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Q 1756/24



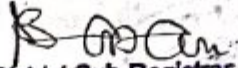
1/2
2/2/24

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

93AB 097439

2/254196/24

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.


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

02 FEB 2024

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the
2nd day of February, Two Thousand Twenty- four (2024).

BETWEEN

Cont. P/2

02 FEB 2024

02 FEB 2024

(2)

(1) **SHRI BIDYANAND SHAW**, (PAN: ARPPS1439K, Aadhaar No. - 8007 8306 3205), son of Late Prabhu Chand Shaw, residing at 20/1, Collin Street, P.O. - Park Street, P.S. - Taltala, Kolkata - 700016, presently residing at 1, Amiya Hazra Lane, 1st Floor, P.O. & P.S. - Park Street, Kolkata - 700016, ^{alias ASHOK SHAW} (2) **SHRI ASHOK KUMAR SHAW**, (PAN: BEZPS 8732M, Aadhaar No. - 8801 4430 3269), son of Late Prabhu Chand Shaw, residing at 20/1, Collin Street, P.O. - Park Street, P.S. - Taltala, Kolkata - 700016, presently residing at 154/5, Madral Pal Para, P.O. - Kankinara, P.S. - Bhatpara, Dist. - North 24 Parganas, PIN - 743126, (3) **SHRI RAJ KUMAR SHAW**, (PAN: CFOPS6719H, Aadhaar No. - 3921 8610 5210), son of Late Prabhu Chand Shaw, residing at 20/1, Collin Street, P.O. - Park Street, P.S. - Taltala, Kolkata - 700016, (4) **SHRI SHIB KUMAR SHAW**, (PAN: ANOPS0532J, Aadhaar No. - 7572 3500 4973), son of Late Prabhu Chand Shaw, residing at 20/1, Collin Street, P.O. - Park Street, P.S. - Taltala, Kolkata - 700016, presently residing at Tantultala, P.O. - R. Gopalpur, P.S. - Airport at Present Narayanpur, Dist. - North 24 Parganas, Kolkata - 700136, (5) **SMT. KUNTI SHAW**, (PAN: BFGPS8128M, Aadhaar No. - 5386 2273 2218), wife of Late Dayanand Shaw, (6) **SHRI VISHAL SHAW**, (PAN: CIWPB3110D, Aadhaar No. - 7516 7495 9175), son of Late Dayanand Shaw, both are residing at 24B, Rupnarayan Nandan Lane, P.O. & P.S. - Bhawanipore, Kolkata - 700025,

Shib-Kumar Shaw

Cont. P/3

(3)

all are by faith - Hindu, by Occupation - Business & Housewife, by Nationality - Indian, hereinafter called and referred to as the **"VENDORS"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the ONE PART;

AND

NITU DEVELOPERS PRIVATE LIMITED, (having PAN : AAECN1633P), a limited Company incorporated under the Companies Act. 1956, having its Office at Lauhati, P.O. - Lauhati, P.S. - Rajarhat, Dist. North 24 Parganas, Kolkata - 700135, represented by its Director **JAMAL UDDIN MOLLA**, (having PAN: AIYPM1138K), son of Late Mojambari Molla, residing at Village & P.O. Lauhati, P.S. - Rajarhat, Dist. North 24 Parganas, Kolkata - 700135, by faith- Islam, 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 Director in office for the time being in force, executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS One Rishi Moni Naskar alias Hrishikesh Naskar, son of Late Amullya Naskar was the absolute recorded owner and possessor of plot of

Cont. P/4

(11)

by the state of West Bengal Estate Acquisition Act. 1956 , or statutory modification thereof or under the urban land ceiling and Regulations Act. 1976 or any other law for the time being inforce.

8. ALL THE taxes, land revenue and impositions payable in respect of the said property up to date of these presents has been fully paid by the Vendors, and if any portion of such taxes, levies impositions etc. found to has remained unpaid for the period up to date hereof, the sane shall be deemed to be the liability of the Vendors and releasable from the Vendors.

IT IS hereby declared that the land described in the schedule below is the self acquired property of the Vendors and they are not the benamder of anyone.

AND the Vendors deliver this day Khas possession of the said land with unto the Purchaser.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

(Description of land hereby sold by the Vendors herein).

