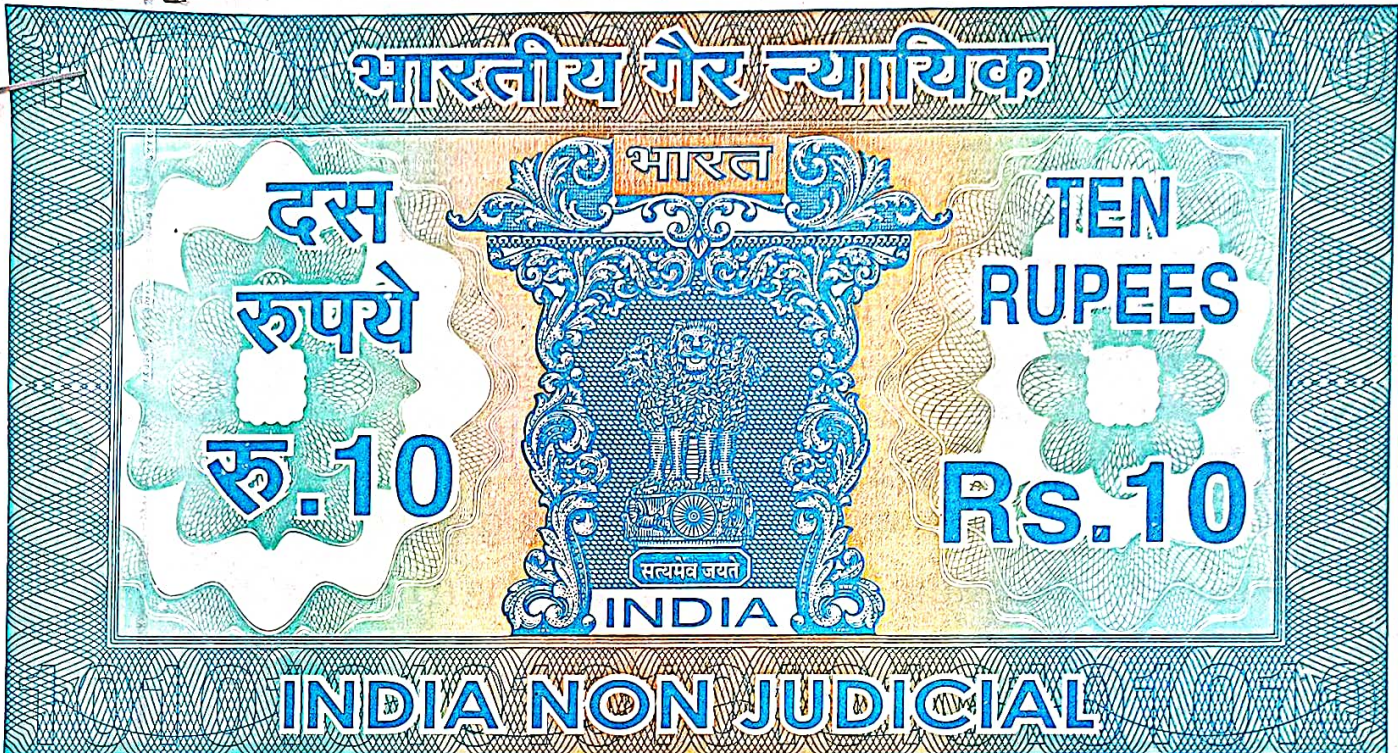


58

L1211

P- 11355/24



16/7/24

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

2 | 1868900 | 24

97AB 812886

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

[Handwritten Signature]

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

16 JUL 2024

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the 16th day of July, Two Thousand Twenty-four (2024).

BETWEEN

Cont. P/2

(2)

(1) **LILILMA MOLLA** alias **LILIMA BEGUM**, (PAN - BQYPM0461N, Aadhaar No. - 6711 2413 3775), wife of Ajijul Haq Molla, residing at Village - Nimkuria, P.O. - Joypur, P.S. - Bhangar, Dist. - South 24 Parganas, PIN - 743502, (2) **SELIMA BEGUM**, (PAN - BRDPB2602J, Aadhaar No. - 2357 5507 0613), wife of Abdul Azad Akunjee, residing at Village - Debalaya, Deganga, P.O. - Mirzanagar, P.S. - Deganga, Dist. - North 24 Parganas, PIN - 743524, both daughter of Late Mahiuddin Ahamed, both by faith - Islam, by Occupation - Housewife, by Nationality - Indian, hereinafter called and referred to as the "**VENDORS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the ONE PART;

