

2715

I-2637/23



23/2/23

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

2 | 492529 | 23

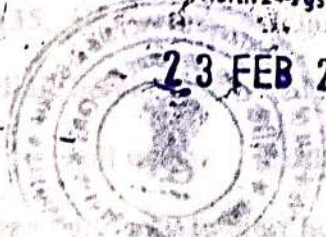
AL 764141

24 Parganas, PIN - 700115 (1) TAJMINA RAHAMAN, (PAN: BWPPR6765M, Aadhaar No. - 6436 2278 0051), Late Mominul Rahaman, (4) TAHAMINA RAHAMAN, (PAN: BWPPR6764L, Aadhaar No. - 6436 2278 0051), both are residing at Village & P.O. Rajarhat, Dist.- North 24 Parganas, Kolkata - 700115. Occupation - Housewife, by Nationality - Indian. Referred to as the "VENDORS" by or respondent to the

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

*[Handwritten Signature]*

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



**DEED OF CONVEYANCE**

AND  
THIS INDENTURE OF CONVEYANCE is made on this the

23<sup>rd</sup> day of February, Two Thousand Twenty-three (2023).

BETWEEN

Cont. P/2 .....

Cont. P/3 .....



3525 16-1-23  
1001

Barasat Judges Court  
ADVOCATE  
KRISHNA DAS

KRISHNA DAS  
ADVOCATE  
Barasat Judges Court

তার: \_\_\_\_\_  
স্বাক্ষর: \_\_\_\_\_  
ক্রমিক নং: \_\_\_\_\_  
বিধান নং: \_\_\_\_\_  
মোট টাকার পরিমাণ: \_\_\_\_\_  
চালান নং: \_\_\_\_\_  
ক্রেতার নাম ও পিতা: \_\_\_\_\_  
গ্রাহকের নাম ও পিতা: \_\_\_\_\_  
গ্রাহকের ঠিকানা: \_\_\_\_\_  
গ্রাহকের বর্তমান ঠিকানা: \_\_\_\_\_

04 JAN 2023

998000



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

23 FEB 2023



(2)

(1) NAZMA RAHAMAN BEGAM, (PAN: BUKPB2314P, Aadhaar No. - 8251 4600 0040), wife of Late Mominul Rahaman, residing at Village & P.O. - Chandpur, P.S. - Rajarhat, Dist.- North 24 Parganas, Kolkata - 700135,

(2) RUBINA RAHAMAN, (PAN: BWPPR6764L, Aadhaar No. - 6436 2278 0061), wife of Alamin Mondal, daughter of Late Mominul Rahaman, residing at Village - Kaukapara, P.O. - Berachampa, P.S. - Deganga, Dist. - North

24 Parganas, PIN - 743424, (3) TUHINA RAHAMAN, (PAN: BWPPR6765M, Aadhaar No. - 8224.3226 7197), daughter of Late Mominul Rahaman, (4) TAHAMINA RAHAMAN, (PAN: BWPPR6764L, Aadhaar

No. - 6436 2278 0061), daughter of Late Mominul Rahaman, both are residing at Village & P.O. - Chandpur, P.S. - Rajarhat, Dist.- North 24 Parganas, Kolkata - 700135, all by faith - Islam, by Occupation - House-

wife, 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, administra-

tors, 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.

Cont. P/3 .....



(3)

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 Mahiuddin Ahamed alias Mahiuddin Ahammad, son of Late Altaf Hossain of Chandpur, P.S. - Rajarhat was the absolute recorded owner and possessor of plot of Shali land measuring an area 47 Satak, comprised in R.S. & L.R. Dag Nos. 4093, under L.R. Khatian No. 2231, under the following manner :-

Recorded land area	Share	Total out of land	R.S.& L.R. Dag No.	L.R. Khatian No.	Nature of land
47 Satak	1.0000	47 Satak	4093	2231	Shali
47 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

Cont. P/4 .....