ALL THAT piece or parcel of Rayati Dakhali Swattiya Bisistha Shali land measuring an area 14.06 Satak, comprised in R.S. & L.R. Dag No. 4087 under L.R. Khatian Nos. 583, under the following manner :-

Cont. P/12

(12)

Saleable land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Khatian No.	Nature of land
14.06 Satak	0.2652	53 Satak	4087	583	Shali
14.06 Satak more or less,					

lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, in the State of West Bengal.

The annual proportionate rent will be payable to the Collectorate of North 24 Parganas on behalf of the Govt. of West Bengal as per State Govt. Rules and Regulations.

The said property is butted and bounded as follows :

ON THE NORTH BY ☞ R.S. & L.R. Dag No. 4087 (P).
ON THE SOUTH BY ☞ Mouza - Shikharpur, J.L. No. 49.
ON THE EAST BY ☞ Mouza - Shikharpur, J.L. No. 49.
R.S. & L.R. Dag No. 4090.
ON THE WEST BY ☞ R.S. & L.R. Dag No. 4095, 4086.

Cont. P/13

(4)

Shali land measuring an area 53 Satak, comprised in C.S. Dag No. 3978, R.S. Dag No. 4087, under C.S. Khatian No. 284, R.S. Khatian no. 583, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas, by virtue of record of rights and enjoyed the same absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plot of land measuring an area 53 Satak, the said Rishi Moni Naskar alias Hrishikesh Naskar died intestate leaving behind his eight sons namely Sri Rabin Kumar Naskar, Sri Sudev Naskar, Sri Chandmohon Naskar, Sri Nemai Naskar, Sri Prafulla Naskar, Sri Ramesh Naskar, Sri Basudev Naskar, Sri Bhagyadar Naskar and one wife namely Pramila Naskar and two daughters namely Brihaspati Sardar, Sumati Sardar as his legal heirs and successors to his estate and they become the owners of the aforesaid plot of land equally in terms of the Hindu Succession Act. 1956.

AND WHEREAS due to inconvenience in joint possession and/or occupation the aforesaid partitioned their inherited property by metes and bounds by mutual consent between themselves and thus Sri Rabin Kumar Naskar,

Cont. P/5

(5)

Sri Sudev Naskar, Sri Chandmohon Naskar, Sri Nemai Naskar, Sri Prafullya Naskar, Sri Ramesh Naskar, Sri Basudev Naskar, Brihaspati Sardar and Pramila Naskar became the absolute owners of 9/11th share of the aforesaid property i.e. measuring an area 43.38 Satak more or less, and they jointly have been enjoyed the same with good right and absolute power of ownership free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plot of land, by virtue of mutual settlement the said Sri Rabin Kumar Naskar, Sri Sudev Naskar, Sri Chandmohon Naskar, Sri Nemai Naskar, Sri Prafullya Naskar, Sri Ramesh Naskar, Sri Basudev Naskar, Brihaspati Sardar and Pramila Naskar jointly sold, transferred and conveyed to Shri Bidyanand Shaw, Shri Ashok Kumar Shaw, Shri Raj kumar Shaw, Shri Shib Kumar Shaw, (the Vendor Nos. 1 to 4 herein) and Dayanand Shaw, ALL THAT piece and parcel of Shali land measuring an area 33 Satak, equivalent to 1 (one) Bigha more or less out of 43.38 Satak total out of 53 Satak, comprised in R.S. & L.R. Dag No. 4087, under R.S. Khatian No. 583, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under

Cont. P/6

(6)

Rajarhat Police Station in the District of North 24-Parganas, by a Deed of Sale, dated 03/03/2000 at A D.S.R. Bidhan Nagar, Salt Lake City, copied in Book No. 1, Volume No. 109, Pages from 230 to 238, Being No. 4297 for the year 2000.

AND WHEREAS While seized and possessed of the aforesaid plot of land the said Dayanand Shaw died intestate leaving behind his wife namely Smt. Kunti Shaw (the Vendor No. 5 herein) , and one daughter namely Shri Vishal Shaw, (the Vendor No. 6 herein) as his legal heirs and successors to his estate and they become the owners of the aforesaid plot of land equally in terms of the Hindu Succession Act. 1956.

