

17265

5-16745/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

26/24521910/21 G 284121

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

Additional District Sub-Registrar
Rajarat New town, North 24-Pgs.

29 NOV 2021

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the
26th day of November, Two Thousand Twenty-one (2021)

BETWEEN

To be cont

3679

25/11/2021

শ্রী

25.11.2021 5000/-

ক্রয়দার নাম ও পতা:

ডায়াল হেডার ফাঙ্কর

বিশ্বাস নং: ...

স্টাট্ট ডায়াল ক্রয়:

চালান নং:

খোটা কতটাকা বরিষ

ক্রয়দার-বারাকপুর, ভেডার-মিতা দত্ত

Profecto Realtors Private Limited

of-4/51/1202, L-51, Sriha

Shukhobrishti, 1401700135

28 OCT 2021

28 OCT 2021

Sabinathi Murchi

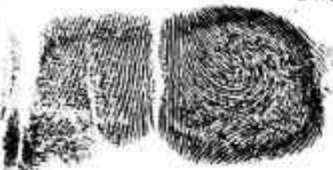


12369

Profecto Realtors Pvt. Ltd.

Sabinathi Murchi

Director



12370

Profecto Realtors Pvt. Ltd.

Md. Aminul Islam

Director



12371

Handwritten signature and name in Bengali



12372

IDENTIFIED BY ME

Handwritten signature

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Handwritten text: ...

Handwritten text: ...

Handwritten text: ...



Additional District Sub-Registrar
Registrar North 24 Parganas

40 NOV 2021

GOLAPI MONDAL (having PAN : CNWPM3586J) wife of Late Dukhiram Mondal, residing at Kalikapur, P.O. Kashinathpur, P.S. Rajarhat, Kolkata- 700 135, District- North 24 Parganas, West Bengal, by faith Hindu, by occupation- Housewife, 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 her legal heirs, executors, administrators, representatives, nominees and assigns) of the **ONE PART**.

- AND -

PROFEETO REALTORS PRIVATE LIMITED (having PAN : AAMCP4132F), a company incorporated under the Companies Act. 1956, having its registered office at L/51/1202, L-51, SPRIHA, SP SHUKHOBRISTHI, AA-III, New Town, Kolkata- 700 135, P.O. - New Town, P.S. Technocity, District North 24 Parganas, represented by its Directors (i) **SABIR ALI MOLLAH** (having PAN : BFKPM4896L, Aadhaar No. : 5525 4321 5797) son of Meherul Mollah, residing at Padmabila, P.O. Bithari, P.S. Swarupnagar, District- North 24 Parganas, PIN- 743286, by faith Muslim, by occupation- Business, by Nationality- Indian and (ii) **MD. AMINUL ISLAM** (having PAN : ABHPI7766B, Aadhaar No. 5703 1600 8132) son of Md. Salauddin, residing at Village- Jalibagicha, P.O. Mahishasthali, P.S. Bhagwangola, District- Murshidabad, PIN- 742135, by faith Muslim, by occupation- Business, by 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 successors-in-interest in its office for the time being in-force and assigns) of the **OTHER PART** ;



26 NOV

WHEREAS :

A) One (i) Shri Dhananjoy Mondal and (ii) Shri Dukhiram Mondal both sons of Late Harendra Nath Mondal, both resident of Atghara, Kalikapur, P.S. Rajarhat, 24 Parganas now North 24 Parganas were the joint owners of bagan/danga land measuring an area of 1.27 Acre (one Acre twenty seven Decimals) comprised in C.S. Dag No. 651, under C.S. Khatian No. 103, lying 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 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, residing at Joypur, P.S. Bhangar, District - 24 Parganas now South 24 Parganas by a registered Deed of Sale (Bengali language- Suff Bikray Kobala), registered at the office of the Bhangar, 24 Parganas now South 24 Parganas and recorded in Book No. I, Being No. 2758 for the year 1948 on 13/07/1948 against valuable consideration mentioned thereon and by virtue of above purchase, each of them entitled as $\frac{1}{2}$ share out of said purchase land.