(4)

Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas, by virtue of own 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, said Mahluddin Ahamed alias Mahluddin Ahammad died intestate leaving behind his four sons namely Safiar Rahaman, Mafijur Rahaman, Rajaul Rahaman, Mominul Rahaman and two daughter namely Lilima Begam, Selima Begam and one wife namely Meharjan Bibi as his legal heirs and successors to his estate and they become the owners of the aforesaid plot of land in terms of the Muslim Law,

AND WHEREAS While seized and possessed of the aforesaid plot of land, said Meharjan Bibi died intestate leaving behind his four sons namely Safiar Rahaman, Mafijur Rahaman, Rajaul Rahaman, Mominul Rahaman and two daughter namely Lilima Begam, Selima Begam as her legal heirs and successors to her estate and they become the owners of the aforesaid plots of land in terms of the Muslim Law,

AND after death of father and mother the said Safiar Rahaman, Mafijur Rahaman, Rajaul Rahaman, Sk Mominul Rahaman, Lilima Begam, Selima Begam was absolute owners of total land measuring 47 Satak, where

Cont. P/5 .....



(5)

each son had entitled land measuring 09.40 Satak as 2/10th share out of said 47 Satak and each daughter had/have entitled land measuring an area of 04.70 Satak more or less as 1/10th share out of said 47 Satak and have been enjoying the same absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid inheritance plot of land said Mominul Rahaman mutated his name at B.L. & L.R.O. Rajarhat, under L.R. Khatian No. 2166.

AND WHEREAS While seized and possessed of the aforesaid inheritance plot of land measuring an area 09.40 Satak, said Mominul Rahaman died intestet leaving behind his three daughters namely Rubina Rahaman, Tuhina Rahaman, Tahamina Rahaman (the Vendor No. 2 to 4 herein) and one wife namely Nazma Rahaman Begam (the Vendor No. 1 herein) as his legal heirs and successors to his estate and they become the owners of the aforesaid plot of land in terms of the Muslim Law.

AND WHEREAS Since then the said Nazma Rahaman Begam, Rubina Rahaman, Tuhina Rahaman, Tahamina Rahaman (all the vendors herein) are well seized and possessed of the aforesaid plot of Shali land measuring an area 09.40 Satak, comprised in R.S. & L.R. Dag No. 4093 under L.R.

Cont. P/6 .....



(6)

Khatian No. 2166, 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, 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 plots of Shali land measuring an area 09.40 Satak, comprised in R.S. & L.R. Dag No. 4093, under L.R. Khatian No. 2166, 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,

Cont. P/7 .....



(7)

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. 18,61,200/- (Rupees: Eighteen Lac Sixty-one Thousand Two Hundred) only.**

***NOW THIS INDENTURE WITNESSETH THAT*** in pursuance of the said Agreement and in consideration of **Rs. 18,61,200/- (Rupees: Eighteen Lac Sixty-one Thousand Two Hundred) 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 **09.40 Satak**, comprised in R.S. & L.R. Dag No. 4093, under L.R. Khatian No. 2166, 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/8 .....



(8)

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 HAVE AND TO HOLD the said piece or parcel of land hereby granted, convoyed, 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

Cont. P/9 .....



(9)

whatsoever from the Vendors or any claiming through or under them.

3. FURTHER the Vendors their heirs, executors, administrators, representatives or assigns, covenant with the Purchaser her heirs, executors, administrators, representatives or assigns to save harmless 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.

Cont. P/10 .....



(10)

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 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.

Cont. P/11 .....



(11)

**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 09.40 Satak, comprised in R.S. & L.R. Dag No. 4093, under L.R. Khatian No. 2231, present L.R. Khatian No. 2166 (in the name of Mominul Rahaman), under the following manner :-

Saleable land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Khatian No.	Nature of land
09.40 Satak	0.2000	47 Satak	4093	2166	Shali
09.40 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.

It is clearly stated herein that the Vendors herein sold and conveyed total land measuring an area 09.40 Satak more or less unto and in favour of the Purchaser herein and the said property is butted and bounded as follows :

Cont. P/12 .....



