

16867

I-16464/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 2/2847424/22 AF 224960
11/10/22

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 document.

B. Banerjee

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

11 OCT 2022

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the
11th day of October, Two Thousand Twenty-two (2022).

BETWEEN

Cont. P/2

1504 12.9.22 100/

KRISHNA DAS
ADVOCATE
Baraset Judges Court

Di

সং- তাঃ মূল্য

ক্রতার নাম ও মাঃ

স্ট্যাম্প হেড্ডার স্থানঃ

বিধান নংঃ, মসজিদ নংঃ এ ডি এস আর ও

এটি স্ট্যাম্প করা হইঃ

চালান নংঃ মোঃ বাকি টাকি বরিশ

কৈলাসী-বারাকপুর, জেতার-মিতা দাঃ

06 SEP 2022

998000



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

1 OCT 2022

GRN Details

GRN

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



192022230134079131

GRN Details

GRN: 192022230134079131 Payment Mode: Online Payment
GRN Date: 10/10/2022 12:29:29 Bank/Gateway: HDFC Bank
BRN : 1919766822 BRN Date: 10/10/2022 12:30:12
GRIPS Payment ID: 101020222013407912 Payment Init. Date: 10/10/2022 12:29:29
Payment Status: Successful Payment Ref. No: 2002847424/5/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: WITHAL SERVICES PVT LTD
Address: 18 R N MUKHERJEE ROAD KOLKATA, West Bengal, 700001
Mobile: 9874150248
Contact No: 8240884723
Depositor Status: Buyer/Claimants
Query No: 2002847424
Applicant's Name: Mr SAHEB ALI
Identification No: 2002847424/5/2022
Remarks: Sale, Sale Document Payment No 5
Period From (dd/mm/yyyy): 10/10/2022
Period To (dd/mm/yyyy): 10/10/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002847424/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	23920
2	2002847424/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	8014
Total				31934

IN WORDS: THIRTY ONE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.

(2)

(1) **SAMSUR NEHAR BIBI** alias **SAMSUNERA BIBI**, (Aadhaar No. - 3652 0606 6889), wife of Late Ahammad Ali Molla, (2) **SAIFUL MOLLA**, (Aadhaar No. - 9155 0478 4971), (3) **SAFIKUL MOLLA**, (Aadhaar No. - 9540 2670 4266), (4) **SAHIDUL MOLLA**, (Aadhaar No. - 9057 1832 6178), (5) **ROSID ALI MOLLA**, (Aadhaar No. - 2327 9245 7887), all sons of Late Ahammad Ali Molla, all are residing at Village & P.O. - Lauhati, P.S. - Rajarhat, Dist. - North 24 Parganas, Kolkata - 700135, (6) **SUFIYA BIBI**, (Aadhaar No. - 6415 5581 7337), wife of Maksud Ali, daughter of Late Ahammad Ali Molla, residing at Village - Reckjoani, Sardarpara, P.O. & P.S. - Rajarhat, Dist. - North 24 Pargans, Kolkata - 700135, (7) **ROKIA BIBI**, (Aadhaar No. - 9453 7410 7012), daughter of Late Ahammad Ali Molla, residing at Village & P.O.-Lauhati, P.S. - Rajarhat, Dist. - North 24 Parganas, Kolkata - 700135, all by faith - Islam, by Occupation - Housewife & Cultivation, 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

"WITHAL SERVICES PRIVATE LIMITED", (PAN-AAACW4481E), a company incorporated under the Companies Act. 1956, having its Regd. Of-

(3)

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, Mukherjee 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.

WHEREAS One Ahammad Ali Molla, son of Ambar Ali Molla was the absolute recorded owner and possessor of plots of Shali land total measuring an area of 05.595 Satak, comprised in R.S. & L.R. Dag Nos. 4110, 4114 & 4115, under L.R. Khatian No. 8584, 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
02.925 Satak	0.0750	39 Satak	4110	8584	Shali
02.000 Satak	0.2000	10 Satak	4114	8584	Shali
00.6700 Satak	0.0667	10 Satak	4115	8584	Shali
total 05.595 Satak					

Cont. P/4

(4)

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. 8584 and enjoying the same absolutely free from all encumbrances whatsoever.

AND WHEREAS said Ahammad Ali Molla, was the absolute recorded owner and possessor of plot of Shali land measuring an area of 02.4375 Satak, comprised in R.S. & L.R. Dag Nos. 4110, under L.R. Khatian No. 449, 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
02.4375 Satak	0.0625	39 Satak	4110	449	Shali
total 02.4375 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. 449 and enjoying the same absolutely free from all encumbrances whatsoever.

