

S-665

2-0556/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 691901

910670224  
30/1/24

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 30<sup>th</sup> day of January  
Two Thousand and Twenty Four.

BETWEEN

Noted that the document is signed &  
registered. The Signature sheet and the  
stamp are attached with this  
document as the part of the document.

30. District Sub-Registrar  
Murgud South 20 Panchayat

30 JAN 2024

31208

22 DEC 2023

No. .... ₹ 50/- Date.....

Name : .....

Address : .....

Vendor : .....

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27



Add. Dist. Sub Registrar  
Sonarpur  
South 24 Parganas

30 JAN 2024

Identified by  
Rajesh Dhali  
3/0 Madan Dhali  
Mathurapur (P.O., P.S.)  
524 Pgs, 743354

TAMAL DAS PAUL  
Advocate  
Alipore Judges Court

(1) **FIROZA BEGAM (PAN: ASHPB6754B)**, wife of Sikandar Mallick, daughter of Mohammad Mostakim Mistry, by faith Muslim, by occupation- Business, by Nationality-Indian, presently residing at 144 N.S. Road, Narendrapur Complex, P.O. Narendrapur, P.S. Sonarpur, District - South 24 Paraganas, Kolkata - 700 103, West Bengal, having Aadhar No. 268992291573,

(2) **SIKANDAR MALLICK (PAN : AIHPM2082P)** son of Late Abdul Kader Mallick alias Abdul Kader alias Abdul , by faith Muslim, by occupation- Business, by Nationality-Indian, presently residing at Flat No. 2B, 2<sup>nd</sup> Floor, Narendrapur Complex, 144 N.S. Road, Narendrapur Complex, P.O. Narendrapur, P.S. Sonarpur, District - South 24 Paraganas, Kolkata - 700 103, West Bengal, having Aadhar No. 894492045987; and

(3) **SUSHMITA MAHARANA, (PAN : ALKPM8664K)** wife of Pradip Kumar Maharana alias Pradip Kumar, daughter of Santu Paul, by faith Hindu, by occupation- Business, by Nationality-Indian, presently residing at Flat No. 3D, Third Floor, Narendrapur Complex, 144 N.S. Bose Road, P.O. Narendrapur, P.S. Sonarpur, District - South 24 Paraganas, Kolkata - 700 103, West Bengal, having Aadhar No. 228336020910,

hereinafter jointly and collectively 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 respective heirs, legal representatives, executors, administrators and assigns etc.) of the **FIRST PART.**

**AND**



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(a) **TRUSTWORTHY NIRMAN LLP (PAN NO.: AAQFT0426P)**, a Limited Liability Partnership within the meaning of the Limited Liability Partnership Act, 2008, having LLPIN:AAR-9905, having its registered office at 19/1, Camac Street, 2nd Floor, Police Station-Shakespeare Sarani, Kolkata -700017, represented by it's Designated Partner, **MR. PANKAJ PODDAR**, son of Shiv Kumar Poddar, by occupation Business, by faith Hindu, by nationality Indian, presently residing at N-5, CL-8, Saltlake Sector-III, Bidhannagar (M), Police Station-Bidhan Nagar (South), District-North 24 Parganas, Kolkata-700097, West Bengal, having personal PAN No. AERPP5352F, duly authorized vide Board Resolution dated November 24, 2023;

(b) **PRASHAN DEEP RUNGTA (PAN : BPKPR3138C)** son of Pramod Dayal Rungta, by faith Hindu, By occupation- Business, by Nationality- Indian, presently residing at 3B Manikaran, 9SB R.M.M. Garden Lane, Kolkata - 700 010, having Aadhar No.5861 3105 0383; and

(c) **PANKAJ PODDAR, (PAN : AERPP5352F)**, son of Shiv Kumar Poddar, by occupation Business, by faith Hindu, by nationality Indian, presently residing at N-5, CL-8, Saltlake Sector-III, Bidhannagar (M), Police Station-Bidhan Nagar (South), District-North 24 Parganas, Kolkata-700097, West Bengal, having Aadhar No. 389661955464;

hereinafter jointly and collectively called and referred to as the **"PURCHASERS"**, (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include (i) in case of individual their respective heirs, legal representatives, executors, administrators and assigns etc.; and (ii) in case of Limited Liability Partnership firm its successor and/or successor in interest/office and assigns) of the **SECOND PART**.



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**WHEREAS** (1) Kanai Lal Mondal, (2) Balai Chandra Mondal alias Balai Lal Mondal and (3) Nitai Chand Mondal alias Nitai Lal Mondal, all sons of Motilal Mondal, were the R.S. recorded joint owners of Danga land admeasuring about 49 Decimal (Satak) out of which 37 Decimal (Satak) out of 37 Decimal (Satak) comprised in R.S. Dag No. 467 under R.S. Khatian No. 415 and 12 Decimal (Satak) out of 12 Decimal (satak) Comprised in R.S. Dag No. 468, under R.S. Khatian No. 632, lying and situated at Mouza – Elachi, J.L. No. 70, under P.S. Sonarpur, within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.) Sonarpur, in the district of 24 Parganas, West Bengal and were well enjoying the same and well entitled to transfer the same to any one in anyway.

**AND WHEREAS** the said Nitai Chand Mondal alias Nitai Lal Mondal with 9 (Nine) confirming parties namely 1) Balai Lal Mondal, son of Motilal Mondal, 2) Dhananjai Mondal, 3) Manaranjan Mondal, 4) Kalipada Mondal, 5) Khokon Mondal, 6) Biren Mondal, all sons of Kanailal Mondal 7) Shanti Naskar, wife of Santosh Naskar, 8) Pantibala Halder, wife of Anukul Halder and 9) Kalpana Mondal, wife of Shambhunath Mondal, sold and/or transferred 3 (Three) Cottahs 5 (Five) Chittacks and 7 (Seven) Square Feet equivalent to 5.472 Decimal (Satak) out of which 2 (Two) Cottahs 2 (Two) Chittacks and 7 (Seven) Square Feet equivalent to 3.522 Decimal (satak) out of 37 Decimal (satak) comprised in R.S. Dag No. 467, Under R.S. Khatian No.415 and 1 (One) Cottah 3 (Three) Chittacks and 0 (Zero) Square Feet equivalent to 1.95 Decimal (satak) out of 12 Decimal (satak) comprised in R.S. Dag No.468, Under R.S. Khatian No.632, lying and situated at Mouza – Elachi, J.L. No. 70, under P.S. Sonarpur, within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.) Sonarpur, in the district of South 24 Parganas, West Bengal, to one Phanindra Nath Ghosh son of Late Kalipada Ghosh, vide a registered sale deed Being No. 5155 duly recorded in Book No. I, Volume No. 67, Pages from 23 to 36, for the year 1986 duly registered with the Sub Registrar Office Sonarpur and



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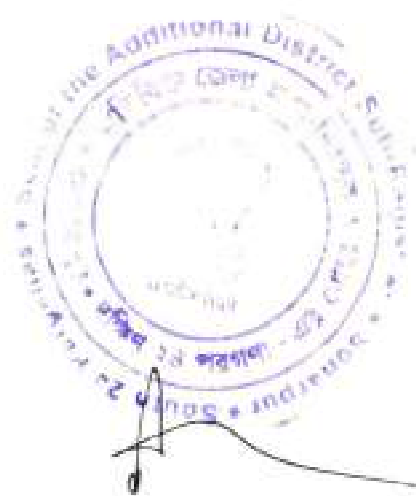
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accordingly said Phanindra Nath Ghosh became the owner of the said 5.472 decimal (satak) land.

**AND WHEREAS** the said Phanindra Nath Ghosh sold land admeasuring an area about 3 (Three) Cottahs 5 (Five) Chittacks and 7 (Seven) Square Feet equivalent to 5.472 Decimal (Satak) out of which 2 (Two) Cottahs 2 (Two) Chittacks and 7 (Seven) Square Feet equivalent to 3.522 Decimal (satak) out of 37 Decimal (satak) comprised in R.S. Dag No. 467, Under R.S. Khatian No.415 and 1 (One) Cottah 3 (Three) Chittacks and 0 (Zero) Square Feet equivalent to 1.95 Decimal (satak) out of 12 Decimal (satak) comprised in R.S. Dag No.468, Under R.S. Khatian No.632, lying and situated at Mouza - Elachi, J.L. No. 70, under P.S. Sonarpur, under the local limits of Rajpur-Sonarpur Municipality, within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.) Sonarpur, in the district of South 24 Parganas, West Bengal, to one Sikandar Mallick son of Late Abdul Kader, vide a registered sale deed Being No. 3248 duly recorded in Book No. I, Volume No. 8, Pages from 314 to 329, for the year 2013 duly registered with the Additional District Sub Registrar(A.D.S.R) Office Sonarpur and accordingly said Sikandar Mallick became the owner of the said 5.472 decimal (satak) land and also got his name mutated in L.R. Records of rights with the BL & LRO, Sonarpur, under L.R. Dag No. 657 and 656 corresponding to R.S. Dag No. 467 (P) and 468 (P) under L.R. Khatian No. 3365 and also got his name mutated in the records of Rajpur-Sonarpur Municipality under holding No.407.

**AND WHEREAS** one Khagendra Nath Bachhar son of Moti Lal Bachhar was the R.S. recorded owner of Danga land admeasuring about 32 Decimal (Satak) out of which 20 Decimal (Satak) out of 20 Decimal (Satak) comprised in R.S. Dag No. 456 and 12 Decimal (Satak) out of 12 Decimal Comprised in R.S. Dag No. 457, under R.S. Khatian No. 99,



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408 and 618, lying and situated at Mouza - Elachi, J.L. No. 70, under P.S. Sonarpur within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.) Sonarpur, in the district of 24 Parganas, West Bengal and was well enjoying the same and well entitled to transfer the same to any one in anyway.

**AND WHEREAS** said Khagendra Nath Bachhar died intestate leaving behind his two sons namely (1) Pulin Chandra Bachhar, and (2) Rabindra Chandra Bachhar, and three daughters namely (3) Binapani Naskar, wife of Bhola Nath Naskar (4) Dasi Bachhar (Minor), (5) Sita Bachhar (Minor) and according to the Hindu Law of Inheritance all of them became the joint owners of all the properties including the above 32 Decimal land owned and left by Late Khagendra Nath Bachhar and all were well enjoying the same and well entitled to transfer the same to anyone in anyway.

