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1-6800/2022



पश्चिमबंगाल पश्चिमबंगाल WEST BENGAL

2/1127629/22

G 294779

18/4/22

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

*B. Banerjee*

Additional District Sub-Registrar,  
Raigarhat, New Town, North 24-Pgs.

18 APR 2022

## DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the  
18<sup>th</sup> day of April, Two Thousand Twenty-two (2022)

BETWEEN

To be cont .....



1565 12.4.22  
কম. 5000/-

ক্রতার নাম ও মাঃ  
স্টাম্প ডেউর স্থানকর  
বিধান নং  
স্টাম্প ক্রম  
চলান নং  
ক্রতারি-বারাকপুর, জেডার-মিতা দস্ত

Profecto Realtors Private Limited  
of- L/51/1202, L-51, SP/SHA, - SP  
Shukhobristhi, AA-III  
New Town, KOL-700135

29 MAR 2022

608000



Additional District Sub-Registrar,  
North 24 Pgs

18 APR 2022



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

GRN: 192022230006762481

GRN Date: 12/04/2022 14:54:46

BRN : CKT3870315

Payment Status: Successful

Payment Mode: Online Payment

Bank/Gateway: State Bank of India

BRN Date: 12/04/2022 14:04:21

Payment Ref. No: 2001127629/4/2022

[Query No\*/Query Year]

Depositor Details

Depositor's Name: PROFEETO REALTORS PVT LTD

Address: L/51/1202 SPRIHA NEWTOWN

Mobile: 9830563601

Depositor Status: Buyer/Claimants

Query No: 2001127629

Applicant's Name: Mr SAHEB ALI

Identification No: 2001127629/4/2022

Remarks: Sale, Sale Document Payment No 4

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001127629/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	110850
2	2001127629/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	38624
3	2001127629/4/2022	Mutation/Conversion -Receipt	0029-00-800-028-27	660
<b>Total</b>				<b>150134</b>

IN WORDS: ONE LAKH FIFTY THOUSAND ONE HUNDRED THIRTY FOUR ONLY.



(2)

**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 Mollah, 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 .....

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 .....

(4)

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 17 Decimal equivalent to 10 (ten) Katha 5 (five) Chittack, 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 22/11/2018, registered at the A.D.S.R.O. Rajarhat, New Town, copied in Book No. 1, Volume No. 1523-2018, Pages from 427098 to 427115, Being No. 12873 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 17 Decimal more or less (as share 0.1339) 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

To be cont .....



(6)

herein) is well seized and possessed of the aforesaid plot of Bagan land measuring an area of 17 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 16.50 Decimal, equivalent to 10 (ten) Katha 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, 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. 38,61,000/- (Rupees Thirty-eight Lac Sixty-one Thousand) only.**

To be cont .....

(7)

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement and in consideration of **Rs. 38,61,000/- (Rupees Thirty-eight Lac Sixty-one Thousand) 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 **16.50 Decimal**, equivalent to **10** (ten) Katha 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**, lying and situated at **Mouza- KALIKAPUR, J.E. 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

To be cont .....

(8)

edifices fixtures gates courts courtyards 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 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

To be cont .....

(9)

void the same and free from all encumbrances mortgages, charges, leases, tenancies, occupancy rights, liens, 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.

To be cont .....

5. That the said land 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 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.

To be cont .....

11. If it is transpired subsequently that the said property hereby sold, conveyed 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 Bagan land measuring an area of 16.50 Decimal, equivalent to 10 (ten) Katha, 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

To be cont .....

Astapada Naskar), the said land clearly as under :-

Saleable land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Kh No.	Nature of land
16.50 Dec.	0.1300	127 Dec.	437	3288	Bagan
Total Area 16.50 Decimal, equivalent to 10 (ten) Katha, 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 plan is annexed herewith marked by RED border, 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. 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 : R.S. & L.R. Dag No. 437 (P).

**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. *Handwritten signature*  
৩০ - ০৪/০৫/১৮  
০৪/১৮ - ৩০/০৫/১৮

2. *Amirul Islam*  
vill - Patharghata  
P. S. NEWTOWN

*Handwritten signature*  
SIGNATURE OF THE VENDOR

Deed prepared by me.  
*Handwritten signature*  
**Krishna Das**  
Advocate  
Dist. Judge's Court Baranai  
North 24 Parganas  
Enrolment No. WB-1027/98

Profeeto Realtors Pvt. Ltd.  
*Handwritten signature*  
Director

Profeeto Realtors Pvt. Ltd.  
*Handwritten signature*  
Director

-----  
SIGNATURE OF THE PURCHASER



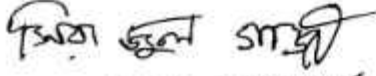
MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchasers, a sum of Rs. 38,61,000/- (Rupees Thirty-eight Lac Sixty-one Thousand) only, being the full consideration money of the schedule mentioned land and payment as per memo below.