(5)

AND WHEREAS While seized and possessed of the aforesaid plots of land total measuring an area 08.0325 Satak, comprised in R.S. & L.R. Dag Nos. 4110, 4114 & 4115, under L.R. Khatian Nos. 8584 & 449, the said Ahammad Ali Molla died intestate leaving behind his wife namely Samsur Nehar Bibi alias Samsunera Bibi (the Vendor No.1 herein), and four sons namely Saiful Molla, Safikul Molla, Sahidul Molla, Rosid Ali Molla (the Vendor Nos. 2 to 5 herein) and two daughters namely Sufiya Bibi, Rokia Bibi, (the Vendor Nos. 6 & 7 herein), 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 absolutely free from all encumbrances whatsoever.

AND WHEREAS Since then the said Samsur Nehar Bibi alias Samsunera Bibi, Saiful Molla, Safikul Molla, Sahidul Molla, Rosid Ali Molla, Sufiya Bibi, Rokia Bibi, (all the Vendor herein) are well seized and possessed of the aforesaid plots of Shali land total measuring an area 08.0325 Satak, comprised in R.S. & L.R. Dag Nos. 4110, 4114 & 4115, under L.R. Khatian No. 8584 & 449, 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

Cont. P/6

(6)

24-Parganas, morefully described in the schedule hereinafter written by virtue of above 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 Vendors herein shall think fit and proper.

AND WHEREAS Now said Samsur Nehar Bibi alias Samsunera Bibi, Saiful Molla, Safikul Molla, Sahidul Molla, Rosid Ali Molla , Sufiya Bibi, Rokia Bibi, (all 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 04.015 Satak (part of 08.0325 Satak), comprised in R.S. & L.R. Dag Nos. 4110, 4114 & 4115, under L.R. Khatian Nos. 8584 & 449, 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

Cont. P/7

(7)

Schedule hereunder written and at or for the total consideration of **Rs. 8,00,000/- (Rupees: Eight Lac) only.**

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said Agreement and in consideration of **Rs. 8,00,000/- (Rupees: Eight Lac) 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 Shali land total measuring an area 04.015 Satak (part of 08.0325 Satak), comprised in R.S. & L.R. Dag Nos. 4110, 4114 & 4115, under L.R. Khatian Nos. 8584 & 449, 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

Cont. P/8

(8)

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 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 Vendors do hereby covenant with the Purchaser as follows :-

1. THAT not withstanding 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

(9)

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

3. FURTHER the Vendors their heirs, executors, administrators, representatives or assigns, covenant with the Purchaser its Director in office, executors, administrators, representatives or assigns to save harmless indemnify and keep indemnified the Purchaser its Director in office, 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 its Director in office, 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.

(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 he is 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 total measuring an area 04.015 Satak comprised in R.S. & L.R. Dag Nos. 4110, 4114 & 4115, under L.R. Khatian No. 8584 & 449, (in the name of Ahammad Ali Molla), under the following manner :-

Saleable land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Khatian No.	Nature of land
01.4650 Satak	0.0375	39 Satak	4110	8584	Shali
01.0000 Satak	0.1000	10 Satak	4114	8584	Shali
00.3300 Satak	0.0333	10 Satak	4115	8584	Shali
01.22 Satak	0.0313	39 Satak	4110	449	Shali
Total 04.015 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. There are no road around those plots of land.

Cont. P/12

IN WITNESS WHEREOF the Vendors have hereunto set and subscribed their hand's and Seal's on the day, Month and Year first above written.

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


 Sansumehar Primi
al'ay Sansunera Primi
by the of Ajijimolla

WITNESSES

1. Sansuani
Krishamati
shesan
2. Ajijimolla
Kankhat, Rajurhet

Saiful Malla
Safikul Malla
সফিকুল মল্লা
Rosidaimalla
রসিদাইমল্লা
Rajurhet

DRAFTED BY :


Krishna Das
Advocate
Dist. Judge's Court Barasat
North 24 Parganas
Enrolment No. WB-1027/98

SIGNATURE OF THE VENDORS

Readover & explained to
the Vendors in Bengali by me - Cont. P/13
Sansuani

(13)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchaser, a sum of **Rs. 8,00,000/- (Rupees: Eight Lac)** only being in full consideration money of the schedule mentioned land and payment as per Memo below :-

MEMO

<u>Date</u>	<u>Ch/Cash</u>	<u>Bank / Branch</u>	<u>Amount</u>
19/09/2022	416058	Federal Bank R.N. Mukherjee Rd.	8,00,000/-

Total Rs. 8,00,000/- (Rupees: Eight Lac) only.