**AND WHEREAS** one Lakshman Chandra Mandal grandfather of the above legal heir is appointed as the legal guardian of Dasi Bachhar and Sita Bachhar vide a order passed in Case no. 57 of 1968 by the district court, Alipore, 24 Paraganas.

**AND WHEREAS** the said legal heirs of Khagendra Nath Bachhar namely (1) Pulin Chandra Bachhar, (2) Rabindra Chandra Bachhar, ((3) Binapani Naskar, (4) Dasi Bachhar (Minor), (5) Sita Bachhar (Minor), both minor represented through court appointed legal guardian namely Lakshman Chandra Mandal, jointly sold and/or transferred 23 (Twenty Three) Decimal (Satak) Danga land, out of which 20 (Twenty) Decimal (Satak) out of 20 Decimal (Satak) comprised in R.S. Dag No. 456 and 3 (Three) Decimal (Satak) out of 12 Decimal Comprised in R.S. Dag No. 457, under R.S. Khatian No., 618, 408 and 99, lying and situated at Mouza - Elachi, J.L. No. 70, under P.S. Sonarpur within the jurisdiction



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of Additional District Sub-Registrar (A.D.S.R.) Sonarpur, in the district of South 24 Parganas, West Bengal, to one Rarikhal Co-Operative Housing Society Limited, a society registered under the Bengal Co-Operative Societies Act, 1940, vide a registered sale deed being No. 2297 duly recorded in Book No. I, Volume No. 33 pages from 124 to 128 for the year 1970 duly registered with the Sub Registrar Office Sonarpur and accordingly said Rarikhal Co-Operative Housing Society Limited became the owner of the said 23 decimal (satak) land.

**AND WHEREAS** after acquiring various land including the abovesaid 23 Decimal (Satak) danga land, said Rarikhal Co-operative Housing Society Limited developed the entire plot and divided the entire land including 23 Decimal (Satak) into various plot of various sizes and shapes.

**AND WHEREAS** the said Rarikhal Co-Operative Society Limited after developing various plots, sold and/or transferred a danga land admeasuring an area about 8.825 (Eight point Eight Two Five) Decimal (Satak) equivalent to 5 (Five) Cottahs 5 (Five) Chittacks and 26 (Twenty-Six) Square Feet comprised in R.S. Dag No. 456 under R.S. Khatian No. 618 and 408, lying and situated at Mouza - Elachi, J.L. No. 70, under P.S. Sonarpur within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.) Sonarpur, in the district of South 24 Parganas, West Bengal, to one Rudradev Paul son of Sachindra Mohan Paul, vide a registered sale deed being No. 1540 duly recorded in Book No. I, Volume No. 19, pages from 271 to 278 for the year 1971 duly registered with the Sub Registrar Office Sonarpur and accordingly said Rudradev Paul became the owner of the said 8.825 decimal (satak) land comprised in R.S. Dag No. 456, and also got his name mutated in the records of Rajpur - Sonarpur Municipality under Holding No.123.



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**AND WHEREAS** the said Rudradev Paul sold and/or transferred land admeasuring an area of about 8.825 (Eight point Eight Two Five) Decimal (Satak) equivalent to 5 (Five) Cottahs 5 (Five) Chittacks and 26 (Twenty-Six) Square Feet comprised in R.S. Dag No. 456 under R.S. Khatian No. 618 and 408, lying and situated at Mouza - Elachi, J.L. No. 70, under P.S. Sonarpur, under the local limits of Rajpur Municipality, within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.) Sonarpur, in the district of South 24 Parganas, West Bengal, to 1) Gour Das son of Bhola Das 2) Sameer Das son of Shyamacharan Das 3) Ujjawal Das son of Late Sudhangshu Das, vide a registered sale deed being No. 5282 duly recorded in Book No. 1, Volume No. 15 pages from 239 to 251 for the year 2009 duly registered with the Additional District Sub Registrar (A.D.S.R.) Office Sonarpur and accordingly said 1) Gour Das, 2) Sameer Das and 3) Ujjawal Das became the joint owners of the said 8.825 decimal (satak) land.

**AND WHEREAS** the said 1) Gour Das, 2) Sameer Das and 3) Ujjawal Das sold and/or transferred land admeasuring an area of about 8.825 decimal (Eight point Eight Two Five) Decimal (Satak) equivalent to 5 (Five) Cottahs 5 (Five) Chittacks and 26 (Twenty-Six) Square Feet comprised in Holding No. 123, S.N. Ghosh Avenue, R.S. Dag No. 456 under R.S. Khatian No. 618 and 408, lying and situated at Mouza - Elachi, J.L. No. 70, under P.S. Sonarpur, under the local limits of Rajpur-Sonarpur Municipality, within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.) Sonarpur, in the district of South 24 Parganas, West Bengal, to one Firoza Begam wife of Sikandar Mallick, vide a registered sale deed being No. 12854 duly recorded in Book No. 1, Volume No. 30, pages from 2176 to 2189 for the year 2011 duly registered with the Additional District Sub Registrar (A.D.S.R.) Sonarpur, and accordingly said Firoza Begam became the owner of the said 8.825 decimal (satak) land in comprised in Holding No. 123, S.N.





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Atas nama *[illegible]*  
Kepala Dinas  
Bupati Zila Pangasinan

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Ghosh Avenue, comprised in R.S. Dag No. 456 and She also got her name mutated in L.R. Records of rights with the BL & LRO, Sonarpur, under L.R. Dag No. 655 corresponding to R.S. Dag No. 456 (P) under L.R. Khatian No. 3467 and also got her name mutated in the records of Rajpur-Sonarpur Municipality under Holding No.123.

**AND WHEREAS** the said Rarikhal Co-Operative Society Limited after developing various plots, also sold a danga land admeasuring an area about 7.40 (Seven point Four Zero) Decimal (Satak) equivalent to 4 (Four) Cottahs 7 (Seven) Chittacks and 35 (Thirty-Five) Square Feet comprised in R.S. Dag No. 456 under R.S. Khatian No. 618 and 408, lying and situated at Mouza - Elachi, J.L. No. 70, under P.S. Sonarpur within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.) Sonarpur, in the district of South 24 Parganas, West Bengal, to one Gita Bhattacharyya, wife of Chittatosh Kumar Bhattacharyya, vide a registered sale deed being No. 602 duly recorded in Book No. I, Volume No. 9, pages from 128 to 135, for the year 1971, duly registered with the Sub-Registrar (S.R.) Sonarpur and accordingly said Gita Bhattacharyya became the owner of the said 7.40 decimal (satak) land in comprised in R.S. Dag No. 456.

**AND WHEREAS** the said Gita Bhattacharyya died intestate leaving behind her only son namely Angshuman Bhattacharyya as her only legal heir and according to the Hindu Law of Inheritance he became the owner of the land left by Late Gita Bhattacharyya, admeasuring an area about 7.40 (Seven point Four Zero) Decimal (Satak) equivalent to 4 (Four) Cottahs 7 (Seven) Chittacks and 35 (Thirty-Five) Square Feet comprised in R.S. Dag No. 456 under R.S. Khatian No. 618 and 408, lying and situated at Mouza - Elachi, J.L. No. 70, under P.S. Sonarpur within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.) Sonarpur, in the district of South 24 Parganas, West Bengal and was



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well enjoying the same and well entitled to transfer the same to any one in anyway.

**AND WHEREAS** the said Angshuman Bhattacharyya sold land admeasuring an area of about 7.40 decimal (Seven point Four Zero) Decimal (Satak) equivalent to 4 (Four) Cottahs 7 (Seven) Chittacks and 35 (Thirty-Five) Square Feet comprised in R.S. Dag No. 456 under R.S. Khatian No. 618 and 408, lying and situated at Mouza - Elachi, J.L. No. 70, under P.S. Sonarpur, under the local limits of Rajpur Municipality, within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.) Sonarpur, in the district of South 24 Parganas, West Bengal, to one Firoza Begam, vide a registered sale deed being No. 2989 duly recorded in Book No. 1, Volume No. 10, pages from 4728 to 4744 for the year 2011 duly registered with the District Sub Registrar (D.S.R. IV) South 24 Parganas, and accordingly said Firoza Begam became the owner of the said 7.40 decimal (satak) land comprised in R.S. Dag No. 456 and She also got her name mutated in L.R. Records of rights with the BL & LRO, Sonarpur, under L.R. Dag No. 634 corresponding to R.S. Dag No. 456 (P) under L.R. Khatian No. 3467 and also got her name mutated in the records of Rajpur-Sonarpur Municipality under Holding No.122.

**AND WHEREAS** the said Rarikhal Co-Operative Society Limited after developing various plots, further sold a danga land admeasuring an area of about 6.66 (Six point Six Six) Decimal (Satak) equivalent to 4 (Four) Cottahs 0 (Zero) Chittacks and 30 (Thirty) Square Feet out of which 3.66 (Three point Six Six) Decimal (Satak) comprised in R.S. Dag No. 456 and 3 (Three) Decimal (Satak) comprised in R.S. Dag No. 457 comprised in R.S. Khatian No. 99 and 618 lying and situated at Mouza - Elachi, J.L. No. 70, under P.S. Sonarpur within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.) Sonarpur, in the district of South 24 Parganas, West Bengal, to one Haradhan Chakraborty vide a



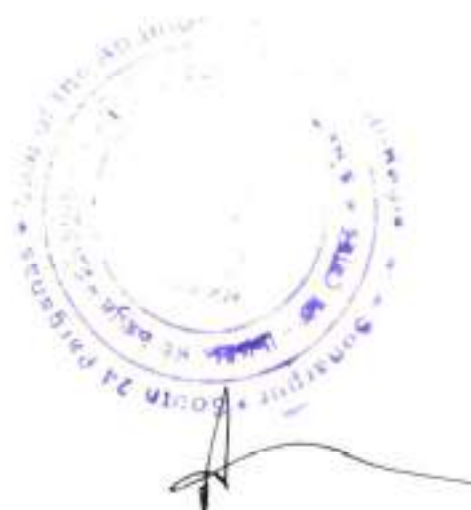
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registered sale deed being No. 3781 duly recorded in Book No. I, Volume No. 51 pages from 240 to 248 for the year 1970 duly registered with the Sub Registrar Office Sonarpur and accordingly said Haradhan Chakraborty became the owner of the said 6.66 decimal (satak) land in comprised in R.S. Dag No. 456 and R.S. Dag No. 457 and got his name mutated for the entire 6.66 Decimal land in the records of Rajpur Municipality.