AND

NITU DEVELOPERS PRIVATE LIMITED, (having PAN : AAECN1633P), a limited Company incorporated under the Companies Act. 1956, having its Office at Lauhati, P.O. - Lauhati, P.S. - Rajarhat, Dist. North 24 Parganas, Kolkata - 700135, represented by its Director **JAMAL UDDIN MOLLA**, (having PAN: AIYPM1138K), son of Late Mojambari Molla, residing at Village & P.O. Lauhati, P.S. - Rajarhat, Dist. North 24 Parganas, Kolkata - 700135, by faith- Islam, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the

Cont. P/3

(3)

"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 Ahmed, son of Late Altap Hossen of Chandpur was the absolute owner and possessor of plot of Shali land measuring an area 47 Satak as share 1.0000, comprised in C.S. Dag No. 3984, R.S Dag No. 4093, under C.S. Khatian No. 986, Jamindar Khatian Nos. 757, 759, 983, 824 & R.S. Khatian No. 478, 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 purchase from Mahadeb Nath & Six others, by a registered Deed of Sale, dated 22/09/1995, at D.R. Barasat, North 24 Parganas, copied in Book No. 1, CD Volume No. 108, Pages from 388 to 393, being No. 5970 for the year 1995, and absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid land by virtue of purchase the said Mahiuddin Ahmed muted his name at B.L. & L.R.O. Rajarhat under L.R. Khatian No. 2231, and have been enjoyed the same absolutely free from all encumbrances whatsoever.

Cont. P/4

(4)

AND WHEREAS While seized and possessed of the aforesaid plot of land, the said Mahiuddin Ahmed died intestate leaving behind his two daughters namely Lililma Molla alias Lilima Begum & Selima Begum (the Vendors herein), and four sons namely Safiar Rahaman, Rejaul Rahaman, Mafijur Rahaman, Mominur Rahaman, 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 Farayez Act. and free from all encumbrances whatsoever.

Where each son got 09.40 Satak (2/10 share of 47 Satak) and each daughter got 04.70 Satak (1/10 share of 47 Satak) more or less and have been enjoy the same absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid land by virtue of inheritance the said Vendor No. 1 muted her name at B.L. & L.R.O. Rajarhat under L.R. Khatian No. 12972 (in the name of Lilima Begum) measuring an area 04.70 Satak more or less (as share 0.1000) out of 47 Satak, comprised in R.S. & L.R. Dag No. 4093 and the said Vendor No. 2 muted her name at B.L. & L.R.O. Rajarhat under L.R. Khatian No. 12973 (in the name of Selima Begum) measuring an area 04.70 Satak more or less (as share 0.1000) out of 47 Satak, comprised in R.S. & L.R. Dag No. 4093 and have been enjoying the same absolutely free from all encumbrances whatsoever.

Cont. P/5

(5)

AND WHEREAS Since then the said Lilima Molla alias Lilima Begum & Selima Begum (the Vendors herein) are well seized and possessed of the aforesaid plot of Shali land total measuring an area 09.40 Satak more or less), comprised in R.S. & L.R. Dag No. 4093, under L.R. Khatian Nos. 12972 & 12973, 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 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 (the Vendors herein being in need of money intended desired and agreed to sell and the purchaser herein have agreed to purchase the aforesaid plot of Shali land measuring an area 09.40 Satak more or less), comprised in R.S. & L.R. Dag No. 4093, under L.R. Khatian Nos. 12972 & 12973, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local

Cont. P/6

(6)

limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, together with all easement rights of the same, more fully and particularly described in the Schedule hereunder written and at or for the total consideration of **Rs. 22,78,800/- (Rupees: Twenty-two Lakh Seventy-eight Thousand Eight Hundred) only.**

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said Agreement and in consideration of **Rs. 22,78,800/- (Rupees: Twenty-two Lakh Seventy-eight Thousand Eight 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 plot of Shali land total measuring an area 09.40 Satak more or less), comprised in R.S. & L.R. Dag No. 4093, under L.R. Khatian Nos. 12972 & 12973, 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,