Tahmina Rahaman

(12)

ON THE NORTH BY ☞ R.S. & L.R. Dag No. 4093(P)  
ON THE SOUTH BY ☞ R.S. & L.R. Dag No. 4093(P)  
ON THE EAST BY ☞ R.S. & L.R. Dag No. 4093(P)  
ON THE WEST BY ☞ R.S. & L.R. Dag No. 4093(P)

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. Majid Ali  
Wili - Jadedish Pen  
PO P.S. - Rajmhet  
KOL - 700135

2. Jahid Ali Malik  
Wili - Jadedish Pen  
PO P.S. - Rajmhet, KOL - 700135

DRAFTED BY:

Krishna Das  
Adv

**Krishna Das**  
Advocate  
Barasat Judge's Court  
Enrolment No. WB-1027/98

Nazma Rakama Bgarn

Rubina Rahaman

Tuhina Rahaman

Tahamina Rahaman

-----  
SIGNATURE OF THE VENDORS

Cont. P/13 .....



(13)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchaser, a sum of Rs. 18,61,200/- (Rupees: Eighteen Lac Sixty-one Thousand Two Hundred) only being in full consideration money of the schedule mentioned land and payment as per Memo below :-

<u>Date</u>	<u>Ch/DD No.</u>	<u>MEMO</u> <u>Bank / Branch</u>	<u>Amount</u>
16/02/2023	559737	SBI, Lauhati	6,00,000/-
16/02/2023	000958	UCO Bank, Bhatenda	4,61,200/-
16/02/2023	000959	UCO Bank, Bhatenda	4,00,000/-
16/02/2023	000960	UCO Bank, Bhatenda	4,00,000/-

-----  
Total Rs. 18,61,200/- (Rupees: Eighteen Lac Sixty-one Thousand Two Hundred) only.

WITNESSES

1. Mahajan Ali

2. Tahira Ali

Nazma Rahaman Bgarn

Rubina Rahaman

Tahina Rahaman

Tahmina Rahaman

-----  
SIGNATURE OF THE VENDORS




**INDIAN UNION DRIVING LICENCE**  
WEST BENGAL STATE

No. **WB-2520160223643** Issue Dt. **27-01-2016**

Name **MAFIJUL ALI**  
S/D/W of **IDRISH ALI**  
Blood Gr. **O+** D.O.B. **02-12-1996**

Address **MUSALMAN PARA  
JAGADISHPUR RAJARHAT  
NORTH 24 PARGANAS  
700135**



Authorisation to drive the following vehicle class throughout India.

Valid Till	Vehicle Class	Issue Dt.
<b>26-01-2036</b>	<b>MCWG</b>	<b>27-01-2016</b>

Holder's Signature: **Mafjul Ali**

Licencing Authority: **Barasat**



*Mafjul 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>Smal Udermole</i>	LH					
	RH.					

NITU DEVELOPERS PVT. LTD.

ATTESTED :- *Smal Udermole*

Director

 <i>Nazma Rahaman Begam</i>	LH					
	RH.					

ATTESTED :- *Nazma Rahaman Begam*

 <i>Rubina Rahaman</i>	LH.					
	RH.					

ATTESTED :- *Rubina Rahaman*














SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CALMENT  
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>Tubina Rahaman</i>	LH					
	RH.					

ATTESTED :- *Tubina Rahaman*

 <i>Tahamina Rahaman</i>	LH					
	RH.					

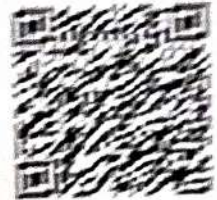
ATTESTED :- *Tahamina Rahaman*

PHOTO	LH.					
	RH.					

ATTESTED :-



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



**GRIPS Details**

GRIPS:	22022023192904	Payment Mode:	Online Payment
GRIPS Date:	22/02/2023 19:29:04	Bank/Cateway:	PSFC Bank
GRIPS:	22022023192904	GRIPS Date:	22/02/2023 19:29:04
GRIPS Payment ID:	200049252922023	Payment Amt. Date:	22/02/2023 19:29:04
Payment Status:	Successful	Payment Ref. No:	200049252922023 (Copy to Copy to)

