	L.H.					
	R.H.					

Amer Bajaj

ATTESTED :- *Amer Bajaj*

	L.H.					
	R.H.					

ATTESTED :- *Mehdub Alam*

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

	L.H.					
	R.H.					

ATTESTED :- *Shashu Man*

	L.H.					
	R.H.					

ATTESTED :- *Sankar Ali Middel*

	L.H.					
	R.H.					

ATTESTED :- *Kabir Ali Maelice*

	L.H.					
	R.H.					

ATTESTED :- *Sabbir Saran*

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

	L.H.					
	R.H.					

ATTESTED :- *AS nnd DC Mafg*

	L.H.					
	R.H.					

ATTESTED :-

	L.H.					
	R.H.					

ATTESTED :-

	L.H.					
	R.H.					

ATTESTED :-

Major Information of the Deed

Deed No :	I-1902-13068/2023	Date of Registration	22/09/2023
Query No / Year	1902-2002403043/2023	Office where deed is registered	
Query Date	20/09/2023 7:12:44 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PINAKI CHATTAPADHYA SANGEETA APRT, TEGHORIA M, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9749044962, 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. 3,00,000/-	Rs. 3,68,938/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 11,188/- (Article:23)	Rs. 3,787/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matlagachha, JI No: 187, 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-4368 (RS :-)	LR-3555	Bastu	Shali	0.3969 Dec	40,000/-	64,298/-	Property is on Road Adjacent to Metal Road,
L2	LR-4368 (RS :-)	LR-3554	Bastu	Shali	0.3969 Dec	40,000/-	64,298/-	Property is on Road Adjacent to Metal Road,
L3	LR-4369 (RS :-)	LR-3555	Bastu	Shali	0.3097 Dec	40,000/-	50,171/-	Property is on Road Adjacent to Metal Road,
L4	LR-4369 (RS :-)	LR-3554	Bastu	Shali	0.3097 Dec	40,000/-	50,171/-	Property is on Road Adjacent to Metal Road,
L5	LR-4376 (RS :-)	LR-3555	Bastu	Shali	0.12 Dec	30,000/-	30,000/-	Property is on Road Adjacent to Metal Road,
L6	LR-4376 (RS :-)	LR-3554	Bastu	Shali	0.12 Dec	30,000/-	30,000/-	Property is on Road Adjacent to Metal Road,
L7	LR-4385 (RS :-)	LR-3555	Bastu	Shali	0.0899 Dec	20,000/-	20,000/-	Property is on Road Adjacent to Metal Road,
L8	LR-4385 (RS :-)	LR-3554	Bastu	Shali	0.0899 Dec	20,000/-	20,000/-	Property is on Road Adjacent to Metal Road,
L9	LR-4450 (RS :-)	LR-3555	Bastu	Shali	0.068 Dec	20,000/-	20,000/-	Property is on Road Adjacent to Metal Road,

L10	LR-4450 (RS :-)	LR-3554	Bastu	Shali	0.068 Dec	20,000/-	20,000/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			1.969Dec	3,00,000 /-	3,68,938 /-	
		Grand Total :			1.969Dec	3,00,000 /-	3,68,938 /-	

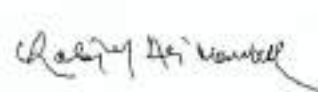
Seller Details :

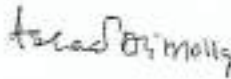
Sl No	Name,Address,Photo,Finger print and Signature
1	Sk. BASIRUDDIN AHAMED, (Alias: SK BASIRUDDIN) Son of Late CHAMIRUDDIN MOBARAKPUR, City:- Not Specified, P.O:- LAUHATI, P.S:-Rajarhat, District-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Aadhaar No: 99xxxxxxx1190, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	SK NOORUDDIN, (Alias: NURUDDIN AHAMED) Son of Late SAMIRUDDIN MOBARAKPUR, City:- , P.O:- LAUHATI, P.S:-Rajarhat, District-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Aadhaar No: 91xxxxxxx5121, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

