

6-5289/24

2-5259/24



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

012/144 8855/24

AK 820883

11:20  
18.6.24

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

Certified that the document is admitted to registration. The Signature sheet and the endowment sheets attached with this document are the part of this document.

*Souandak*  
Addl. District Sub-Registrar  
Baruipur, South 24 Parganas

18 JUN 2024

Sale Deed

**THIS DEED OF SALE** is made on this the 18<sup>th</sup> day of June, Two Thousand and Twenty Four (2024) A.D.

BETWEEN

**TASLIM KHAN** [AADHAAR CARD NO.6471 0663 3149], son of Alam Khan residing at Musalman Para, Madarat, P.O. and P.S. Baruipur (P), District - South 24 Parganas, West Bengal -743610 India by religion-Muslim, by occupation-Cultivator, by nationality-Indian hereinafter called 'the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-interest and/or assign) of the **ONE PART**

*A*

32121

No .....

Name .....

Address .....

ASHOK KUMAR SINGH  
ADVOCATE  
NICO HOUSE, 7 THIRU STREET  
6TH FLOOR, CALCUTTA-700 001

Rs. ....

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

Amal Kr. Saha  
Licensed Stamp  
Vendor

3 MAI 2024



Asst. District Sub-Registrar  
Baruipur, South 24 Parganas

18 JUN 2024

Identified by me :-  
Ajay Ghoshal  
Lt. M.C. Bhawanick  
Malikpur  
P.S. Baruipur  
Kot- 700/45.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AK 820884

**AND**

**STAR PROJECTS AND INFRASTRUCTURE PVT. LTD.** having its Registered Office at 17, Shyama Prasad Mukherjee Road, P.S. Bhawanipore, District - Kolkata, West Bengal - 700025, India represented by Vimal Kumar Goel [Aadhaar Card No.9303 8853 2562] son of late B.L. Goel residing at 17, Shyama Prasad Mukherjee Road, Bhawanipore, P.S. Bhawanipore, District - Kolkata, West Bengal - 700025, India hereinafter referred to as the **PURCHASER** (which expression shall mean and include its/their successors-in-interest/office, administrators and/or assigns) of the **OTHER PART:**

**THE PROPERTY:** All THAT Demarcated Sali (Agricultural) Land admeasuring 1 Cottah 3 Chhitacks or 1.96 Shatak out of 2 Cottah 6 Chhitacks 32 sq.ft. part of 10 decimals being portion of R.S./L.R. Dag No. 352 appertains to L.R. Khatian No.1148 in Mouza - Sultanpur, J. L. No. 16, P.S. - Baruipur in the district of South 24 Parganas, more particularly described in the **Schedule "B"** (herein after referred to as **the said landed property**) herein intended to be sold at and for the consideration of ₹1,17,600/- (Rupees One Lakh Seventeen Thousands and Six Hundred only) free from all encumbrances.

AS

No. 32/22

Name .....

Address .....

Rs. ....

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

ASHOK KUMAR SINGH  
ADVOCATE  
NICCO HOUSE, 2, HARE STREET  
6TH FLOOR, CALCUTTA-700 001

Amal Kr. Saha  
Licensed Stamp  
Vendor

3 MAY 2024



Addl. District Sub-Registrar  
Burdwan, South 24 Parganas

18 JUN 2024

Identified by me:-

Arum Bhowmick  
Lt. N. C. Bhowmick  
P.O. Mallikpur  
P.S. Baranpur  
KOL - 700145

**WHEREAS:**

- A.** The Vendor herein is the lawful recorded owner in respect of the said landed property described in the **Schedule - "B"** below, as acquired by gift from its erstwhile owners. The Vendor herein offered to sell the said landed property at and for the consideration of ₹1,17,600/- (Rupees One Lakh Seventeen Thousand and Six Hundred only) absolutely forever and free from all encumbrances;
- B.** In pursuance of the offer and acceptance and the Purchaser relying on the representations as described in the **Schedule - "A"** assurances and confirmation and believing the same to be true agreed to purchase the said landed property admeasuring 1 Cottah 3 Chhitacks or 1.96 Decimal out of 2 Cottah 6 Chhitacks 32 Sq.ft. part of 10 decimals at and for the said consideration of ₹1,17,600/- (Rupees One Lakh Seventeen Thousands and Six Hundred only) and the Vendor agreed to sell the said landed property to the Purchaser absolutely forever and free from all encumbrances;
- C.** 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 the conveyance by the Vendor in favour of the Purchaser, the Vendor executes 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 ₹1,17,600/- (Rupees One Lakh Seventeen Thousands and Six Hundred only) paid by the Purchaser in the manner aforesaid (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,

