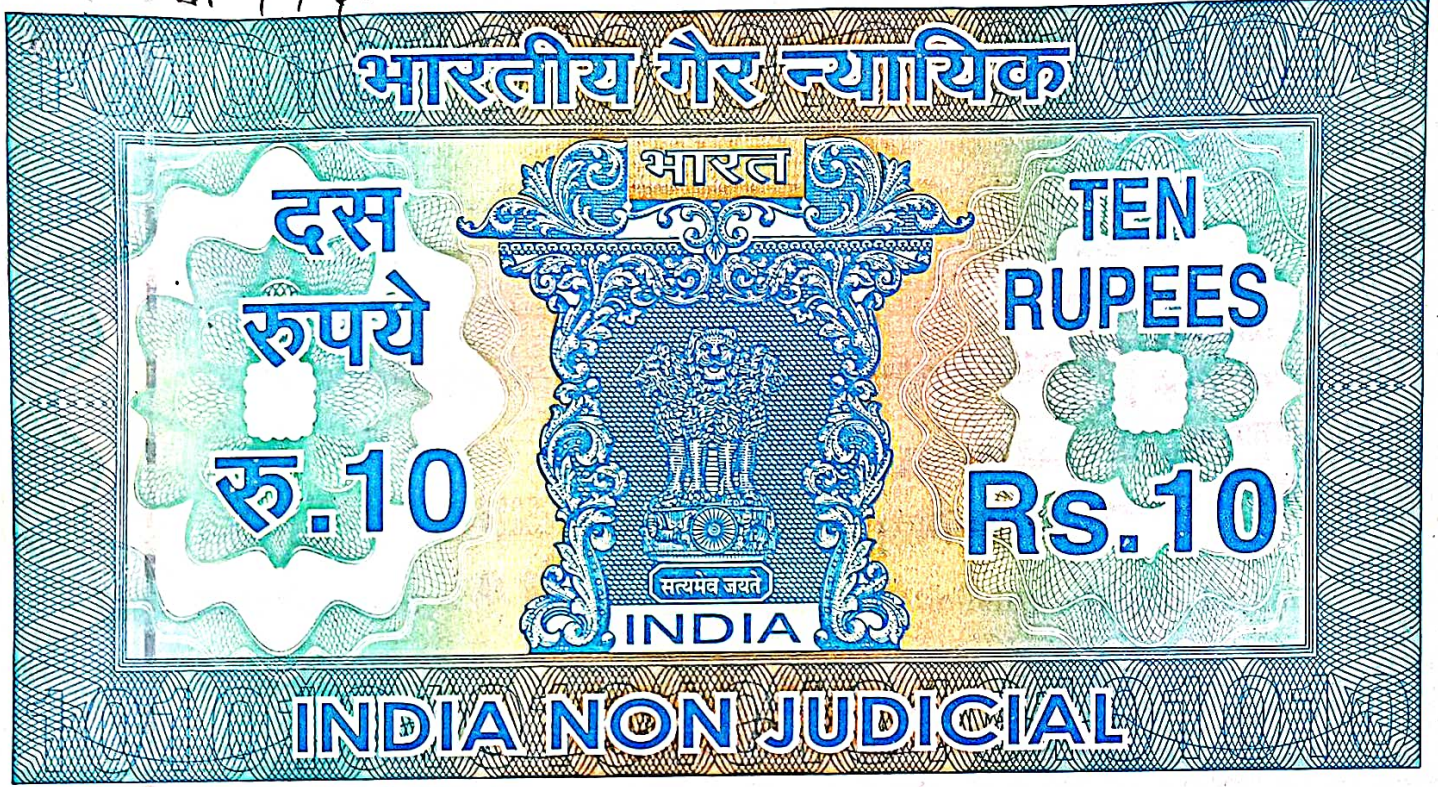


59

- L1497

Q 41652/29



23/7/24

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

2/1867546/24

97AB 812885

Certified that the document is admitted to registration. The signature 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.

23 JUL 2024

### DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the  
23<sup>rd</sup> day of July, Two Thousand Twenty-four (2024).

