

015457/24

I-15284/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Let it be noted that the document is admitted for registration. The signature sheets and the endorsement thereon attached with the document are the part of this document.

AK 916542

Handwritten notes:
15/11/24
2-2024/504/24

Mouza: Sultanpur
P.S.: Baruipur
Mallickpur Gram Panchayat
District - South 24 Parganas

District Sub-Registrar-II
Alipore, South 24-Parganas

18 NOV 2024

SALE DEED

THIS DEED OF SALE is made on this the 19th day of November
Two Thousand and Twenty-Four (2024) A.D.

BETWEEN

RUKSANA KHAN alias **RUKSANA KHATUN** [PAN-ETPPK1039H/
Aadhaar Card No. 3485 9829 3996], daughter of Late Sk. Usman, by
faith-Muslim, by occupation-House wife, by Nationality-Indian, residing
at Masjidpara, P.O.-Madarhat, P.S.- Baruipur, District- South 24
Parganas, West Bengal-700144, being represented by her constituted
attorney **RAHAMATULLA KHAN** [PAN-AVIPK2974L/Aadhaar Card No.

142978

No

Name

Address

Ra.

Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

Date

120 SEP 2024

ASHOK KUMAR SINGH
ADVOCATE
NIGEO HOUSE 2, HARE STREET
8TH FLOOR, CALCUTTA-700001

Amal Kr. Saha
Licensed Stamp
Vendor



Identified by me:
Anam Prasad
Mallikarjun
P.S. Bannipur
Kot 200145

3576 2059 1224], son of Yusuf Khan, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Village-Sultanpur, P.O.-Mallickpur, P.S.- Baruipur, District - South 24 Parganas, West Bengal-700145, hereinafter called and referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the context shall mean and include her heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART**.

AND

STAR PROJECTS AND INFRASTRUCTURE PRIVATE LIMITED [PAN-AAKCS3434R], a Private Limited Company having its registered office at No. 17, Shyama Prasad Mukherjee Road, P.S. and P.O. - Bhawanipore, Kolkata - 700 025 being represented by one of its Directors **MR. VIMAL KUMAR GOEL** [PAN - AFKPG0754J/ Aadhaar Card No. 9303 8853 2562], son of Late Banwari Lal Goel, by faith-Hindu, by occupation - Business, by Nationality - Indian, residing at No.17, Shyama Prasad Mukherjee Road, P.S. and P.O.- Bhawanipore, Kolkata - 700 025, District -South 24 Parganas, West Bengal, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Successor(s) - in - office, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

THE PROPERTY: ALL THAT piece and parcel of Sali land admeasuring 2.04 decimals out of 10 (Ten) decimals being undemarcated part of R.S./L.R. Plot No. 352 all of appertains to L.R. Khatian No. 1148, of Mouja- Sultanpur, J.L. No.-16, Block and P.S. - Baruipur, P.O.-Mallickpur, within the limits of the Mallickpur Gram Panchayat, A.D.S.R.O.- Baruipur, District-South 24 Parganas, West Bengal-700145, TOGETHER WITH all rights, liberties, privileges, easements, and quasi-easements whatsoever attached and belonging thereto (herein after

referred to as **the said landed property** more particularly described in the Schedule below and herein intended to be sold).

WHEREAS:

- A. The Vendor herein is the lawful owner in respect of the said landed property, as acquired by purchase as described in the Schedule - "A" below and got her name mutated in the records of the Land records department, Government of West Bengal and assigned L.R. Khatian No. 1148.
- B. The vendor herein desires to sell the said Landed property, at and for the consideration of Rs. 1,70,000/- (Rupees One Lakh Seventy Thousand only) free from all encumbrances
- C. In pursuance of the offer and acceptance and the Purchaser relying on the aforesaid representations, assurances and confirmation and believing the same to be true agreed to purchase the said landed property admeasuring 2.04 decimals at and for the said consideration of Rs. 1,70,000/- (Rupees One Lakh Seventy Thousand only), and agreed to sell the said landed property to the Purchaser absolutely, forever and free from all encumbrances;
- D. The Vendor by the General Power of Attorney executed on 03.09.2014, registered in the office of A.D.S.R Baruipur, recorded in Book No. IV, CD Volume No. 2, Page from 3936 to 3943, being no. 01232 for the year 2014, duly nominated, constituted and appointed Rahamatulla Khan, inter alia authorize and empower to execute and register the conveyance(s) in respect of the said landed property, which such power is still operative and effective.
- E. The purchaser has this day paid the entire consideration as per memo below to the Vendor and now there is no impediment to

execute and register this conveyance by the Vendor in favour of the Purchaser, the Vendor execute this Deed of Sale in the manner hereinafter appearing.

