

8-10651/23

7-10661/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 468494

Certified that the document is
admitted to registration. The Signature
sheet / sheets & the ~~enclosure~~
sheet / sheets attached to this document
are the part of this document

District Sub-Registrar-III
North 24 Parganas, Barasat

23 AUG 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 14th
day of August 2023 (Two thousand twenty Three).

BETWEEN

ক্রমিক নং. ৭৩৩

তারিখ ২৪/০৬/২০২৩

ক্রয়কার নাম

সাথে

মূল্য

ভেস্তার সেখ

এ ডি. এস. আর. অফিস

কদম্বরগাছি

বারাসাত, উঃ ২৪ পরগণা

ক্রয়ের তারিখ

টি ভি নং

মোট মূল্য

ট্রেজারি অফিস - বারাসাত

ডেপুটি মেজর শাহ নাওয়াজ হোসেন

S. U. Dutta, Advocate
Barasat court.

২ HB

০৭/৮/২৩

1.60,00/-

Tapas Ghosh



5400

Tapas Ghosh

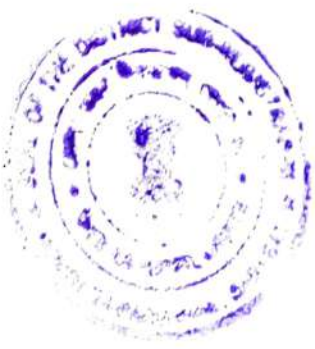


5401

MAA LAND DEVELOPERS PVT. LTD.

Sany Kumar Ghosh

Director



District Sub-Registrar-III
North 24 Parganas, Barasat

14 AUG 2023

Rakibul Islam
S/o. Lt. Abul Kashem
of. Amin Pur
Post PS - Deganga
Business

-:: (2) ::-

NIRAJ KUMAR SINGH (PAN- **BMCPs1997K**, VOTER ID NO. **BR/13/091/012364**) son of Late Sitaram Singh, residing at Manma, P.O.- Jogiara, P.S.- Jalai, District- Darbhanga, Bihar, Pin- 843703, by faith – Hindu, by nationality – Indian, by occupation – Business, hereinafter called and referred to as the “**OWNER / VENDOR**” (Which terms and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include him and each or his heirs, executors, administrators, successors, legal representatives and/or assignees etc.) of the **ONE PART** who is represented by his constituted attorney **SRI TAPAS GHOSH** (PAN-**AUNPG0310Q** VOTER ID NO. **YMM1899988**), son of Late Biswanath Ghosh, residing at Hatiara Sardar Para, Dishari Apartment, Flat No. A-4, P.O.- Hatiara, P.S.- New Town, Kolkata- 700157, District- North 24 Parganas, by faith – Hindu, by nationality – Indian, by occupation – Service by virtue of a registered general power of attorney dated **2nd day of January, 2018** registered in the office of ADSR-Rajarhat, District- North 24 Parganas, recorded in Book No. IV, Volume No. 1523-2018, Pages from 495 to 511, being Deed No. 152300002 in the year 2018.

P.T.O.....

-:: (3) ::-

AND

SRI SAROJ KUMAR GIRI (PAN- **AHUPG3184G**, VOTER ID NO. **BR/17/095/174280**) son of Sri Shiv Shankar Giri, at present residing at Sankarawasan, Helabattala, near Telephone Exchange, P.O.-Hatiara Road, P.S.-Baguiati now ECO Park, Kolkata- 700157, by faith – Hindu, by nationality – Indian, by occupation – Business, Director of **MAA LAND DEVELOPERS PVT. LTD.** (PAN- **AAICM4020H**) having its office at Damyanti Apartment, Ground floor, Jyangra Ghosh Para, Baguiati now ECO Park, Kolkata- 700157, hereinafter called and referred to as the “**PURCHASER**” (Which terms and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include him and each or his heirs, executors, administrators, successors, legal representatives and/or assignees etc.) of the **OTHER PART.**

WHEREAS ALL THAT piece and parcel of land admeasuring 54 decimals of R.S. Dag No. 730, situated at **MOUZA-CHAKPANCHURIA**, J.L. No. 33, Re.Su. No. 205¹/₂, under P.S. Rajarhat, within the jurisdiction of ADSR Bidhannagar (Salt Lake City) in the District of North 24 Parganas was owned and possessed by One Smt. Keshpati Dasi, wife of Late Ram Sardar of Chakpanchuria, P.S.-Rajarhat, District- North 24 Parganas by virtue of several

P.T.O.....

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deeds of conveyance and she recorded her name in L.R. Kri Khatian No. 449 and absolutely seized and possessed thereon.

AND WHEREAS by virtue of a deed of conveyance executed on 27-08-2007, registered on 18-03-2009, registered in the Office of ADSR Bidhannagar (Salt Lake City), recorded in Book No.-I, CD Volume No. 3, Pages 4934 to 4943, being No. 02456 for the year 2009 for the consideration therein mentioned said Keshpati Dasi sold, granted, transferred and conveyance 03 cottahs equivalent to 05 decimals out of 54 decimals in R.S. & L.R. Dag No. 730 in favour of the **SMT. MOUSUMI MAJUMDER.**

AND WHEREAS by virtue of another deed of conveyance executed on 27-08-2007, registered on 23-09-2008 registered in the office of ADSR (Bidhannagar Saltlake City), recorded in book No. I. CD volume No. 11, Pages from 13934 to 13943, being No. 12014 for the year 2008 for the consideration therein mentioned said Keshpati Dasi sold, granted, transferred and conveyed 05 cottahs out of 54 decimals in R.S. & L.R. Dag No. 730 in favour of the **SRI ASHOKE KUMAR BHATTACHARYA.**

