



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

2/1957845/23

K 710056

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

[Signature]

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

01 AUG 2023

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the
1st day of August, Two Thousand Twenty-three (2023)

BETWEEN

To be cont

5920 31/07/2023

क्र. 5000/-

प्रोफेक्टो

प्रोफेक्टो

विशाल नगर, नवी मुंबई, महाराष्ट्र

महाराष्ट्र

पानावर

प्रोफेक्टो

Profecto Realtors Pvt Ltd

of - L/S1/120, L-51, Sparsh

S.P. Shukhobristhi

NEW TOWN, K01-700135

25 JUL 2023

998000



MAHARASHTRA STATE REGISTRATION OFFICE, MUMBAI

12 AUG 2023

Amient malle

Abdul hamid malle

parthasar ghata

new town

SHRI ASTAPADA NASKAR, (PAN - ABLPN4965D,), son of Late Jiban Krishna Naskar, residing at Village & P.O. - Shikharpur, P.S. - Rajarhat, Kolkata - 700135, Dist. - North 24 Parganas, by faith- Hindu, by occupation- Retired person, by Nationality- Indian, hereinafter called and referred to as the **"VENDOR"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives nominees and assigns) of the ONE PART.

-AND-

"PROFEETO REALTORS PRIVATE LIMITED", (PAN-AAMCP4132F), a company incorporated under the Companies Act. 1956, having its Regd. Office at L/51/1202, L-51, Sparsh, Sp Shukhobristhi, AA-III, New Town, P.O. - New Town, P.S. - New Town at present Technocity, District - North 24 Parganas, Kolkata - 700135, represented by its Directors (1) **SABIR ALI MOLLAH**, (PAN- BFKPM4896L, Aadhar No. 5525 4321 5797), son of Mehcrul Möllah, residing at Padmabila, P.O. - Bithari, P.S. - Swarupnagar, District - North 24 Parganas, PIN - 743286, by faith- Islam, by occupation- Business, by Nationality- Indian, and (2) **MD. AMINUL ISLAM**, (PAN- ABHPI7766B, Aadhar No. 5703 1600 8132), son of Md. Salauddin, residing at Village - Jalibagicha, P.O. - Mahishasthali, P.S. - Bhagwangola, District - Murshidabad, PIN - 742135, by faith- Islam, by occupation- Business, by

To be cont



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

10 1 AUG 2023

Nationality- Indian, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Director in office for the time being in force, executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS one Shri Dhananjoy Mondal and Shri Dukhiram Mondal, both sons of Late Harendra Nath Mondal of Atghara, Kalikapur, P.S - Rajarhat, were the joint owners of Bagan land measuring an area of 1 Acre 27 Decimal, comprised in C.S. Dag No. 651, under C.S. Khatian No. 103, lying and situated at Mouza- KALIKAPUR, J.L. No. 40, R.S. No. 141, Touzi No. 173 at present No. 10, within the local limits of Patharghata Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, by virtue of purchase from (i) Miya Chaddin Mondal, son of Late Bahadur Mondal, (ii) Maniraddin Mondal, son of Bholai Mondal, (iii) Keramat Ali Mondal, son of Late Hela Laddin Mondal, (iv) Karim Box Mondal & (v) Abbas Ali Mondal, both sons of Keramat Ali Mondal, all resident of Teghari; P.S. - Rajarhat, (vi) Mst. Amena Khatun Bibi, wife of Late Golam Hochhen Molla of Joypur, P.S. - Bhangar, Dist. - South 24 Parganas, by a registered Deed of Sale (in Bengali Language), dated 13/07/1948, registered at the office of the Bhangar, 24 Parganas now South 24 Parganas, copied in Book No. I, Being No. 2758, for the year 1948.