Cont. P/7

(7)

under Rajarhat Police Station in the District of North 24-Parganas, more fully and particularly described in the schedule hereinafter written and together with full benefits of passages, ways, water, ways, Rights, liberties, privileges, all manner of easements and appurtenances belonging AND ALL the estate, rights, title, interest, claim and demand whatsoever of the Vendors unto or upon the same and every part thereof TO HAVE AND TO HOLD the said piece or parcel of land hereby granted, conveyed, transferred and assigned and intended so to be unto and to the use of the Purchaser herein absolutely and forever free from all encumbrances, charges, attachments, liens, etc. whatsoever and free from all acquisition and requisition and alignments and any claim or adverse possession and the Vendors do hereby covenant with the Purchaser as follows :-

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

Cont. P/8

(8)

3. FURTHER the Vendors and their 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 Vendors their heirs, administrators or assigns, further covenant that the Vendors or their 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 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

Cont. P/9

(9)

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.

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 plot of Shali land measuring an area 09.40 Satak more or less), comprised in R.S. & L.R. Dag No. 4093, under L.R. Khatian Nos. 12972 (in the name of Lilima Begum), & 12973, (in the name of Selima Begum), under the following

Cont. P/10

(10)

manner :-

Saleable land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Khatian No.	Nature of land
04.70 Satak	0.1000	47 Satak	4093	12972	Shali
04.70 Satak	0.1000	47 Satak	4093	12973	Shali

Total 09.40 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 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 saleable land is butted and bounded as under :-

ON THE NORTH BY : R.S. & L.R. Dag No. 4094, 4096, 4116.

ON THE SOUTH BY : R.S. & L.R. Dag No. 4081, 4092.

ON THE EAST BY : R.S. & L.R. Dag No. 4116.

ON THE WEST BY : R.S. & L.R. Dag No. 4080.

Cont. P/11

(11)

IN WITNESS WHEREOF the Vendors has 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 :-

WITNESSES

1. Mujibulau'

vill - Jagadishpur
P.S - Rajarhat

2. Rajaul Rahaman

vill - Chandpur
P.S - Rajarhat

DRAFTED BY :

Krishna Das
Krishna Das

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

LILIMAMOLLA ALIAS
LILIMABEGUMA

Selima begum

SIGNATURE OF THE VENDORS

(12)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchaser, a sum of Rs. 22,78,800/- (Rupees: Twenty-two Lakh Seventy-eight Thousand Eight Hundred) only being in full consideration money of the schedule mentioned land and payment as per Memo below :-

MEMO

<u>Date</u>	<u>Ch/DD No.</u>	<u>Bank / Branch</u>	<u>Amount</u>
15/07/2024	002285	UCO Bank, Bhatenda	11,39,400/-
15/07/2024	002286	UCO Bank, Bhatenda	5,00,000/-
15/07/2024	002287	UCO Bank, Bhatenda	6,39,400/-

Total Rs. 22,78,800/- (Rupees: Twenty-two Lakh Seventy-eight Thousand Eight Hundred) only.

WITNESSES

1. Mojibul Haq

vill - Jagadishpur
P.S. - Rajarkat

LILILMA MOHA. ALIAS
LILIMA BABE GUM.

2. Rajaw Rakham


vill - Chandapur
P.S. - Rajarkat

Selimabegum

SIGNATURE OF THE VENDORS

ভাৰাটৰ নিৰ্বাচন কমিছন
ELECTION COMMISSION OF INDIA


YMM1919570



নাম: মফিজুল আলী
Name: Mafizul Ali
পিতাৰ নাম: ইদ্রিশ আলী
Father's Name: Idrish Ali
লিংগ / Gender: পুৰুষ / Male
জন্ম তারিখ / বয়স:
Date of Birth / Age: 02-12-1986

e-Electors Photo Identity Card - সচিবৰ কোঠাৰ পৰিচয় পত্ৰ

ঠিকানা: N0118, মুসলমান পাড়া, জগদীশপুর,
বারাসাত(সদর), উত্তর 24 পরগণা, পশ্চিমবঙ্গ - 700135
Address: N0118, MUSALMAN PARA,
JAGADISHPUR, BARASAT SADAR, NORTH
24 PARGANAS, WEST BENGAL - 700135



নিৰ্বাচন নিবন্ধন আধিকাৰিক, 115 - ৰাজহাট নতুন টাউন
Electoral Registration Officer, 115 - Rajarhat
New Town