BETWEEN



KRISHNA DAS  
ADVOCATE  
Barasat Judges Court

3001 15-7-24  
10/1-

তারিখ: \_\_\_\_\_  
ক্রেতার নাম ও পতা \_\_\_\_\_  
স্টাম্প ভেঙার স্বাক্ষর \_\_\_\_\_  
বিধান নং: সনটোলক সনটি: \_\_\_\_\_  
এটি স্টাম্প ক্রয় \_\_\_\_\_  
চালান নং: \_\_\_\_\_  
মেটি কত টাকা বরিস \_\_\_\_\_  
কৈলারী-বারাকপুর, ডেভার-মিতা দাস

25 JUN 2024  
718000



Barasat District Sub-Registrar,  
Barasat, New Town, North 24-Pgs

23 JUL 2024

(2)

SAFIAR RAHAMAN, (PAN - AFJPR2688P, Aadhaar No. - 3643 3307 5886), son of Late Mahiuddin Ahamed, residing at Village & P.O.- Chandpur, 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 "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

NITU DEVELOPERS PRIVATE LIMITED, (having PAN : AAECN1633P), a limited Company incorporated under the Companies Act. 1956, having its Office at Lauhati, P.O. - Lauhati, P.S. - Rajarhat, Dist. North 24 Parganas, Kolkata - 700135, represented by its Director JAMAL UDDIN MOLLA, (having PAN: AIYPM1138K), son of Late Mojambari Molla, residing at Village & P.O. Lauhati, P.S. - Rajarhat, Dist. North 24 Parganas, Kolkata - 700135, by faith- Islam, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Director in office for the time being in force, executors, administrators, representatives and assigns) of the OTHER PART.

Cont. P/3 .....

(3)

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.

AND WHEREAS While seized and possessed of the aforesaid plot of land, the said Mahiuddin Ahmed died intestate leaving behind his four sons namely Safiar Rahaman (the Vendor herein), Rejaul Rahaman, Mafijur

Cont. P/4 .....



(4)

Rahaman, Mominul Rahaman, and two daughters namely Lililma Molla alias Lilima Begum, Selima Begum, 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 Safiar Rahaman (the Vendor herein) muted his name at B.L. & L.R.O. Rajarhat under L.R. Khatian No. 3074, measuring an area 09.40 Satak more or less (as share 0.2000) 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.

AND WHEREAS said Safiar Rahaman (the Vendor heein) is the absolute recorded owner and possessor of plot of Shali land measuring an area 14.8363 Satak more or less (as share 0.1667) out of 47 Satak, comprised in R.S. & L.R. Dag No. 4116, under L.R. Khatian No. 3074, under the following manner :-

Cont. P/5 .....

(5)

Recorded land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Khatian No.	Nature of land
14.8363 Satak	0.1667	89 Satak	4116	3074	Shali

Total 14.8363 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, within the jurisdiction of Rajarhat Police Station, in the Dis-  
trict of North 24-Parganas, by virtue of purchase by two Deed of Sale (1)  
dated 8/5/1979, at S.R. Cossipore, Dum Dum, Book No. 1, Volume No.  
63, Pages from 251 to 253, Being No. 3297 for the year 1979 and (2) dated  
5/3/1978, at S.R. Cossipore, Dum Dum, Book No. 1, Volume No. 100,  
Pages from 169 to 172, Being No. 4063 for the year 1978 and after purchae  
said Vendor muted his name at B.L. & L.R.O. Rajarhat under L.R. Khatian  
No. 3074 and have been enjoying the same absolutely free from all en-  
cumbrances whatsoever.

AND WHEREAS Since then the said Safiar Rahaman (the Vendor  
heein) is well seized and possessed of the aforesaid plots of Shali land  
total measuring an area 24.2363 Satak more or less), comprised in R.S. &  
L.R. Dag Nos. 4093 & 4116, under L.R. Khatian No. 3074, lying and situ-  
ated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. -

Cont. P/6 .....