<u>MEMO</u>			
<u>Date.</u>	<u>Ch/D.D No.</u>	<u>Drawee Bank</u>	<u>Amount</u>
04/01/2021	000144	ICICI Bank,	5,00,000/-
11/01/2022	000145	ICICI Bank,	9,00,000/-
12/04/2022	000147	ICICI Bank,	24,61,000/-

Total- Rs. 38,61,000/- (Rupees Thirty-eight Lac Sixty-one Thousand) only.

## WITNESSES :-

1.   
 3/11/2022 - 01/12/2022  
 2/12/2022 - 3/12/2022
2. Anisud Mallu  
 Villap. - father ghata  
 P.S. - new town



SIGNATURE OF THE VENDOR

SITE PLAN PART OF R.S. & L. R. DAG NO - 437,

AT MOUZA - KALIKAPUR, J. L. NO - 40, R. S. NO - 143,

L. R. KH NO - 3288, P. S. - RAJARHAT, DIST. - NORTH 24 PARGANAS

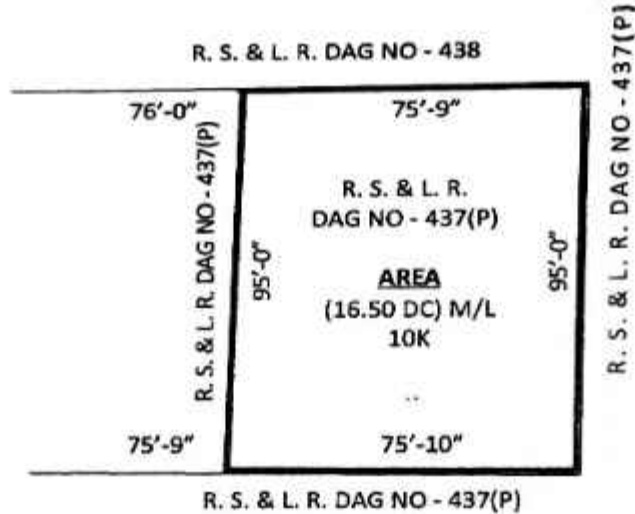
(UNDER PATHARGHATA GRAM PANCHAYET)

**AREA** - (16.50 DC) 10 K - 0 CH - 0 S.F.T. M/L (IN RED COLOUR)

SCALE = 40' = 1" (IN)



VENDOR - ASTA PADA NASKAR  
VENDEE - PROFEETO REALTORS PRIVATE LIMITED



Profeeto Realtors Pvt. Ltd.

*Sabirithi Mounh*  
Director

Profeeto Realtors Pvt. Ltd.

*Md. Aminul Islam*  
Director

*Asta Pada Naskar*

*Fajrul Mine*  
*15/04/2022*  
REJAL MINE  
REG NO. SLS / 1161DT. 10/08/15  
RAJARHAT KIT. II G.P. N 24 PGS  
CALL 9674163289

COPIED BY










SIG. OF VENDEE

SIG. OF VENDOR

SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO

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










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

 <i>Sabir Ali Malik</i>	LH					
	RH.					
<i>Profecto Realtors Pvt. Ltd.</i> <i>Sabir Ali Malik</i> Director						

ATTESTED :-

 <i>Md. Aminul Islam</i>	LH					
	RH.					
<i>Profecto Realtors Pvt. Ltd.</i> <i>Md. Aminul Islam</i> Director						

ATTESTED :-

 <i>Asta Pada Noshan</i>	LH.					
	RH.					

ATTESTED :- *Asta Pada Noshan*



*Asta Pada Naskar*



Department of Post



भारत



भारत

তথ্য

- \* Aadhaar পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- \* পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা দা্ত করা হয়।

INFORMATION:

- \* Aadhaar is proof of identity, not of citizenship.
- \* To establish identity, authenticate online.