WITNESSES

1. Samsozai
Shasan
Kishanmohar
2. Ajijimolla
Kauhat; Rajarhet



Samburnehar Bho's
alias Sambunera Bho's
by the Penob Ajijimolla












Saiful Mulla
Sagikul Mulla
সাগিকুল মল্লা
Rosibali Mulla
রসিবালা মল্লা
Rajibul Mulla
রাজিবুল মল্লা

SIGNATURE OF THE VENDORS

SIGNATURE OF THE
PRESENTANT /
RECRUITANT / 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

 WITHAL SERVICES PVT. LTD. <i>M. R. Radhik</i> Director	LH					
	RH.					

WITHAL SERVICES PVT. LTD.

ATTESTED :- *M. R. Radhik*
Director

 <i>Samsun-nihar Pr'm</i> <i>Samsunera Pr'm</i> <i>by the pen of Ajij Molla</i>	LH					
	RH.					

ATTESTED :- *Samsun-nihar Pr'm*
alias Samsunera Pr'm
by the pen of Ajij Molla












 <i>Saiful molla</i>	LH.					
	RH.					

ATTESTED :- *Saiful Molla*

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>Sofikul Mulla</i>	LH					
	RH.					

ATTESTED :- *Sofikul Mulla*

 <i>सुहिल मुल्ला</i>	LH					
	RH.					

ATTESTED :- *सुहिल मुल्ला*












 <i>Rosidaimulla</i>	LH.					
	RH.					

ATTESTED :- *Rosidaimulla*












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

 अश्विनी शर्मा	LH					
	RH.					

ATTESTED :- अश्विनी शर्मा

 अश्विनी शर्मा	LH					
	RH.					

ATTESTED :- अश्विनी शर्मा

PHOTO	LH.					
	RH.					

ATTESTED :-



नाम : Samrat Ali
पिता का नाम : AJMER ALI BROLLA
Father's Name : AJMER ALI BROLLA

संख्या / भाग : 123 / 456
दिनांक / वर्ष : 01-01-2020
पता : 123 Main Road, New Delhi 110001
Address : 123 Main Road, New Delhi 110001
वर्ग / भाग : 123 / 456
वर्ग / भाग : 123 / 456
वर्ग / भाग : 123 / 456
वर्ग / भाग : 123 / 456

ध्यान दें / Note
 1. निर्वाचन प्रमाण पत्र को ध्यान से देखें और निर्वाचन प्रमाण पत्र को ध्यान से देखें।
 2. निर्वाचन प्रमाण पत्र को ध्यान से देखें और निर्वाचन प्रमाण पत्र को ध्यान से देखें।
 Date of birth mentioned in this card shall not be treated as a proof of age / D. O. B. for any purpose other than registration in electoral roll.

Major Information of the Deed

No :	I-1523-16464/2022	Date of Registration	11/10/2022
Query No / Year	1523-2002847424/2022	Office where deed is registered	
Query Date	22/09/2022 8:39:21 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 8,00,000/-	Rs 8,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 24,020/- (Article:23)	Rs. 8,014/- (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-4110 (RS :-)	LR-8584	Bastu	Shali	1.465 Dec	2,90,070/-	2,90,070/-	,Project : Not Specified
L2	LR-4114 (RS :-)	LR-8584	Bastu	Shali	1 Dec	1,98,000/-	1,98,000/-	,Project : Not Specified
L3	LR-4115 (RS :-)	LR-8584	Bastu	Shali	0.33 Dec	66,329/-	66,329/-	,Project : Not Specified
L4	LR-4110 (RS :-)	LR-449	Bastu	Shali	1.22 Dec	2,45,601/-	2,45,601/-	,Project : Not Specified
TOTAL :					4.015Dec	8,00,000 /-	8,00,000 /-	
Grand Total :					4.015Dec	8,00,000 /-	8,00,000 /-	

alls :
 Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
SAMSUR NEHAR BIBI, (Alias: SAMSUNERA BIBI) Wife of Mr AHAMMAD ALI MOLLA Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office	 <small>11/10/2022</small>	 <small>LTI</small> <small>11/10/2022</small>	 <small>11/10/2022</small>



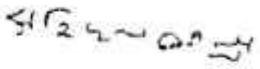





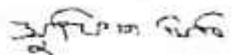


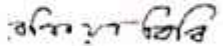
Village:- Lauhati, P.O:- Lauhati, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Consular, Aadhaar No: 36xxxxxxxx6889, Status :Individual, Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office