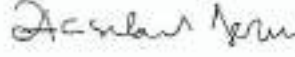
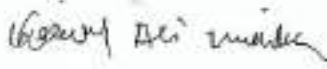
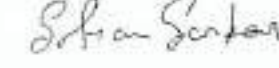
Sl No	Name,Address,Photo,Finger print and Signature
1	RAJARHAT GREEN CITY MATIAGACHA, City:- Not Specified, P.O:- MATIAGACHA, P.S:-Rajarhat, District-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.: ABxxxxxx7N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :

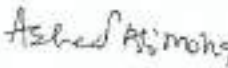
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr KABIRUL ALI MALLICK Son of Late EAR ALI MALLICK Date of Execution - 22/09/2023, , Admitted by: Self, Date of Admission: 22/09/2023, Place of Admission of Execution: Office		 Captured	
		Dep:22 2023 4:02PM	L71 22/09/2023	22/09/2023
MATIAGACHA, City:- Not Specified, P.O:- MATIAGACHA, P.S:-Rajarhat, District-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India , PAN No.: AUxxxxxx7P, Aadhaar No: 93xxxxxxxx3581 Status : Attorney, Attorney of : Sk. BASIRUDDIN AHAMED, SK NOORUDDIN				

2	Name	Photo	Finger Print	Signature
	ASHAD ALI MOLLA Son of AJET ALI MOLLA Date of Execution - 22/09/2023, , Admitted by: Self, Date of Admission: 22/09/2023, Place of Admission of Execution: Office	 Sep 22 2023 2:54PM	 LTI 22/09/2023	 22/09/2023
MATIAGACHA, City:- Not Specified, P.O:- MATIAGACHA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: AUxxxxxx6N, Aadhaar No: 86xxxxxxxx7588 Status : Attorney, Attorney of : Sk. BASIRUDDIN AHAMED, SK NOORUDDIN				

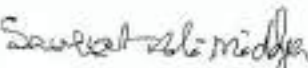
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr HASIBUL ISLAM (Presentant) Son of Late AKTAR HOSSAIN Date of Execution - 22/09/2023, , Admitted by: Self, Date of Admission: 22/09/2023, Place of Admission of Execution: Office	 Sep 22 2023 4:29PM	 LTI 22/09/2023	 22/09/2023
KEDARCHANDPUR, NAWDA, City:- Not Specified, P.O:- KEDARCHANDPUR, P.S:-Naoda, District:- Murshidabad, West Bengal, India, PIN:- 742133, Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India, , PAN No.: AAxxxxxx6M, Aadhaar No: 49xxxxxxxx0202 Status : Representative, Representative of : RAJARHAT GREEN CITY (as partner)				
2	Name Mr KABIRUL ALI MALLICK Son of Late EAR ALI MALLICK Date of Execution - 22/09/2023, , Admitted by: Self, Date of Admission: 22/09/2023, Place of Admission of Execution: Office	 Sep 22 2023 4:32PM	 LTI 22/09/2023	 22/09/2023
MATIAGACHA, PASCHIM PARA, City:- Not Specified, P.O:- MATIAGACHA, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: AUxxxxxx7P, Aadhaar No: 93xxxxxxxx3581 Status : Representative, Representative of : RAJARHAT GREEN CITY (as PARTNER)				
3	Name Mr SOFIAN SARKAR Son of Late OHAB SARKAR Date of Execution - 22/09/2023, , Admitted by: Self, Date of Admission: 22/09/2023, Place of Admission of Execution: Office	 Sep 22 2023 4:15PM	 LTI 22/09/2023	 22/09/2023

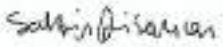
PANCHANAN TALA, City:- Not Specified, P.O:- CHALTIA, P.S:-Berhampur, District:-Murshidabad, West Bengal, India, PIN:- 742101, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx1P, Aadhaar No: 49xxxxxxxx4393 Status : Representative, Representative of : RAJARHAT GREEN CITY (as PARTNER)