আধার সারা দেশে মান্য।  
সর্বত্র তৈরি করতে সরকারী ও বেসরকারী পরিষেবা  
আধার মধ্যস্থত করে।  
Aadhaar is valid throughout the country.  
Aadhaar will be helpful in availing Government  
and Non-Government services in future.

**সংস্করণ নিয়ন্ত্রণাধীন সরকারি প্রতিষ্ঠান**  
সংস্করণ নিয়ন্ত্রণাধীন সরকারি প্রতিষ্ঠান  
সংস্করণ নিয়ন্ত্রণাধীন সরকারি প্রতিষ্ঠান

Address:  
S/O. Jibankrishna Naskar,  
naskarpura, Sakharpur, Saharpur,  
North 24 Parganas, Rajshahi,  
West Bengal, 700135

8621 6182 5146



Ujjwal Identification Authority of India  
সংস্করণ নিয়ন্ত্রণাধীন সরকারি প্রতিষ্ঠান

ভারত সরকার

ভুক্তিকর্তার আই ডি / Enrollment No.: 2017/25094/00416

To  
অর্চনা নস্কর  
Aslepada Naskar  
S/O. Jibankrishna Naskar  
naskarpura  
Saharpur  
Sakharpur  
Rajshahi North 24 Parganas  
West Bengal 700135  
9038241330  
3456665322  
MAA56653225FT

*Aslepada Naskar*

আপনার আধার সংখ্যা / Your Aadhaar No. :

8621 6182 5146

আমার আধার, আমার পরিচয়

**সংস্করণ নিয়ন্ত্রণাধীন সরকারি প্রতিষ্ঠান**  
সংস্করণ নিয়ন্ত্রণাধীন সরকারি প্রতিষ্ঠান  
সংস্করণ নিয়ন্ত্রণাধীন সরকারি প্রতিষ্ঠান

সংস্করণ নিয়ন্ত্রণাধীন সরকারি প্রতিষ্ঠান  
Aslepada Naskar  
সংস্করণ নিয়ন্ত্রণাধীন সরকারি প্রতিষ্ঠান / DOB 15/08/1942  
সংস্করণ নিয়ন্ত্রণাধীন সরকারি প্রতিষ্ঠান

8621 6182 5146



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

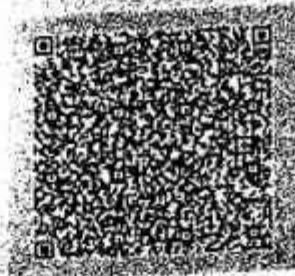


**भारत सरकार**  
**GOVT. OF INDIA**

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

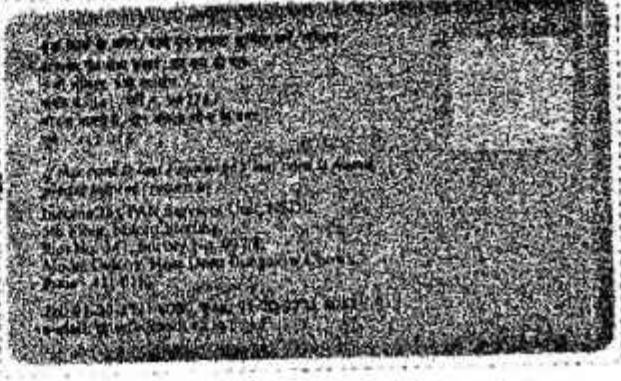
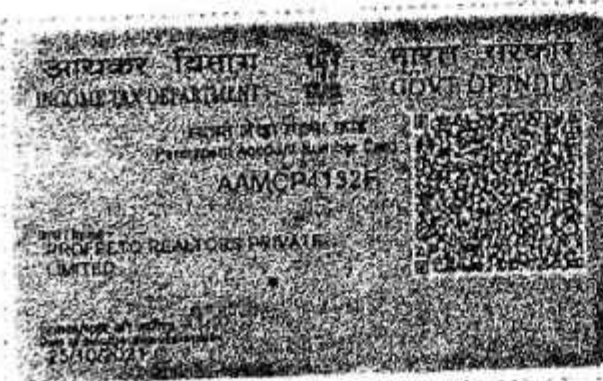
नाम / Name: **PROFEETO REALTORS PRIVATE LIMITED**