NOW THIS DEED OF SALE WITNESSES that in pursuance of the said agreement and in consideration of the sum of Rs. 1,70,000/- (Rupees One Lakh Seventy Thousand only) paid by the Purchaser to the Vendor in the manner aforesaid, as agreed (the receipt whereof the Vendor do hereby and also by the memo hereunder written admit and acknowledge and of and from the same and every part thereof, the Vendor do hereby forever release, discharge and acquit the Purchaser and the said Landed Property hereby intended to be granted, sold, conveyed and transferred), the Vendor having good right full power and absolute authority and indefeasible title to grant, convey, sell, transfer, assign the said Landed Property doth hereby transfer, sell, convey, grant and assign to and unto the Purchaser ALL THAT piece and parcel of Sali land admeasuring 2.04 decimals out of 10 decimals being un-demarcated part of R.S./L.R. Plot No. 352 appertains to L.R. Khatian No. 1148, of Mouja- Sultanpur, J.L. No.-16, Block and P.S. - Baruipur, P.O.- Mallickpur, within the limits of the Mallickpur Gram Panchayat, A.D.S.R.O.- Baruipur, District-South 24 Parganas, West Bengal - 700145, shown within the red verge in the plan annexed hereto, together with all easement right, more particularly described in the Schedule hereunder written and herein referred to as the **said landed property** OR HOWSOEVER OTHERWISE the said Landed property or any part thereof now are or is or heretofore butted, bounded, called, known, numbered, described or distinguished FURTHER TOGETHER WITH all that hereditaments, messuages, benefits, right or easement and advantages AND ALL manner of former or other rights, lights, liberties, easements, sewers, drains, water ways, path ancient and/or present or other rights, passages, privileges, emoluments, appendages and appurtenances whatsoever to the said Landed Property

or any part belonging or in any wise appertaining to or which with the same or any part thereof now are or is or at any times heretofore were or was held used occupied or enjoyed or reputed to belong or be whatsoever both at law and in equity of the Vendor into and upon the said Landed Property or any part thereof TOGETHER WITH all writings and evidences of title exclusively relating to the said Landed Property or any part thereof which now is or hereafter shall or may be in the custody power or possession of the Vendor or which the Vendor can or may procure without any action or suit at law or in equity **TO ENTER UPON AND TO HAVE AND HOLD, OWN, POSSESS AND ENJOY** the said Landed Property and every part thereof hereby granted sold and conveyed and transferred or expressed or intended so to be and every part thereof TOGETHER WITH all rights members and appurtenances unto and to the use of the Purchaser in fee simple absolutely and forever and free from all encumbrances and forever freed and discharged from or otherwise by the Vendor and well and sufficiently indemnified of and against all encumbrances claims, liens whatsoever created or suffered by the Vendor.

AND THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AND DECLARE that notwithstanding any act, deed, matter or thing by the Vendor done or executed or suffered to the contrary the Vendor lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to an absolute estate of inheritance in fee simple in possession of the said Landed Property and every part thereof and that the said Landed Property has not been affected nor has not been requisitioned and acquisitioned or vested into the State of West Bengal under any provisions of the relevant Acts nor the Vendor have received any notice in relation thereto and that the said Landed Property is well within the ceiling limit of the Vendor and duly retained by the Vendor and that there is no previous agreement for sale executed by the Vendor

in respect of the said Landed Property with any person or persons and that there is no order passed by any court or any statutory authority restraining the Vendor from selling, transferring and/or alienating the said landed property in any manner and that notwithstanding as aforesaid the Vendor have good right full power absolute authority and indefeasible title to grant, convey, transfer and assign the said Landed Property hereby granted, conveyed, and transferred or expressed or intended so to be unto and to the use of the Purchaser and in the manner aforesaid according to the true intent and meaning of these presents and that the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the said Landed Property hereby granted sold and conveyed and receive rents, issues and profits thereof and every part thereof without any lawful eviction, interruption, disturbances, obligations, restrictions, claim and demand whatsoever from or by the Vendor and all persons claiming from under or in trust of the Vendor and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved and kept indemnified of from and against all and all manner of charges, mortgages, claims, demands, liens, lispendens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of the ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid and further that the Vendor and all persons having or lawfully or equitably claiming any estate and interest whatsoever in the said Landed Property or any part thereof from through under or in trust of the Vendor or any other person or persons as aforesaid shall and will from time to time and at all times hereafter at the request and cost of the Vendor do and execute and caused to be done and executed all such other and further assurances, acts, deeds, matters and things for further better and more