(6)

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 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 Shafi land total measuring an area 24.2363 Satak more or less), comprised in R.S. & L.R. Dag Nos. 4093 & 4116, under L.R. Khatian No. 3074, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, together with all easement rights of the same, more fully and particularly described in the Schedule hereunder written and

Cont. P/7 .....



(7)

at or for the total consideration of Rs. 58,75,478/- (Rupees: Fifty-eight Lakh Seventy-five Thousand Four Hundred Seventy-eight) only.

***NOW THIS INDENTURE WITNESSETH THAT*** in pursuance of the said Agreement and in consideration of Rs. 58,75,478/- (Rupees: Fifty-eight Lakh Seventy-five Thousand Four Hundred Seventy-eight) 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 24.2363 Satak more or less), comprised in R.S. & L.R. Dag Nos. 4093 & 4116, under L.R. Khatian No. 3074, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, more fully and particularly described in the schedule hereinafter written and together with full benefits

Cont. P/8 .....



(8)

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 not withstanding 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 defected, 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/9 .....

(9)

3. FURTHER the Vendor and her 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,



(10)

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 24.2363 Satak more or less), com-

Cont. P/11 .....

(11)

prised in R.S. & L.R. Dag Nos. 4093 & 4116, under L.R. Khatian No. 3074, (in the name of Safiar 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
09.4000 Satak	0.2000	47 Satak	4093	3074	Shali
14.8363 Satak	0.1667	89 Satak	4116	3074	Shali

Total 24.2363 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 24.2363 Satak more or less unto and in favour of the Purchaser herein.

There are no Road around those salable plots of land.

Cont. P/12 .....



(12)

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed her 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. *M. C. Ghosh*

2. *Ajij Molla*

DRAFTED BY :

*Krishna Das*  
**Krishna Das**

Advocate

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

*Safier Rahman*

-----  
SIGNATURE OF THE VENDOR

(13)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchaser, a sum of **Rs. 58,75,478/- (Rupees: Fifty-eight Lakh Seventy-five Thousand Four Hundred Seventy-eight)** 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	002283	UCO Bank, Bhatenda	25,00,000/-
15/07/2024	002284	UCO Bank, Bhatenda	23,75,478/-
20/05/2024	002066	UCO Bank, Bhatenda	5,00,000/-
15/05/2024	002056	UCO Bank, Bhatenda	5,00,000/-

-----  
**Total Rs. 58,75,478/- (Rupees: Fifty-eight Lakh Seventy-five Thousand Four Hundred Seventy-eight) only.**

WITNESSES

1. *Mahjool Ali*  
SIO - *Imish Ali*  
w - *Jagadish Pan*  
P.O. - *Rajmhat*  
KOL - *700135*
2. *Ajij Mollia*  
*Ranhat, Rajmhat*

*Safar Rahman*

-----  
SIGNATURE OF THE VENDOR



ভারতের নির্বাচন কমিশন  
**ELECTION COMMISSION OF INDIA**


YMM1919570



নাম: মাক্জিদ আলী  
**Name: Mafizul Ali**  
পিতার নাম: ইদ্রিশ আলী  
**Father's Name: Idriish Ali**  
লিঙ্গ / Gender: পুরুষ / Male  
জন্ম তারিখ / বয়স:  
**Date of Birth / Age: 02-12-1996**

e-Electors Photo Identify Card - সচিব বোর্ডের পরিচয় পত্র

ঠিকানা: N0118, মুসলমান পাড়া, জগদীশপুর,  
বারাসাতসাদর, উত্তর 24 পরগণা, পশ্চিমবঙ্গ - 700135  
**Address: N0118, MUSALMAN PARA,  
JAGADISHPUR, BARASAT SADAR, NORTH  
24 PARGANAS, WEST BENGAL - 700135**



নির্বাচন নিবন্ধন আধিকারিক, 115 - রাজারহাট নিউটাউন  
**Electoral Registration Officer, 115 - Rajarhat  
New Town**

Download Date :- 09-07-2024

1850 <https://ceowestbengalnic.in>






*Mafizul Ali*

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







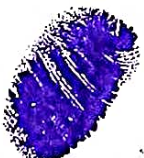

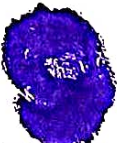


# UNDER RULE 44A OF THE I.R. ACT 1908

N.B. -


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

 <i>S. M. U. S. M. U.</i>	LH.					
	RH.					