As

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 demarcated Sali land admeasuring 1 Cottah 3 Chhitacks or 1.96 Shatak out of 2 Cottah 6 Chhitacks 32 sq.ft. part of 10 decimals being portion of R.S./L.R. Dag No. 352 appertains to L.R. Khatian No.1148 in Mouza - Sultanpur, J. L. No. 16, P.S. - Baruipur, within the limits of the Mallickpur Gram Panchayat, District - South 24 Parganas, shown within the red verge in the plan annexed hereto, more particularly described in the Schedule - "B" 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 are 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

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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 encumbrance 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 has 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 has 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

A

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 is 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,

A

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 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. Baruipur and other concerned offices.
- ii. Proportionate annual rent is payable to the Government of West Bengal through Block Land and Land Reforms Office.
- iii. The said Landed Property is not wet land property and now being used as shali or agricultural land and has no direct access to any road.
- iv. There is no bargadar.
- v. That the photographs and 10 fingers impression of the Vendor and Purchaser are attached herewith made an integral part of this Deed.

As

**THE SCHEDULE - "A" ABOVE REFERRED TO**  
**(THE DEVOLUTION OF TITLE OF THE PROPERTY TO THE VENDOR)**

- A. One Mansur Ali Daptari, Jamila Bibi and Sahadat Daptari were the lawful owners each having undivided 1/3<sup>rd</sup> share in the land admeasuring 10 Decimal being R.S./L.R. Plot No. 352, L.R. Khatian No.512/1, 512/2, 604 of Mouza - Sultanpur J.L. No. 16, P.S. Baruipur in the district of South 24 Parganas.
- (i) **Mansur Ali Daptari** being the owner of 1/3<sup>rd</sup> share 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 Marjina bibi and Taslina 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.
- (ii) **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 Marjina bibi and Taslina 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.
- (iii) **Sahadat Daptari** being the owner of 1/3<sup>rd</sup> share of the said land died intestate leaving behind his only son namely Abu Siddiqui Daptari as his sole heir and legal representative and none else and he inherited the estate of Sahadat Daptari absolute forever and free from all encumbrances.

- B. 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 and others sold, transferred and conveyed the said 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, 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 therein absolutely and forever free from all encumbrances;
- C. The Ruksana Khatun by the Deed of Gift dated 03.06.2013 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 gift the said land in favour of her brother Taslim Khan ALL THAT demarcated land admeasuring 1 Cottah 3 Chhitacks or 1.96 Decimal out of 2 Cottah 6 Chhitacks 32 Sqft or 4 Decimal part of 10 Decimal being R.S./L.R. Plot No. 352, L.R. Khatian No.512/1, 512/2, 604 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 Vendor herein.
- D. THUS the Vendor herein become the absolute owner of ALL THAT piece and parcel demarcated land admeasuring Sali (Agricultural) 1 Cottah 3 Chhitacks or 1.96 Shatak out of 2 Cottah 6 Chhitacks, 32 sq.ft. part of 10 decimals being portion of R.S./L.R. Dag No. 352 appertains to L.R. Khatian No.1148 of Mouza - Sultanpur, J.L. No. 16, P.S. - Baruipur, within the limits of the Mallickpur Gram Panchayat, District - South 24 Parganas, absolutely and forever and free from all encumbrances and has marketable title.