To be cont

AND WHEREAS While seized and possessed of the aforesaid 1/2 share of land by virtue of purchase the said Shri Dukhiram Mondal duly mutated his name at B.L. & L.R.O. Rajarhat under L.R. Khatian No. 252, land measuring 63.50 Decimal (1/2 share of 1 Acre 27 Decimal), comprised in C.S. Dag No. 651, corresponding to R.S. & L.R. Dag No. 437 and enjoyed the same absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plot of land the said Dukhiram Mondal died in childless, leaving behind his only wife namely Golapi Mondal as his only legal heir to his estate and she become the owner of said land measuring 63.50 Decimal (1/2 share of 1 Acre 27 Decimal), comprised in C.S. Dag No. 651, corresponding to R.S. & L.R. Dag No. 437 under C.S. Khatian No. 103, L.R. Khatian No. 252, lying and situated at Mouza- KALIKAPUR, J.L. No. 40, R.S. No. 141, at present Touzi No. 10, within the local limits of Patharghata Gram Panchayat, within Rajarhat Police Station, within the Jurisdiction A.D.S.R.O. Rajarhat, New Town, in the District of North 24 Parganas, by virtue of inheritance from her husband and/or in terms of the Hindu Succession Act. 1956. and enjoyed the same absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plot of

To be cont

(5)

land said Golapi Mondal Gifted and transferred to her cousin **SHRI ASTAPADA NASKAR**, (the Vendor herein) ALL THAT piece or parcel of Bagan land measuring an area of 30.48 Decimal out of 1 Acre 27 Decimal, comprised in C.S. Dag No. 651, corresponding to R.S. & L.R. Dag No. 437 under C.S. Khatian No. 103, L.R. Khatian No. 252, lying and situated at Mouza-KALIKAPUR, J.L. No. 40, R.S. No. 141, at present Touzi No. 10, within the local limits of Patharghata Gram Panchayat, within Rajarhat Police Station, within the Jurisdiction A.D.S.R.O. Rajarhat, New Town, in the District of North 24 Parganas, by a registered deed of Gift dated 20/11/2018, registered at the A.D.S.R.O. Rajarhat, New Town, copied in Book No. 1, Volume No. 1523-2018, Pages from 424597 to 424612, Being No. 12844 for the year 2018.

AND WHEREAS While seized and possessed of the aforesaid Gift the said Shri Astapada Naskar, (the Vendor herein) absolute owner of aforesaid land and thereafter he recorded his name in B.L. & L.R.O. Rajarhat, under L.R. Khatian No. 3288, land measuring an area of 30.48 Decimal more or less (as share 0.2400) out of 1 Acre 27 Decimal, comprised in R.S. & L.R. Dag No. 437 and enjoying the same absolutely free from all encumbrances whatsoever.

AND WHEREAS Since then the said Shri Astapada Naskar, (the Vendor herein) is well seized and possessed of the aforesaid plot of Bagan land meas-

To be cont

uring an area of 30.48 Decimal more or less, out of 1 Acre 27 Decimal, comprised in R.S. & L.R. Dag No. 437, under present L.R. Khatian No. 3288, lying and situated at Mouza- KALIKAPUR, J.L. No. 40, R.S. No. 141, at present Touzi No. 10, within the local limits of Patharghata Gram Panchayat, within Rajarhat Police Station, within the Jurisdiction A.D.S.R.O. Rajarhat, New Town, in the District of North 24 Parganas, morefully described in the schedule hereinafter written by virtue of above Record of Rights and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in their names as absolute owner and possessors thereof and have the full right to dispose or transfer the same to any body in any way as the Vendor herein shall think fit and proper.

AND WHEREAS Now the Vendor herein have agreed to sell and the Purchaser herein has agreed to purchase the aforesaid plot of Bagan land measuring an area of 30.48 Decimal more or less (as share 0.2400) out of 1 Acre 27 Decimal, comprised in C.S. Dag No. 651, corresponding to R.S. & L.R. Dag No. 437 under C.S. Khatian No. 103, present L.R. Khatian No. 3288, lying and situated at Mouza- KALIKAPUR, J.L. No. 40, more fully described in the schedule hereinafter written, for the total consideration of **Rs. 72,00,000/-** (Rupees Seventy-two Lac) only.