दिनांक/गठन की तारीख  
Date of Incorporation / Formation: **25/10/2021**



**Signature Not Verified**  
Digitally signed by  
Income Tax Dept  
Date: 2021.10.25 15:31:28  
GMT+05:30

- Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payments of taxes, assessment, tax demand tax returns, matching of information and easy retrieval of electronic information etc. relating to a taxpayer.
- आयकर विभाग को एक इलेक्ट्रॉनिक में संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग की सहायता मिलती है, जिसे करों के भुगतान, आकलन, कर चाल, देयता बकाया, सूचना के आदान-प्रदान, आकलन का आदान-प्रदान, व इसकी जांच में शामिल है।
- Issuance of PANs now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962; अधिनियम, 1961 के तहत विहित कई लेखों के लिए आयकर संख्या (पैन) का प्रयोग 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 (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का जुर्माना या सजा 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"
- यहां के कार्ड में एक एंहांसड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉयड मोबाइल ऐप द्वारा पढ़नीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप का 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 138A of Income Tax Act, 1961 and sub-rule (8) of Rule 114 of the Income Tax Rules, 1962. For more details, refer Rule 114B.

Profeto Realtors Pvt. Ltd.  
*Sakir Ali Mousah*  
Director

Profeto Realtors Pvt. Ltd.  
*Md. Aminul Islam*  
Director



সাবির আলী মোল্লা  
Sabir All Mollah  
পিতা : মেহেরুল মোল্লা  
Father: Meherul Mollah

জন্মতারিখ / DOB: 11/04/1987

মোব / Mobile

5525 4321 5797



আমার আধার, আমার পরিচয়



স্বাক্ষরিত  
আধার  
ঠিকানা: S/O মেহেরুল মোল্লা,  
পদ্মাবীলা, বিহারি, উত্তর ২৪ পরগণা,  
বঙ্গবন্দর, পশ্চিম বঙ্গ, 743266

Address: S/O Meherul Mollah,  
PADMABILA, Bihari, North 24  
Parganas, Swarupnagar, West  
Bengal, 743266

5525 4321 5797



1947



help@uidai.gov.in

www

www.uidai.gov.in

Sabir All Mollah

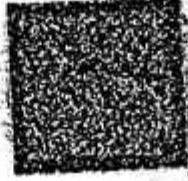
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
BFKPM4896L



SABIR AL MOLLAH

पिता का नाम / Father's Name  
MEHERUJ MOLLAH

*Sabir Al Mullah*

*Sabir Al Mullah*





आधार



Government of India



AADHAAR

ভারত সরকার

भारत सरकार

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



ভারত সরকার



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

5703 1600 8132



আমার আধার, আমার পরিচয়



ভারত সরকার  
भारत सरकार  
Unique Identification Authority of India

Address:

JALIBAGICHA, Mahishasthali,  
Murshidabad,  
West Bengal - 742178

ঠিকানা:

জালিবাগিচা, মহিষাস্থালি, মুর্শিদাবাদ,  
পশ্চিম বঙ্গ - 742178

5703 1600 8132



www.aadhaar.gov.in

www.aadhaar.gov.in




Md. Aminul Islam

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MD AMINUL ISLAM  
MOHAMMAD SALAUDDIN  
01/11/1966  
Permanent Account Number  
ABHP17766B

Signature



*Md. Aminul Islam*

भारत सरकार

सिराजुल गाजी

SIRAJUL GAJI

जन्मतिथि/ DOB: 15/08/1990

पुल्ल / MALE



4164 0754 6321

-साधारण बासुबेर अर्धिका

भारतीय विहित पहचान प्रणालिका  
NEW IDENTIFICATION AUTHORITY OF INDIA

ठिकाण:

Address:

जामलगाडा, उत्तर २४ परगना,  
पश्चिमबङ - 700135

Jamsheda, North Twenty Four  
Parganas,  
West Bengal - 700135

4164 0754 6321

-Aam Admi ka Adhiker

सिराजुल गाजी

### Major Information of the Deed




Deed No :	I-1523-06800/2022	Date of Registration	18/04/2022
Query No / Year :	1523-2001127629/2022	Office where deed is registered	
Query Date	12/04/2022 8:55:10 AM	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. : 9830563601, 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. 38,61,000/-	Rs. 38,61,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,15,850/- (Article:23)	Rs. 38,624/- (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	Use ROR	Area of Land	Set Forth Value (In Rs)	Market Value (In Rs)	Other Details
L1	LR-437 (RS :-)	LR-3288	Bastu	Bagan	16.5 Dec	38,61,000/-	38,61,000/-	
<b>Grand Total :</b>					16.5Dec	38,61,000 /-	38,61,000 /-	