**THE SCHEDULE "B" ABOVE REFERRED TO**

**(THE SAID PROPERTY)**

All THAT Demarcated Sali (Agricultural) Land admeasuring (Agricultural) 1 Cottah 3 Chhitacks or 1.96 Shatak out of 2 Cottah 6 Chhitacks 32 Sq.ft. part of 10 decimals being portion of R.S./L.R. Dag No. 352 appertains to L.R. Khatian No.1148 in Mouza - Sultanpur, J. L. No. 16, P.S. - Baruipur within the limit of Mallickpur Gram Panchayat, District - South 24 Parganas presently butted and bounded in the manner following:

On the North : By Dag No. 350 of Sultanpur Mouza;

On the South : By Dag No. 353 of Sultanpur Mouza;

On the East : By Dag No. 351 of Sultanpur Mouza;

On the West : By Dag No. 217 of Sultanpur Mouza;

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

A/C

**IN WITNESS WHEREOF** the Vendor have executed and delivered this Deed of Sale on the day month and year first above written.

EXECUTED AND DELIVERED  
by the within named parties  
at Kolkata in the presence of:

1. *Smant Chatterjee*  
3A, Townsend Road,  
Kolkata - 700025

*Toslim Khan*

\_\_\_\_\_  
VENDOR

2. *Anindan Bane*  
197/30, N.S.C. Bose Road  
Kolkata - 40

STAR PROJECTS & INFRASTRUCTURE PVT. LTD.

*[Signature]*  
\_\_\_\_\_  
Authorised Signatory / Director

\_\_\_\_\_  
PURCHASER

Drafted by me and  
prepared in my office:

*Ashok Kumar Singh*  
[ASHOK KUMAR SINGH]  
Advocate

Regd. No. WB/662/1992

High Court Calcutta

**RECEIPT**

RECEIVED of and from the Purchaser the sum of ₹1,17,600/- (Rupees One Lakh Seventeen Thousand and Six Hundred only) towards within mentioned consideration of the within named Property as per memo below in full and final settlement.

**MEMO**

| S<br>N | Chq./DD<br>No. | Date       | Bank and its address | Amount<br>(Rs.) |
|--------|----------------|------------|----------------------|-----------------|
| 1.     | 500370         | 13.06.2024 | ICICI BANK           | 1,17,600        |
| TOTAL  |                |            |                      | 1,17,600        |

Rupees :One Lakh Seventeen Thousand and Six Hundred only.

*Toslim Khan*

-----  
(VENDOR)

**WITNESSES:**

1. *Smrit Chatterjee*  
3A, Townsend Road,  
Kolkata - 700025
2. *Anirban Banerjee*  
192/30, N.S.C. Bose Road  
Kolkata - 40

\*\*\*\*\*

*AS*

Photo & Signatures  
of the Executants

SPECIMEN FOR TEN FINGERPRINTS



Toobin

COOPERATIVE

Taslim  
Khan



Little Ring Middle Index Thumb  
(Left Hand)



Thumb Index Middle Ring Little  
(Right Hand)



Little Ring Middle Index Thumb  
(Left Hand)



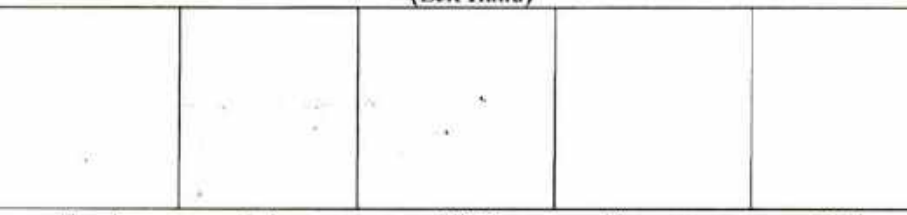
Thumb Index Middle Ring Little  
(Right Hand)

STAR PROTECTORS & INFRASTRUCTURE PVT. LTD.

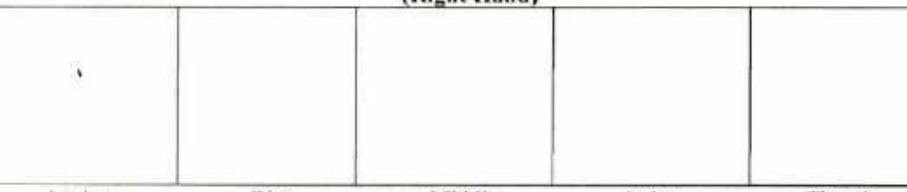
Authorized Signatory / Director



Little Ring Middle Index Thumb  
(Left Hand)