AND WHEREAS Since then the aforesaid Shri Bidyanand Shaw, Shri Ashok Kumar Shaw, Shri Raj kumar Shaw, Shri Shib Kumar Shaw, Smt. Kunti Shaw, Shri Vishal Shaw, (all the Vendors herein) are well seized and possessed of the aforesaid plot of Shali land total measuring an area 14.06 Satak, comprised in R.S. & L.R. Dag No. 4087 under L.R. Khatian Nos. 583, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District

Cont. P/7

(7)

of North 24-Parganas, morefully described in the schedule hereinafter written by virtue of above inheritance and thereafter own 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 owners and possessors thereof and have the full right to dispose or transfer the same to any body in any way as the Vendors herein shall think fit and proper.

AND WHEREAS Now (the Vendors herein being in need of money intended desired and agreed to sell and the purchaser herein have agreed to purchase the aforesaid plot of Shali land measuring an area 14.06 Satak, comprised in R.S. & L.R. Dag No. 4087 under L.R. Khatian Nos. 583, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, together with all easement rights of the same, more fully and particularly described in the Schedule hereunder written and at or for the total consideration of **Rs. 25,31,000/- (Rupees: Twenty-five Lac Thirty-one Thousand) only.**

Cont. P/8

(8)

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said Agreement and in consideration of **Rs. 25,31,000/- (Rupees: Twenty-five Lac Thirty-one Thousand)** only to the Vendors paid by the Purchaser as per memo below at or for the immediately before the execution of these presents (the receipt whereof the Vendors do hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof acquire, release and forever discharge the said Purchaser as well as the said land, particularly described in the schedule hereunder written) the Vendors do hereby grant, sell, transfer, assign and assure unto the Purchaser herein **ALL THAT** piece and parcel of Shali land measuring an area 14.06 Satak, comprised in R.S. & L.R. Dag No. 4087 under L.R. Khatian Nos. 583, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, more fully and particularly described In the schedule hereinafter written and together with full benefits of passages, ways, water, ways, Rights, liberties, privileges, all manner of easements and appurtenances belonging **AND ALL** the estate, rights, title, interest, claim and demand whatsoever of the Vendors unto or upon the same and every part thereof **TO**

Cont. P/9

(9)

HAVE AND TO HOLD the said piece or parcel of land hereby granted, conveyed, transferred and assigned and intended so to be unto and to the use of the Purchaser herein absolutely and forever free from all encumbrances, charges, attachments, liens, etc. whatsoever and free from all acquisition and requisition and alignments and any claim or adverse possession and the Vendors do hereby covenant with the Purchaser as follows :-

1. THAT notwithstanding any acts, deed or things hereto before done, executed or knowingly suffered to the contrary the Vendors are now lawfully seized and possessed of the said property free from all encumbrances, attachments or defected, in title whatsoever and that the Vendors have full power and absolute authority to sell the said property in manner aforesaid.
2. THAT the Purchaser shall hereafter peaceably and quietly hold possess and enjoy the said property in Khas without any claim or demand whatsoever from the Vendors or any claiming through or under them.
3. FURTHER the Vendors theirs heirs, executors, administrators, representatives or assigns, covenant with the Purchaser her heirs, executors, administrators, representatives or assigns to save harm-

Cont. P/10

less indemnify and keep indemnified the Purchaser, its Director in office, heirs, administrators or assigns, free or against all encumbrances, charges and equities whatsoever.

4. THAT the Vendors their heirs, administrators or assigns, further covenant that the Vendors or they shall at the request and cost of the Purchaser her heirs, administrators, or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed.
5. THAT the Purchaser herein will be entitled to mutate its names in respect of the said piece or parcel of land along with building and the common passages, with the authorities concerned and will pay the proportionate sum of revenue to the State of West Bengal.
6. THAT the land fully described in the schedule hereinafter written stands retained by the Vendors through operation of family ceiling as envisaged in chapter II - B , West Bengal Land Reforms Act,
7. AND that the said piece or parcel of land or any part or portion thereof or any interest there in has not vested in and / or are / is not acquire

(13)

IN WITNESS WHEREOF the Vendors has hereunto set and subscribed their hands and Seals on the day, Month and Year first above written.

