

1199

I-1180/2023

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

22/1/23

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

2/145139/23

AB 802273

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 document.

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

27 JAN 2023

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the 27th day of January, Two Thousand Twenty-three (2023).

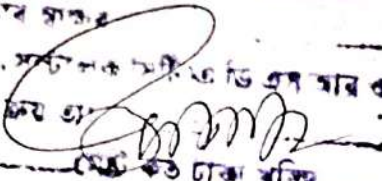
BETWEEN

Cont. P/2

KRISHNA DAS
ADVOCATE
Barasat Judges Court

782 04-1-23
50/1

ক্রেতার নাম ও মা
স্ট্যাম্প দেওয়ার ক্ষেত্রে
বিধান নং ৫, সচিবালয় স্মারক ১৩ ডি এম আর ও
এটি স্ট্যাম্প করে
চালান মত
শ্রীমতী-বারাকপুর, ডেভার-মিজা দাস



20 DEC 2022
998000



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

27 JAN 2023

(2)

SAWKAT ALI MIDDYA, (PAN- ANPPM9698C, Aadhaar No. - 4847 6719 1030), son of Md. Rafik Middya, residing at Village - Lauhati, P.O. - Lauhati, P.S. - Rajarhat, District - North 24 Parganas, Kolkata - 700135, by faith - Islam, by Occupation - Business, 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 heirs, executors, administrators, representatives and assigns) of the ONE PART;

AND

"WITHAL SERVICES PRIVATE LIMITED", (PAN-AAACW4481E), a company incorporated under the Companies Act. 1956, having its Regd. Office at 18, R.N. Mukharjee Road, 2nd Floor, P.O. - GPO, P.S.- Hare Street, Kolkata - 700001, represented by its Director **SRI MANOJ KUMAR BUDHIA**, (PAN- AFAPB5130P), son of Late Prabhu Dayal Budhia, residing at 5A, Mukharjee Para Lane, P.O. & P.S.- Kalighat, Kolkata - 700026, by faith- Hindu, 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.

Cont. P/3

(3)

WHEREAS One Krishna Ghosh alias Krishna Nath Ghosh, wife of Bibhuti Ghosh was the absolute recorded owner and possessor of plots of Shali land total measuring an area of 01.55 Satak, comprised in R.S. & L.R. Dag Nos. 4080 & 4089, under L.R. Khatian No. 12308, 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
00.72 Satak	0.0555	13 Satak	4080	12308	Shali
00.83 Satak	0.0556	15 Satak	4089	12308	Shali
Total 01.55 Satak					

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 inheritance and there after she recorded her name at B.L.&L.R.O. Rajarhat, under L.R. Khatian No. 12308 and enjoyed the same absolutely free from all encumbrances whatsoever.

AND WHEREAS One Nitin Kumar Nath, son of Mahitosh Nath alias Mahitosh Kumar Nath was the absolute recorded owner and possessor of plots of Shali land total measuring an area of 00.52 Satak, comprised in

Cont. P/4

(4).

R.S. & L.R. Dag Nos. 4080 & 4089, under L.R. Khatian No. 12213, 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
00.24 Satak	0.0185	13 Satak	4080	12213	Shali
00.28 Satak	0.0185	15 Satak	4089	12213	Shali
Total 00.52 Satak					

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 inheritance and there after he recorded his name at B.L.&L.R.O. Rajarhat, under L.R. Khatian No. 12213 and enjoyed the same absolutely free from all encumbrances whatsoever.

AND WHEREAS One Kshama Nath, wife of Bablu Chandra Nath was the absolute recorded owner and possessor of plots of Shali land total measuring an area of 00.53 Satak, comprised in R.S. & L.R. Dag Nos. 4080 & 4089, under L.R. Khatian No. 12274, under the following manner :-

(5)

Recorded land area	Share	Total out of land	R.S.& L.R. Dag No.	L.R. Khatian No.	Nature of land
00.25 Satak	0.0191	13 Satak	4080	12274	Shali
00.28 Satak	0.0188	15 Satak	4089	12274	Shali
Total 00.53 Satak					

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 inheritance and there after she recorded her name at B.L.&L.R.O. Rajarhat, under L.R. Khatian No. 12274 and enjoyed the same absolutely free from all encumbrances whatsoever.