To be cont

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of Rs. 72,00,000/- (**Rupees Seventy-two Lac**) only, of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at the time of or before the execution hereof (the receipt whereof the Vendor doth hereby by this receipt and Memo of consideration hereunder written admit and acknowledge the payment of the same and every part thereof forever release, discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby grant sell, convey transfer assign and assure unto and in favour of the Purchaser herein ALL THAT piece or parcel of Bagan land measuring an area of 30.48 Decimal more or less (as share 0.2400) out of 1 Acre 27 Decimal, comprised in C.S. Dag No. 651, corresponding to R.S. & L.R. Dag No. 437 under C.S. Khatian No. 103, L.R. Khatian No. 252, present L.R. Khatian No. 3288, lying and situated at Mouza- KALIKAPUR, J.L. No. 40, R.S. No. 141, at present Touzi No. 10, within the local limits of Patharghata Gram Panchayat, within Rajarhat Police Station, within the Jurisdiction A.D.S.R.O. Rajarhat, New Town, in the District of North 24 Parganas, more fully and particularly described in the Schedule hereunder written and hereinafter referred to as the 'SAID PLOTS OF LAND' together with all and singular the tangible and intangible assets edifices fixtures gates courts court-yards compound boundaries, areas sewers drains ways paths passages fences

To be cont

hedges ditches trees water courses lights and all manner of former and other right liberties benefits, privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel of member thereof which now is or are or hereto before were or was held used occupied or enjoyed therewith AND reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof AND all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demands whatsoever of the Vendor out of or upon the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH all deeds paths muniments writings and evidences of title in anyway relating to or connected with the said property or any part thereof which now are or is or hereafter may be in possession, power, custody or control of the Vendor or any person or persons from whom the Vendor/s or any of them may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages, charges, leases, tenancies, occupancy rights, liens,

To be cont

lispendences, attachments, bargaders, trusts, claims, demands, acquisition, requisition, vesting, alignment claims demands and liabilities whatsoever or howsoever.

**THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER
AS UNDER :-**

- 1 That free and clear and freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the cost and expenses of the Vendor/s is/are and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispendences, attachments whatsoever.
2. That the Purchaser shall hereinafter peacefully and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendor/s or his/her/ their legal heirs, executors, administrators, representatives, nominees and assigns.
3. That no notice issued under the public demand recovery act has been served on the Vendor/s not any such notice has been published.
4. That the land fully described in the schedule below stands retained by the Vendor/s through operation of family ceiling as envisaged in chapter II-B, West Bengal Land Reforms Act.
5. That the said land or any part or portion thereof or under any interest

To be cont

therein has not vested in and/or is neither acquired nor any notice has been served under the state of West Bengal Estate Acquisition Act. 1953 or statutory modification thereof or under the Urban Land (Ceiling & Regulations) Act. 1976 or any other law for the time being in force.

6. It is hereby declared by the Vendor/s that the said land which have been described in the schedule hereinafter written is the self acquired property of the Vendor/s and that they are not the benamder of any one.
7. It is hereby declared that the said Purchaser have the absolute right to mutate it's names in respect of the present purchased land.
8. All the taxes, land revenue and impositions payable in respect of the said property up to date of these presents have been fully paid by the Vendor/s and if any portion of such taxes levies impositions etc. be found to have remained unpaid for the period up to date the same shall be deemed to be the liability of the Vendor/s and realizable from the Vendor/s.
9. It is hereby declared by the Vendor/s that the said land are absolutely free from all encumbrances and that is not the benamder of anyone and the same is not the DEBATTOR or PIROTTOR property or is not subject matter of any court case or not any litigation from any corners whatsoever.
10. That the Vendor/s have not yet taken any loan or financial benefits from any bank or financial institutions or any corners in respect of the schedule mentioned land.
11. If it is transpired subsequently that the said property hereby sold, con-

To be cont

(11)

veyed and transferred and assigned by the Vendor/s is/are found to be not free from all encumbrances or if it is found that the total quantum or any quantum of the land sold, conveyed and transferred is physically absent or the Vendor/s do not have valid right title interest and possession of the said land or any part thereof, the Vendor/s shall be bound to give possession of the equal quantum of land owned held and possessed by them and if any mistake is detected hereafter in this deed, that will be ratified by the Vendor/s without any claim or demand at the cost of the Purchaser.