### Seller Details :





SI No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Shri Asta Pada Naskar (Presentant)</b> Son of Late Jiban Krishna Naskar Executed by: Self, Date of Execution: 18/04/2022 , Admitted by: Self, Date of Admission: 18/04/2022 ,Place : Office	 18/04/2022	 LTI 18/04/2022	 18/04/2022

Shikharpur, City:- Not Specified, P.O:- Shikharpur, P.S:-Rajarhat, District:-North 24-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: 18/04/2022  
 , Admitted by: Self, Date of Admission: 18/04/2022 ,Place : Office

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>PROFEETO REALTORS PRIVATE LIMITED</b> L/51/1202.L-51, Spriha, 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
	<b>Sabir Ali Mollah</b> Son of Meherul Mollah Date of Execution - 18/04/2022, , Admitted by: Self, Date of Admission: 18/04/2022, Place of Admission of Execution: Office			<i>Sabir Ali Mollah</i>
		Apr 18 2022 12:14PM	LTI 18/04/2022	18/04/2022
	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: 55xxxxxxx5797 Status : Representative, Representative of : PROFEETO REALTORS PRIVATE LIMITED			
2	Name	Photo	Finger Print	Signature
	<b>Md Aminul Islam</b> Son of Md Salauddin Date of Execution - 18/04/2022, , Admitted by: Self, Date of Admission: 18/04/2022, Place of Admission of Execution: Office			<i>Md. Aminul Islam</i>
		Apr 18 2022 12:15PM	LTI 18/04/2022	18/04/2022
	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: 57xxxxxxx8132 Status : Representative, Representative of : PROFEETO REALTORS PRIVATE LIMITED (as DIRECTOR)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Sirajul Gaji</b> Son of Safiyar Gaji Jamalpara, City:- , P.O:- Kashinathpur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135			<i>Sirajul Gaji</i>

18/04/2022

18/04/2022

18/04/2022

Owner Of Shri Asta Pada Naskar, Sabir Ali Mollah, Md Aminul Islam

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Shri Asta Pada Naskar	PROFEETO REALTORS PRIVATE LIMITED-16.5 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 কক, Address: নিজ, Classification: বাগান, Area: 0.47000000 Acre.	Shri Asta Pada Naskar

12-04-2022

**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 38 61,000/-

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

On 18-04-2022

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 12:10 hrs on 18-04-2022, at the Office of the A.D.S.R. RAJARHAT by Shri Asta Pada Naskar, Executant.

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

Execution is admitted on 18/04/2022 by Shri Asta Pada 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 Sirajul Gaji, . . Son of Safiyar Gaji, Jamalpara, P.O: Kashinathpur, Thana: Rajarhat, , 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 18-04-2022 by Sabir Ali Mollah,

Indetified by Sirajul Gaji, . . Son of Safiyar Gaji, Jamalpara, P.O: Kashinathpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

Execution is admitted on 18-04-2022 by Md Aminul Islam, DIRECTOR, PROFEETO REALTORS PRIVATE LIMITED, L/51/1202.L-51, Spriha, 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 Sirajul Gaji, . . Son of Safiyar Gaji, Jamalpara, P.O: Kashinathpur, Thana: Rajarhat, , 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 38,624/- ( A(1) = Rs 38,610/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 38,624/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/04/2022 2:56PM with Govt. Ref. No: 192022230006762481 on 12-04-2022, Amount Rs: 38,624/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKT3870315 on 12-04-2022, Head of Account 0030-03-104-001-16

**of Stamp Duty**

ified that required Stamp Duty payable for this document is Rs. 1,15,850/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs. 1,10,850/-

**Description of Stamp**

1 Stamp Type Impressed Serial no 1565, Amount Rs 5,000/-, Date of Purchase 12/04/2022, Vendor name: MITA DUTTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/04/2022 2:56PM with Govt Ref No 192022230006762481 on 12-04-2022, Amount Rs: 1,10,850/-,

Bank State Bank of India (SBIN0000001), Ref No CKT3870315 on 12-04-2022, Head of Account 0030-02-103-003-02

*Sanjoy Basak*

**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 1523-2022, Page from 275208 to 275239

being No 152306800 for the year 2022.



Digitally signed by SANJOY BASAK  
Date: 2022.04.19 11:57:02 +05:30  
Reason: Digital Signing of Deed.

*Basak*

(Sanjoy Basak) 2022/04/19 11:57:02 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)