2	Name	Photo	Finger Print	Signature
	SAIFUL MOLLA Son of AHAMMAD ALI Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office	 <small>11/10/2022</small>	 <small>LTI</small> <small>11/10/2022</small>	 <small>11/10/2022</small>

Village:- Lauhati, P.O:- Lauhati, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Consular, Aadhaar No: 91xxxxxxxx4971, Status :Individual, Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office

3	Name	Photo	Finger Print	Signature
	SAFIKUL MOLLA Son of AHAMMAD ALI MOLLA Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office	 <small>11/10/2022</small>	 <small>LTI</small> <small>11/10/2022</small>	 <small>11/10/2022</small>

Village:- Lauhati, P.O:- Lauhati, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Consular, Aadhaar No: 95xxxxxxxx4266, Status :Individual, Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office

Name	Photo	Finger Print	Signature
ABDUL MOLLA Son of AHAMMAD ALI MOLLA Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office	 11/10/2022	 LTI 11/10/2022	 11/10/2022
Village:- Lauhati, P.O:- Lauhati, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Consular, Aadhaar No: 90xxxxxxxx6178, Status :Individual, Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
5 ROSID ALI MOLLA Son of AHAMMAD ALI MOLLA Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office	 11/10/2022	 LTI 11/10/2022	 11/10/2022
Village:- Lauhati, P.O:- Lauhati, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Consular, Aadhaar No: 23xxxxxxxx7887, Status :Individual, Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
6 SUFIYA BIBI Wife of MAKSUD ALI Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office	 11/10/2022	 LTI 11/10/2022	 11/10/2022
Village:- Reckjoani, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Consular, Aadhaar No: 64xxxxxxxx7337, Status :Individual, Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
7 ROKIA BIBI (Presentant) Daughter of AHAMMAD ALI MOLLA Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office	 11/10/2022	 LTI 11/10/2022	 11/10/2022

Lauhati, P.O:- Lauhati, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India,
700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Consular,
Aadhaar No: 94xxxxxxxx7012, Status :Individual, Executed by: Self, Date of Execution:
10/2022
Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	WITHAL SERVICES PRIVATE LIMITED 18, R N Mukherjee Road, 2nd Floor., City:- Kolkata, P.O:- Kolkata 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 :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr MANOJ KUMAR BUDHIA Son of Late PRABHU DAYAL BUDHIA 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: 38xxxxxxxx9702 Status : Representative, Representative of : WITHAL SERVICES PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
SAMSUR ALI Son of AKHER ALI MOLLA Village:- KrishnaMathi, P.O:- Kamduni, P.S.-Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700135			
	11/10/2022	11/10/2022	11/10/2022
Identifier Of SAMSUR NEHAR BIBI, Mr MANOJ KUMAR BUDHIA, SAIFUL MOLLA, SAFIKUL MOLLA, SAHIDUL MOLLA, ROSID ALI MOLLA, SUFIYA BIBI, ROKIA BIBI			

Property for L1

Sl.No	From	To. with area (Name-Area)
	SAMSUR NEHAR BIBI	WITHAL SERVICES PRIVATE LIMITED-0.209286 Dec
	SAIFUL MOLLA	WITHAL SERVICES PRIVATE LIMITED-0.209286 Dec
	SAFIKUL MOLLA	WITHAL SERVICES PRIVATE LIMITED-0.209286 Dec
4	SAHIDUL MOLLA	WITHAL SERVICES PRIVATE LIMITED-0.209286 Dec
5	ROSID ALI MOLLA	WITHAL SERVICES PRIVATE LIMITED-0.209286 Dec
6	SUFIYA BIBI	WITHAL SERVICES PRIVATE LIMITED-0.209286 Dec
7	ROKIA BIBI	WITHAL SERVICES PRIVATE LIMITED-0.209286 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	SAMSUR NEHAR BIBI	WITHAL SERVICES PRIVATE LIMITED-0.142857 Dec
2	SAIFUL MOLLA	WITHAL SERVICES PRIVATE LIMITED-0.142857 Dec
3	SAFIKUL MOLLA	WITHAL SERVICES PRIVATE LIMITED-0.142857 Dec
4	SAHIDUL MOLLA	WITHAL SERVICES PRIVATE LIMITED-0.142857 Dec
5	ROSID ALI MOLLA	WITHAL SERVICES PRIVATE LIMITED-0.142857 Dec
6	SUFIYA BIBI	WITHAL SERVICES PRIVATE LIMITED-0.142857 Dec
7	ROKIA BIBI	WITHAL SERVICES PRIVATE LIMITED-0.142857 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	SAMSUR NEHAR BIBI	WITHAL SERVICES PRIVATE LIMITED-0.0471429 Dec
2	SAIFUL MOLLA	WITHAL SERVICES PRIVATE LIMITED-0.0471429 Dec
3	SAFIKUL MOLLA	WITHAL SERVICES PRIVATE LIMITED-0.0471429 Dec
4	SAHIDUL MOLLA	WITHAL SERVICES PRIVATE LIMITED-0.0471429 Dec
5	ROSID ALI MOLLA	WITHAL SERVICES PRIVATE LIMITED-0.0471429 Dec
6	SUFIYA BIBI	WITHAL SERVICES PRIVATE LIMITED-0.0471429 Dec
7	ROKIA BIBI	WITHAL SERVICES PRIVATE LIMITED-0.0471429 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	SAMSUR NEHAR BIBI	WITHAL SERVICES PRIVATE LIMITED-0.174286 Dec
2	SAIFUL MOLLA	WITHAL SERVICES PRIVATE LIMITED-0.174286 Dec
3	SAFIKUL MOLLA	WITHAL SERVICES PRIVATE LIMITED-0.174286 Dec
4	SAHIDUL MOLLA	WITHAL SERVICES PRIVATE LIMITED-0.174286 Dec
5	ROSID ALI MOLLA	WITHAL SERVICES PRIVATE LIMITED-0.174286 Dec
6	SUFIYA BIBI	WITHAL SERVICES PRIVATE LIMITED-0.174286 Dec
7	ROKIA BIBI	WITHAL SERVICES PRIVATE LIMITED-0.174286 Dec