perfectly granting and transferring the said Landed Property and every part and parcel thereof unto and to the use of the Purchaser according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHER the Vendor do hereby covenant with the Purchaser that if it transpires that the said Landed Property hereby conveyed, sold and transferred by the Vendor are not free from all encumbrances as herein before stated the Vendor shall be liable to the Purchaser to make good any loss sustained by it and furthermore, the Vendor shall at all times hereafter indemnify and keep indemnified the Purchaser against any loss damages cost charges expenses if any, suffered by any reason of any defect of title of the Vendor and any breach of the covenants herein contained;

AND FURTHER it is agreed that the Vendor shall deliver all original documents of title and other related papers, parchas etc. in case any parcha or deeds be related to other properties which are not conveyed by such seller/Vendor, then such Vendor shall deliver an official certified true copy of the original parcha or deed issued by the authorities concerned. If the Vendor is found to misuse any deed/chain deed as aforesaid and thereby title of the aforesaid land is affected the Vendor shall be liable to the purchaser to make good any loss sustained by purchaser and furthermore, the Vendor shall at all times hereafter indemnify and keep indemnified the Purchaser against any loss damages cost, charges expenses if any, suffered by any reason of any misuse of title deed/chain deed relating to the said landed property of title of the Vendor.

AND FURTHER it is agreed by and between the Vendor and the Purchaser that whenever and wherever any interpretation would be necessary in order to give the fullest scope and effect legally possible to any covenant or contract herein contained the terms and expressions 'the

Vendor' and 'the Purchaser' shall mean and include their and each of their respective legal representatives, successors-in-office/interest, executors, administrators and/or assigns.

THE VENDOR FURTHER AGREES, DECLARES, ASSURES AND CONFIRMS THAT:

- i. The Vendor shall render all assistance in mutating the name of the Purchaser as owner of the said landed property in the records of the B.L & L.R.O., Mallickpur Gram Panchayat and other concerned offices at the cost of purchaser.
- ii. Proportionate annual rent is payable to the Government of West Bengal through Block Land and Land Reforms Office.
- iii. The Vendor has paid the property tax/rents upto the date of Deed of conveyance in respect of the said landed property.
- iv. The said Landed Property is not wet land property and now being used as Sali or agricultural land and has no direct access to any road.
- v. There is no bargadar.
- vi. That the photographs and 10 fingers impression of the Vendor and Purchaser are attached herewith made an integral part of this Deed.

THE SCHEDULE - "A" ABOVE REFERRED TO

(THE DEVOLUTION OF TITLE OF THE PROPERTY TO THE VENDOR)

- A. One Sayera Bibi was the recorded owner of Sali land admeasuring 0.84 decimals out of 10 decimals being un-demarcated part of R.S./L.R. Plot No. 352 all of appertains to L.R. Khatian No. 512/3, of Mouja-Sultanpur, J.L. No.-16, Block and P.S. - Baruipur, P.O.- Mallickpur, within the limits of the Mallickpur Gram Panchayat, A.D.S.R.O.-

Baruipur, District-South 24 Parganas, West Bengal - 700145.