**AND WHEREAS** the said Haradhan Chakraborty sold land admeasuring an area of about 6.66 (Six point Six Six) Decimal (Satak) equivalent to 4 (Four) Cottahs 0 (Zero) Chittacks and 30 (Thirty) Square Feet out of which 3.66 (Three point Six Six) Decimal (Satak) comprised in R.S. Dag No. 456 and 3 (Three) Decimal (Satak) comprised in R.S. Dag No. 457 comprised in R.S. Khatian No. 99 and 618, lying and situated at Mouza - Elachi, J.L. No. 70, under P.S. Sonarpur, under the local limits of Rajpur Municipality, within the jurisdiction of Sub-Registrar (S.R.) Sonarpur, in the district of South 24 Paraganas, West Bengal, to one Sreekanta Basak vide a registered sale deed being No. 129 duly recorded in Book No. I, Volume No. 9 pages from 74 to 81 for the year 1981 duly registered with the Sub Registrar Office Sonarpur and accordingly said Sreekanta Basak became the owner of the said 6.66 decimal (satak) land in comprised in Municipal Holding No. 121 S.N. Ghosh Avenue, comprised in R.S. Dag No. 456 and R.S. Dag No. 457;

**AND WHEREAS** the said Sreekanta Basak sold land admeasuring an area of about 6.66 (Six point Six Six) Decimal (Satak) equivalent to 4 (Four) Cottahs 0 (Zero) Chittacks and 30 (Thirty) Square Feet out of which 3.66 (Three point Six Six) Decimal (Satak) comprised in R.S. Dag No. 456 and 3 (Three) Decimal (Satak) comprised in R.S. Dag No. 457 comprised in R.S. Khatian No. 99 and 618, lying and situated at Mouza



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- Elachi, J.L. No. 70, under P.S. Sonarpur, under the local limits of Rajpur - Sonarpur Municipality, within the jurisdiction of District Sub-Registrar (D.S.R.) Sonarpur, in the district of South 24 Parganas, West Bengal, to one Tapan Kumar Majumdar vide a registered sale deed being No. 3972 duly recorded in Book No. I, Volume No. 42 pages from 227 to 236 for the year 1991 duly registered with the District Sub Registrar, Alipore, and accordingly said Tapan Kumar Mazumdar became the owner of the said 6.66 decimal (satak) land in comprised in R.S. Dag No. 456 and R.S. Dag No. 457 and also during his ownership he also got his mutated in L.R. Records of rights with the BL & LRO, Sonarpur, under L.R. Dag No. 653 (for entire land of 6.66 Decimal) corresponding to R.S. Dag No. 456 (P) and 457 (P) under L.R. Khatian No. 1348 and also got his name mutated in the records of Rajpur - Sonarpur Municipality under holding No.121.

**AND WHEREAS** the said Tapan Kumar Mazumdar sold land admeasuring an area of about 6.66 (Six point Six Six) Decimal (Satak) equivalent to 4 (Four) Cottahs 0 (Zero) Chittacks and 30 (Thirty) Square Feet Comprised in Holding No. 121 S.N. Ghosh Avenue, comprised in L.R. Dag No 653, corresponding to R.S. Dag No. 456 and 457 under L.R. Khatian No. 1348 and corresponding R.S. Khatian No. 99 and 618, lying and situated at Mouza - Elachi, J.L. No. 70, under P.S. Sonarpur, under Ward No. 26, within the local limits of Rajpur Sonarpur Municipality, within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.) Sonarpur, in the district of South 24 Paraganas, West Bengal, to one Sikandar Mallick and Sushmit Maharana vide a registered sale deed being No. 1673 duly recorded in Book No. I, Volume No. 6 pages from 2249 to 2276 for the year 2012 duly registered with the District Sub Registrar - IV, Alipore, and accordingly said Sikandar Mallick and Sushmit Maharana became the joint owners of the said 6.66 decimal (satak) land in comprised in Holding No. 121



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S.N. Ghosh Avenue, comprised in L.R. Dag No. 653 and also has got their name mutated in L.R. Records of rights with the BL & LRO, Sonarpur, under L.R. Khatian No. 3468 and 3466 respectively and also got their name mutated in the records of Rajpur-Sonarpur Municipality under Holding No. 121.

**AND WHEREAS** by virtue of above purchase, Sikandar Mallick, the Vendor No.2 herein, became the owner of all that piece and parcel of revenue paying freehold danga land admeasuring an area of 5.48 (Five Point Four Eight) Decimal (Satak) equivalent to area of 3 (Three) Cottahs, 5 (Five) Chittacks and 7 (Seven) Square Feet, comprised in Holding No. 407 S.N. Ghosh Avenue, out of which 3.52 (Three Point Five Two) Decimal (satak) equivalent to 2 (Two) Cottahs 2 (Two) Chittacks and 7 (Seven) Square Feet comprised in L.R. Dag No. 657, corresponding to R.S. Dag No. 467 and 1.96 (One point Nine Six) Decimal (satak) equivalent to 1 (One) Cottah and 3 (Three) Chittacks comprised in L.R. Dag No. 656 corresponding to R.S. Dag No. 468, Under L.R. Khatian No. 3365 corresponding R.S. Khatian No. 415 and 632, lying and situated at Mouza - Elachi, J.L. No. 70, under P.S Sonarpur, under Ward No. 26, within the local limits of Rajpur Sonarpur Municipality within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.) Sonarpur, in the district of South 24 Paraganas, West Bengal, hereinafter called and referred to as "**Property One**", morefully and particularly described in the Part - I of the First Schedule, free from all encumbrances whatsoever and is enjoying with vacant peaceful physical and khas possession.

**AND WHEREAS** by virtue of above purchase, Firoza Begam, the Vendor No. 1 herein, became the owner of (a) ALL THAT pieces and parcels of revenue paying freehold danga land admeasuring an area of 8.825 (Eight Point Eight Two Five), Decimal (Satak) equivalent to area of 5



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[Five] Cottahs, 5 [Five] Chittacks and 26 [Twenty Six] Square Feet, comprised in Holding No. 123 S.N. Ghosh Avenue, comprised in L.R. Dag No. 655, corresponding to R.S. Dag No. 456, Under L.R. Khatian No. 3467 corresponding R.S. Khatian No. 408 and 618 lying and situated at Mouza - Elachi, J.L. No. 70, under P.S. Sonarpur, under Ward No. 26, within the local limits of Rajpur Sonarpur Municipality within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.) Sonarpur, in the district of South 24 Paraganas, West Bengal, hereinafter called and referred to as "**Property Two**", morefully and particularly described in the Part - II of the First Schedule, and (b) ALL THAT pieces and parcels of revenue paying freehold danga land admeasuring an area of 7.40 (Seven Point Four Zero), Decimal (Satak) equivalent to area of 4 [Four] Cottahs, 7 (Seven) Chittacks and 35 [Thirty Five] Square Feet, comprised in Holding No. 122 S.N. Ghosh Avenue, comprised in L.R. Dag No. 654, corresponding to R.S. Dag No. 456, Under L.R. Khatian No. 3467 corresponding R.S. Khatian No. 408 and 618 lying and situated at Mouza - Elachi, J.L. No. 70, under P.S. Sonarpur, under Ward No. 26, within the local limits of Rajpur Sonarpur Municipality within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.) Sonarpur, in the district of South 24 Paraganas, West Bengal, hereinafter called and referred to as "**Property Three**", morefully and particularly described in the Part - III of the First Schedule, free from all encumbrances whatsoever and is enjoying with vacant peaceful physical and khas possession.

**AND WHEREAS** by virtue of above purchase, ~~Sikandar~~ Mullick, the Vendor No. 2 and Sushmita Maharana, the Vendor No.3 herein, jointly became the owner of ALL THAT pieces and parcels of revenue paying freehold danga land admeasuring an area of 6.67, Decimal (Satak) equivalent to 4(Four) Cottahs 0 (Zero) Chittacks and 30 (Thirty) Square Feet, comprised in Holding No. 121 S.N. Ghosh Avenue, comprised in



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Additional District Sub-Registrar  
South 24 Parganas

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L.R. Dag No. 653, corresponding to R.S. Dag No. 456 and 457, Under L.R. Khatian No. 3466 and 3468 corresponding R.S. Khatian No. 99, and 618 lying and situated at Mouza – Elachi, J.L. No. 70, under P.S Sonarpur, under Ward No. 26, within the local limits of Rajpur Sonarpur Municipality within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.) Sonarpur, in the district of South 24 Paraganas, West Bengal, hereinafter called and referred to as **"Property Four"**, morefully and particularly described in the Part – IV of the First Schedule, free from all encumbrances whatsoever and are enjoying with vacant peaceful physical and khas possession.

**AND WHEREAS** said Property One, Property Two, Property Three and Property Four are hereinafter collectively referred to as Said Property.

**AND WHEREAS** now Vendors are joint and absolute owners of their respective share in ALL THAT pieces and parcels of revenue paying freehold danga land admeasuring an area of 28.375 (Twenty Eight Point Three Seven Five) Decimal (Satak) equivalent to 17(Seventeen) Cottahs 3 (Three) Chittacks and 8 (Eight) Square Feet, comprised in Holding No. 121, 122, 123 and 407 S.N. Ghosh Avenue, comprised in L.R. Dag Nos., corresponding to R.S. Dag Nos., under L.R. Khatian Nos. and corresponding R.S. Khatian Nos. as follows :

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Additional District Officer  
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Sl No.	L.R. Dag No.	R.S. Dag No.	L.R. Khatian No.	R.S. Khatian No.	Municipal Holding No.	Land Area (In Decimal)
1.	653	456 (P) and 457 (P)	3466 and 3468	99 and 618	121	6.670
2.	654	456 (P)	3467	618 and 408	122	7.400
3.	655	456 (P)	3467	618 and 408	123	8.825
4.	656 (P)	468 (P)	3365	632	407	3.520
5.	657 (P)	467 (P)	3365	415	407	1.960
<b>Total</b>						<b>28.375</b>

lying and situated at Mouza – Elachi, J.L. No. 70, under P.S Sonarpur, under Ward No. 26, within the local limits of Rajpur Sonarpur Municipality within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.) Sonarpur, in the district of South 24 Paraganas, West Bengal, hereinafter referred to as **"Said Property"**, morefully and particularly described in the Second Schedule written hereunder and duly demarcated with red border in the map annexed herewith as Annexure – A, free from all encumbrances whatsoever and are enjoying with vacant peaceful physical and khas possession and are well entitled to transfer the same to anyone in anyway and has decided to sell the Said Property.