AND WHEREAS One Minati Nath, wife of Late Mahaitosh Nath alias Mahitosh Kumar Nath was the absolute recorded owner and possessor of plots of Shali land total measuring an area of 00.52 Satak, comprised in R.S. & L.R. Dag Nos. 4080 & 4089, under L.R. Khatian No. 12185, 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
00.24 Satak	0.0185	13 Satak	4080	12185	Shali
00.28 Satak	0.0185	15 Satak	4089	12185	Shali
Total 00.52 Satak					

Cont. P/6

(6)

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 inheritance and there after she recorded her name at B.L.&L.R.O. Rajarhat, under L.R. Khation No. 12185 and enjoyed the same absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plots of land by virtue of aforesaid inheritance and own record of rights the said Krishna Ghosh alias Krishna Nath Ghosh, Nitin Kumar Nath, Kshama Nath & Minati Nath jointly sold, transferred and conveyed to **Sawkat Ali Middya** (the Vendor herein) ALL THAT piece and parcel of Shali land total measuring an area of 03.12 Decimhal, comprised in R.S. & L.R. Dag Nos. 4080 & 4089, under L.R. Khation Nos. 12308, 12213, 12274 & 12185, 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 a Deed of Conveyance (in Bengali Language), execute on dt. 28/09/2021 at A.D.S.R. Rajarhat, New Town, and numbered on dt. 08/11/2021, copied in Book No. 1, Volume No. 1523-

Cont. P/7

(7)

2021, pages from 654824 to 654863, Being No. 15382 for the year 2021.

AND WHEREAS One Abdur Rejjak Molla alias Abdul Rejjak Molla, was the absolute recorded owner and possessor of plot of Shali land measuring an area of 02.38 Satak, comprised in R.S. & L.R. Dag No. 4113, under L.R. Khatian No. 2736, 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
02.38 Satak	0.2969	08 Satak	4113	2736	Shali
Total 02.38 Satak					

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,

AND WHEREAS While seized and possessed of the aforesaid plot of land, the said Abdur Rejjak Molla alias Abdul Rejjak Molla, died intestate leaving behind his wife Sahida Bibi and one son namely Md. Ismail Molla as his legal heirs and successors to his estate and they become the owner of the aforesaid plot of land in terms of the Muslim Law and enjoyed the same absolutely free from all encumbrances whatsoever.

Cont. P/8

(8)

AND WHEREAS While seized and possessed of the aforesaid plot of land by virtue of inheritance the said Sahida Bibi and Md. Ismail Molla jointly sold, transferred and conveyed to Nurnabi Molla ALL THAT piece and parcel of Shali land measuring an area of 02.38 Decimal, comprised in R.S. & L.R. Dag No. 4113, under L.R. Khatian No. 2736, 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 a Deed of Conveyance (in Bengali Language), dated on 05/05/2017 at A.D.S.R. Rajarhat, New Town, copied in Book No. 1, Volume No. 1523-2017, pages from 110791 to 110806, Being No. 03860 for the year 2017.

AND WHEREAS While seized and possessed of the aforesaid land by virtue of purchase by Deed No. 03860/2017 the said Nurnabi Molla muted his name at B.L. & L.R.O. Rajarhat under L.R. Khatian No. 12369 and have been enjoyed the same absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plot of land by virtue of aforesaid purchase and own record of rights the said

Cont. P/9

(9)

Nurnabi Molla sold, transferred and conveyed to **Sawkat Ali Middya** (the Vendor herein) ALL THAT piece and parcel of Shali land total measuring an area of 02.38 Decimal, comprised in R.S. & L.R. Dag No. 4113, under L.R. Khatian No. 12369, 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 a Deed of Conveyance (in Bengali Language), dated on 24/12/2021 at A.D.S.R. Rajarhat, New Town, copied in Book No. 1, Volume No. 1523-2021, pages from 789010 to 789029, Being No. 18681 for the year 2021.

AND WHEREAS While seized and possessed of the aforesaid land by virtue of purchase by two Deed of Sale Nos. 15382/2021 & 18681/2021 the said **Sawkat Ali Middya** (the Vendor herein) muted his name at B.L. & L.R.O. Rajarhat under L.R. Khatian No. 8653 and have been enjoying the same absolutely free from all encumbrances whatsoever.