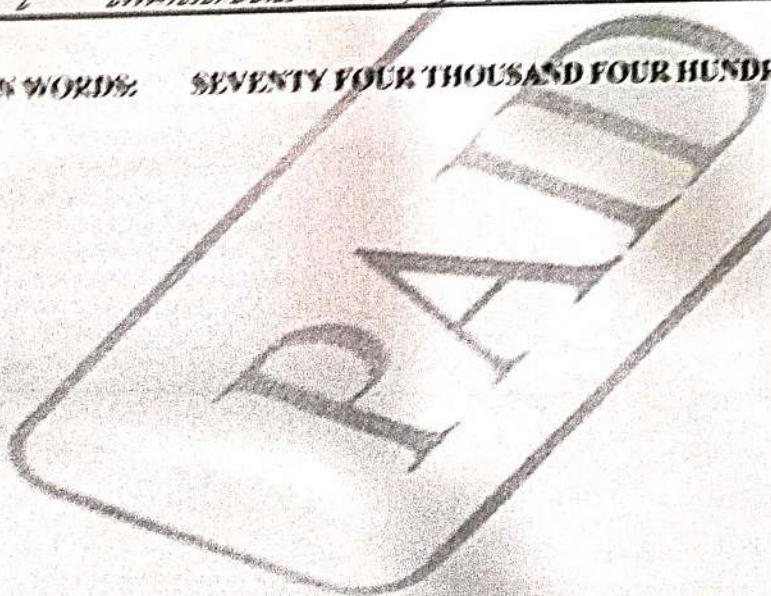
**Depositor Details**

Depositor's Name:	MITU DEVELOPERS PRIVATE LIMITED
Address:	LALHATI RAJESHT KOLKATA, West Bengal, 700135
Mobile:	9876150248
Depositor Status:	Buyer/Claimants
Query No:	2000492529
Applicant's Name:	Mr SWARNADIP DAS
Identification No:	200049252922023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	22/02/2023
Period To (dd/mm/yyyy):	22/02/2023

**Payment Details**

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	200049252922023	Property Registration- Stamp duty	000002-102-103-12	55816
2	200049252922023	Property Registration- Registration Fees	000002-104-001-16	18626
			<b>Total</b>	<b>74432</b>

**IN WORDS: SEVENTY FOUR THOUSAND FOUR HUNDRED THIRTY TWO ONLY.**





### Major Information of the Deed

No :	I-1523-02637/2023	Date of Registration	23/02/2023
Query No / Year	1523-2000492529/2023	Office where deed is registered	
Query Date	22/02/2023 7:03:58 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SWAPNADIP DAS 6 Old Post Office Street,,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9874150248, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 18,61,200/-	Rs. 18,61,200/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 55,906/- (Article:23)	Rs. 18,626/- (Article:A(1), E)		
Remarks			


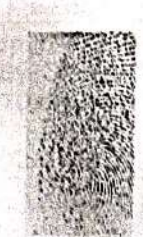
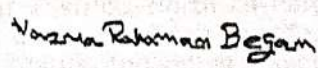
### Land Details :

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 Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4093 (RS :- )	LR-2166	Bastu Shali	9.4 Dec	18,61,200/-	18,61,200/-	Project : Not Specified
<b>Grand Total :</b>				9.4Dec	18,61,200 /-	18,61,200 /-	



### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Nazma Rahaman Begam (Presentant)</b> Wife of Late Maminul Rahaman Executed by: Self, Date of Execution: 23/02/2023 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office			
		23/02/2023	LTI 23/02/2023	23/02/2023



Chandpur, City:- Not Specified, P.O:- Chandpur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: buxxxxxx4p, Aadhaar No: 82xxxxxxx0040, Status :Individual, Executed by: Self, Date of Execution: 23/02/2023  
 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Rubina Rahaman</b> Daughter of Late Maminur Rahaman Executed by: Self, Date of Execution: 23/02/2023 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office	 <small>23/02/2023</small>	 <small>LTI 23/02/2023</small>	 <small>23/02/2023</small>

Chandpur, City:- Not Specified, P.O:- Chandpur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: bwxxxxxx4l, Aadhaar No: 64xxxxxxx0061, Status :Individual, Executed by: Self, Date of Execution: 23/02/2023  
 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Tuhina Rahaman</b> Daughter of Late Mominul Rahaman Executed by: Self, Date of Execution: 23/02/2023 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office	 <small>23/02/2023</small>	 <small>LTI 23/02/2023</small>	 <small>23/02/2023</small>

Chandpur, City:- Not Specified, P.O:- Chandpur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: bwxxxxxx5m, Aadhaar No: 82xxxxxxx7197, Status :Individual, Executed by: Self, Date of Execution: 23/02/2023  
 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Tahamina Rahaman</b> Daughter of Late Mominul Rahaman Executed by: Self, Date of Execution: 23/02/2023 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office	 <small>23/02/2023</small>	 <small>LTI 23/02/2023</small>	 <small>23/02/2023</small>