Details as per Land Record

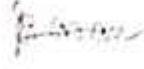
Block No: 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Bishnupur, JI No: 44, Pin Code :

No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4110, LR Khatian No:- 8584	Owner: অক্ষয় কান্তি বোস, Gurdian: অক্ষয় কান্তি বোস, Address: নিজ , Classification: কৃষি, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 4114, LR Khatian No:- 8584	Owner: অক্ষয় কান্তি বোস, Gurdian: অক্ষয় কান্তি বোস, Address: নিজ , Classification: কৃষি, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 4115, LR Khatian No:- 8584	Owner: অক্ষয় কান্তি বোস, Gurdian: অক্ষয় কান্তি বোস, Address: নিজ , Classification: কৃষি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 4110, LR Khatian No:- 449	Owner: অক্ষয় কান্তি বোস, Gurdian: অক্ষয় কান্তি বোস, Address: নিজ , Classification: কৃষি, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.

11-10-2022

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 5,00,000/-



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

On 11-10-2022

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 13:16 hrs on 11-10-2022, at the Office of the A.D.S.R. RAJARHAT by ROKIA BIBI , one of the Executants.

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

Execution is admitted on 11/10/2022 by 1. SAMSUR NEHAR BIBI, Alias SAMSUNERA BIBI, Wife of Mr AHAMMAD ALI MOLLA, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 2. SAIFUL MOLLA, Son of AHAMMAD ALI, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Cultivation, 3. SAFIKUL MOLLA, Son of AHAMMAD ALI MOLLA, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Cultivation, 4. SAHIDUL MOLLA, Son of AHAMMAD ALI MOLLA, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Cultivation, 5. ROSID ALI MOLLA, Son of AHAMMAD ALI MOLLA, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Cultivation, 6. SUFIYA BIBI, Wife of MAKSUD ALI, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 7. ROKIA BIBI, Daughter of AHAMMAD ALI MOLLA, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife
Identified by SAMSUR ALI, , Son of AKHER ALI MOLLA, P.O: Kamduni, Thana: Barasat, , 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 8,014.00/- (A(1) = Rs 8,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 8,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/10/2022 12:30PM with Govt. Ref. No: 192022230134079131 on 10-10-2022, Amount Rs: 8,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1919766822 on 10-10-2022, Head of Account 0030-03-104-001-16

Stamp Duty

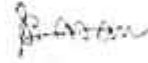
Stamp Duty required for this document is Rs. 24,020/- and Stamp Duty paid by Stamp Rs. 23,920/-

Description of Stamp

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

Stamp: Type: Impressed, Serial no 1504, Amount: Rs.100.00/-, Date of Purchase: 12/09/2022, Vendor name: M Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/10/2022 12:30PM with Govt. Ref. No: 192022230134079131 on 10-10-2022, Amount Rs: 23,920/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1919766822 on 10-10-2022, 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



of Registration under section 60 and Rule 69.

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ing No 152316464 for the year 2022.



Digitally signed by SANJOY BASAK
Date: 2022.10.19 10:28:50 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 2022/10/19 10:28:50 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)