**AND WHEREAS** said the Vendors herein, is intending to sell and/or transfer the their respective share in the Said Property and shown their



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Additional District Collector  
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willingness to Sell the Said Property and accordingly based on their mutual understanding entered into an unregistered Agreement for Sale dated 29.11.2023 (hereinafter "**Agreement to Sale**") with the Purchasers herein for the sale of their respective shares in the entire land comprised in the Said Property, subject to the terms and conditions as stipulated therein.

**AND WHEREAS** on or before the execution of these presents the Vendors, jointly and severally, herein have assured, declared and represented to the Purchasers as follows (hereinafter referred to as The Representation):

- a) That the entire land parcels comprised in the Said Property and / or any and every part and portion thereof, is free from all encumbrances, liens, dispendences, charges, attachments, trusts, mortgages, acquisitions and requisitions, debottor whatsoever or howsoever.
- b) That all rates, charges, taxes, cesses and all other outgoings levied, charged, or imposed by any public body or authority including concerned Panchayet and the concerned Municipality in respect of the entire land parcels comprised in the Said Property, has been duly paid till date and no amount thereof remaining outstanding and in case it is outstanding, the same shall be paid by the Vendors forthwith on demand without any demur.
- c) That the Vendors has not entered into any Agreement for Sale or transfer in respect of the Said Property or any part or portion thereof, with any other person/party, save and except the Purchasers herein.



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- d) That the Said Property or any part or portion thereof is not subject to any notice of acquisition or requisition neither the Vendors have been served with any notice of acquisition or requisition under the Land Acquisition Act or under any notification rules and regulation whatsoever nor the same is subject to any attachment under the Public Demand Recovery Act, Income Tax Act, or any other laws, for the time being in force.
- e) That the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to delineated with the consent of the part owner of the land under the respective Dag Nos. and authenticated by joint signature of the Vendors and such part owner on the map and filed with the office of the Block Land and Land Revenue Office / R.I.
- f) The Vendors are legally competent to sell and transfer their respective share in the Said Property and / or Said Property intended herein to be sold.
- g) That the Vendors have full right and absolute authority to deal with and /or sell and transfer and/or dispose of the Said Property or any part or portion thereof in a manner as they may deem fit and proper. The Vendors has agreed for sale of the Said Property, morefully and particularly described in the Second Schedule hereunder written, to the Purchasers herein.
- h) That the Vendors do not hold and/or possess the Said Property as being beyond the ceiling limit in terms of the provisions as laid down in the West Bengal Land Reforms Act, 1956 and/or West



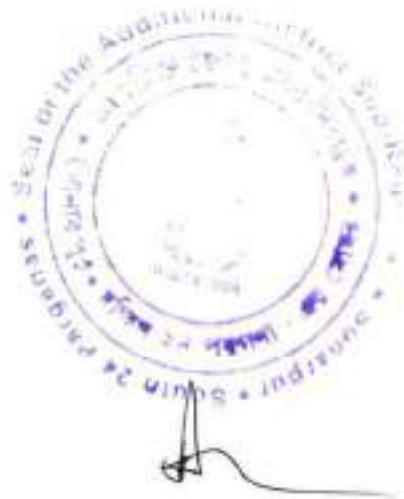
Advt. D. ...  
South 24 Parganas

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Bengal Urban Land (Ceiling and Regulation) Act, 1976 as amended up to date.

- i) That the Vendors are and his/her/their/its respective predecessors-in-title were in uninterrupted and/or undisputed Khas possession of the Said Property without any right or any claim whatsoever of any third party.
- j) That there is no bargadar and /or bhagchasi into or upon the Said Property or any part or portion thereof and the land is not cultivated for the last seventeen years or more.
- k) That the Vendors nor any of their/its respective predecessors-in-title nor any body claiming from or under them not any of them have or has granted any right of way or easements or license or created any other rights to or in favour of any person or persons company or corporation or in respect of the entire Said Property or any part or portion thereof nor such right has become effective by prescription or otherwise, howsoever and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to any part of the Said Property or part or portion thereof for passing and re-passing between any points within the entire Said Property or for water line, drainage line, or for any other purpose whatsoever.
- l) That the Vendors have indisputably purchased and/or inherited the said entire Said Property from their/its predecessors-in-title of the said entire land by paying them their/its due consideration and duly registered the several aforesaid Deeds of Conveyances and/or other documents by paying the appropriate stamp duty and the Vendors further confirm that in case any further amount



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South 24 Parganas

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is determined to be payable by Demand or otherwise by the concerned office/authority in respect of the Said Property or any part or portion thereof, the same shall be paid by the Vendors and shall keep the Purchasers indemnified against all actions, acts, proceedings, costs, charges and expenses.

- m) That no person, male or female being member of the families of the original owners or the predecessors-in-title has any right to receive maintenance or a provision for advancement or marriage from the profit of the entire Said Property and / or any part or portion thereof, and no charges as defined in the Hindu Adoption and Maintenance Act, 1956 has been created whether by a Deed of Court of law or by Agreement or otherwise.
- n) That the Vendors have agreed generally to indemnify and keep indemnified the said Purchasers against any loss, damage, (immediate, remote or consequential) action, claim, suit, proceedings, cost charges and expenses in respect of anything and everything stated herein and as regards any hidden defect in title of the Vendors of any nature whatsoever and properties of the Vendors shall be liable and responsible for discharge of the indemnity.
- o) That neither Said Property nor any part thereof are subject to any litigation or any other proceedings in any court under any law for the time being in force. There is no ~~decree~~, attachment or any other order of any Court or authority operating against the Vendors of the Said Property or part thereof which has the effect of prevailing or restraining the Vendors in dealing with and/or disposing of the Said Property or any part or portion thereof which can prejudicially affect the title to the same.



Addr. District Magistrate  
Sandipur  
South 24 Parganas

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- p) That the Vendors are in possession, power or control of the title documents related to Property One Property Two Property Three and Property Four that is comprised in the Said Property as setforth in the Third Schedule hereunder written and further confirm that no document of title has been delivered, deposited or handed over by the Vendors or any predecessors-in-title to any person whomsoever with a view to creating security and or charge thereon of any nature whatsoever or howsoever.

**ANDWHEREAS** the Purchasers, based on the above representation by the Vendors and being interested to purchase, the Purchasers have agreed to purchase from the Vendors and the Vendors has agreed to sell to the Purchasers, entire land parcels comprised in the Said Property, which is morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written out of a total consideration amount of Rs.1,95,00,000/- (Rupees One Crore Ninety Five Lakhs Only), free from all encumbrances.

**NOW THIS INDENTURE WITNESSETH** that in pursuance to the Agreement to Sale and settlement and mutual understanding made between the Vendors and the Purchasers herein and in consideration of the said sum of Rs.1,95,00,000/- (Rupees One Crore Ninety Five Lakhs Only) truly paid by the Purchasers herein as per the Memo of Consideration below and in terms of the said Agreement to Sale made between the Vendors and the Purchasers herein, the said entire consideration money hereof having been received and appropriated by the Vendors herein the receipt whereof the Vendors do hereby admits and acknowledge, as per memo hereunder written and the Vendors do hereby grant, transfer, assign and assure unto the said Purchasers free from all encumbrances their respective shares in all that the Said



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Sonarpur  
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Property, morefully and particularly described and mentioned in the schedule written hereunder and described in the **SECOND SCHEDULE** hereunder written and all ways, passages, drain, water, water-courses, together with the benefits of all other rights, liberties, easements, appurtenances, appendages and all estate, right, title, interest and claim in the Said Property whatsoever the Vendors has or had in the Said Property free from all encumbrances, attachments, charges, lines, lispendence, suits and proceedings, attachments, claimants, bargadars, requisitions, acquisitions, vesting and alignments, in any manner whatsoever TO HAVE AND TO HOLD the Said Property hereby conveyed to the Purchasers absolutely and forever and that the Vendors do hereby grant, transfer convey, release and assign unto the Purchasers the Said Property morefully described in the **SECOND SCHEDULE** written hereunder with all easements, appurtenances, rights, liberties and also all other rights and facilities attached to the Said Property hereby granted, sold, transferred, conveyed, released, assigned confirmed absolutely expressed or intended so to be unto and to the use of the Purchasers absolutely and forever free from all encumbrances and the Purchasers may and shall at all times hereafter peaceably and quietly possess each and every part thereof without any lawful interruption from any quarter and the Vendors do hereby covenant with the Purchasers that **NOTWITHSTANDING** any act, deed, matter or thing by the Vendor or any of his predecessors or ancestors - in - title made, done or executed or knowingly suffered to the contrary, the Vendors have now good rights, full power and absolute authority to grant, transfer, convey, release, confirm and assign the Said Property, and all rights liberties, privileges, thereof hereby granted, sold, transferred, conveyed, released, assigned and confirmed expressed or intended so to be unto and to the use of the Purchasers absolutely and forever in the manner aforesaid and the Vendors and all persons having all lawfully and/or equitably claiming any estate or inheritance in



ADDL. Dist.  
Secretary  
South 24 Parganas

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the said piece or parcel of the land together with all rights, liberties, privileges and all other easements and appurtenances hereby granted, transferred, sold, assigned, conveyed and released in favour of the Purchasers herein more fully described in the Second Schedule written hereunder. AND THAT the Vendors agree and covenant with the Purchasers that the Purchasers for itself or its legal representatives, administrative, Executors and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the Said Property, meassuage, hereditaments and premises and receive rents, issues and profits thereof without any lawful eviction, interruption, claims or demand whatsoever from or by the Vendors or any person or persons lawfully equitably claiming from under or in trust for him or from or under any of his predecessors in title AND THAT the Vendors and all persons having lawfully or equitably claiming any estate or interest in the Said Property hereditaments and premises or any of them or any part thereof from under any of his predecessor in title shall and will from time hereafter at all request and cost of the Purchasers, his representatives and assigns do and execute or cause to be done and executed all such acts, deed and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property meassuages, hereditaments and premises and every part thereof unto and to the use of the Purchasers his heirs representatives and assigns in the manner aforesaid as shall or reasonably be required AND THAT the Vendors shall indemnify and keep the Purchasers absolutely discharged, saved, harmless and indemnified against all encumbrances, liens, bargadars, vesting, attachments, lispendences, uses, debutters, trusts, claims and demands of any and every nature whatsoever by or against the Vendors or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the Said Property or any part thereof AND ALSO THAT the Vendors have not at any time heretofore done or executed or knowingly suffered or been



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Addl. Dist. - South 24 Parganas  
Sonarpur  
South 24 Parganas

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party or privy to any act, deed, matter or thing whereby the Said Property and / or other rights and benefits, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title.