Thumb Index Middle Ring Little  
(Right Hand)



Little Ring Middle Index Thumb  
(Left Hand)



Thumb Index Middle Ring Little  
(Right Hand)

## DETAILS OF IDENTIFIER WITH PHOTO

( শনাক্তকারীর সচিত্র বিবরণ )



1. NAME ( নাম ) :- Arun Bhattacharya
2. FATHER/HUSBAND NAME ( পিতা/স্বামীর নাম ) :- Sh. Narayan Ch. Bhattacharya
3. OCCUPATION ( পেশা ) :- Business
4. PERMANENT ADDRESS ( স্থায়ী ঠিকানা )
- VILLAGE/TOWN ( গ্রাম ) :- Benialange Natunpara POST OFFICE ( পোস্ট অফিস ) :- Malikipara
- POLICE STATION ( থানা ) :- Baruipara PIN :- 700145
- DISTRICT ( জেলা ) :- South 24 P.S. STATE ( রাজ্য ) :- West Bengal
5. RELATIONSHIP WITH SELLER BUYER ( দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক ) :- .....
6. AADHAR NO:- 237442627725 PAN .....
- EPIC NO:-..... MOBILE NO:- 99085 43442
- আমি ( শনাক্তকারী ) Arun Bhattacharya অএ দলিলের  
(Query No.)..... বিক্রেতা / দাতা গনকে শনাক্ত করিলাম।
7. .... as identifier identifying the executants  
of the concerned deed (Query No).....

Arun Bhattacharya

IDENTIFIER SIGNATURE  
( শনাক্তকারীর স্বাক্ষর )



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



180620242008142135

## GRIPS Payment Detail

|                   |                    |                     |                     |
|-------------------|--------------------|---------------------|---------------------|
| GRIPS Payment ID: | 180620242008142135 | Payment Init. Date: | 18/06/2024 12:54:28 |
| Total Amount:     | 1647               | No of GRN:          | 1                   |
| Bank/Gateway:     | SBI EPay           | Payment Mode:       | SBI Epay            |
| BRN:              | 9204796014518      | BRN Date:           | 18/06/2024 12:54:49 |
| Payment Status:   | Successful         | Payment Init. From: | Department Portal   |

## Depositor Details

|                   |   |
|-------------------|---|
| Depositor's Name: | Ms STAR PROJECTS AND INFRASTRUCTU PRIVATE LIMITED |
| Mobile:           | 8582994314  |

## Payment(GRN) Details

| Sl. No. | GRN                | Department                                  | Amount (₹) |
|---------|--------------------|---|------------|
| 1       | 192024250081421388 | Directorate of Registration & Stamp Revenue | 1647       |
| Total   |                    |   | 1647       |

IN WORDS: ONE THOUSAND SIX HUNDRED FORTY SEVEN ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID



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



192024250081421388

**GRN Details**

|                   |                     |                     |                         |
|-------------------|---------------------|---------------------|-------------------------|
| GRN:              | 192024250081421388  | Payment Mode:       | SBI Epay                |
| GRN Date:         | 18/06/2024 12:54:28 | Bank/Gateway:       | SBlePay Payment Gateway |
| BRN :             | 9204796014518       | BRN Date:           | 18/06/2024 12:54:49     |
| Gateway Ref ID:   | 799360361           | Method:             | Axis Bank-Corporate NB  |
| GRIPS Payment ID: | 180620242008142135  | Payment Init. Date: | 18/06/2024 12:54:28     |
| Payment Status:   | Successful          | Payment Ref. No:    | 2001448855/9/2024       |

[Query No\*/Query Year]

**Depositor Details**

|                           |   |
|---------------------------|---|
| Depositor's Name:         | Ms STAR PROJECTS AND INFRASTRUCTU PRIVATE LIMITED                           |
| Address:                  | 17 S P MUKHERJEE ROAD P S - BHOWANIPORE SOUTH 24 PGS WEST BENGAL KOL-700025 |
| Mobile:                   | 8582994314  |
| Period From (dd/mm/yyyy): | 18/06/2024  |
| Period To (dd/mm/yyyy):   | 18/06/2024  |
| Payment Ref ID:           | 2001448855/9/2024   |
| Dept Ref ID/DRN:          | 2001448855/9/2024   |

**Payment Details**

| Sl. No.      | Payment Ref No    | Head of A/C Description                  | Head of A/C        | Amount (₹)  |
|--------------|-------------------|--|--------------------|-------------|
| 1            | 2001448855/9/2024 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 1235        |
| 2            | 2001448855/9/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 412         |
| <b>Total</b> |                   |  |                    | <b>1647</b> |

IN WORDS: ONE THOUSAND SIX HUNDRED FORTY SEVEN ONLY.