SIGNED AND SEALED DELIVERED by
the Vendors at Kolkata in the presence of :-

WITNESSES

1. *Majumdar*
30-Ilmishali
Jagadishpur

2. *Sharma*
30-Ilmishali
Jagadishpur

DRAFTED BY :

Krishna Das
Advocate
Barasat Judicourt
WB/1027/98

Bibin Das Shaw

Ashok Kumar Shaw
dia
Ashok Shaw

Shib Kumar Shaw

Kunti Shaw

Vishal Shaw

SIGNATURE OF THE VENDORS

Cont. P/14

(14)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchaser, a sum of Rs. 25,31,000/- (Rupees: Twenty-five Lac Thirty-one Thousand) only being in full consideration money of the schedule mentioned land and payment as per Memo below :-

MEMO

<u>Date</u>	<u>Ch/DD No.</u>	<u>Bank / Branch</u>	<u>Amount</u>
29/01/2024	001576	UCO Bank, Bhatenda	3,40,850/-
29/01/2024	001577	UCO Bank, Bhatenda	3,40,850/-
29/01/2024	001578	UCO Bank, Bhatenda	3,40,850/-
29/01/2024	001579	UCO Bank, Bhatenda	3,40,850/-
29/01/2024	001580	UCO Bank, Bhatenda	3,40,850/-
01/02/2024	001587	UCO Bank, Bhatenda	42,600/-
01/02/2024	001588	UCO Bank, Bhatenda	4,00,750/-
02/02/2024	001590	UCO Bank, Bhatenda	3,83,400/-

**Total Rs. 25,31,000/- (Rupees: Twenty-five Lac
Thirty-one Thousand) only.**

WITNESSES

1. Madhulika
vill - Jagdishpur
PS - Rujarkat
KOI - 700135

2. शांतिपारायणम्
मन्त्रः लक्ष्मी
मन्त्रः शान्ति

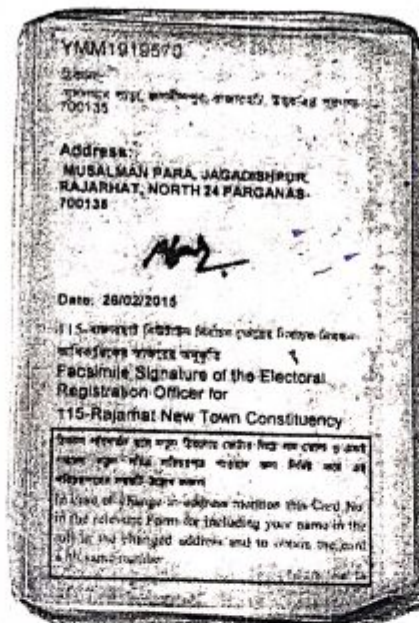
Bidder's 8400-

Agnok kamol shaw
Agnok ^{alio} shaw.

राज कुमार शिव
Shub Kumar Shaw

Kunti Shaw
Vishal Shaw

SIGNATURE OF THE VENDORS



Mafizul Ali

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>Smalal m</i>	LH					
	RH.					

ATTESTED :- *Smalal m*

 <i>Bridge mad Shas</i>	LH					
	RH.					

ATTESTED :- *Bridge mad Shas*

 <i>Ashok Shau</i> <i>Ashok Kr. Shau</i>	LH.					
	RH.					

ATTESTED :- *Ashok Shau*
Ashok Kr. Shau

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

 राज कुमार साह साह	LH					
	RH.					

ATTESTED :-

राज कुमार साह

 Shibi Kumar Shaw	LH					
	RH.					

ATTESTED :-

Shibi Kumar Shaw

 Kunti Shaw	LH.					
	RH.					

ATTESTED :-

- Kunti Shaw

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

 Vichal Shaw	LH					
	RH.					

ATTESTED :- V. h p k Vichal Shaw

PHOTO	LH					
	RH.					

ATTESTED :-

PHOTO	LH.					
	RH.					