ATTESTED :- *S. M. U. S. M. U.*

 <i>Sabir Rehman</i>	LH.					
	RH.					

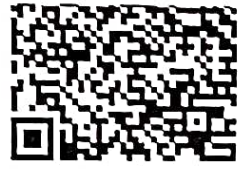
ATTESTED :- *Sabir Rehman*

 PHOTO	LH.					
	RH.					

ATTESTED :-



Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192024250132572628

GRN Details

GRN: 192024250132572628 Payment Mode: SBI Epay  
GRN Date: 22/07/2024 19:42:16 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 2362237117045 BRN Date: 22/07/2024 19:43:04  
Gateway Ref ID: IGAROVNCE4 Method: State Bank of India NB  
GRIPS Payment ID: 220720242013257261 Payment Init. Date: 22/07/2024 19:42:16  
Payment Status: Successful Payment Ref. No: 2001867546/1/2024  
[Query No\*/Query Year]

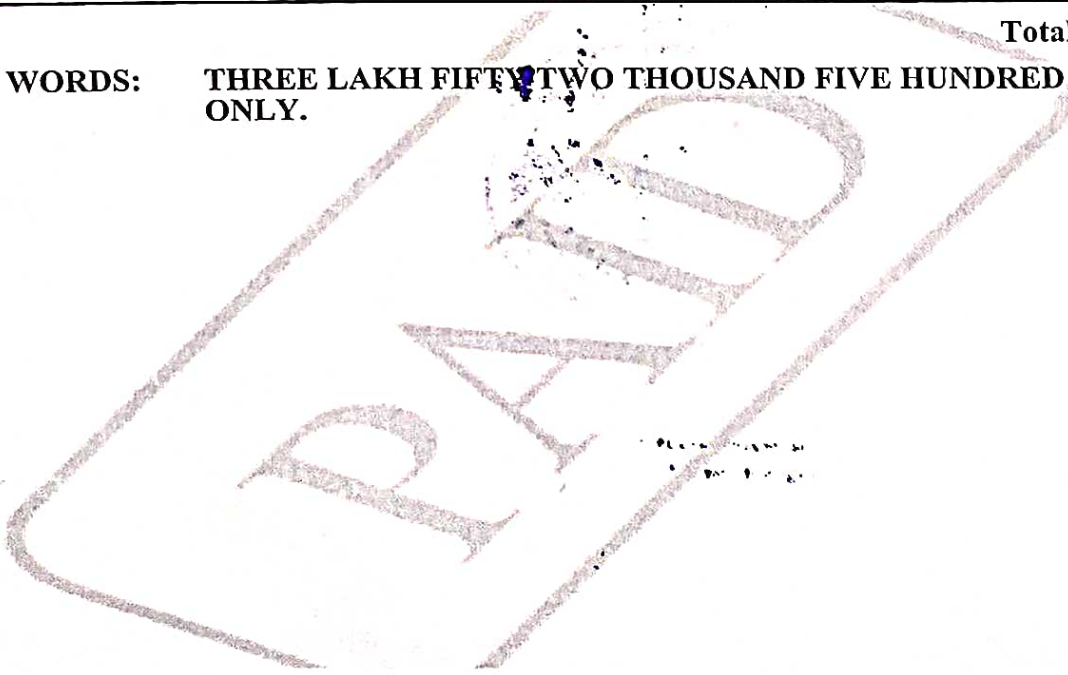
Depositor Details

Depositor's Name: Mr NITU DEVELOPERS PVT. LTD.  
Address: LAUHATI  
Mobile: 7003373523  
Period From (dd/mm/yyyy): 22/07/2024  
Period To (dd/mm/yyyy): 22/07/2024  
Payment Ref ID: 2001867546/1/2024  
Dept Ref ID/DRN: 2001867546/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001867546/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	293784
2	2001867546/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	58769
			<b>Total</b>	<b>352553</b>

IN WORDS: THREE LAKH FIFTY TWO THOUSAND FIVE HUNDRED FIFTY THREE ONLY.