PAID



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



130620242007826157

## GRIPS Payment Detail

|                   |                    |                     |                     |
|-------------------|--------------------|---------------------|---------------------|
| GRIPS Payment ID: | 130620242007826157 | Payment Init. Date: | 13/06/2024 17:21:57 |
| Total Amount:     | 10635              | No of GRN:          | 1                   |
| Bank/Gateway:     | SBI EPay           | Payment Mode:       | SBI Epay            |
| BRN:              | 8453469961228      | BRN Date:           | 13/06/2024 17:22:42 |
| Payment Status:   | Successful         | Payment Init. From: | Department Portal   |

## Depositor Details

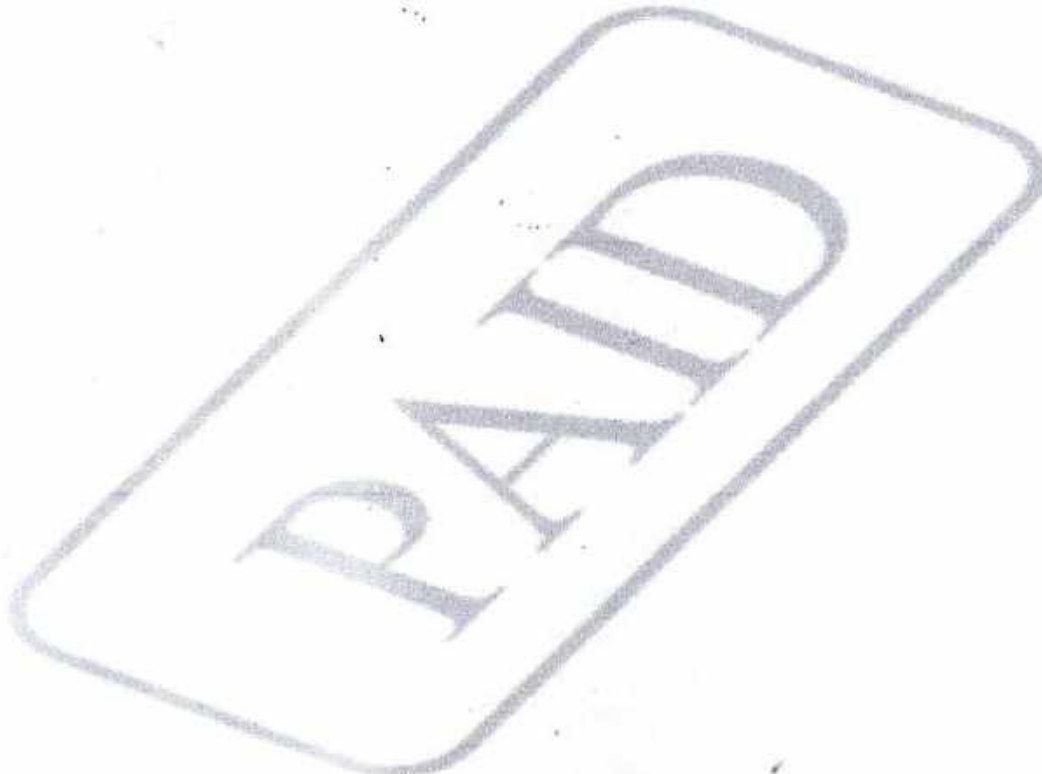
|                   |   |
|-------------------|---|
| Depositor's Name: | Ms Star Projects And Infrastructure Pvt Ltd |
| Mobile:           | 7980949926                                  |