B) While seized and possessed of the said plot of land by virtue of above purchase the said Shri Dukhiram Mondal duly recorded his name to BL & LR office in L.R. Settlement Operation being **L.R. Khatian No. 252** and the said office Authority recorded the said land measuring an area of 63.50 Decimals as $\frac{1}{2}$ share out of 1.27 Acre comprised in C.S. Dag No. 651, corresponding to R.S. &

one share is
in name of
Mst. Amena
Khatun Bibi

L.R. Dag No. 437 under C.S. Khatian No. 103, at present L.R. Khatian No. 252, lying 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 the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas as absolute owner and possessor thereof.

C) While seized and possessed of the said plot of land, the said Shri Dukhiram Mondal died in childless, leaving behind his only wife namely **Golapi Mondal** (the **Vendor** herein) as his only legal heir to his estate and she become the owner of the said land measuring an area of 63.50 Decimals as $\frac{1}{2}$ share out of 1.27 Acre comprised in C.S. Dag No. 651, corresponding to R.S. & L.R. Dag No. 437 under C.S. Khatian No. 103, at present L.R. Khatian No. 252, lying 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 the jurisdiction of Rajarhat Police Station, 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 thereafter she sold out a portion from the same and remaining land measuring 16.51 Decimals is under her full possession.

D) Since then, the Vendor herein is seized and possessed of the aforesaid plot of bagan land measuring an area of 16.51 Decimals comprised in C.S. Dag No. 651, corresponding to R.S. & L.R. Dag No. 437 under C.S. Khatian No. 103, at present **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 the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas by virtue of above inheritance from her husband and has 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 her name as absolute owner and possessor thereof and has the full right to dispose or transfer the same to others as the Vendor herein shall think fit and proper.

E) Now, the Vendor herein has agreed to sell and the Purchaser herein has agreed to purchase the said plot of land measuring an area of 16.51 Decimals as 0.1300 share out of total 1.27 Acre comprised in C.S. Dag No. 651, corresponding to R.S. & L.R. Dag No. 437 under C.S. Khatian No. 103, at present 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 the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas more fully described in the schedule hereinafter written, at or for the total consideration of **Rs. 60,00,000/-** (Rupees sixty lakhs only).

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of **Rs. 60,00,000/-** (Rupees sixty lakhs only) of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at or before the execution hereof, the receipt whereof the Vendor do hereby as also by the receipt and Memo of consideration hereunder written admit and acknowledge and of and from 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 do hereby grant sell, convey transfer assign and assure unto and in favour of the Purchaser herein in respect of the said plot of land measuring 16.51 Decimals more or less together with all easement rights more fully and particularly described in the Schedule hereunder written and hereinafter referred to as '**the SAID PROPERTY**' together with all easement rights of compound boundaries, areas sewers drains ways paths passages fences

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 land/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 anywise 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 or any of him 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 lispences attachments bargaders trusts claims demands acquisition requisition vesting alignment claims demands and liabilities whatsoever or howsoever.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER:-

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

is 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 or its 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 not any such notice has been published.

4. That the property fully described in the schedule below stands retained by the Vendor through operation of family ceiling as envisaged in chapter II-B, West Bengal Land Reforms Act.

5. That the said property or any part or portion thereof or under any interest therein has not vested in and/or is neither acquired nor any notice has been served under the state of West Bengal Acquisition Act. 1956 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 that the said property which described in the schedule hereinafter written is the self acquired property of the Vendor and the Vendor is not the benamder of any one.

7. It is hereby declared that the said Purchaser has the absolute right to mutate its name in respect of the present purchased property.

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 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 and realizable from the Vendor.

9. It is hereby declared by the Vendor that the said property is absolutely free from all encumbrances and that is not the benamdar of anyone and the same is not the **DEBATTOR** or **PIROTTOR** property/land or is not subject matter of any court case or not any litigation from any corners whatsoever.

10. That the Vendor has not yet taken any loan or financial benefits from any bank or financial institutions or any corners in respect of the schedule mentioned property.

11. It is transpired that the said property/land hereby sold, conveyed and transferred and assigned by the Vendor, if not free from all encumbrances as herein covenant, the Vendor shall be bound to refund to the Purchaser, the full consideration money paid hereunder together with cost of the stamp and registration charges incurred by the Purchaser herein and if any typographical mistake is discovered in later in this deed that will be rectified by the Vendor without any claim or demand at the cost of the purchaser.