**FIRST SCHEDULE AS REFERRED HEREINABOVE**

**Part I**

**(Property One)**

ALL THAT pieces and parcels of revenue paying freehold danga land admeasuring an area of 5.48 (Five Point Four Eight) Decimal (Satak) equivalent to area of 3 (Three) Cottahs, 5 (Five) Chittacks and 7 (Seven) Square Feet, comprised in Holding No. 407 S.N. Ghosh Avenue, out of which 3.52 (Three Point Five Two) Decimal (satak) equivalent to 2 (Two) Cottahs 2 (Two) Chittacks and 7 (Seven) Square Feet comprised in L.R. Dag No. 657, corresponding to R.S. Dag No. 467 and 1.96 (One point Nine Six) Decimal (satak) equivalent to 1 (One) Cottah and 3 (Three) Chittacks) comprised in L.R. Dag No. 656 corresponding to R.S. Dag No. 468, Under L.R. Khatian No. 3365 corresponding R.S. Khatian No. 415 and 632, lying and situated at Mouza - Elachi, J.L. No. 70, under P.S. Sonarpur, under Ward No. 26, within the local limits of Rajpur Sonarpur Municipality within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.) Sonarpur, in the district of South 24 Paraganas, West Bengal.

**Part - II**

**(Property Two)**

ALL THAT pieces and parcels of revenue paying freehold danga land admeasuring an area of 8.825 (Eight Point Eight Two Five), Decimal



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Adpl. Dist. Engineer  
Sondpur  
South 24 Parganas

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(Satak) equivalent to area of 5 (Five) Cottahs, 5 (Five) Chittacks and 26 (Twenty Six) Square Feet, comprised in Holding No. 123 S.N. Ghosh Avenue, comprised in L.R. Dag No. 655, corresponding to R.S. Dag No. 456, Under L.R. Khatian No. 3467 corresponding R.S. Khatian No. 408, and 618 lying and situated at Mouza - Elachi, J.L. No. 70, under P.S. Sonarpur, under Ward No. 26, within the local limits of Rajpur Sonarpur Municipality within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.) Sonarpur, in the district of South 24 Paraganas, West Bengal.

**Part - III**

**(Property Three)**

ALL THAT pieces and parcels of revenue paying freehold danga land admeasuring an area of 7.40 (Seven Point Four Zero), Decimal (Satak) equivalent to area of 4 (Four) Cottahs, 7 (Seven) Chittacks and 35 (Thirty Five) Square Feet, comprised in Holding No. 122 S.N. Ghosh Avenue, comprised in L.R. Dag No. 654, corresponding to R.S. Dag No. 456, Under L.R. Khatian No. 3467 corresponding R.S. Khatian No. 408, and 618 lying and situated at Mouza - Elachi, J.L. No. 70, under P.S. Sonarpur, under Ward No. 26, within the local limits of Rajpur Sonarpur Municipality within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.) Sonarpur, in the district of South 24 Paraganas, West Bengal.

**Part - IV**

**(Property Four)**

ALL THAT pieces and parcels of revenue paying freehold danga land admeasuring an area of 6.67, Decimal (Satak) equivalent to 4(Four) Cottahs 0 (Zero) Chittacks and 30 (Thirty) Square Feet, comprised in



Additional District School Officer  
South 24 Parganas

Holding No. 121 S.N. Ghosh Avenue, comprised in L.R. Dag No. 653, corresponding to R.S. Dag No. 456 and 457, Under L.R. Khatian No. 3466 and 3468 corresponding R.S. Khatian No. 99 and 618 lying and situated at Mouza – Elachi, J.L. No. 70, under P.S Sonarpur, under Ward No. 26, within the local limits of Rajpur Sonarpur Municipality within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.) Sonarpur, in the district of South 24 Paraganas, West Bengal.

**SECOND SCHEDULE AS REFERRED TO HEREINABOVE**

**(Said Property)**

ALL THAT pieces and parcels of revenue paying freehold danga land admeasuring an area of 28.375 (Twenty Eight Point Three Seven Five) Decimal (Satak) equivalent to 17(Seventeen) Cottahs 2 (Two) Chittacks and 30 (Thirty) Square Feet, comprised in Holding No. 121, 122, 123 and 407 S.N. Ghosh Avenue, comprised in L.R. Dag Nos, corresponding to R.S. Dag Nos, under L.R. Khatian Nos and corresponding R.S. Khatian Nos. as follows :

S1 No.	L.R. Dag No.	R.S. Dag No.	L.R. Khatian No.	R.S. Khatian No.	Municipal Holding No.	Land Area (In Decimal)
1.	653	456 (P) and 457 (P)	3466 and 3468	99 and 618	121	6.670
2.	654	456 (P)	3467	618 and 408	122	7.400
3.	655	456 (P)	3467	618 and 408	123	8.825



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4.	656 (P)	468 (P)	3365	632	407	3.520
5.	657 (P)	467 (P)	3365	415	407	1.960
<b>Total</b>						<b>28.375</b>

lying and situated at Mouza – Elachi, J.L. No. 70, under P.S Sonarpur, under Ward No. 26, within the local limits of Rajpur Sonarpur Municipality within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.) Sonarpur, in the district of South 24 Paraganas, West Bengal, which is butted and bounded by as follows:

On the **North** : 29.6 Ft. wide Road

On the **South** : 12.00 Ft. wide Road

On the **East** : 25.00 Ft. wide Road (S.N. Ghosh Avenue)

On the **West** : Other Land

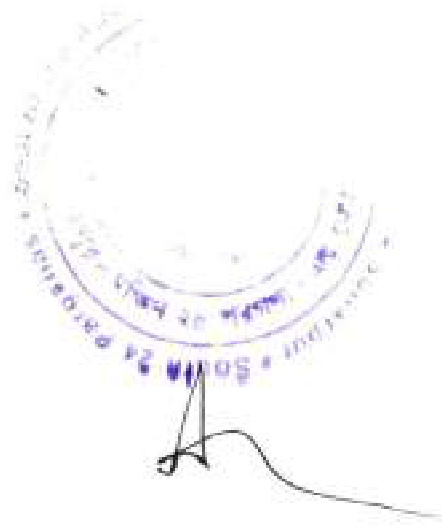
The Said Property is duly demarcated and delineated with the red border in the map annexed herewith as **Annexure – A**.

**OR HOWSOEVER OTHERWISE** the Said Property now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. **Be it mentioned** that the area of the constructions on the said Property is about 300 Square Feet more or less.

### **THIRD SCHEDULE AS REFERRED HEREINABOVE**

#### **(Title Documents)**

1. Mutation Certificate in respect of Holding No. 121, 122, 123 & 407, under Rajpur-Sonarpur Municipality.



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South 24 Parganas

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2. Municipality Tax Receipt up to date in the name of Firoza Begam, Sikandar Mallick and Sushmita Maharana i.e. in respect of 'Holding No. 121, 122, 123 & 407, under Rajpur-Sonarpur Municipality.
3. Certified copy of Sale Deed Being No.2297, Book No. I, Volume No. 33, Pages from 124 to 128, for the Year of 1970, registered in S.R. Sonarpur.
4. Original copy of Sale Deed Being No. 3781, Book No. I, Volume No.51, Pages from 240 to 248, for the Year of 1970, registered in S.R. Sonarpur.
5. Original copy of Sale Deed Being No. 129, Book No. I, Volume No. 9, Pages from 74 to 81, for the Year of 1981, registered in S.R. Sonarpur.
6. Original copy of Sale Deed Being No. 3972, Book No. I, Volume No. 42, Pages from 227 to 236, for the Year of 1991, registered in D.S.R. South 24 Parganas.
7. Original copy of Sale Deed Being No. 1673, Book No. I, Volume No. 6, Pages from 2249 to 2276, for the Year of 2012, registered in D.S.R.-IV, South 24 Parganas.
8. Original copy of Sale Deed Being No. 602, Book No. I, Volume No.9, Pages from 128 to 135, for the Year of 1971, registered in S.R. Sonarpur.
9. Original copy of Sale Deed Being No. 2989, Book No. I, Volume No. 10, Pages from 4728 to 4744, for the Year of 2011, registered in D.S.R.-IV, South 24 Parganas.
10. Original copy of Sale Deed Being No. 1540, Book No. I, Volume No.19, Pages from 271 to 278, for the Year of 1971, registered in S.R. Sonarpur.
11. Original copy of Sale Deed Being No. 5282, Book No. I, Volume No.15, Pages from 239 to 251, for the Year of 2009, registered in A.D.S.R. Sonarpur.



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Additional District Magistrate  
Jalpaiguri  
South 24 Parganas

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12. Original copy of Sale Deed Being No. 12854, Book No. I, Volume No.30, Pages from 2176 to 2189, for the Year of 2011, registered in A.D.S.R. Sonarpur.
13. Original Copy of the Development Agreement Being No. 1881, Book No. I, Volume No. 1604-2016, Pages from 52931 to 52968, for the Year of 2016, registered in D.S.R.-IV, South 24 Parganas.
14. Original Copy of the Power of Attorney Being No. 1883, Book No. I, Volume No. 1604-2016, Pages from 52989 to 53017, for the Year of 2016, registered in D.S.R.-IV, South 24 Parganas.
15. Original Copy of the Cancellation of Development Agreement Being No. 14575, Book No.I, Volume No, 1604-2023, Pages from 450430 to 450454, for the Year of 2023, registered in D.S.R.-IV, South 24 Parganas.
16. Original Copy of the Cancellation of Power of Attorney Being No. 0545, Book No. IV, Volume No. 1604-2023, Pages from 10414 to 10432 for the Year of 2023, registered in D.S.R.-IV, South 24 Parganas.
17. Original copy of Sale Deed Being No. 5155, Book No. I, Volume No.67, Pages from 23 to 36, for the Year of 1986, registered in S.R. Sonarpur.
18. Original copy of Sale Deed Being No. 3248, Book No. I, Volume No.8, Pages from 314 to 329, for the Year of 2013, registered in A.D.S.R. Sonarpur.
19. Original Copy of the Development Agreement Being No. 1880, Book No. I, Volume No. 1604-2016, for the Year of 2016, registered in D.S.R.-IV, South 24 Parganas.
20. Original Copy of the Power of Attorney Being No. 1882, Book No. I, Volume No. 1604-2016, Pages from 52969 to 52988, for the Year of 2016, registered in D.S.R.-IV, South 24 Parganas.
21. Original Copy of the Cancellation of Development Agreement Being No. 5264, Book No.I, Volume No. 1604-2019, Pages from



Adal, Smt. Sonarpur  
Sonarpur  
South 24 Parganas

30 JAN 2024

182917 to 182936, for the Year of 2019, registered in D.S.R.-IV, South 24 Parganas.