## Payment(GRN) Details

| Sl. No.      | GRN                | Department                                  | Amount (₹)   |
|--------------|--------------------|---|--------------|
| 1            | 192024250078261588 | Directorate of Registration & Stamp Revenue | 10635        |
| <b>Total</b> |                    |   | <b>10635</b> |

IN WORDS: TEN THOUSAND SIX HUNDRED THIRTY FIVE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192024250078261588

GRN Details

|                   |                     |                     |                         |
|-------------------|---------------------|---------------------|-------------------------|
| GRN:              | 192024250078261588  | Payment Mode:       | SBI Epay                |
| GRN Date:         | 13/06/2024 17:21:57 | Bank/Gateway:       | SBIePay Payment Gateway |
| BRN :             | 8453469961228       | BRN Date:           | 13/06/2024 17:22:42     |
| Gateway Ref ID:   | 798633422           | Method:             | Axis Bank-Corporate NB  |
| GRIPS Payment ID: | 130620242007826157  | Payment Init. Date: | 13/06/2024 17:21:57     |
| Payment Status:   | Successful          | Payment Ref. No:    | 2001448855/2/2024       |

[Query No\*/Query Year]

Depositor Details

|                           |  |
|---------------------------|--|
| Depositor's Name:         | Ms Star Projects And Infrastructure Pvt Ltd          |
| Address:                  | 17 S P Mukherjee Road, Bhowanipore, Kolkata - 700025 |
| Mobile:                   | 7980949926   |
| Period From (dd/mm/yyyy): | 13/06/2024   |
| Period To (dd/mm/yyyy):   | 13/06/2024   |
| Payment Ref ID:           | 2001448855/2/2024                                    |
| Dept Ref ID/DRN:          | 2001448855/2/2024                                    |

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C<br>Description               | Head of A/C        | Amount (₹)   |
|---------|-------------------|--|--------------------|--------------|
| 1       | 2001448855/2/2024 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 7946         |
| 2       | 2001448855/2/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 2689         |
|         |                   |  | <b>Total</b>       | <b>10635</b> |

IN WORDS: TEN THOUSAND SIX HUNDRED THIRTY FIVE ONLY.

PAID

### Major Information of the Deed



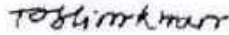
|   |   |  |            |
|---|---|--|------------|
| Deed No :                               | I-1611-05259/2024   | Date of Registration                           | 18/06/2024 |
| Query No / Year                         | 1611-2001448855/2024  | Office where deed is registered                |            |
| Query Date                              | 12/06/2024 1:31:22 PM   | A.D.S.R. BARUIPUR, District: South 24-Parganas |            |
| Applicant Name, Address & Other Details | Ashok Singh<br>6th Floor, Nicco House, 2, Hare St, B.B.D. Bagh, Kolkata, West Bengal - 700001, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8944068137, 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. 1,17,600/-                          | Rs. 3,08,700/-  |  |            |
| Stampduty Paid(SD)                      | Registration Fee Paid   |  |            |
| Rs. 9,281/- (Article:23)                | Rs. 3,101/- (Article:A(1), E)   |  |            |
| Remarks                                 |   |  |            |

### Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur, JI No: 16, Pin Code : 743332

| Sch No               | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land   | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                             |
|----------------------|-------------|----------------|-----------------------|----------------|-------------------------|-----------------------|---|
| L1                   | RS-352      |                | Bastu Shali           | 1.96 Dec       | 1,17,600/-              | 3,08,700/-            | Last Reference Deed No :1611-I-05219-2013 |
| <b>Grand Total :</b> |             |                |                       | <b>1.96Dec</b> | <b>1,17,600 /-</b>      | <b>3,08,700 /-</b>    |   |

### Seller Details :

| SI No  | Name,Address,Photo,Finger print and Signature   |   |   |   |
|--|---|---|---|---|
| 1  | Name  | Photo   | Finger Print  | Signature   |
|  | <b>Mr Taslim Khan (Presentant)</b><br>Son of Mr Alam Khan<br>Executed by: Self, Date of Execution: 18/06/2024<br>, Admitted by: Self, Date of Admission: 18/06/2024 ,Place : Office |  | <br>Captured |  |
|  |   | 18/06/2024  | LTI<br>18/06/2024   | 18/06/2024  |
| City:- Baruipur, P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: IndiaDate of Birth:XX-XX-2XX3 , PAN No.:: kpxxxxxx9m, Aadhaar No: 64xxxxxxxx3149, Status :Individual, Executed by: Self, Date of Execution: 18/06/2024 , Admitted by: Self, Date of Admission: 18/06/2024 ,Place : Office |   |   |   |   |