ATTESTED :-

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



192023240367918881

GRN Details

GRN:	192023240367918881	Payment Mode:	Online Payment
GRN Date:	02/02/2024 10:52:22	Bank/Gateway:	State Bank of India
BRN :	CK000IKXH3	BRN Date:	02/02/2024 10:54:23
GRIPS Payment ID:	020220242036791887	Payment Init. Date:	02/02/2024 10:52:22
Payment Status:	Successful	Payment Ref. No:	2000254196/1/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Nitu Developers Private Limited
Address:	Lauhati
Mobile:	8910730587
Contact No:	7003373523
Depositor Status:	Buyer/Claimants
Query No:	2000254196
Applicant's Name:	Mr SAHEB ALI
Identification No:	2000254196/1/2024
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	02/02/2024
Period To (dd/mm/yyyy):	02/02/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000254196/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	83526
2	2000254196/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	27853
Total				111379

IN WORDS: ONE LAKH ELEVEN THOUSAND THREE HUNDRED SEVENTY NINE ONLY.

Major Information of the Deed

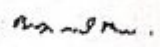
Deed No :	I-1523-01756/2024	Date of Registration	02/02/2024
Query No / Year	1523-2000254196/2024	Office where deed is registered	
Query Date	30/01/2024 8:27:52 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SAHEB ALI MOHAMMADPUR, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 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. 25,31,000/-	Rs. 27,83,880/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 83,536/- (Article:23)	Rs. 27,853/- (Article:A(1), E)		
Remarks			

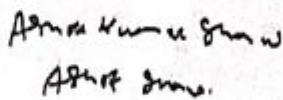
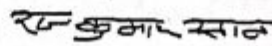
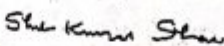
Land Details :

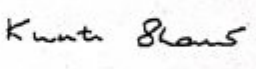
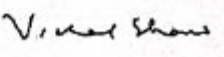
District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Bishnupur, JI No: 44, Pin Code : 700135

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-4087 (RS :-)	LR-583	Bastu	Shall	14.06 Dec	25,31,000/-	27,83,880/-	,Project : Not Specified
Grand Total :					14.06Dec	25,31,000 /-	27,83,880 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Bidyanand Shaw Son of Late Prabhu Chand Shaw Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office	 02/02/2024	 Captured 02/02/2024	 02/02/2024
1 Amiya Hazra Lane , 1St Floor, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:- Kolkata, West Bengal, India, PIN:- 700016 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: arxxxxxx9k, Aadhaar No: 80xxxx:xxx3205, Status :Individual, Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office				

2	Name Shri Ashok Shaw, (Allas: Shri Ashoke Kumar Shaw) (Presentant) Son of Late Prabhu Chand Shaw Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office	Photo  02/02/2024	Finger Print  LTI 02/02/2024 Captured	Signature  02/02/2024
20/1 Collin Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bxxxxxx2m, Aadhaar No: 88xxxxxxxx3269, Status :Individual, Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office				
3	Name Shri Raj Kumar Shaw Son of Late Prabhu Chand Shaw Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office	Photo  02/02/2024	Finger Print  LTI 02/02/2024 Captured	Signature  02/02/2024
20/1 Collin Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: cfxxxxxx9h, Aadhaar No: 39xxxxxxxx5210, Status :Individual, Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office				
4	Name Shri Shib Kumar Shaw Son of Late Prabhu Chand Shaw Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office	Photo  02/02/2024	Finger Print  LTI 02/02/2024 Captured	Signature  02/02/2024
Tantultala, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: anxxxxxx2j, Aadhaar No: 75xxxxxxxx4973, Status :Individual, Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office				

5	Name Shri Kuntl Shaw Wife of Late Dayanand Shaw Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office	Photo  02/02/2024	Finger Print  Captured LTI 02/02/2024	Signature  02/02/2024
24B Rupnarayan Nandan Lane, City:- Not Specified, P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: bfxxxxxx8m, Aadhaar No: 53xxxxxxxxx2218, Status :Individual, Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office				
6	Name Shri Vishal Shaw Son of Late Dayanand Shaw Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office	Photo  02/02/2024	Finger Print  Captured LTI 02/02/2024	Signature  02/02/2024
24B Rupnarayan Nandan Lane, City:- Not Specified, P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: cixxxxxx0d, Aadhaar No: 75xxxxxxxxx9175, Status :Individual, Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office				