A N D the Vendor herein deliver this day khas possession of the said property unto the Purchaser herein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

(Description of property hereby sell by the Vendor)

ALL THAT piece or parcel of a plot of rayati dakhali swattiya bisistha **bagan** land measuring an area of **16.51 Decimals** as 0.1300 share out of total 1.27 Acre comprised in C.S. Dag No. 651, corresponding to R.S. & L.R. Dag No. 437 under C.S. Khatian No. 103, at present **L.R. Khatian No. 252** (L.R. record in the name of Dukhiram Mondal, now deceased), 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 the jurisdiction of Rajarhat Police Station, under A.D.S.R. office Rajarhat New Town, in the District of North 24 Parganas, in the State of West Bengal

It is clearly stated herein that the Vendor hereby sell the aforesaid land measuring an area of **16.51 (sixteen point five one) Decimals** together with all easement rights of the same unto and in favour of the Purchaser herein and for greater clearance, one site plan is annexed herewith marked by RED border which will be treated as a part of this Indenture and the said landed property is butted and bounded as under :-

ON THE NORTH BY	: R.S. & L.R. Dag No. 438
ON THE SOUTH BY	: R.S. & L.R. Dag No. 437(P)
ON THE EAST BY	: R.S. & L.R. Dag No. 437(P)
ON THE WEST BY	: <u>30'-0" wide Panchayet Road</u>

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

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed its hands after going through the contents of this Deed of Conveyance on the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the Parties at Kolkata in Presence of -



[Handwritten signature]

1. *[Handwritten signature]*
শ্রী + সার: *[Handwritten text]*
তারিখ - *[Handwritten date]*

SIGNATURE OF THE VENDOR

2. *[Handwritten signature]*
স্বাক্ষর: *[Handwritten text]*
তারিখ: *[Handwritten date]*

Profecto Realtors Pvt
[Handwritten signature]
Director

Profecto Realtors Pvt Ltd
Md. Aminul Islam
Director

Deed prepared by:

Faizul Islam
Advocate
District Judges Court
North 24 P.S., Barasat
Regn. No. - WB/1743/2011

SIGNATURE OF THE PURCHASER

Composed by:
[Handwritten signature]
(Rahamat Shaikh)
A.D.S.R. Office - Bidhannagar
Kolkata- 700091

Read over & explained to the Vendor in Bengali by me -

[Handwritten signature]

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchaser, a sum of **Rs. 60,00,000/-** (Rupees sixty lakhs only), being the full consideration money of the schedule mentioned property and payment as per memo below.

MEMO

Date	Mode of payment	Details	Amount (Rs.)
10/11/2021	Chq. No. 000141	ICICI Bank Rajarhat Branch	10,00,000/-
12/11/2021	Chq. No. 000142	ICICI Bank Rajarhat Branch	10,00,000/-
15/11/2021	Chq. No. 000143	ICICI Bank Rajarhat Branch	10,00,000/-
20/11/2021	IMPS : 132409275821	ICICI Bank Rajarhat Branch	1,000/-
25/11/2021	RTGS : ICICR42021112500541891	ICICI Bank Rajarhat Branch	29,99,000/-

Rs. 60,00,000/-

(Rupees sixty lakhs only)

WITNESSES

1. *[Handwritten signature]*
[Handwritten text]
[Handwritten text]

2. *[Handwritten signature]*
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SIGNATURE OF THE VENDOR