- B. While seized and possessed of the aforesaid property said Sayera Bibi died intestate leaving behind her son Mannan Gazi and only daughter Noorjahan Mondal and none else as her heirs and legal representative who inherited the estate of said Sayera Bibi and her husband Motaleb Gazi predeceased her.
- C. One Sahadat Daptari, was the lawful recorded owner of Sali land admeasuring 4.471 decimals (recorded as 2 decimal) out of 10 decimals in R.S. /L.R. Dag No. 352, of Mouza - Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. - Baruipur in the district of South 24 Parganas.
- D. While seized and possessed of the aforesaid property said Sahadat Daptari died intestate leaving behind his only son namely Abu Siddiqui Daptari as his heir and legal representative.
- E. One Mansur Ali Daptari, and Jamila Bibi was the lawful recorded owner of Sali land admeasuring 4.471 decimals (recorded as 2 decimal) out of 10 decimals in R.S. /L.R. Dag No. 352, of Mouza - Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. - Baruipur in the district of South 24 Parganas.
- F. While seized and possessed of the aforesaid property said Mansur Ali Daptari died intestate leaving behind his 8 sons namely Ayub Ali Daptari, Yakub Ali Daptari, Yasin Ali Daptari, Ellias Ali Daptari, Isha Ali Daptari, Musa Ali Daptari, Harun Ali Daptari, Abdul Rasid Daptari and 2 daughters namely Marjinabibi and Taslima Bibi, as his heirs and legal representative and none else and they inherited the estate of Mansur Ali Daptari in accordance with the share absolute forever and free from all encumbrances.
- G. While seized and possessed of the aforesaid property said Jamila Bibi as spinster died intestate leaving behind her nephew namely Ayub Ali

Daptari, Yakub Ali Daptari, Yasin Ali Daptari, Ellias Ali Daptari, Esa Ali Daptari, Musa Ali Daptari, Harun Ali Daptari, Abdul Rasid Daptari and nieces Marjinabibi and Taslima Bibi as her heirs and legal representative and none else and they inherited the estate of Jamila Bibi in accordance with the share absolute forever and free from all encumbrances.

- H. By the Deed of Sale dated 16.07.2009 registered in the Office of Sub-Registrar of Baruipur recorded in Book No. I, Volume No. 15 from pages 3434 to 3449 being No. 4747 for year 2009 the said Ayub Ali Daptari, Yakub Ali Daptari, Yasin Ali Daptari, Ellias Ali Daptari, Isha Ali Daptari, Musa Ali Daptari, Harun Ali Daptari, Abdul Rasid Daptari, Marjina Bibi, Taslima Bibi, Mannan Ali Gazi, Noor Jahan Bibi and Abu Siddique Daptari as vendors jointly sold, transferred and conveyed All that piece and parcel of land admeasuring 2 Cottah 6 Chatak 32 sq.ft. or 4 Decimal out of 10 Decimal being R.S./L.R. Plot No. 352, L.R. Khatian No.512/1, 512/2, 512/3, 604 of Mouza - Sultanpur J.L. No. 16, P.S. Baruipur in the district of South 24 Parganas to one Ruksana Khatun daughter of late Sekh Ushman for the consideration mentioned therein absolutely forever and free from all encumbrances and the said Ruksana Khatun got her name mutated in the Records of the B.L. & L.R.O, Baruipur, West Bengal and distinguished as L.R. Khatian No.1148;
- I. By the Deed of Gift dated 04.06.2013 registered in the office of ADSR Baruipur and recorded in Book No. I, Volume No. 13 Pages 1803 to 1815 being No. 5219 for the year 2013 the said Ruksana Khatun had transferred by way of gift in favour of her brother Taslim Khan ALL THAT demarcated land admeasuring 1 Cottah 3 Chhittack or 1.96 Decimal out of 2 Cottah 6 Chhittacks 32 Sqft or 4 Decimal part of 10 Decimal being R.S./L.R. Plot No.352, L.R. Khatian No.1148 of Mouza - Sultanpur, J.L. No. 16, P.S. Baruipur in the district of South 24 Parganas and the said gift was validly accepted by the said Taslim Khan.
- J. After gift the aforesaid property said Rukshana Khatun, the vendor

retained the land measuring 2.04 decimals out of 4 decimals out of 10 Decimal being R.S./L.R. Plot No.352, L.R. Khatian No.512/1, 512/2, 512/3, 604 of Mouza - Sultanpur J.L. No. 16, P.S.- Baruipur in the district of South 24 Parganas.

K. Thus, in the aforesaid manner said Rukshana Khatun became the absolute owner of ALL THAT piece and parcel of Sali land measuring 2.04 decimals out of 4 decimals out of 10 Decimal being R.S./L.R. Plot No.352, L.R. Khatian No.1148 of Mouza - Sultanpur J.L. No. 16, P.S. Baruipur in the district of South 24 Parganas, West Bengal - 700145 together with all rights, lights and privileges, easement, quasi-easements and other benefits attached thereto;

THE SCHEDULE "B" ABOVE REFERRED TO
(THE SAID LANDED PROPERTY)