Download Date :- 09-07-2024

YMM1919570

1850 <https://ecowestbengal.nic.in>

Mafizul Ali

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

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

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

	LH					
	RH					












Small Molla

ATTESTED: *Small Molla*

	LH					
	RH					

*Lilima Molla Alias
Lilima Begum*

ATTESTED: *Lilima Molla Lilima Begum Molla Alias
Lilima Begum*

	LH					
	RH					

Selimabegum

ATTESTED: *Selimabegum*



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



192024250123102128

GRN Details

GRN: 192024250123192128
GRN Date: 16/07/2024 10:59:08
BRN : 3782978587456
Gateway Ref ID: CHQ5182796
GRIPS Payment ID: 160720242012319211
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 16/07/2024 11:00:16
Method: State Bank of India NB
Payment Init. Date: 16/07/2024 10:59:08
Payment Ref. No: 2001868900/1/2024
[Query No*/Query Year]

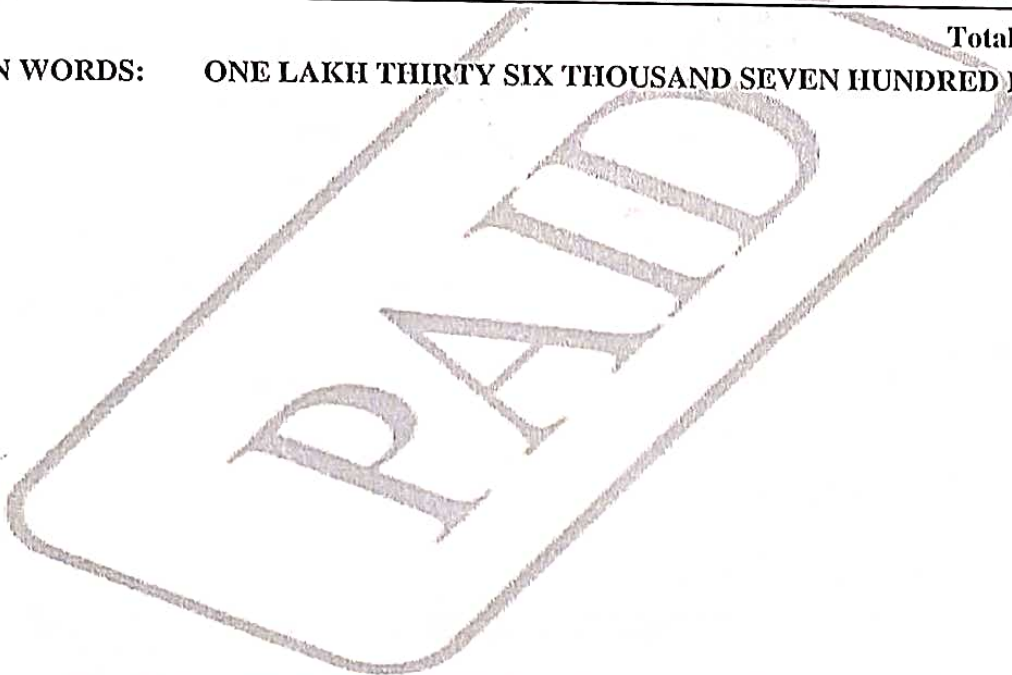
Depositor Details

Depositor's Name: Mr Nitu Developers Private Limited
Address: Lauhati, pin-700135
Mobile: 8240884723
Period From (dd/mm/yyyy): 16/07/2024
Period To (dd/mm/yyyy): 16/07/2024
Payment Ref ID: 2001868900/1/2024
Dept Ref ID/DRN: 2001868900/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001868900/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	113950
2	2001868900/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	22802
Total				136752

IN WORDS: ONE LAKH THIRTY SIX THOUSAND SEVEN HUNDRED FIFTY TWO ONLY.