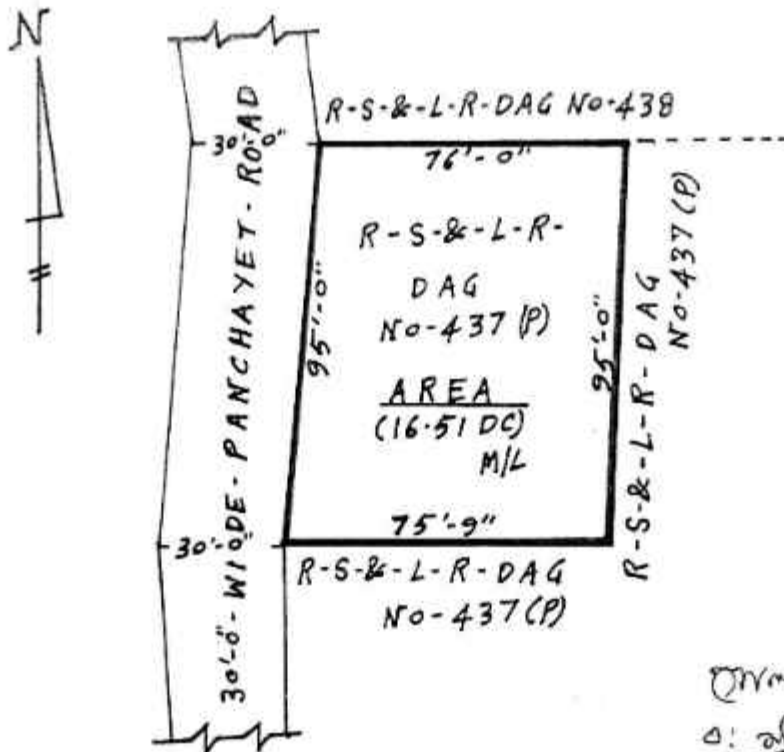
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SITE PLAN PART OF R-S-&-L-R-DAG No-437
AT MOUZA-KALIKAPUR T-L-No-40 R-S-No-143 L-R-KH-No-252
P-S-RAJARHAT DIST-24 PARGANAS(NORTH)(UNDER-
PATHARGHATA GRAM PANCHAYET)

AREA (16.51 DC) M/L (IN RED COLOUR)

VENDOR- GOLAPI MONDAL

VENDEE- PROFEETO REALTORS PRIVATE LIMITED



Handwritten signature and text, possibly a date or reference number.

Profeto Realtors Pvt. Ltd.

Sakira Ali Moush.

Director

Resul Mine

25/10/2021

REJUL MINE

REG NO. SLS / 1151DT 10/08/15

RAJARHAT KIT. II G.P. N 24 PGS

CALL 9874193289

Profeto Realtors Pvt. Ltd.

Md. Aminul Islam

Director

COPIED BY











SIG-OF-VENDEE

SIG-OF-VENDOR












UNDER RULE 44A OF THE I.R. ACT 1908

N.B.- LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS



SIGNATURE OF THE PRESENTANT/ EXECUTANT WITH PHOTO

 <i>Sabir Ali Mollah.</i>	LH.					
	RH.					

ATTESTED: -----
Profeto Re: *Prof. Ltd.*
Sabir Ali Mollah.
Director

 <i>Md. Aminul Islam</i>	LH.					
	RH.					

ATTESTED: -----
Profeto Re: *Prof. Ltd.*
Md. Aminul Islam
Director


 <i>Ommy of ABC</i>	LH.					
	RH.					

ATTESTED: -----
Ommy of ABC
at [unclear]

UNDER RULE 44A OF THE I.R. ACT 1908

N.B.- LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

SIGNATURE OF THE PRESENTANT/ EXECUTANT WITH PHOTO

 <i>Signature</i>	LH.					
	RH.	IDENTIFIED BY ME		IDENTIFIED BY ME		

ATTESTED: *Signature*

PHOTO	LH.					
	RH.					

ATTESTED:

PHOTO	LH.					
	RH.					

ATTESTED:



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

GRN Details

GRN: 192021220121395601 Payment Mode: Online Payment
GRN Date: 26/11/2021 09:23:39 Bank/Gateway: State Bank of India
BRN : CKS0687322 BRN Date: 26/11/2021 09:11:24
Payment Status: Successful Payment Ref. No: 2002452190/1/2021
(Query No*/Query Year)

Depositor Details

Depositor's Name: PROFEETOREALTORS PVT LTD
Address: L/51/202 SPRIHA SPSUKHOBRI TI NEWTOWN
Mobile: 7003373523
Depositor Status: Buyer/Claimants
Query No: 2002452190
Applicant's Name: Mr SAHEB ALI
Identification No: 2002452190/1/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002452190/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	175020
2	2002452190/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	60014
3	2002452190/1/2021	Mutation/Conversion -Receipt	0029-00-800-028-27	661
			Total	235695

IN WORDS: TWO LAKH THIRTY FIVE THOUSAND SIX HUNDRED NINETY FIVE ONLY.