Chandpur, City:- Not Specified, P.O:- Chandpur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: bwxxxxxx6j, Aadhaar No: 70xxxxxxx6577, Status :Individual, Executed by: Self, Date of Execution: 23/02/2023  
 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office



Details :

Name,Address,Photo,Finger print and Signature

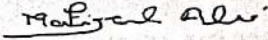
**NITU DEVELOPERS PRIVATE LIMITED**

Village:- LAUHATI, 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 :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr JAMALUDDIN MOLLA</b> Son of Late MOJAMBARI MOLLA Village:- LAUHATI, 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.:: Alxxxxxx8K, Aadhaar No: 42xxxxxxxx2212 Status : Representative, Representative of : NITU DEVELOPERS PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>MAFIJUL ALI</b> Son of IDRISH ALI JAGADISHPUR, Village:- JAGADISHPUR, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135			
	23/02/2023	23/02/2023	23/02/2023
Identifier Of Nazma Rahaman Begam, Rubina Rahaman, Tuhina Rahaman, Tahamina Rahaman			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Nazma Rahaman Begam	NITU DEVELOPERS PRIVATE LIMITED-1.17 Dec
2	Rubina Rahaman	NITU DEVELOPERS PRIVATE LIMITED-2.74 Dec
3	Tuhina Rahaman	NITU DEVELOPERS PRIVATE LIMITED-2.74 Dec
4	Tahamina Rahaman	NITU DEVELOPERS PRIVATE LIMITED-2.75 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:- 4093, LR Khatian No:- 2166	Owner:মমিনুল রহমান ., Gurdian:মহিউদ্দিন , Address:চাঁদপুর , Classification:শালি, Area:0.10000000 Acre,	Seller is not the recorded Owner as per Applicant.



Endorsement For Deed Number : I - 152302637 / 2023

2-2023

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

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

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

Presented for registration at 14:54 hrs on 23-02-2023, at the Office of the A.D.S.R. RAJARHAT by Nazma Rahaman Begam , 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 18,61,200/-

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

Execution is admitted on 23/02/2023 by 1. Nazma Rahaman Begam, Wife of Late Maminul Rahaman, Chandpur, P.O: Chandpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 2. Rubina Rahaman, Daughter of Late Maminur Rahaman, Chandpur, P.O: Chandpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 3. Tuhina Rahaman, Daughter of Late Mominul Rahaman, Chandpur, P.O: Chandpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 4. Tahamina Rahaman, Daughter of Late Mominul Rahaman, Chandpur, P.O: Chandpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife

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 18,626.00/- ( A(1) = Rs 18,612.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 18,626/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 22/02/2023 7:29PM with Govt. Ref. No: 192022230307355391 on 22-02-2023, Amount Rs: 18,626/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 2057985750 on 22-02-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

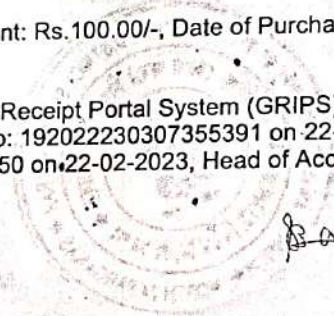
Certified that required Stamp Duty payable for this document is Rs. 55,856/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 55,806/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 3525, Amount: Rs.100.00/-, Date of Purchase: 16/01/2023, Vendor name: Mita Dutta

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 22/02/2023 7:29PM with Govt. Ref. No: 192022230307355391 on 22-02-2023, Amount Rs: 55,806/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 2057985750 on 22-02-2023, Head of Account 0030-02-103-003-02



Sanjoy Basak

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

Stamp: 2023/03/06 02:47:15 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
WEST BENGAL



Deed of Registration under section 60 and Rule 69.

Registered in Book - I

Deed number 1523-2023, Page from 96653 to 96675

Deed No 152302637 for the year 2023.



*Basak*

Digitally signed by SANJOY BASAK  
Date: 2023.03.06 14:47:15 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2023/03/06 02:47:15 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)