ALL THAT piece and parcel of Sali land measuring 2.04 decimals out of 4 decimals out of 10 Decimal being R.S./L.R. Plot No.352, L.R. Khatian No.1148 of Mouza - Sultanpur J.L. No. 16, Block and P.S.- Baruipur, P.O.- Mallickpur situate within the limits of the Mallickpur Gram Panchayat in the district of South 24 Parganas, West Bengal - 700145, together with all easement, quasi-easement, rights, lights, privileges, appurtenances and appendages attached or belonging thereto, being butted and bounded in the manner herein after appearing: -

ON THE NORTH : R.S./L.R. Dag No. 350;

ON THE SOUTH : R.S./L.R. Dag No. 353;

ON THE EAST : R.S./L.R. Dag No. 351;

ON THE WEST : R.S./L.R. Dag No. 217;

OR HOWSOEVER OTHERWISE the said landed property is butted, bounded, called, known, numbered, described and/or distinguished.

IN WITNESSES WHEREOF the Vendor has executed and delivered this Deed of Sale on the day month and year first above written.

<p>EXECUTED AND DELIVERED by the within named parties at Kolkata in the presence of:</p> <ol style="list-style-type: none">1. <i>Smit Chatterjee</i> 3A, Townsend Road, Kolkata - 7000252. <i>Anirban Bera</i> 197/30, W. S. Road WB - 40	<p><i>[Handwritten Signature]</i></p> <hr/> <p>VENDOR</p> <p><i>[Handwritten Signature]</i></p> <p>STAR PROJECTS & INFRASTRUCTURE PVT. LTD. Authorized Signatory / Director</p> <hr/> <p>PURCHASER</p>
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Drafted by me and
prepared in my office:

Ashok Kumar Singh
(ASHOK KUMAR SINGH)

Advocate

Reg. No. WB/662/1992

High Court, Calcutta

RECEIPT

RECEIVED of and from the Purchaser the sum of Rs. 1,70,000/- (Rupees One Lakh Seventy Thousand only) towards within mentioned consideration of the within named Property in full and final settlement as per memo below.

MEMO

Sr	Date	Particulars	Amount (Rs.)
1.	15.11.2024	By Cheque No. 008063 drawn on ICICI Bank Ltd. 17 S.P. Mukherjee Road, Kolkata-700025	1,70,000.00
		TOTAL	1,70,000.00

[Handwritten Signature]

VENDOR

WITNESSES:

1. *Sund Chatterjee .
3A, Townsend Road,
Kolkata - 700025*
2. *Anirban Banerjee
197/30, N.S.C. Road
Kolkata - 700*

Photo & Signatures of
the Executants
/Presentants

SPECIMEN FOR TEN FINGER PRINTS



[Handwritten signature]

Little	Ring	Middle (Left Hand)	Index	Thumb
Thumb	Index	Middle (Right Hand)	Ring	Little



STAR PROJECTS & INFRASTRUCTURE PVT. LTD.

[Handwritten signature]
Authorised Signatory / Director

Little	Ring	Middle (Left Hand)	Index	Thumb
Thumb	Index	Middle (Right Hand)	Ring	Little

Little	Ring	Middle (Left Hand)	Index	Thumb
Thumb	Index	Middle (Right Hand)	Ring	Little

Little	Ring	Middle (Left Hand)	Index	Thumb
Thumb	Index	Middle (Right Hand)	Ring	Little



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



192024250276965508

GRN Details

GRN:	192024250276965508	Payment Mode:	SBI Epay
GRN Date:	15/11/2024 11:37:36	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	7716329348125	BRN Date:	15/11/2024 11:37:52
Gateway Ref ID:	826269135	Method:	Axis Bank-Corporate NB
GRIPS Payment ID:	151120242027696549	Payment Init. Date:	15/11/2024 11:37:36
Payment Status:	Successful	Payment Ref. No:	2002851604/2/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Ms Star Projects And Infrastructure Pvt Ltd
Address:	17 S P Mukherjee Road, Bhowanipore, Kolkata
Mobile:	7980949926
E-Mail:	arindam.bhattacharjee@srijanstar.com
Period From (dd/mm/yyyy):	15/11/2024
Period To (dd/mm/yyyy):	15/11/2024
Payment Ref ID:	2002851604/2/2024
Dept Ref ID/DRN:	2002851604/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002851604/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	17820
2	2002851604/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	3584
			Total	21404

IN WORDS: TWENTY ONE THOUSAND FOUR HUNDRED FOUR ONLY.