Major Information of the Deed



Deed No :	I-1523-11355/2024	Date of Registration	16/07/2024
Query No / Year	1523-2001868900/2024	Office where deed is registered	
Query Date	15/07/2024 1:46:48 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. : 7003373523, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 22,78,800/-	Rs. 22,78,800/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,13,960/- (Article:23)	Rs. 22,802/- (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-4093 (RS :-)	LR-12972	Bastu	Shali	4.7 Dec	11,39,400/-	11,39,400/-	,Project : Not Specified
L2	LR-4093 (RS :-)	LR-12973	Bastu	Shali	4.7 Dec	11,39,400/-	11,39,400/-	,Project : Not Specified
		TOTAL :			9.4Dec	22,78,800 /-	22,78,800 /-	
		Grand Total :			9.4Dec	22,78,800 /-	22,78,800 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Lililma Molla, (Alias: Lilima Begam) (Presentant) Wife of Ajijul Haque Molla Executed by: Self, Date of Execution: 16/07/2024 , Admltted by: Self, Date of Admlssion: 16/07/2024 ,Place : Office	 <small>16/07/2024</small>	 Captured <small>LTI 16/07/2024</small>	Lililma Molla Lilim. Begam
				<small>16/07/2024</small>

Nimkuria, City:- Not Specified, P.O:- Joypur, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: bqxxxxx1n, Aadhaar No: 36xxxxxxx5886, Status :Individual, Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Selima Begam Wife of Abdul Azad Akunjee Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office	 16/07/2024	 LTI 16/07/2024	<i>Selimabegum</i> 16/07/2024
Mirzanagar, City:- Not Specified, P.O:- Mirzanagar, P.S:-Deganga, District:-North 24-Parganas, West Bengal, India, PIN:- 743424 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: brxxxxx2j, Aadhaar No: 36xxxxxxx5886, Status :Individual, Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office				



Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NITU DEVELOPERS PRIVATE LIMITED Lauhati, City:- Not Specified, P.O:- Lauhati, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Date of Incorporation:XX-XX-2XX1 , PAN No.:: aaxxxxx3p,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Jamal Uddin Molla Son of Late Mojambari Molla Lauhati, City:- Not Specified, P.O:- Lauhati, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: aixxxxx8k, Aadhaar No: 42xxxxxxx2212 Status : Representative, Representative of : NITU DEVELOPERS PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mafijul Ali Son of Idrish Ali Jagadishpur, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	 16/07/2024	 Captured 16/07/2024	<i>Mafijul Ali</i> 16/07/2024
Identifier Of Lililma Molla, Selima Begam, Jamal Uddin Molla			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Lilima Molla	NITU DEVELOPERS PRIVATE LIMITED-4.7 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Selima Begam	NITU DEVELOPERS PRIVATE LIMITED-4.7 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:- 12972	Owner:লিলামা বেগম, Gurdian:মহিউদ্দিন আহাম্মদ, Address:মিজ , Classification:শামি, Area:0.04000000 Acre,	Lilima Molla
L2	LR Plot No:- 4093, LR Khatian No:- 12973	Owner:সেলিমা বেগম, Gurdian:মহিউদ্দিন আহাম্মদ, Address:মিজ , Classification:শামি, Area:0.04000000 Acre,	Selima Begam

Endorsement For Deed Number : I - 152311355 / 2024

On 16-07-2024

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

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

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

Presented for registration at 14:36 hrs on 16-07-2024, at the Office of the A.D.S.R. RAJARHAT by Lililma Molla Alias Lilima 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 22,78,800/-

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

Execution is admitted on 16/07/2024 by 1. Lililma Molla, Alias Lilima Begam, Wife of Ajjul Haque Molla, Nimkuria, P.O: Joypur, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession House wife, 2. Selima Begam, Wife of Abdul Azad Akunjee, Mirzanagar, P.O: Mirzanagar, Thana: Deganga, , North 24 -Parganas, WEST BENGAL, India, PIN - 743424, 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 22,802.00/- (A(1) = Rs 22,788.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 22,802/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/07/2024 11:00AM with Govt. Ref. No: 192024250123192128 on 16-07-2024, Amount Rs: 22,802/-,
Bank: SBI EPay (SBlePay), Ref. No. 3782978587456 on 16-07-2024, Head of Account 0030-03-104-001-16

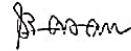
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,13,960/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 1,13,950/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3002, Amount: Rs.10.00/-, Date of Purchase: 15/07/2024, Vendor name: Mita Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/07/2024 11:00AM with Govt. Ref. No: 192024250123192128 on 16-07-2024, Amount Rs: 1,13,950/-,
Bank: SBI EPay (SBlePay), Ref. No. 3782978587456 on 16-07-2024, Head of Account 0030-02-103-003-02



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

of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2024, Page from 420385 to 420405
being No 152311355 for the year 2024.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2024.07.22 13:48:51 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 22/07/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.