4	Name	Photo	Finger Print	Signature
	Mr ASHAD ALI MOLLA Son of Mr AJET ALI MOLLA Date of Execution - 22/09/2023, , Admitted by: Self, Date of Admission: 22/09/2023, Place of Admission of Execution: Office	 Sep 22 2023 3:54PM	 LTI 22/09/2023	 22/09/2023

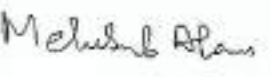
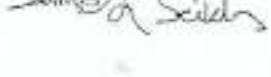
MATIAGACHA, City:- Not Specified, P.O:- MATIAGACHA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxxx6N, Aadhaar No: 86xxxxxxxx7588 Status : Representative, Representative of : RAJARHAT GREEN CITY (as PARTNER)

5	Name	Photo	Finger Print	Signature
	Mr SAWKAT ALI MIDDYA Son of Late MD RAFIQUE MIDDYA Date of Execution - 22/09/2023, , Admitted by: Self, Date of Admission: 22/09/2023, Place of Admission of Execution: Office	 Sep 22 2023 4:31PM	 LTI 22/09/2023	 22/09/2023

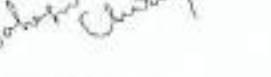
LAUHATI, City:- Not Specified, P.O:- LAUHATI, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ANxxxxxx8C, Aadhaar No: 48xxxxxxxx1030 Status : Representative, Representative of : RAJARHAT GREEN CITY (as PARTNER)

6	Name	Photo	Finger Print	Signature
	Mr SABBIR ALI SARKAR, (Alias Name: Mr SAUKAT ALI SARKAR) Son of Mr Date of Execution - 22/09/2023, , Admitted by: Self, Date of Admission: 22/09/2023, Place of Admission of Execution: Office	 Sep 22 2023 4:10PM	 LTI 22/09/2023	 22/09/2023

MATIAGACHA, City:- Not Specified, P.O:- MATIAGACHA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: BQxxxxxx8R, Aadhaar No: 37xxxxxxxx5588 Status : Representative, Representative of : RAJARHAT GREEN CITY (as PARTNER)