AND the Vendor/s herein deliver this day khas possession of the said land unto the Purchaser herein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

(Description of land hereby sold by the Vendor herein)

ALL THAT piece or parcel of Revenue Paying Ratyati Dakhali Swattiya Bisistha Baganland measuring an area of 30.48 Decimal more or less out of 1 Acre 27 Decimal, comprised in C.S. Dag No. 651, corresponding to R.S. & L.R. Dag No. 437 under C.S. Khatian No. 103, L.R. Khatian No. 252, present L.R. Khatian No. 3288 (in the name of Astapada Naskar), the said land clearly as under :-

To be cont

Saleable land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Kh No.	Nature of land
30.48 Dec.	0.2400	127 Dec.	437	3288	Bagan
Total Area 30.48 Decimal, equivalent to 18 (eighteen) Katha, 7 (seven) Chittack 14 (fourteen) Sq. ft. more or less,					

lying and situated at Mouza- KALIKAPUR, J.L. No. 40, R.S. No. 141, at present Touzi No. 10, within the local limits of Patharghata Gram Panchayat, within Rajarhat Police Station, within the Jurisdiction A.D.S.R.O. Rajarhat, New Town, in the District of North 24 Parganas, in the State of West Bengal.

The annual proportionate rent will be payable as per State Government Rules and Regulations.

For greater clearance of the said land, one site plans is annexed herewith marked by Blue border in Plot No. B, which will be treated as a part of this indenture and the said saleable land is butted and bounded as under :-

ON THE NORTH BY : R.S. & L.R. Dag No. 439, 440, 441..

ON THE SOUTH BY : R.S. & L.R. Dag No. 434, 437 (P).

ON THE EAST BY : R.S. & L.R. Dag No. 425.

ON THE WEST BY : R.S. & L.R. Dag No. 438, 437 (P).

To be cont

(13)

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their hand's and seal's on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendor at Rajarhat in Presence of:

1. *Aminul Momen*
Patharshata
New Town

2. *Sahab Ali*
Rajarhat
KO-125

Asta Kader Naskar

SIGNATURE OF THE VENDOR

Profecto Realtors Pvt. Ltd.

Sabir Ali Momen
Director

Deed prepared by me.

Fazlul Haque
Advocate

District Judges Court
North 24 PGS, Barisal

Regn. No. WB/1143/2011

Profecto Realtors Pvt. Ltd.

Md. Aminul Islam
Director

SIGNATURE OF THE PURCHASER

To be cont

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchasers, a sum of **Rs. 72,00,000/- (Rupees Seventy-two Lac) only**, being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

<u>Date.</u>	<u>Ch/D.D No.</u>	<u>Drawee Bank</u>	<u>Amount</u>
21/05/2022	RTGS	ICICI Bank	16,00,000/-
21/07/2022	RTGS	Do	5,00,000/-
27/08/2022	RTGS	Do	5,00,000/-
27/08/2022	RTGS	Do	5,00,000/-
28/08/2022	RTGS	Do	5,00,000/-
28/08/2022	RTGS	Do	5,00,000/-
30/08/2022	RTGS	Do	5,00,000/-
17/09/2022	RTGS	Do	10,00,000/-
17/11/2022	RTGS	Do	8,00,000/-
11/12/2022	RTGS	Do	8,00,000/-

Total- Rs. 72,00,000/- (Rupees Seventy-two Lac) only.

WITNESSES :-


































1. *Amirul Naby*
VI.; putruer ghuth
P.S. New town
2. *Sahab Ali*
Rajinder
Kol-125

Asta Padu Naskar

SIGNATURE OF THE VENDOR

SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the
Executants.