22. Original Copy of the Cancellation of Power of Attorney Being No. 0577, Book No. 1, Volume No. 1604-2019, Pages from 12379 to 12394 for the Year of 2019, registered in D.S.R.-IV, South 24 Parganas.

**IN WITNESS WHERE OF** the Vendors and the Purchasers herein have put their respective hands on this the day, month and year first above written.

**WITNESSES:**

1. Rajesh Shari  
Meithanapur (P.O., P.D)  
324 PH 43354

Firoza Begam

**FIROZA BEGAM**

(Vendor no.1)

2. Pradip Kumar Maharana  
(PRADIP KR MAHARANA)  
3D Narceudrapur  
complex  
144 N S Road  
Kat-700103

Sikandar Mallik

**SIKANDAR MALLICK**

(Vendor No.2)

Sushmita Maharana

**SUSHMITA MAHARANA**

(Vendor No.3)



Add. Dist. Coll. Registrar  
South 24 Parganas

30 JAN 2024



TRUSTWORTHY NIRMAN LLP  
*Pankaj Poddar*  
Designated Partner

TRUSTWORTHY NIRMAN  
LLP  
(PURCHASER No.1)

*P. Rungta*

PRASHAN DEEP RUNGTA  
(Purchaser No. 2)

*Pankaj Poddar*

PANKAJ PODDAR  
(Purchaser No.3)

Drafted by:

*Pritham Chakraborty*  
ARSS LEGAL (Adv)

Advocates & Attorneys  
IX, 15<sup>th</sup> Floor, PS Srijan Corporate Park,  
Block GP, Tower I, Plot G-2, Salt Lake City,  
Sector- V, Kolkata- 700091  
Phone: +91 33 40443820/40051809  
Email: [kolkata@arsslegal.com](mailto:kolkata@arsslegal.com)

At: Alipore Court

F:- 1197/16



*[Handwritten signature]*

Asst. District Officer  
Sondipul  
South 24 Parganas

30 JAN 2024

### MEMO OF CONSIDERATION

**RECEIVED** the within mentioned sum of Rs.1,95,00,000/- (Rupees One Crore Ninety Five Lakhs Only), from the Purchasers herein, towards full and final consideration of these presents as follows :

Sl no	Date	Cheque no	Bank	Branch	In favour of	Amount
1.	29.11.2023	214262	AXIS BANK	Salt Lake Sec III	Firoza Begam paid by Trustworthy Nirman LLP.	6,67,107/-
2.	29.11.2023	214254	AXIS BANK	Salt Lake Sec III	Sikandar Mallick paid by Trustworthy Nirman LLP.	3,62,643/-
3.	29.11.2023	214255	AXIS BANK	Salt Lake Sec III	Sushmita Maharana paid by Trustworthy Nirman LLP.	1,36,916/-
4.	29.11.2023	000793	ICICI BANK	Portuguese Church Street	Firoza Begam paid by Prashan Deep Rungta	6,67,107/-
5.	29.11.2023	000796	ICICI BANK	Portuguese Church	Sikandar Mallick paid	3,62,643/-

Sikandar Mallick Sushmita Maharana  
Firoza Begam



A

Additional District Magistrate  
South 24 Parganas

30 JAN 2024

				Street	by Prashan Deep Rungta	
6.	29.11.2023	000795	ICICI BANK	Portuguese Church Street	Sushmita Maharana paid by Prashan Deep Rungta	1,36,916/-
7.	29.11.2023	642394	STATE BANK OF INDIA	Salt Lake Sec III	Firoza Begam paid by Pankaj Poddar	6,67,107/-
8.	29.11.2023	011309	ICICI BANK	Chowranghee Road	Sikandar Mallick paid by Pankaj Poddar	3,62,644/-
9.	29.11.2023	642393	STATE BANK OF INDIA	Salt Lake Sec III	Sushmita Maharana paid by Pankaj Poddar	1,36,916/-
10.	09.12.2023	217800	AXIS BANK	Salt Lake Sec III	Firoza Begam paid by Trustworthy Nirman LLP.	4,00,000/-
11.	09.12.2023	217801	AXIS BANK	Salt Lake Sec III	Sushmita Maharana paid by Trustworthy Nirman LLP.	1,00,000/-

Firoza Begam      Sikandar Mallick      Sushmita Maharana

30 JAN 2024



South 24 Parganas  
Jangipar

Handwritten signature



12.	30.01.2024	217831	AXIS BANK	Salt Lake Sec III	Firoza Begam paid by Trustworthy Nirman LLP.	26,12,467/-
13.	30.01.2024	217832	AXIS BANK	Salt Lake Sec III	Sikandar Mallick paid by Trustworthy Nirman LLP.	16,37,592/-
14.	30.01.2024	217833	AXIS BANK	Salt Lake Sec III	Sushmita Maharana paid by Trustworthy Nirman LLP.	5,18,274/-
15.	29.01.2024	000797	ICICI BANK	Portuguese Church Street	Firoza Begam paid by Prashan Deep Rungta	30,12,467/-
16.	29.01.2024	000799	ICICI BANK	Portuguese Church Street	Sikandar Mallick paid by Prashan Deep Rungta	16,37,592/-
17.	29.01.2024	000800	ICICI BANK	Portuguese Church Street	Sushmita Maharana paid by Prashan Deep Rungta	6,18,274/-

Firoza Begam Sikandar Mallick Sushmita Maharana



*[Handwritten signature]*

Addl. Dist. - 24 Parganas  
Sunderpur  
South 24 Parganas

30 JAN 2024



18.	30.01.2024	642395	STATE BANK OF INDIA	P.B.B Salt Lake	Firoza Begam paid by Pankaj Poddar	30,12,467/-
19.	30.01.2024	642396	STATE BANK OF INDIA	P.B.B Salt Lake	Sikandar Mallick paid by Pankaj Poddar	16,37,593/-
20.	30.01.2024	011313	ICICI BANK	Chowranghee Road	Sushmita Maharana paid by Pankaj Poddar	6,18,275/-
Add TDS @ 1%						1,95,000/-
<b>Total Consideration</b>						<b>1,95,00,000/-</b>

*Sushmita Maharana.*

WITNESSES:

1. *Rajesh Dheni*  
Mathurapur P.O.P.O  
824 PM 743254

*Firoza Begam*

**FIROZA BEGAM**

**VENDOR No.1**

2. *Pradip Kumar Maharana*  
S/o + Late Adhore Chandra  
Maharana

*Sikandar Mallick*

**SIKANDAR MALLICK**

**Vendor No.2**



A

Additional District Collector  
South 24 Parganas

30 JAN 2024

Sushmita Maharana .

**SUSHMITA MAHARANA**

**Vendor No.3**



*[Handwritten signature]*

Additional District Magistrate  
South 24 Parganas

30 JAN 2024

# SPECIMEN FORM FOR TEN FINGERPRINTS



Firoza Begam

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Suresh Mallick

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Subhila Mahapatra

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Ranvijay Poddar

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Signature

South 24 Parganas

30 JAN 2024

# SPECIMEN FORM FOR TEN FINGERPRINTS



*P. Rungtun*

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	

Photo

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	

Photo

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	

Photo

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	



Handwritten signature

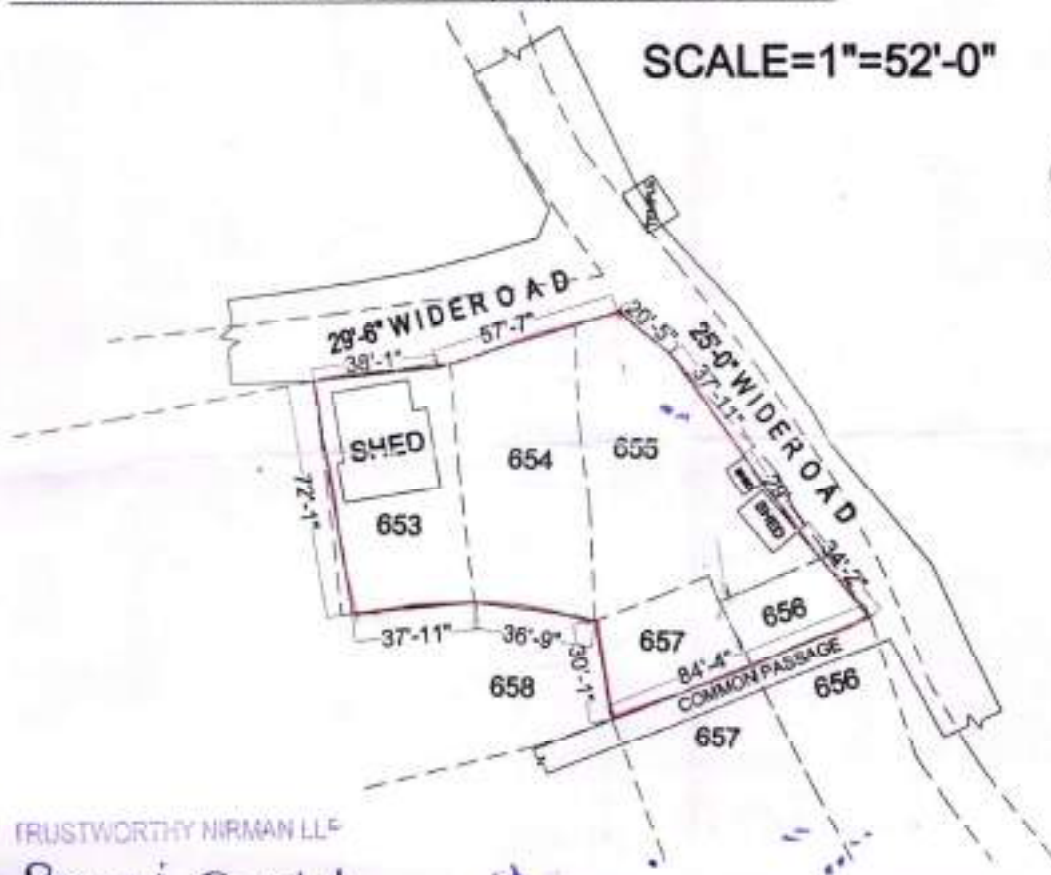
Addl. District Sub-Engineer  
South 24 Parganas  
30 JAN 2024



Annexure -A

SITE PLAN OF PART OF R.S.DAG NO-456,457,467&468,  
MOUZA-ELACHI,J.L.NO-70,L.R.DAG NO-653,654,655,656&657,  
P.S.SONARPUR,DIST-24PGS(S),WARD NO-26,  
**AREA=17Ka-02Ch-30Sqft.(More or Less)**

SCALE=1"=52'-0"



TRUSTWORTHY NIRMAN LLP

Panicaaj Poddal  
Designated Partner

Panicaaj Poddal  
P. Rungta

Firoza Begam  
Sikandar Mallik  
Sushmita Maharana.