7	Name	Photo	Finger Print	Signature
	Mr ARUP BANERJEE Son of Mr KESINDRANATH BANERJEE Date of Execution - 22/09/2023, Admitted by: Self, Date of Admission: 22/09/2023, Place of Admission of Execution: Office		 Captured	
		Sep 22 2023 4:38PM	LTI 22/09/2023	22/09/2023
	6, BAZAR LANE, City:- Not Specified, P.O:- BERHAMPUR, P.S:-Berhampore, District:-Murshidabad, West Bengal, India, PIN:- 742101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BCxxxxxx5D, Aadhaar No: 20xxxxxxxx9171 Status : Representative, Representative of : RAJARHAT GREEN CITY (as PARTNER)			
8	Name	Photo	Finger Print	Signature
	Mr MEHEBUB ALAM Son of Late MOZAFFAR HOSSAIN Date of Execution - 22/09/2023, Admitted by: Self, Date of Admission: 22/09/2023, Place of Admission of Execution: Office		 Captured	
		Sep 22 2023 4:28PM	LTI 22/09/2023	22/09/2023
	TRIMOHINI, City:- Not Specified, P.O:- TRIMOHINI, P.S:-Naoda, District:-Murshidabad, West Bengal, India, PIN:- 742175, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx1A, Aadhaar No: 51xxxxxxxx5430 Status : Representative, Representative of : RAJARHAT GREEN CITY (as PARTNER)			
9	Name	Photo	Finger Print	Signature
	Mr SAMED SEIKH Son of Mr ALI SEIKH Date of Execution - 22/09/2023, Admitted by: Self, Date of Admission: 22/09/2023, Place of Admission of Execution: Office		 Captured	
		Sep 22 2023 4:24PM	LTI 22/09/2023	22/09/2023
	CHANDBAGAN RD, City:- Not Specified, P.O:- COSSIMBAZAR, P.S:-Berhampur, District:-Murshidabad, West Bengal, India, PIN:- 742102, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: BDxxxxxx8L, Aadhaar No: 24xxxxxxxx5832 Status : Representative, Representative of : RAJARHAT GREEN CITY			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr JAHANGIR CHOWDHURY Son of Late NIJAM CHOWDHURY 1, KNSER STREET, City:-, P.O:- AMHERST, P.S.-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009		 Captured	
	22/09/2023	22/09/2023	22/09/2023
Identifier Of Mr HASIBUL ISLAM, Mr KABIRUL ALI MALLICK, Mr SOFIAN SARKAR, Mr ASHAD ALI MOLLA, Mr KABIRUL ALI MALLICK, ASHAD ALI MOLLA, Mr SAWKAT ALI MIDDYA, Mr SABBIR ALI SARKAR, Mr ARUP BANERJEE, Mr MEHEBUB ALAM, Mr SAMED SEIKH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Sk. BASIRUDDIN AHAMED	RAJARHAT GREEN CITY-0.3969 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Sk. BASIRUDDIN AHAMED	RAJARHAT GREEN CITY-0.034 Dec
2	SK NOORUDDIN	RAJARHAT GREEN CITY-0.034 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Sk. BASIRUDDIN AHAMED	RAJARHAT GREEN CITY-0.3969 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Sk. BASIRUDDIN AHAMED	RAJARHAT GREEN CITY-0.15485 Dec
2	SK NOORUDDIN	RAJARHAT GREEN CITY-0.15485 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Sk. BASIRUDDIN AHAMED	RAJARHAT GREEN CITY-0.15485 Dec
2	SK NOORUDDIN	RAJARHAT GREEN CITY-0.15485 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Sk. BASIRUDDIN AHAMED	RAJARHAT GREEN CITY-0.06 Dec
2	SK NOORUDDIN	RAJARHAT GREEN CITY-0.06 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Sk. BASIRUDDIN AHAMED	RAJARHAT GREEN CITY-0.06 Dec
2	SK NOORUDDIN	RAJARHAT GREEN CITY-0.06 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Sk. BASIRUDDIN AHAMED	RAJARHAT GREEN CITY-0.04495 Dec
2	SK NOORUDDIN	RAJARHAT GREEN CITY-0.04495 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Sk. BASIRUDDIN AHAMED	RAJARHAT GREEN CITY-0.04495 Dec
2	SK NOORUDDIN	RAJARHAT GREEN CITY-0.04495 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Sk. BASIRUDDIN AHAMED	RAJARHAT GREEN CITY-0.034 Dec
2	SK NOORUDDIN	RAJARHAT GREEN CITY-0.034 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Maliagachha, JI No: 187, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4368, LR Khatian No:- 3555	Owner:শ্রী বসিরুদ্দিন , Gurdian:বসিরুদ্দিন , Address:মোহনকল্লুর, নটিংঘাটি , Classification:বাগিচা	SK. BASIRUDDIN AHAMED
L2	LR Plot No:- 4368, LR Khatian No:- 3554	Owner:শ্রী নূরুদ্দিন , Gurdian:বসিরুদ্দিন , Address:মোহনকল্লুর, নটিংঘাটি , Classification:বাগিচা	SK NOORUDDIN
L3	LR Plot No:- 4369, LR Khatian No:- 3555	Owner:শ্রী বসিরুদ্দিন , Gurdian:বসিরুদ্দিন , Address:মোহনকল্লুর, নটিংঘাটি , Classification:বাগিচা	SK. BASIRUDDIN AHAMED
L4	LR Plot No:- 4369, LR Khatian No:- 3554	Owner:শ্রী নূরুদ্দিন , Gurdian:বসিরুদ্দিন , Address:মোহনকল্লুর, নটিংঘাটি , Classification:বাগিচা	SK NOORUDDIN
L5	LR Plot No:- 4376, LR Khatian No:- 3555	Owner:শ্রী বসিরুদ্দিন , Gurdian:বসিরুদ্দিন , Address:মোহনকল্লুর, নটিংঘাটি , Classification:বাগিচা	SK. BASIRUDDIN AHAMED
L6	LR Plot No:- 4376, LR Khatian No:- 3554	Owner:শ্রী নূরুদ্দিন , Gurdian:বসিরুদ্দিন , Address:মোহনকল্লুর, নটিংঘাটি , Classification:বাগিচা	SK NOORUDDIN
L7	LR Plot No:- 4385, LR Khatian No:- 3555	Owner:শ্রী বসিরুদ্দিন , Gurdian:বসিরুদ্দিন , Address:মোহনকল্লুর, নটিংঘাটি , Classification:বাগিচা	SK. BASIRUDDIN AHAMED
L8	LR Plot No:- 4385, LR Khatian No:- 3554	Owner:শ্রী নূরুদ্দিন , Gurdian:বসিরুদ্দিন , Address:মোহনকল্লুর, নটিংঘাটি , Classification:বাগিচা	SK NOORUDDIN
L9	LR Plot No:- 4450, LR Khatian No:- 3555	Owner:শ্রী বসিরুদ্দিন , Gurdian:বসিরুদ্দিন , Address:মোহনকল্লুর, নটিংঘাটি , Classification:বাগিচা	SK. BASIRUDDIN AHAMED
L10	LR Plot No:- 4450, LR Khatian No:- 3554	Owner:শ্রী নূরুদ্দিন , Gurdian:বসিরুদ্দিন , Address:মোহনকল্লুর, নটিংঘাটি , Classification:বাগিচা	SK NOORUDDIN