	P. No. <i>Sabir Ali Moteh</i>					
		S	R	M (Left Hand)	I	T
						
		T	I	M (Right Hand)	R	S
	Pvt. Ltd. <i>Md. Aminul Islam</i>					
		S	R	M (Left Hand)	I	T
						
		T	I	M (Right Hand)	R	S
	<i>Asha Pada Naxa</i>					
		S	R	M (Left Hand)	I	T
						
		T	I	M (Right Hand)	R	S

ভাৰতৰ নিৰ্বাচন কমিশ্যন
भारत च
ELECTION COMMISSION OF INDIA
IDENTITY CARD
GCC03010810



নিৰ্বাচকেৰ নাম : আমিনুল মোস্তা
Elector's Name : Aminul Molla
শিকারী নাম : আমিনুল হামিদ মোস্তা
Elector's Name : Aminul Hamid Molla
লিঙ্গ/সে : পুৰুষ
জন্ম তাৰিখ : 15/02/1964
Date of Birth :

GCC03010810

Signature
Date of Birth: 15/02/1964

Residence
Panchaghat, New Town, North 24
Parganas-700125

[Handwritten signature]

Date: 26/02/2013

Signature of the Officer
Signature of the Officer
Signature of the Officer
Signature of the Officer

Signature of the Officer
Signature of the Officer
Signature of the Officer
Signature of the Officer

Aminul Molla

SITE PLAN OF

DIST:-N-24-PGS,BLOCK-RAJARHAT
MOUZA - KALIKAPUR, J. L. NO. -40
P.S.-RAJARHAT,AREA:-MENTIONED
IN THE SCHEDULE.

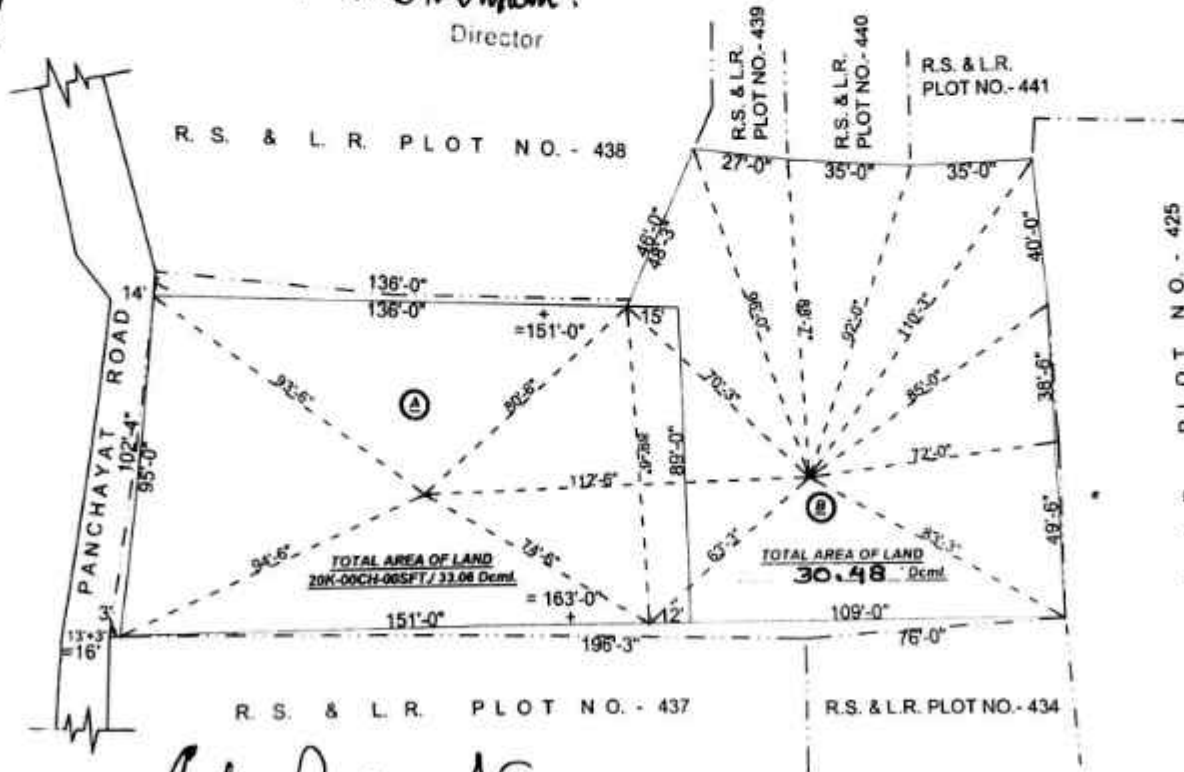
R.S. & L.R. PLOT NO.-437(P).