**Buyer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>STAR PROJECTS AND INFRASTRUCTURE PRIVATE LIMITED</b><br>City:- Kolkata, P.O:- BHAWANIPUR, P.S:-Bhawanipore, 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 |

**Representative Details :**

| Sl No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Mr VIMAL KUMAR GOEL</b><br>Son of Late BANWARI LAL GOEL 17, SHYAMA PRASAD MUKHERJEE ROAD, City:- Kolkata, P.O:- BHAWANIPORE, P.S:-Bhawanipore, 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   |
|--|--|--|---|
| <b>Mr ARUN BHOWMIK</b><br>Son of Mr NARAYAN CHANDRA BHOWMIK<br>Village:- HARIHARPUR, P.O:- MALLICKPUR, P.S:-Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700145 |  | <br>Captured |  |
|  | 18/06/2024   | 18/06/2024   | 18/06/2024  |
| Identifier Of Mr Taslim Khan,  |  |  |   |

**Transfer of property for L1**

| Sl.No | From           | To. with area (Name-Area)                                 |
|-------|----------------|---|
| 1     | Mr Taslim Khan | STAR PROJECTS AND INFRASTRUCTURE PRIVATE LIMITED-1.96 Dec |

**Endorsement For Deed Number : I - 161105259 / 2024**

**On 18-06-2024**

**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 11:20 hrs on 18-06-2024, at the Office of the A.D.S.R. BARUIPUR by Mr Taslim Khan ,Executant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,08,700/-

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

Execution is admitted on 18/06/2024 by Mr Taslim Khan, Son of Mr Alam Khan, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by Profession Cultivation

Identified by Mr ARUN BHOWMIK, , Son of Mr NARAYAN CHANDRA BHOWMIK, P.O: MALLICKPUR, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,101.00/- ( A(1) = Rs 3,087.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 3,101/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/06/2024 5:22PM with Govt. Ref. No: 192024250078261588 on 13-06-2024, Amount Rs: 2,689/-, Bank: SBI EPay ( SBlePay), Ref. No. 8453469961228 on 13-06-2024, Head of Account 0030-03-104-001-16  
Online on 18/06/2024 12:54PM with Govt. Ref. No: 192024250081421388 on 18-06-2024, Amount Rs: 412/-, Bank: SBI EPay ( SBlePay), Ref. No. 9204796014518 on 18-06-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 9,281/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,181/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 32121, Amount: Rs.50.00/-, Date of Purchase: 03/05/2024, Vendor name: Amal Kr Saha

2. Stamp: Type: Impressed, Serial no 32122, Amount: Rs.50.00/-, Date of Purchase: 03/07/2024, Vendor name: Amal Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/06/2024 5:22PM with Govt. Ref. No: 192024250078261588 on 13-06-2024, Amount Rs: 7,946/-, Bank: SBI EPay ( SBlePay), Ref. No. 8453469961228 on 13-06-2024, Head of Account 0030-02-103-003-02  
Online on 18/06/2024 12:54PM with Govt. Ref. No: 192024250081421388 on 18-06-2024, Amount Rs: 1,235/-, Bank: SBI EPay ( SBlePay), Ref. No. 9204796014518 on 18-06-2024, Head of Account 0030-02-103-003-02

*Subhrangshu Shekhar Mandal*

**Subhrangshu Shekhar Mandal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARUIPUR  
South 24-Parganas, West Bengal**

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

**Registered in Book - I**

**Volume number 1611-2024, Page from 104396 to 104419**

**being No 161105259 for the year 2024.**



*S Mandal*

Digitally signed by SUBHRANGSHU SHEKHAR  
MANDAL  
Date: 2024.06.19 16:45:03 +05:30  
Reason: Digital Signing of Deed.

**(Subhrangshu Shekhar Mandal) 19/06/2024**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BARUIPUR**  
**West Bengal.**