Endorsement For Deed Number : I - 190213068 / 2023

On 22-09-2023

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 11.50 hrs on 22-09-2023, at the Office of the A.R.A. - II KOLKATA by Mr HASIBUL ISLAM .

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 3,68,938/-

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

Execution is admitted on 22-09-2023 by Mr ASHAD ALI MOLLA, PARTNER, RAJARHAT GREEN CITY (Partnership Firm), MATIAGACHA, City:- Not Specified, P.O:- MATIAGACHA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Identified by Mr JAHANGIR CHOWDHURY, ., Son of Late NIJAM CHOWDHURY, 1, KAISER STREET, P.O: AMHERST, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Muslim, by profession Law Clerk

Execution is admitted on 22-09-2023 by Mr SAWKAT ALI MIDDYA, PARTNER, RAJARHAT GREEN CITY (Partnership Firm), MATIAGACHA, City:- Not Specified, P.O:- MATIAGACHA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Identified by Mr JAHANGIR CHOWDHURY, ., Son of Late NIJAM CHOWDHURY, 1, KAISER STREET, P.O: AMHERST, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Muslim, by profession Law Clerk

Execution is admitted on 22-09-2023 by Mr SABBIR ALI SARKAR, , Mr SAUKAT ALI SARKAR PARTNER, RAJARHAT GREEN CITY (Partnership Firm), MATIAGACHA, City:- Not Specified, P.O:- MATIAGACHA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Identified by Mr JAHANGIR CHOWDHURY, ., Son of Late NIJAM CHOWDHURY, 1, KAISER STREET, P.O: AMHERST, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Muslim, by profession Law Clerk

Execution is admitted on 22-09-2023 by Mr ARUP BANERJEE, PARTNER, RAJARHAT GREEN CITY (Partnership Firm), MATIAGACHA, City:- Not Specified, P.O:- MATIAGACHA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Identified by Mr JAHANGIR CHOWDHURY, ., Son of Late NIJAM CHOWDHURY, 1, KAISER STREET, P.O: AMHERST, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Muslim, by profession Law Clerk

Execution is admitted on 22-09-2023 by Mr MEHEBUB ALAM, PARTNER, RAJARHAT GREEN CITY (Partnership Firm), MATIAGACHA, City:- Not Specified, P.O:- MATIAGACHA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Identified by Mr JAHANGIR CHOWDHURY, ., Son of Late NIJAM CHOWDHURY, 1, KAISER STREET, P.O: AMHERST, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Muslim, by profession Law Clerk