DRAWN BY

Ismail Khan  
SURVEYOR 24/1/24

Ismail Khan,

VIII.-Bade Hooghly  
P.O.-Melancho-Mahinagar  
R. No.-038



Addl. District Officer  
Sonarpur  
South 24 Parganas

3.0 JAN 2024

RECEIVED  
DISTRICT OFFICE  
SONARPUR  
3.0.1.24



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



192023240359975598

GRN Details

GRN:	192023240359975598	Payment Mode:	SBI Epay
GRN Date:	25/01/2024 13:38:15	Bank/Gateway:	SBlePay Payment Gateway
BRN :	6276776783638	BRN Date:	25/01/2024 13:39:22
Gateway Ref ID:	240252022455	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	250120242035997558	Payment Init. Date:	25/01/2024 13:38:15
Payment Status:	Successful	Payment Ref. No:	2000106702/5/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr AMIT KUMAR SARAOGI
Address:	119/1, SHYAMNAGAR ROAD, SOUTH 24 PARGANAS, 700055
Mobile:	9831298888
Period From (dd/mm/yyyy):	25/01/2024
Period To (dd/mm/yyyy):	25/01/2024
Payment Ref ID:	2000106702/5/2024
Dept Ref ID/DRN:	2000106702/5/2024

Payment Details

SL. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000106702/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	979138
2	2000106702/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	195838
Total				1174976

IN WORDS: ELEVEN LAKH SEVENTY FOUR THOUSAND NINE HUNDRED SEVENTY SIX ONLY.

Addl. Dist. & Sub Registrar  
Sonarpur  
South 24 Parganas

30 JAN 2024

# TRUSTWORTHY NIRMAN LLP

CIN No. - AAR-9905

19/1, Camac Street, 2<sup>nd</sup> Floor, Kolkata-700017

Tel: 9831489302, E-mail : poddarkolkata@gmail.com

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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF M/S. TRUSTWORTHY NIRMAN LLP HELD AT 19/1, CMAC STREET, 2<sup>ND</sup> FLOOR, KOLKATA – 700017 ON 24<sup>th</sup> November 2023 (FRIDAY) AT 11 A.M.

"RESOLVED THAT, M/S, Trustworthy Nirman LLP intends to buy a land in Mouza- Elachi along with Prashan deep Rungta and Pankaj Poddar, totaling approx. 17 Kattha in RS Dag no- 653,654,655,656 and 657, corresponding to LR dag no-456,457,468,567.

FURTHER RESOLVED THAT ,Pankaj Poddar (Designated Partner) is authorized to sign all documents relating to sale process ,including agreement for sale and sale deed.,and further apply for mutation and conversion etc.

For and behalf of

TRUSTWORTHY NIRMAN LLP

*Puja Rungta*

Puja Rungta

Designation: Designated Partner

*Pankaj Poddar*

Pankaj Poddar

Designation: Designated Partner



Add. Dist. Sub-Registrar  
South 24 Parganas

30 JAN 2024



### Major Information of the Deed

Deed No :	I-1608-00656/2024	Date of Registration	30/01/2024
Query No / Year	1608-2000106702/2024	Office where deed is registered	
Query Date	12/01/2024 1:36:40 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRITAM CHAKRABORTY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9874408874, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,95,00,000/-	Rs. 1,95,82,353/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 9,79,188/- (Article:23)	Rs. 1,95,838/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



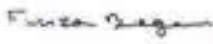





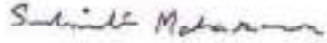
District: South 24-Parganas, P.S.-> Sonarpur, Municipality: RAJPUR-SONARPUR, Road: S. N. Ghosh Avenue, Mouza: Elachi, , Ward No: 026 JI No: 70, Pin Code : 700103

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-653 (RS > )	LR-3466	Bastu	Danga	3.335 Dec	22,90,000/-	22,92,053/-	Width of Approach Road: 30 Ft.,
L2	LR-653 (RS > )	LR-3466	Bastu	Danga	3.335 Dec	22,90,000/-	22,92,053/-	Width of Approach Road: 30 Ft.,
L3	LR-654 (RS > )	LR-3467	Bastu	Danga	7.4 Dec	50,80,000/-	50,85,815/-	Width of Approach Road: 30 Ft.,
L4	LR-655 (RS > )	LR-3467	Bastu	Danga	8.825 Dec	60,59,000/-	60,65,179/-	Width of Approach Road: 30 Ft.,
L5	LR-656 (RS > )	LR-3365	Bastu	Danga	3.52 Dec	24,00,000/-	24,19,199/-	Width of Approach Road: 30 Ft.,
L6	LR-657 (RS > )	LR-3365	Bastu	Danga	1.96 Dec	13,00,000/-	13,47,054/-	Width of Approach Road: 30 Ft.,
	TOTAL :				28.375Dec	194,19,000 /-	195,01,353 /-	
	Grand Total :				28.375Dec	194,19,000 /-	195,01,353 /-	

### Structure Details :







Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6	300 Sq Ft	81,000/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
	Total :	300 sq ft	81,000 /-	81,000 /-	

**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mrs FIROZA BEGAM</b> Wife of Mr SIKANDAR MALLICK Executed by: Self, Date of Execution: 30/01/2024 , Admitted by: Self, Date of Admission: 30/01/2024 ,Place : Office	 30/01/2024	 Captured LTI 30/01/2024	 30/01/2024
City:- Rajpur-sonarpur, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ASxxxxxx4B, Aadhaar No: 26xxxxxxxxx1573, Status :Individual, Executed by: Self, Date of Execution: 30/01/2024 , Admitted by: Self, Date of Admission: 30/01/2024 ,Place : Office				
2	<b>Mr SIKANDAR MALLICK</b> Son of Mr ABDUL KADER MALLICK Executed by: Self, Date of Execution: 30/01/2024 , Admitted by: Self, Date of Admission: 30/01/2024 ,Place : Office	 30/01/2024	 Captured LTI 30/01/2024	 30/01/2024
City:- Rajpur-sonarpur, P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: Alxxxxxx2p, Aadhaar No: 89xxxxxxxxx5987, Status :Individual, Executed by: Self, Date of Execution: 30/01/2024 , Admitted by: Self, Date of Admission: 30/01/2024 ,Place : Office				
3	<b>Mrs SUSHMITA MAHARANA</b> Wife of Mr PRADIP KUMAR MAHARANA Executed by: Self, Date of Execution: 30/01/2024 , Admitted by: Self, Date of Admission: 30/01/2024 ,Place : Office	 30/01/2024	 Captured LTI 30/01/2024	 30/01/2024
City:- Rajpur-sonarpur, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx4K, Aadhaar No: 22xxxxxxxxx0910, Status :Individual, Executed by: Self, Date of Execution: 30/01/2024 , Admitted by: Self, Date of Admission: 30/01/2024 ,Place : Office				



**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>TRUSTWORTHY NIRMAN LLP</b> City:- , P.O:- CAMAC STREET, P.S:-Shakespeare Sarani, District-Kolkata, West Bengal, India. PIN:- 700017 , PAN No.:: AAxxxxxx6P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			
2	<b>Name</b> <b>Mr PRASHAN DEEP RUNGTA</b> Son of Mr PRAMOD DAYAL RUNGTA Executed by: Self, Date of Execution: 30/01/2024 , Admitted by: Self, Date of Admission: 30/01/2024 ,Place : Office	<b>Photo</b>  <small>30/01/2024</small>	<b>Finger Print</b>  <small>LTI 30/01/2024</small>	<b>Signature</b>  <small>30/01/2024</small>
Son of Mr PRAMOD DAYAL RUNGTA City:- , P.O:- SO, P.S:-Bellaghata, District-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BPxxxxxx8C, Aadhaar No: 58xxxxxxxx0383, Status :Individual, Executed by: Self, Date of Execution: 30/01/2024 , Admitted by: Self, Date of Admission: 30/01/2024 ,Place : Office				
3	<b>Name</b> <b>Mr PANKAJ PODDAR (Presentant )</b> Son of Mr SHIV KUMAR PODDAR Executed by: Self, Date of Execution: 30/01/2024 , Admitted by: Self, Date of Admission: 30/01/2024 ,Place : Office	<b>Photo</b>  <small>30/01/2024</small>	<b>Finger Print</b>  <small>LTI 30/01/2024</small>	<b>Signature</b>  <small>30/01/2024</small>
Son of Mr SHIV KUMAR PODDAR City:- , P.O:- IB MARKET, P.S:-South Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN:- 700097 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx2F, Aadhaar No: 38xxxxxxxx5464, Status :Individual, Executed by: Self, Date of Execution: 30/01/2024 , Admitted by: Self, Date of Admission: 30/01/2024 ,Place : Office				

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr PANKAJ PODDAR</b> Son of Mr SHIV KUMAR PODDAR Date of Execution - 30/01/2024 , , Admitted by: Self, Date of Admission: 30/01/2024 , Place of Admission of Execution: Office	<b>Photo</b>  <small>Jan 30 2024 12:30PM</small>	<b>Finger Print</b>  <small>LTI 30/01/2024</small>	<b>Signature</b>  <small>30/01/2024</small>