ভারতের নির্বাচন কমিশন
 भारत का
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

WB/20/091/669386



নির্বাচকের নাম : গোলাপী মন্ডল
 Elector's Name : Gulapi Mondal
 স্বামীর নাম : সুব্রজীন্দ্র মন্ডল
 Husband's Name : Subrajindr Mondal
 লিঙ্গ/সেক্স : পু/প
 জন্ম তারিখ : XXXX/1940
 Date of Birth : XXXX/1940

WB/20/091/669386

ঠিকানা:
 মন্ডল পাড়া, কালিকাপুর, কাশিনাথপুর, রাজহাট, উত্তর
 ২৪ পরগণা- 700136

Address:
 MONDAL PARA,
 KALIKAPUR, KASHINATHPUR, RAJARHAT,
 NORTH 24 PARGANAS- 700136

Date: 17/07/2014

115-রাজহাট নতুন টাউন বিধান সভার নির্বাচন
 পরিচালনা কার্যালয়
 Facsimile Signature of the Electoral
 Registration Officer for
 115-Rajarhat New Town Constituency

বিধান-নির্বাচন আইন ১৯৫০-এর অধীনে এই কার্ডটি প্রস্তুত করা হয়েছে।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll of the changed address and to obtain the card
 with same number. 194/0526

গোলাপী মন্ডল
 ২. স্বাক্ষর



भारत सरकार
GOVERNMENT OF INDIA



গোলাপী মন্ডল
GOLAPI MONDAL
জন্মতারিখ/ DOB: 25/03/1935
মহিলা / FEMALE



2687 7554 0172

আধার-মাধারণ মানুৱের অধিকার



भारतीय विधिक पंचायत प्राधिकरण
UNIVERSITY OF LEGAL EDUCATION OF INDIA

ঠিকানা:

কালিনাথপুর, কালিকাপুর, উত্তর
২৪ পরগনা,
পশ্চিমবঙ্গ - 700135

Address:

KASHINATHPUR, Kalikapur, North
Twenty Four Parganas,
West Bengal - 700135

2687 7554 0172

Aadhaar-Aam Admi ka Adhikar

গোলাপী মন্ডল
স্বাক্ষর

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAMCP4132F

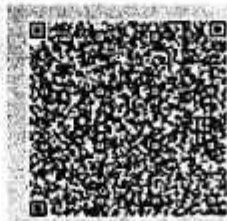
नाम / Name

PROFEETO REALTORS PRIVATE LIMITED

निगमन/गठन की तारीख

Date of Incorporation / Formation

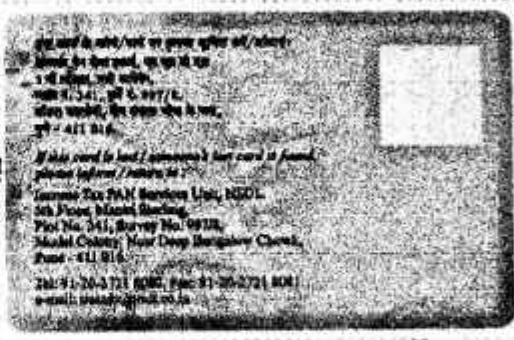
25/10/2021



Signature Not Verified

Digitally signed by Income Tax Dept.
Date: 2021.10.25 09:53:28
GMT+05:30

- Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents including payment of taxes, assessment, tax returns and tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer (आयकर विभाग से सम्बंधित विभिन्न दस्तावेजों को जोड़ने में आसानी, करों का भुगतान, अंशजमा, कर वापस, टैक्स अचूकता, भुगतान के प्रमाण आदि संबंधित दस्तावेजों का आसानी से मिलान करने में सहायता प्रदान करता है।)
- Linking of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) (आयकर विभाग, 1962 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (PAN) का जुड़ाव अब अनिवार्य है। (आयकर विभाग, 1962 के नियम 114B. का संदर्भ लें।)
- Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000 (एक से अधिक स्थायी लेखा संख्या (PAN) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।)
- The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card" (आयकर विभाग के द्वारा जारी किया गया PAN कार्ड में एक एंहांसड QR कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पढ़नीय है: Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।)



Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click [here](#)