SCHEDULE		
PLOT	R.S. & L.R. PL. NO.	AREA OF LAND
A	437(P)	20K-00CH-00SFT/ 33.06DC
B	437(P)	18K-7 CH-14SFT/ 30.48DC
TOTAL AREA =38K-7 CH-14SFT/ 63.54DC		



Profecto Realtors Pvt. Ltd.
Sabira Ali Nishan
Director

Profecto Realtors Pvt. Ltd.
Md. Anwarul Islam
Director



PREPARED BY

Asta Pada Nishan

Asta Pada Nishan

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



192023240150962811

GRN Details

GRN:	192023240150962811	Payment Mode:	Online Payment
GRN Date:	01/08/2023 10:28:36	Bank/Gateway:	State Bank of India
BRN :	CKX5903332	BRN Date:	01/08/2023 10:31:08
GRIPS Payment ID:	010820232015096280	Payment Init. Date:	01/08/2023 10:28:36
Payment Status:	Successful	Payment Ref. No:	2001957845/2/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Profecto Realtors Pvt Ltd
Address:	L/51/1202 Sukhobristi Newtown
Mobile:	9830210190
Contact No:	7003373523
Depositor Status:	Buyer/Claimants
Query No:	2001957845
Applicant's Name:	Mr SAHEB ALI
Identification No:	2001957845/2/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	01/08/2023
Period To (dd/mm/yyyy):	01/08/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001957845/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	211020
2	2001957845/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	72014
3	2001957845/2/2023	Mutation Conversion - Receipt	0029-00-800-028-27	1220

Total 284254

IN WORDS: TWO LAKH EIGHTY FOUR THOUSAND TWO HUNDRED FIFTY FOUR ONLY.

Major Information of the Deed




Deed No :	I-1523-11410/2023	Date of Registration	01/08/2023
Query No / Year	1523-2001957845/2023	Office where deed is registered	
Query Date	31/07/2023 11:38:47 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SAHEB ALI Mohammadpur, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 7003373523, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 72,00,000/-	Rs. 72,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,16,020/- (Article:23)	Rs. 72,014/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, JI No: 40, 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-437 (RS :-)	LR-3288	Bastu	Bagan	30.48 Dec	72,00,000/-	72,00,000/-	
Grand Total :					30.48Dec	72,00,000 /-	72,00,000 /-	

Seller Details :







SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri Astapada Naskar (Presentant) Son of Late Jiban Krishna Naskar Executed by: Self, Date of Execution: 01/08/2023 Admitted by: Self, Date of Admission: 01/08/2023, Place : Office			
		01/08/2023	LTI 01/08/2023	01/08/2023

Shikharpur, City:- Not Specified, P.O:- Shikharpur, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: abxxxxxx5d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/08/2023
Admitted by: Self, Date of Admission: 01/08/2023 ,Place : Office




Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PROFEETO REALTORS PRIVATE LIMITED L/51/1202, L-51, Sparsh Sp Shukhobristhi, AA-III, New Town, City:- Not Specified, P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Sabir Ali Mollah Son of Mehcrul Mollah Date of Execution - 01/08/2023, , Admitted by: Self, Date of Admission: 01/08/2023, Place of Admission of Execution: Office				
Aug 1 2023 1:49PM		LTI 01/08/2023	01/08/2023	
Padmabila, City:- Not Specified, P.O:- Bithari, P.S:-Swarupnagar, District:-North 24-Parganas, West Bengal, India, PIN:- 743286, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: bfxxxxxx6i, Aadhaar No: 55xxxxxxxx5797 Status : Representative, Representative of : PROFEETO REALTORS PRIVATE LIMITED (as Director)				
2	Name	Photo	Finger Print	Signature
Mohammad Aminul Islam Son of Md Salauddin Date of Execution - 01/08/2023, , Admitted by: Self, Date of Admission: 01/08/2023, Place of Admission of Execution: Office				
Aug 1 2023 1:49PM		LTI 01/08/2023	01/08/2023	
Jalibagicha, City:- Not Specified, P.O:- Mahishasthali, P.S:-Bhagabangola, District:-Murshidabad, West Bengal, India, PIN:- 742135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: abxxxxxx6b, Aadhaar No: 57xxxxxxxx8132 Status : Representative, Representative of : PROFEETO REALTORS PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Amirul Molla Son of Abdul Hamid Molla Patharghata, City:- Not Specified, P.O:- Patharghata, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700135			

01/08/2023 01/08/2023 01/08/2023

Shri Astapada Naskar, Sabir Ali Mollah, Mohammad Aminul Islam

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Astapada Naskar	PROFEETO REALTORS PRIVATE LIMITED-30.48 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, JI No: 40, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 437, LR Khatian No:- 3288	Owner: অষ্টপদ নস্কর, Gurdian: জীবন বক, Address: নিজ Classification: বাগান, Area: 0.31000000 Acre.	Shri Astapada Naskar

On 01-08-2023

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) 45(1), W.B. Registration Rules, 1962)

Presented for registration at 13:37 hrs on 01-08-2023, at the Office of the A.D.S.R. RAJARHAT by Shri Astapada Naskar, Executant.

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 72,00,000/-

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

Execution is admitted on 01/08/2023 by Shri Astapada Naskar, Son of Late Jiban Krishna Naskar, Shikharpur, P.O: Shikharpur, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Retired Person

Indetified by Amirul Molla, , Son of Abdul Hamid Molla, Patharghata, P.O: Patharghata, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

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

Execution is admitted on 01-08-2023 by Sabir Ali Mollah, Director, PROFEETO REALTORS PRIVATE LIMITED, L/51/1202, L-51, Sparsh Sp Shukhobristhi, AA-III, New Town, City:- Not Specified, P.O:- New Town, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Amirul Molla, , Son of Abdul Hamid Molla, Patharghata, P.O: Patharghata, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

Execution is admitted on 01-08-2023 by Mohammad Aminul Islam, Director, PROFEETO REALTORS PRIVATE LIMITED, L/51/1202, L-51, Sparsh Sp Shukhobristhi, AA-III, New Town, City:- Not Specified, P.O:- New Town, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Amirul Molla, , Son of Abdul Hamid Molla, Patharghata, P.O: Patharghata, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 72,014.00/- (A(1) = Rs 72,000.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 72,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/08/2023 10:31AM with Govt. Ref. No. 192023240150962811 on 01-08-2023, Amount Rs: 72,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX5903332 on 01-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

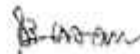
Certified that required Stamp Duty payable for this document is Rs. 2,16,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,11,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5920, Amount: Rs.5,000.00/-, Date of Purchase: 31/07/2023, Vendor name: Mita Dutta

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/08/2023 10:31AM with Govt. Ref. No. 192023240150962811 on 01-08-2023, Amount Rs: 2,11,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX5903332 on 01-08-2023, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 152311410 for the year 2023.



Digitally signed by SANJOY BASAK
Date: 2023.08.01 15:51:24 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2023/08/01 03:51:24 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