Major Information of the Deed

Deed No :	I-1602-15284/2024	Date of Registration	19/11/2024
Query No / Year	1602-2002851604/2024	Office where deed is registered	
Query Date	11/11/2024 2:26:16 PM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Vijay Kumar Singh Howrah Judges Court,Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 8001591295, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,70,000/-	Rs. 3,57,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 17,870/- (Article:23)	Rs. 3,616/- (Article:A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur, JI No: 16, Pin Code : 700145

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-352	RS-1148	Bastu	Shall	2.04 Dec	1,70,000/-	3,57,000/-	
Grand Total :					2.04Dec	1,70,000 /-	3,57,000 /-	


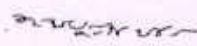
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Ruksana Khan , (Alias: Mr Ruksana Khatun) Daughter of Late Sk Usman Masjid Para, City:- Baruipur, P.O:- Madarhat, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: ETxxxxxx9H, Aadhaar No: 34xxxxxxxx3996, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Star Projects And Infrastructure Private Limited 17, SHYAMA PRASAD MUKHERJEE ROAD, City:- Kolkata, P.O:- Bhowanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Date of Incorporation:XX-XX-2XX6 , PAN No.:: AAxxxxxx4R,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Rahamatulla Khan (Presentant) Son of Mr Yusuf Khan Date of Execution - 19/11/2024, , Admitted by: Self, Date of Admission: 19/11/2024, Place of Admission of Execution: Office	 <small>Nov 19 2024 12:09PM</small>	 Captured <small>LTI 19/11/2024</small>	 <small>19/11/2024</small>
Village Sultanpur, City:- Baruipur, P.O:- Mallickpur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AVxxxxxx4L, Aadhaar No: 35xxxxxxxx1224 Status : Attorney, Attorney of : Mrs Ruksana Khan				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Mr Vimal Kumar Goel Son of Late Banwari Lal Goel 17 Shyama Prasad Mukherjee Road, City:- , P.O:- Bhowanipore, P.S:- Bhowanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: AFxxxxxx4J, Aadhaar No: 93xxxxxxxx2562 Status : Representative, Representative of : Star Projects And Infrastructure Private Limited (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Arun Bhowmick Son of Mr N C Bhowmick Beniadanga Nutan Para, Hariharpur, City:- , P.O:- Mallickpur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145	 <small>19/11/2024</small>	 Captured <small>19/11/2024</small>	 <small>19/11/2024</small>
Identifier Of Mr Vimal Kumar Goel , Mr Rahamatulla Khan			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Ruksana Khan	Star Projects And Infrastructure Private Limited-2.04 Dec

Endorsement For Deed Number : I - 160215284 / 2024

On 19-11-2024

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 12:06 hrs on 19-11-2024, at the Office of the D.S.R. - I | SOUTH 24-PARGANAS by Mr Rahamatulla Khan .

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 3,57,000/-

Executed by Attorney

Execution by Mr Rahamatulla Khan , , Son of Mr Yusuf Khan , Village Sultanpur, P.O: Mallickpur, Thana: Baruipur , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by profession Business as constituted attorney for Mrs Ruksana Khan , Mr Ruksana Khatun Masjid Para, P.O: Madarhat, Thana: Baruipur , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144 is admitted by him

Identified by Mr Arun Bhowmick , . . Son of Mr N C Bhowmick , Beniadanga Nutan Para, Hariharpur, P.O: Mallickpur, Thana: Baruipur , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,616.00/- (A(1) = Rs 3,570.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 3,584/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/11/2024 11:37AM with Govt. Ref. No: 192024250276965508 on 15-11-2024, Amount Rs: 3,584/-, Bank: SBI EPay (SBlePay), Ref. No. 7716329348125 on 15-11-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 17,870/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 17,820/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 916542, Amount: Rs.50.00/-, Date of Purchase: 20/09/2024, Vendor name: AMAL KR SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/11/2024 11:37AM with Govt. Ref. No: 192024250276965508 on 15-11-2024, Amount Rs: 17,820/-, Bank: SBI EPay (SBlePay), Ref. No. 7716329348125 on 15-11-2024, Head of Account 0030-02-103-003-02

Dilip

Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 160215284 for the year 2024.



Suman

Digitally signed by Suman Basu
Date: 2024.11.29 13:17:50 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 29/11/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS

West Bengal.