AND WHEREAS Since then the said **Sawkat Ali Middya** (the Vendor herein) is well seized and possessed of the aforesaid plots of Shali land total measuring an area 05.50 Satak, comprised in R.S. & L.R. Dag Nos. 4080, 4089 & 4113, under L.R. Khatian No. 8653, lying and situated at

(10)

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 purchase and own L.R. Settlement 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 his name 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 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 total measuring an area 05.50 Satak, comprised in R.S. & L.R. Dag Nos. 4080, 4089 & 4113, under L.R. Khatian No. 8653, 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

Cont. P/11

(11)

particularly described in the Schedule hereunder written and at or for the total consideration of **Rs. 10,89,000/- (Rupees: Ten Lac Eighty-nine Thousand) only.**

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said Agreement and in consideration of **Rs. 10,89,000/- (Rupees: Ten Lac Eighty-nine Thousand) only** to the Vendor paid by the Purchaser as per memo below at or for the immediately before the execution of these presents (the receipt whereof the Vendor 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 Vendor do hereby grant, sell, transfer, assign and assure unto the Purchaser herein **ALL THAT** piece and parcel plots of Shali land total measuring an area 05.50 Satak, comprised in R.S. & L.R. Dag Nos. 4080, 4089 & 4113, under L.R. Khatian No. 8653, 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 ben-

Cont. P/12

(12)

efits 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 Vendor 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 Vendor 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 Vendor is now lawfully seized and possessed of the said property free from all encumbrances, attachments or defects, in title whatsoever and that the Vendor 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 Vendor or any claiming through or under them.

Cont. P/13

(13)

3. FURTHER the Vendor and his heirs, executors, administrators, representatives or assigns, covenant with the Purchaser or its Director in office, heirs, administrators, 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 Vendor his heirs, administrators or assigns, further covenant that the Vendor or his heirs shall at the request and cost of the Purchaser its Director in office, 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 Vendor through operation of family ceiling as envisaged in chapter II - B , West Bengal Land Reforms Act,

(14)

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 Vendor, 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 Vendor and releasable from the Vendor.

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

AND the Vendor 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 Vendor herein).

ALL THAT piece or parcel of Rayati Dakhali Swattiya Bisistha plots of Shali land total measuring an area 05.50 Satak, comprised in R.S. & L.R.

Cont. P/15

(15)

Dag Nos. 4080, 4089 & 4113, under L.R. Khatian Nos. 12308, 12213, 12274, 12185 & 12369 present L.R. Khatian No. 8653, (in the name of Sawkat Ali Middya), under the following manner :-

Saleable land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Khatian No.	Nature of land
01.45 Satak	0.1116	13 Satak	4080	8653	Shali
01.67 Satak	0.1114	15 Satak	4089	8653	Shali
02.38 Satak	0.2969	08 Satak	4113	8653	Shali
Total 05.50 Satak be the same a little 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 Vendor herein sold and conveyed total land measuring an area 05.50 Satak more or less unto and in favour of the Purchaser herein, there are no road around those plots of land.

Cont. P/16

(16)

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed his hand's and Seal's on the day, Month and Year first above written.

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

WITNESSES

1. Motiur Raheman Goel,
Chandpur Champagneni
Chandpur. Ref no. 125
2. Majeed Ali
Jagadishpur
Purba - Baranhat

DRAFTED BY :

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

Sawrat Ali Midega

SIGNATURE OF THE VENDOR

(17)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchaser, a sum of Rs. 10,89,000/- (Rupees: Ten Lac Eighty-nine Thousand) only being in full consideration money of the schedule mentioned land and payment as per

Memo below :-

MEMO

<u>Date</u>	<u>Cash/RTGS</u>	<u>Bank / Branch</u>	<u>Amount</u>
06/12/2022	RTGS	The Federal Bank, R.N.M. Rd.	4,00,000/-
07/12/2022	RTGS	The Federal Bank, R.N.M. Rd.	5,00,000/-
24/01/2023	Cash	-----	1,89,000/-

Total - Rs. 10,89,000/- (Rupees: Ten Lac Eighty-nine Thousand) only.