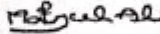
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NITU DEVELOPERS PRIVATE LIMITED Lauhati, City:- Not Specified, P.O:- Lauhati, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.: aaxxxxxx3p,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Jamal Uddin Molla Son of Late Mojambari Molla Lauhati, City:- Not Specified, P.O:- Lauhati, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: aixxxxxx8k, Aadhaar No: 42xxxxxxxxx2212 Status : Representative, Representative of : NITU DEVELOPERS PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mafijul Ali Son of Idrish Ali Jagadishpur, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN:- 700135		 Captured	
	02/02/2024	02/02/2024	02/02/2024
Identifier Of Shri Bidyanand Shaw, Shri Ashok Shaw, Shri Raj Kumar Shaw, Shri Shib Kumar Shaw, Shri Kunti Shaw, Shri Vishal Shaw, Jamal Uddin Molla			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Bidyanand Shaw	NITU DEVELOPERS PRIVATE LIMITED-2.812 Dec
2	Shri Ashok Shaw	NITU DEVELOPERS PRIVATE LIMITED-2.812 Dec
3	Shri Raj Kumar Shaw	NITU DEVELOPERS PRIVATE LIMITED-2.812 Dec
4	Shri Shib Kumar Shaw	NITU DEVELOPERS PRIVATE LIMITED-2.812 Dec
5	Shri Kunti Shaw	NITU DEVELOPERS PRIVATE LIMITED-1.406 Dec
6	Shri Vishal Shaw	NITU DEVELOPERS PRIVATE LIMITED-1.406 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Bishnupur, JI No: 44, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 4087, LR Khatian No:- 583	Owner: শ্রীমতি বক্র, Gurdian: অকুলা বক্র, Address: বিষ্ণুপুর, Classification: শ্রীমতি, Area: 0.31000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 152301756 / 2024

On 02-02-2024

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 16:04 hrs on 02-02-2024, at the Office of the A.D.S.R. RAJARHAT by Shri Ashok Shaw Alias Shri Ashoke Kumar Shaw, one of the Executants.

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 27,83,880/-

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

Execution is admitted on 02/02/2024 by 1. Shri Bidyanand Shaw, Son of Late Prabhu Chand Shaw, 1 Amiya Hazra Lane, 1st Floor, P.O: Park Street, Thana: Park Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by Profession Business, 2. Shri Ashok Shaw, Alias Shri Ashoke Kumar Shaw, Son of Late Prabhu Chand Shaw, 20/1 Collin Street, P.O: Park Street, Thana: Park Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by Profession Business, 3. Shri Raj Kumar Shaw, Son of Late Prabhu Chand Shaw, 20/1 Collin Street, P.O: Park Street, Thana: Park Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by Profession Business, 4. Shri Shib Kumar Shaw, Son of Late Prabhu Chand Shaw, Tantultala, P.O: Rajarhat Gopalpur, Thana: Airport, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 5. Shri Kuntl Shaw, Late Dayanand Shaw, 24B Rupnarayan Nandan Lane, P.O: Bhawanipore, Thana: Bhawanipore, South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business, 6. Shri Vishal Shaw, Son of Late Dayanand Shaw, 24B Rupnarayan Nandan Lane, P.O: Bhawanipore, Thana: Bhawanipore, South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business

Indetified by Mafijul Ali, Son of Idrish Ali, Jagadishpur, P.O: Rajarhat, 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 27,853.00/- (A(1) = Rs 27,839.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 27,853/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/02/2024 10:54AM with Govt. Ref. No: 192023240367918881 on 02-02-2024, Amount Rs: 27,853/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CK000IKXH3 on 02-02-2024, Head of Account 0030-03-104-001-16

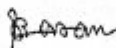
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 83,536/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 83,526/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2984, Amount: Rs.10.00/-, Date of Purchase: 16/01/2024, Vendor name: MITA DUTTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/02/2024 10:54AM with Govt. Ref. No: 192023240367918881 on 02-02-2024, Amount Rs: 83,526/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CK000IKXH3 on 02-02-2024, 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 1523-2024, Page from 72668 to 72693
being No 152301756 for the year 2024.



Basak

Digitally signed by SANJOY BASAK
Date: 2024.02.16 10:42:46 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 16/02/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.