Sobur H. Moush
Director

Md. Aminul Islam
Director

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BFKPM4896L



नाम / Name
SABIR ALI MOLLAH

पिता का नाम / Father's Name
MEHERUL MOLLAH

जन्म की तिथि / Date of Birth
11/04/1987

Sabir Ali Mollah

Sabir Ali Mollah



ভারত সরকার

Unique Identification Authority of India

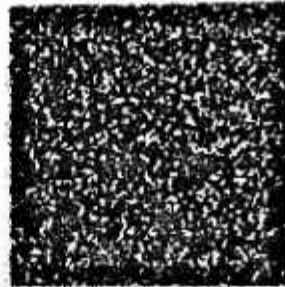
ডালিকাচুক্তির নম্বর/ Enrolment No.: 2189/70622/64587

Generation Date: 15/12/2015

To
সাবির আলী মোল্লা
Sabir Ali Mollah
S/O Meherul Mollah
PADMABILA
Bithen
Swarupnagar
North 24 Parganas West Bengal - 743286
9477477498

Generation Date: 15/12/2015

Signature valid



QR Code with Photograph

আপনার আধার সংখ্যা / Your Aadhaar No. :

5525 4321 5797

VID : 9194 4633 6537 9629

আমার আধার, আমার পরিচয়



সাবির আলী মোল্লা
Sabir Ali Mollah
জন্মতারিখ/DOB: 11/04/1987
পুরুষ/ MALE

5525 4321 5797

VID : 9194 4633 6537 9629

আমার আধার, আমার পরিচয়

Sabir Ali Mollah

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MD AMINUL ISLAM
MOHAMMAD SALAUDDIN
01/11/1988



Permanent Account Number

ABHPI7766B

Md Aminul Islam

Signature



Md. Aminul Islam



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 2017/13149/00514

To
 মোঃ আমিনুল ইসলাম
 Md Aminul Islam
 JALIBAGICHA
 Mahishasthali
 Murshidabad West Bengal - 742178
 9933487870

Download Date: 03/01/2018

Generation Date: 20/12/2017

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

5703 1600 8132

আমার আধার, আমার পরিচয়



মোঃ আমিনুল ইসলাম
 Md Aminul Islam
 জন্মতারিখ/DOB: 01/11/1986
 পুরুষ/ MALE

5703 1600 8132

আমার আধার, আমার পরিচয়

- তথ্য
- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
 - পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
 - এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 Unique Identification Authority of India

Address:
 JALIBAGICHA, Mahishasthali,
 Murshidabad,
 West Bengal - 742178

ঠিকানা:
 জালিবাগিচা, মহিষাস্থালি, মুর্শিদাবাদ,
 পশ্চিম বঙ্গ - 742178

5703 1600 8132

Md. Aminul Islam

 **भारत सरकार**
Government of India

 Srijob Naskar
Date of Birth/DOB: 10/12/1977
Male/ MALE

5404 8859 7120
VID : 9163 8677 0253 4223

मेरा पहचान मेरी पहचान

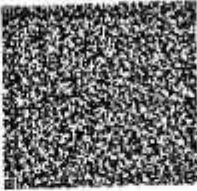


 **एनएनएनएनएन**
Unique Identification Authority of India

Address:
S/O Astapada Naskar, SHIKHARPUR, PO-
SHIKHARPUR, PS- RAJARHAT, Sikharpur,
North 24 Parganas,
West Bengal - 700135

5404 8859 7120
VID : 9163 8677 0253 4223

QR Code with Photo/Sign



Srijob Naskar



PATHARGHATA GRAM PANCHAYAT

Patharghata • Rajerhat • North 24 Parganas

Ref. No. _____

Date: 25/11/2018

সংগঠিত করিয়া গঠিত
 পুনর্নির্বাচিত পঞ্চায়েতের
 কার্যক্রমের ক্ষেত্রে, যে কোন
 বিষয়ে বাস্তবায়ন করা
 হইবে তাহা হইবে।
 এছাড়াও পঞ্চায়েতের
 কার্যক্রমের ক্ষেত্রে
 উক্ত পঞ্চায়েতের
 কার্যক্রমের ক্ষেত্রে
 উক্ত পঞ্চায়েতের
 কার্যক্রমের ক্ষেত্রে