WITNESSES

1. Motiur Rahman, golder.
Chandpur Champagachhi.
Chandpur Rajarua
RD - 135

2. Motiur Rahman

Sawab Ali M. Khan

SIGNATURE OF THE VENDOR

INDIAN UNION DRIVING LICENCE
WEST BENGAL STATE

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

Name MAFUJUL ALI
S/D/W of IDRISH ALI
Blood Gr. O+

Address MUSLIMAN PARK
JAGADISHPUR BALUJHAT
NORTH 24 PARGANAS
700135

Issue Dt. 27-01-2016
D.O.B. 02-12-1966

Authorised to drive the following vehicle class throughout India.

Vehicle Class	Issue Dt.
MCWG	27-01-2016

And Till

Vehicle Class	Issue Dt.
MCWG	27-01-2016

Badje Details

Number	Date of Issue	Valid Till

Holder's Signature
Mafjul Ali

Issuing Authority
Barisal

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




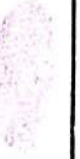






 M. X. Ruchhi Director	LH					
	RH.					

WITHAL SERVICES PVT. LTD.

Director

WITHAL SERVICES PVT. LTD.

ATTESTED :- M. X. Ruchhi

 Sawkat Ali Mirdha	LH		Director			
	RH.					

ATTESTED :- Sawkat Ali Mirdha

PHOTO	LH.					
	RH.					

ATTESTED :-

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



192022230265817531

GRN Details

GRN: 192022230265817531 Payment Mode: Online Payment
GRN Date: 24/01/2023 11:37:33 Bank/Gateway: State Bank of India
BRN: IK0CBQSQG8 BRN Date: 24/01/2023 11:39:22
GRIPS Payment ID: 240120232026581752 Payment Init. Date: 24/01/2023 11:37:33
Payment Status: Successful Payment Ref. No: 2000145139/1/2023
[Query No*/Query Year]

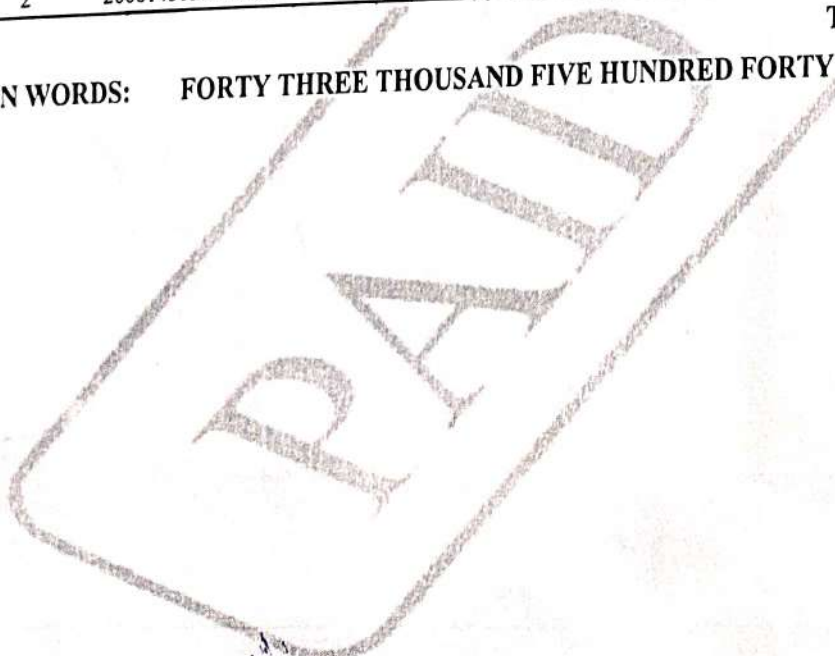
Depositor Details

Depositor's Name: WITHAL SERVICES PRIVATE LIMITED
Address: 18 R N MUKHERJEE ROAD KOLKATA, West Bengal, 700001
Mobile: 9874150248
Depositor Status: Buyer/Claimants
Query No: 2000145139
Applicant's Name: Mr Saheb Ali
Identification No: 2000145139/1/2023
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 24/01/2023
Period To (dd/mm/yyyy): 24/01/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000145139/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	32640
2	2000145139/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	10904
			Total	43544

IN WORDS: FORTY THREE THOUSAND FIVE HUNDRED FORTY FOUR ONLY.