Execution is admitted on 22-09-2023 by Mr SAMED SEIKH,

Identified by Mr JAHANGIR CHOWDHURY, ., Son of Late NIJAM CHOWDHURY, 1, KAISER STREET, P.O: AMHERST, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Muslim, by profession Law Clerk

Execution is admitted on 22-09-2023 by Mr HASIBUL ISLAM, partner, RAJARHAT GREEN CITY (Partnership Firm), MATIAGACHA, City:- Not Specified, P.O:- MATIAGACHA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Identified by Mr JAHANGIR CHOWDHURY, ., Son of Late NIJAM CHOWDHURY, 1, KAISER STREET, P.O: AMHERST, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Muslim, by profession Law Clerk

Execution is admitted on 22-09-2023 by Mr KABIRUL ALI MALLICK, PARTNER, RAJARHAT GREEN CITY (Partnership Firm), MATIAGACHA, City:- Not Specified, P.O:- MATIAGACHA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Identified by Mr JAHANGIR CHOWDHURY, , Son of Late NIJAM CHOWDHURY, 1, KAISER STREET, P.O: AMHERST, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Muslim, by profession Law Clerk

Execution is admitted on 22-09-2023 by Mr SOFIAN SARKAR, PARTNER, RAJARHAT GREEN CITY (Partnership Firm), MATIAGACHA, City:- Not Specified, P.O:- MATIAGACHA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Identified by Mr JAHANGIR CHOWDHURY, , Son of Late NIJAM CHOWDHURY, 1, KAISER STREET, P.O: AMHERST, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Muslim, by profession Law Clerk

Executed by Attorney

1. Execution by Mr KABIRUL ALI MALLICK, , Son of Late EAR ALI MALLICK, MATIAGACHA, P.O: MATIAGACHA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business as constituted attorney for 1. Sk. BASIRUDDIN AHAMED , SK BASIRUDDIN MOBARAKPUR, P.O: LAUHATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, 2. SK NOORUDDIN , NURUDDIN AHAMED MOBARAKPUR, P.O: LAUHATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135 is admitted by him

Identified by Mr JAHANGIR CHOWDHURY, , Son of Late NIJAM CHOWDHURY, 1, KAISER STREET, P.O: AMHERST, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Muslim, by profession Law Clerk

2. Execution by ASHAD ALI MOLLA, , Son of AJET ALI MOLLA, MATIAGACHA, P.O: MATIAGACHA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business as constituted attorney for 1. Sk. BASIRUDDIN AHAMED , SK BASIRUDDIN MOBARAKPUR, P.O: LAUHATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, 2. SK NOORUDDIN , NURUDDIN AHAMED MOBARAKPUR, P.O: LAUHATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135 is admitted by him

Identified by Mr JAHANGIR CHOWDHURY, , Son of Late NIJAM CHOWDHURY, 1, KAISER STREET, P.O: AMHERST, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Muslim, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,787.00/- (A(1) = Rs 3,689.00/- , E = Rs 14.00/- , I = Rs 55.00/- , M(a) = Rs 25.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 3,703/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/09/2023 1:17PM with Govt. Ref. No: 192023240231277168 on 22-09-2023, Amount Rs: 3,703/-, Bank: SBI EPay (SBIEPay), Ref. No. 5259268175723 on 22-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 11,088/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 11,088/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 126321, Amount: Rs.100.00/-, Date of Purchase: 30/08/2023, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/09/2023 1:17PM with Govt. Ref. No: 192023240231277168 on 22-09-2023, Amount Rs: 11,088/-, Bank: SBI EPay (SBIEPay), Ref. No. 5259268175723 on 22-09-2023, Head of Account 0030-02-103-003-02


Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 424131 to 424162

being No 190213068 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.10.05 16:51:24 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 05/10/2023

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.