২/ কোম্পানীর মালিকানাধীন পুষ্টি পরিকল্পনা

গীষণ
 PANCHAYAT
 NORTH 24 PARGANAS



Major Information of the Deed

Deed No :	I-1523-16745/2021	Date of Registration	29/11/2021
Query No / Year	1523-2002452190/2021	Office where deed is registered	
Query Date	25/11/2021 10:21:11 PM	1523-2002452190/2021	
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. 60,00,000/-	Rs. 60,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,80,020/- (Article:23)	Rs. 60,014/- (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 Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-437 (RS :-)	LR-252	Bastu	Bagan	16.51 Dec	60,00,000/-	60,00,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
Grand Total :					16.51Dec	60,00,000 /-	60,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt GOLAPI MONDAL Wife of Late DUKHIRAM MONDAL KALIKAPUR, City:- Not Specified, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CNxxxxxx6J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/11/2021 , Admitted by: Self, Date of Admission: 26/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/11/2021 , Admitted by: Self, Date of Admission: 26/11/2021 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PROFEETO REALTORS PRIVATE LIMITED L/51/1202. L-51, SPRIHA SP SHUKHOBRI SHTI, AA-III, NEW TOWN, City:- Not Specified, P.O:- PATHARGHATA 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	SABIR ALI MOLLAH (Presentant) Son of MEHERUL ALI MOLLAH 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.:: BFxxxxxx6L, Aadhaar No: 55xxxxxxxx5797 Status : Representative, Representative of : PROFEETO REALTORS PRIVATE LIMITED
2	MD AMINUL ISLAM Son of MOHAMMAD SALAUDDIN JALIBAGICHA, City:- Not Specified, P.O:- MAHISHASTHALI, P.S:- Bhagabangola, District:-Murshidabad, West Bengal, India, PIN:- 742178, 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
SRIJIB NASKAR Son of ASTAPADA NASKAR SHIKHARPUR, City:- Not Specified, P.O:- SHIKHARPUR, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700135			
Identifier Of Smt GOLAPI MONDAL, SABIR ALI MOLLAH, MD AMINUL ISLAM			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt GOLAPI MONDAL	PROFEETO REALTORS PRIVATE LIMITED-16.51 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:- 252	Owner: দুঃখীরাম মণ্ডল, Gurdian: হরেকৃষ্ণ মণ্ডল, Address: নিজ , Classification: বাগান, Area: 0.17000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 26-11-2021

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

Presented for registration at 20:55 hrs on 26-11-2021, at the Private residence by SABIR ALI MOLLAH .

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 60,00,000/-

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

Execution is admitted on 26/11/2021 by Smt GOLAPI MONDAL, Wife of Late DUKHIRAM MONDAL, KALIKAPUR, P.O. KASHINATHPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife

Indetified by SRIJIB NASKAR, , Son of ASTAPADA NASKAR, SHIKHARPUR, P.O: SHIKHARPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

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

Execution is admitted on 26-11-2021 by SABIR ALI MOLLAH,

Indetified by SRIJIB NASKAR, , Son of ASTAPADA NASKAR, SHIKHARPUR, P.O: SHIKHARPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Execution is admitted on 26-11-2021 by MD AMINUL ISLAM, DIRECTOR, PROFEETO REALTORS PRIVATE LIMITED, L/51/1202. L-51, SPRIHA SP SHUKHOBRSHTI, AA-III, NEW TOWN, City:- Not Specified, P.O:- PATHARGHATA, P.S:-New Town, District.-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by SRIJIB NASKAR, , Son of ASTAPADA NASKAR, SHIKHARPUR, P.O: SHIKHARPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business



Sanjoy Basak

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

North 24-Parganas, West Bengal

On 29-11-2021

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60,014/- (A(1) = Rs 60,000/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 60,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/11/2021 9:25AM with Govt. Ref. No: 192021220121395601 on 26-11-2021, Amount Rs: 60,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS0687322 on 26-11-2021, Head of Account 0030-03-104-001-16

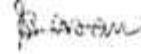
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,80,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,75,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3679, Amount: Rs.5,000/-, Date of Purchase: 25/11/2021, Vendor name: MITA DUTTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/11/2021 9:25AM with Govt. Ref. No: 192021220121395601 on 26-11-2021, Amount Rs: 1,75,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS0687322 on 26-11-2021, 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

Volume number 1523-2021, Page from 649797 to 649827
being No 152316745 for the year 2021.



Digitally signed by SANJOY BASAK
Date: 2021.11.30 14:16:51 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 2021/11/30 02:16:51 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