Major Information of the Deed



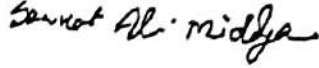
Deed No :	I-1523-01180/2023	Date of Registration	27/01/2023
Query No / Year	1523-2000145139/2023	Office where deed is registered	
Query Date	17/01/2023 5:50:13 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Saheb Ali MOHAMMADPUR, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 9123357086, 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. 10,89,000/-	Rs. 10,89,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 32,690/- (Article:23)	Rs. 10,904/- (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-4080 (RS :-)	LR-8653	Bastu Shali	1.45 Dec	2,87,100/-	2,87,100/-	,Project : Not Specified
L2	LR-4089 (RS :-)	LR-8653	Bastu Shali	1.67 Dec	3,30,660/-	3,30,660/-	,Project : Not Specified
L3	LR-4113 (RS :-)	LR-8653	Bastu Shali	2.38 Dec	4,71,240/-	4,71,240/-	Property is on Road ,Project : Not Specified
TOTAL :				5.5Dec	10,89,000 /-	10,89,000 /-	
Grand Total :				5.5Dec	10,89,000 /-	10,89,000 /-	

Buyer Details :

Name,Address,Photo,Finger print and Signature				
No	Name	Photo	Finger Print	Signature
1	SAWKAT ALI MIDDYA (Presentant) Son of Mr MAHAMMED RAFIK MIDDYA Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Office	 27/01/2023	 LTI 27/01/2023	 27/01/2023
Village:- LAUHATI, P.O:- LAUHATI, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ANxxxxxx8C, Aadhaar No: 48xxxxxxxx1030, Status :Individual, Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	WITHAL SERVICES PRIVATE LIMITED 18 R N MUKHERJEE ROAD, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx1e,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Manoj Kumar Budhia Son of Late Prabhu Dayal Budhia 5A Mukherjee Para Lane, City:- Not Specified, P.O:- Kalighat, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Afxxxxxx0p,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : WITHAL SERVICES PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mafijul Ali Son of Mr Idrish MOLLA Jagadishpur, Village:- LAUHATI, P.O:- Rajarhat, P S:-Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700135	 27/01/2023	 27/01/2023	 27/01/2023
Identifier Of SAWKAT ALI MIDDYA, Manoj Kumar Budhia			

Transfer of property for L1		
No	From	To. with area (Name-Area)
	SAWKAT ALI MIDDYA	WITHAL SERVICES PRIVATE LIMITED-1.45 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SAWKAT ALI MIDDYA	WITHAL SERVICES PRIVATE LIMITED-1.67 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SAWKAT ALI MIDDYA	WITHAL SERVICES PRIVATE LIMITED-2.38 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:- 4080, LR Khatian No:- 8653	Owner:সওকাত আলী মিত্তা, Gurdian:রফিক মিত্তা, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	SAWKAT ALI MIDDYA
L2	LR Plot No:- 4089, LR Khatian No:- 8653	Owner:সওকাত আলী মিত্তা, Gurdian:রফিক মিত্তা, Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	SAWKAT ALI MIDDYA
L3	LR Plot No:- 4113, LR Khatian No:- 8653	Owner:সওকাত আলী মিত্তা, Gurdian:রফিক মিত্তা, Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	SAWKAT ALI MIDDYA

On 27-01-2023

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 16.29 hrs on 27-01-2023, at the Office of the A.D.S.R. RAJARHAT by SAWKAT ALI MIDDYA, Executant.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 10,89,000/-

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

Execution is admitted on 27/01/2023 by SAWKAT ALI MIDDYA, Son of Mr MAHAMMED RAFIK MIDDYA, P.O: LAUHATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business

Identified by Mafijul Ali, , Son of Mr Idrish MOLLA, 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 10,904.00/- (A(1) = Rs 10,890.00/- , E = Rs - 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 10,904/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/01/2023 11:39AM with Govt. Ref. No: 192022230265817531 on 24-01-2023, Amount Rs: 10,904/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CBQSQG8 on 24-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

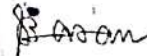
Certified that required Stamp Duty payable for this document is Rs. 32,690/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 32,640/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 782, Amount: Rs.50.00/-, Date of Purchase: 04/01/2023, Vendor name: Mita Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/01/2023 11:39AM with Govt. Ref. No: 192022230265817531 on 24-01-2023, Amount Rs: 32,640/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CBQSQG8 on 24-01-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2023, Page from 54067 to 54092
being No 152301180 for the year 2023.



Digitally signed by SANJOY BASAK
Date: 2023.02.02 18:43:40 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2023/02/02 06:43:40 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)