City:- , P.O:- IB MARKET, P.S:-South Bidhannagar, District:-North 24-Parganas, West Bengal, India,  
 PIN:- 700097, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:-  
 AExxxxxx2F, Aadhaar No: 38xxxxxxxx5464 Status : Representative, Representative of :  
 TRUSTWORTHY NIRMAN LLP (as DESIGNATED PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RAJESH DHALI</b> Son of Mr MADAN DHALI City:- , P.O:- MATHURAPUR, P.S:- Mathurapur, District:-South 24-Parganas, West Bengal, India, PIN:- 743354		 Captured	
	30/01/2024	30/01/2024	30/01/2024
Identifier Of Mrs FIROZA BEGAM, Mr SIKANDAR MALLICK, Mrs SUSHMITA MAHARANA, Mr PRASHAN DEEP RUNGTA, Mr PANKAJ PODDAR, Mr PANKAJ PODDAR			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs FIROZA BEGAM	TRUSTWORTHY NIRMAN LLP-0.370556 Dec,Mr PRASHAN DEEP RUNGTA-0.370556 Dec,Mr PANKAJ PODDAR-0.370556 Dec
2	Mr SIKANDAR MALLICK	TRUSTWORTHY NIRMAN LLP-0.370556 Dec,Mr PRASHAN DEEP RUNGTA-0.370556 Dec,Mr PANKAJ PODDAR-0.370556 Dec
3	Mrs SUSHMITA MAHARANA	TRUSTWORTHY NIRMAN LLP-0.370556 Dec,Mr PRASHAN DEEP RUNGTA-0.370556 Dec,Mr PANKAJ PODDAR-0.370556 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mrs FIROZA BEGAM	TRUSTWORTHY NIRMAN LLP-0.370556 Dec,Mr PRASHAN DEEP RUNGTA-0.370556 Dec,Mr PANKAJ PODDAR-0.370556 Dec
2	Mr SIKANDAR MALLICK	TRUSTWORTHY NIRMAN LLP-0.370556 Dec,Mr PRASHAN DEEP RUNGTA-0.370556 Dec,Mr PANKAJ PODDAR-0.370556 Dec
3	Mrs SUSHMITA MAHARANA	TRUSTWORTHY NIRMAN LLP-0.370556 Dec,Mr PRASHAN DEEP RUNGTA-0.370556 Dec,Mr PANKAJ PODDAR-0.370556 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mrs FIROZA BEGAM	TRUSTWORTHY NIRMAN LLP-0.822222 Dec,Mr PRASHAN DEEP RUNGTA-0.822222 Dec,Mr PANKAJ PODDAR-0.822222 Dec
2	Mr SIKANDAR MALLICK	TRUSTWORTHY NIRMAN LLP-0.822222 Dec,Mr PRASHAN DEEP RUNGTA-0.822222 Dec,Mr PANKAJ PODDAR-0.822222 Dec
3	Mrs SUSHMITA MAHARANA	TRUSTWORTHY NIRMAN LLP-0.822222 Dec,Mr PRASHAN DEEP RUNGTA-0.822222 Dec,Mr PANKAJ PODDAR-0.822222 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Mrs FIROZA BEGAM	TRUSTWORTHY NIRMAN LLP-0.980556 Dec,Mr PRASHAN DEEP RUNGTA-0.980556 Dec,Mr PANKAJ PODDAR-0.980556 Dec
2	Mr SIKANDAR MALLICK	TRUSTWORTHY NIRMAN LLP-0.980556 Dec,Mr PRASHAN DEEP RUNGTA-0.980556 Dec,Mr PANKAJ PODDAR-0.980556 Dec

3	Mrs SUSHMITA MAHARANA	TRUSTWORTHY NIRMAL LLP-0.980556 Dec, Mr PRASHAN DEEP RUNGTA-0.980556 Dec, Mr PANKAJ PODDAR-0.980556 Dec
<b>Transfer of property for L5</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mrs FIROZA BEGAM	TRUSTWORTHY NIRMAL LLP-0.391111 Dec, Mr PRASHAN DEEP RUNGTA-0.391111 Dec, Mr PANKAJ PODDAR-0.391111 Dec
2	Mr SIKANDAR MALLICK	TRUSTWORTHY NIRMAL LLP-0.391111 Dec, Mr PRASHAN DEEP RUNGTA-0.391111 Dec, Mr PANKAJ PODDAR-0.391111 Dec
3	Mrs SUSHMITA MAHARANA	TRUSTWORTHY NIRMAL LLP-0.391111 Dec, Mr PRASHAN DEEP RUNGTA-0.391111 Dec, Mr PANKAJ PODDAR-0.391111 Dec
<b>Transfer of property for L6</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mrs FIROZA BEGAM	TRUSTWORTHY NIRMAL LLP-0.217778 Dec, Mr PRASHAN DEEP RUNGTA-0.217778 Dec, Mr PANKAJ PODDAR-0.217778 Dec
2	Mr SIKANDAR MALLICK	TRUSTWORTHY NIRMAL LLP-0.217778 Dec, Mr PRASHAN DEEP RUNGTA-0.217778 Dec, Mr PANKAJ PODDAR-0.217778 Dec
3	Mrs SUSHMITA MAHARANA	TRUSTWORTHY NIRMAL LLP-0.217778 Dec, Mr PRASHAN DEEP RUNGTA-0.217778 Dec, Mr PANKAJ PODDAR-0.217778 Dec
<b>Transfer of property for S1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mrs FIROZA BEGAM	TRUSTWORTHY NIRMAL LLP-33.33333300 Sq Ft, Mr PRASHAN DEEP RUNGTA-33.33333300 Sq Ft, Mr PANKAJ PODDAR-33.33333300 Sq Ft
2	Mr SIKANDAR MALLICK	TRUSTWORTHY NIRMAL LLP-33.33333300 Sq Ft, Mr PRASHAN DEEP RUNGTA-33.33333300 Sq Ft, Mr PANKAJ PODDAR-33.33333300 Sq Ft
3	Mrs SUSHMITA MAHARANA	TRUSTWORTHY NIRMAL LLP-33.33333300 Sq Ft, Mr PRASHAN DEEP RUNGTA-33.33333300 Sq Ft, Mr PANKAJ PODDAR-33.33333300 Sq Ft

### Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: S. N. Ghosh Avenue, Mouza: Elachi, Ward No: 026 JI No: 70, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 653, LR Khatian No:- 3466	Owner:শ্রীমতী সত্যজি, Gurdian:শ্রীমতী সত্যজি, Address:শ্রীমতী, Classification:শ্রীমতী, Area:0.03000000 Acre,	Mrs SUSHMITA MAHARANA
L2	LR Plot No:- 653, LR Khatian No:- 3468	Owner:শ্রীমতী সত্যজি, Gurdian:শ্রীমতী সত্যজি, Address:শ্রীমতী, Classification:শ্রীমতী, Area:0.03000000 Acre,	Mr SIKANDAR MALLICK
L3	LR Plot No:- 654, LR Khatian No:- 3467	Owner:শ্রীমতী সত্যজি, Gurdian:শ্রীমতী সত্যজি, Address:শ্রীমতী, Classification:শ্রীমতী, Area:0.06000000 Acre,	Mrs FIROZA BEGAM
L4	LR Plot No:- 655, LR Khatian No:- 3467	Owner:শ্রীমতী সত্যজি, Gurdian:শ্রীমতী সত্যজি, Address:শ্রীমতী, Classification:শ্রীমতী, Area:0.08000000 Acre,	Mrs FIROZA BEGAM
L5	LR Plot No:- 656, LR Khatian No:- 3365	Owner:শ্রীমতী সত্যজি, Gurdian:শ্রীমতী সত্যজি, Address:শ্রীমতী, Classification:শ্রীমতী, Area:0.02000000 Acre,	Mr SIKANDAR MALLICK



L8	LR Plot No:- 857, LR Khatian No:- 3365	Owner: ३३६५, Gurdian: ३३६५, Address: ३३६५, Classification: ३३६५, Area: 0.03000000 Acre,	Mr SIKANDAR MALLICK
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On 30-01-2024

**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 12:03 hrs. on 30-01-2024, at the Office of the A.D.S.R. SONARPUR by Mr PANKAJ PODDAR , one of the Claimants.

**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 1,95,82,353/-

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

Execution is admitted on 30/01/2024 by 1. Mrs FIROZA BEGAM, Wife of Mr SIKANDAR MALLICK, P.O: NARENDRAPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by Profession Business, 2. Mr SIKANDAR MALLICK, Son of Mr ABDUL KADER MALLICK, P.O: Narendrapur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by Profession Business, 3. Mrs SUSHMITA MAHARANA, Wife of Mr PRADIP KUMAR MAHARANA, P.O: NARENDRAPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24 -Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Business, 4. Mr PRASHAN DEEP RUNGTA, Son of Mr PRAMOD DAYAL RUNGTA, P.O: SO, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business, 5. Mr PANKAJ PODDAR, Son of Mr SHIV KUMAR PODDAR, P.O: IB MARKET, Thana: South Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700097, by caste Hindu, by Profession Business

Indetified by Mr RAJESH DHALI, , Son of Mr MADAN DHALI, P.O: MATHURAPUR, Thana: Mathurapur, , South 24-Parganas, WEST BENGAL, India, PIN - 743354, by caste Hindu, by profession Service

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

Execution is admitted on 30-01-2024 by Mr PANKAJ PODDAR, DESIGNATED PARTNER, TRUSTWORTHY NIRMAL LLP, City:- , P.O:- CAMAC STREET, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr RAJESH DHALI, , Son of Mr MADAN DHALI, P.O: MATHURAPUR, Thana: Mathurapur, , South 24-Parganas, WEST BENGAL, India, PIN - 743354, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,95,838.00/- ( A(1) = Rs 1,95,824.00/- , E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,95,838/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 25/01/2024 1:39PM with Govt. Ref. No: 192023240359975598 on 25-01-2024, Amount Rs: 1,95,838/-,  
Bank: SBI EPay ( SBIEPay), Ref. No. 6276776783638 on 25-01-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 9,79,138/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 9,79,138/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 31208, Amount: Rs.50.00/-, Date of Purchase: 22/12/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 25/01/2024 1:39PM with Govt. Ref. No: 192023240359975598 on 25-01-2024, Amount Rs: 9,79,138/-,  
Bank: SBI EPay ( SBIEPay), Ref. No. 6276776783638 on 25-01-2024, Head of Account 0030-02-103-003-02



Arindam Chakraborty  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
South 24-Parganas, West Bengal

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1608-2024, Page from 16706 to 16755  
being No 160800656 for the year 2024.**



AZ

Digitally signed by ARINDAM CHAKRABORTY  
Date: 2024.02.07 13:57:53 +05:30  
Reason: Digital Signing of Deed.

**(Arindam Chakraborty) 07/02/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
West Bengal.**