### Major Information of the Deed




Deed No :	I-1523-11652/2024	Date of Registration	23/07/2024
Query No / Year	1523-2001867546/2024	Office where deed is registered	
Query Date	15/07/2024 12:51:21 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. 58,75,478/-	Rs. 58,75,478/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 2,93,794/- (Article:23)	Rs. 58,769/- (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	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4093 (RS :-)	LR-3074	Bastu	Shali	9.4 Dec	22,78,800/-	22,78,800/-	Project : Not Specified
L2	LR-4116 (RS :-)	LR-3074	Bastu	Shali	14.8363 Dec	35,96,678/-	35,96,678/-	Project : Not Specified
	<b>TOTAL :</b>				24.2363Dec	58,75,478 /-	58,75,478 /-	
	<b>Grand Total :</b>				24.2363Dec	58,75,478 /-	58,75,478 /-	

#### Seller Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Safiar Rahaman (Presentant)</b> Son of Late Mahiuddin Ahmed Executed by: Self, Date of Execution: 23/07/2024 , Admitted by: Self, Date of Admission: 23/07/2024 ,Place : Office	 23/07/2024	 Captured LTI 23/07/2024	 23/07/2024



Chandpur, City:- Not Specified, P.O:- Chandpur, 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.:: afxxxxx8p, Aadhaar No: 36xxxxxxxx5886, Status :Individual, Executed by: Self, Date of Execution: 23/07/2024 , Admitted by: Self, Date of Admission: 23/07/2024 ,Place : Office



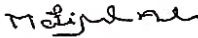
**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>NITU DEVELOPERS PRIVATE LIMITED</b> 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 :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Jamal Uddin Molla</b> 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: 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, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135		 Captured	
	23/07/2024	23/07/2024	23/07/2024
Identifier Of Safiar Rahaman, , , , , Jamal Uddin Molla			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Safiar Rahaman	NITU DEVELOPERS PRIVATE LIMITED-9.4 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Safiar Rahaman	NITU DEVELOPERS PRIVATE LIMITED-14.8363 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:- 3074	Owner:সফিয়ার রহমান ., Gurdian:নাইউবিন , Address:বিল্ড , Classification:শালি, Area:0.10000000 Acre,	Safiar Rahaman
L2	LR Plot No:- 4116, LR Khatian No:- 3074	Owner:সফিয়ার রহমান ., Gurdian:নাইউবিন , Address:বিল্ড , Classification:শালি, Area:0.15000000 Acre,	Safiar Rahaman

**Endorsement For Deed Number : I - 152311652 / 2024**

**On 23-07-2024**

**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 10:49 hrs on 23-07-2024, at the Office of the A.D.S.R. RAJARHAT by Safiar Rahaman ,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 58,75,478/-

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

Execution is admitted on 23/07/2024 by Safiar Rahaman, Son of Late Mahiuddin Ahmed, Chandpur, P.O: Chandpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business Indetified by Mafijul Ali, , , Son of Idrish Ali, Jagadishpur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 58,769.00/- ( A(1) = Rs 58,755.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 58,769/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/07/2024 7:43PM with Govt. Ref. No: 192024250132572628 on 22-07-2024, Amount Rs: 58,769/-, Bank: SBI EPay ( SBlePay), Ref. No. 2362237117045 on 22-07-2024, Head of Account 0030-03-104-001-16

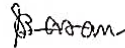
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,93,794/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 2,93,784/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 3001, 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 22/07/2024 7:43PM with Govt. Ref. No: 192024250132572628 on 22-07-2024, Amount Rs: 2,93,784/-, Bank: SBI EPay ( SBlePay), Ref. No. 2362237117045 on 22-07-2024, 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**

Deed of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1523-2024, Page from 434681 to 434702  
Deed No 152311652 for the year 2024.



*Basak*

Digitally signed by SANJOY BASAK  
Date: 2024.07.29 13:47:45 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 29/07/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.