AND WHEREAS by virtue of another deed of conveyance executed on 27-08-2007, registered on 09-10-2009 registered

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in the office of A.D.S.R. (Bidhannagar Salt Lake City), recorded in Book No.-I, CD Volume No. 9, Pages 10519 to 10528, being No. 09196 for the year 2009 for the consideration therein mentioned said Keshpati Dasi sold, granted, transferred and conveyed 08 cottahs 05 chittacks out of 54 decimals in R.S. & L.R. Dag No. 730 in favour of the **SRI NEMAI CHANDRA ROY & SMT. ARATI ROY.**

AND WHEREAS said Mousami Majumder recorded her name in L.R. Khatian No. 2730, Ashoke Kumar Bhattacharya recorded his name in L.R. Khatian No. 2518, Nemai Chandra Roy recorded his name in L.R. Khatian No. 2516 and Arati Roy recorded her name in L.R. Khatian No. 2517 and absolutely seized and possessed thereon.

AND WHEREAS thus the (1) **SMT. MOUSUMI MAJUMDER**, (2) **SRI ASHOKE KUMAR BHATTACHARYA** (3) **SRI NEMAI CHANDRA ROY &** (4) **SMT. ARATI ROY** herein became the absolute owners of the land admeasuring **16 cottahs 05 chittacks** of land of **R.S. & L.R. Dag No. 730** as mentioned above and have been owning and possessing thereon free from all encumbrances and they have every right to sell or transfer the same by any means.

AND WHEREAS (1) **SMT. MOUSUMI MAJUMDER**, (2) **SRI ASHOKE KUMAR BHATTACHARYA** (3) **SRI NEMAI**

-:: (6) ::-

CHANDRA ROY & (4) SMT. ARATI ROY land owners busy for a urgent piece of business and it is quite impossible on their part to look after in respect of **SALI LAND** admeasuring and area of **16 (Sixteen) cottahs 05 (five) chittacks of R.S. & L.R. Dag No. 730** under L.R. Khatian No. Kri 449 (in the name of Keshpati Dasi) at present L.R. Khatian no. 2730 (in the name Mousumi Majumeder area 01 cottah), 2518 (in the name of Ashoke Kumar Bhattacharya, area of 01 cottah), 2516 (in the name of Nemai Chandra Roy, area 10.5 chittacks) and 2517 (in the name of Arati Roy, area 10.5 chittacks) situated at **MOUZA- CHAKPANCHURIA**, J.L. No. 33, Re.Su. No. 205¹/₂ under P.S.- Rajarhat at present New Town, within the Jurisdiction of A.D.S.R.-Bidhannagar (Salt Lake City) at Present Rajarhat under the Limits of **Patharghata Gram Panchayet** in the District of North 24 Parganas in the State of West Bengal. In view of the circumstances it is necessary and also expedient of them to appoint their nearest faithful person to look after, manage, control and supervise all of their affairs relating to the said property during their absence as such on 13-05-2014 they do hereby nominate, constituted and appoint Sri Saroj Kumar Giri (purchaser of this deed) by dint of Registered General Power of attorney entered in Book No.-IV, CD Volume No.-1, Pages from 2869 to 2886, being No. 00242 for the year 2014

P.T.O.....

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before the Office of DSR-II, Barasat, District- North 24 Parganas.

AND WHEREAS the present vendor of this deed purchased in respect of the land admeasuring **06 cottahs 08 chittacks** out of 16 cottahs 05 chittacks of land of **R.S. & L.R. Dag No. 730** morefully described in the schedule hereunder written from (1) **SMT. MOUSUMI MAJUMDER**, (2) **SRI ASHOKE KUMAR BHATTACHARYA** (3) **SRI NEMAI CHANDRA ROY &** (4) **SMT. ARATI ROY** through their said power of attorney holder by virtue of deed of conveyance executed on 04-07-2016, registered on 08-07-2016, registered in the office of DSR-II at Barasat, District- North 24 Parganas recorded in Book No.-I, Volume No. 1502-2016, Pages from 56269 to 56295 being No. 150202263 for the year 2016. The present vendor have been owing and possessing thereon free from all encumbrances and he has every right to sell or transfer the same by any means in respect of schedule.

AND WHEREAS for urgent need of money the present vendor was in quest of a suitable purchaser to sell the land admeasuring **06 cottahs 08 chittacks** out of 16 cottahs 05 chittacks of land of **R.S. & L.R. Dag No. 730** morefully described in the schedule hereunder written and the within named purchaser agreed to purchase the said quantum of land on the terms and conditions hereunder contained at or

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for the price of **Rs. 6,75,000/- (Rupees Six Lakhs Seventy Five thousand) only** as and by way of consideration paid by the purchaser to the vendor of these presents.

NOW THIS DEED OF SALE WITNESSETH the land aforesaid in consideration of the sum of **Rs. 6,75,000/- (Rupees Six Lakhs Seventy Five thousand) only** truly paid by the purchaser to the vendor at or before the execution of these presents (receipt whereof the vendor doth hereby admit and acknowledge and off and from the same and every part thereof doth hereby admit and release and forever discharge the said purchaser and the said land hereunder conveyed) the vendor doth hereby indefeasibly grant, convey, transfer, assign and assure the purchaser free from all encumbrances, whatsoever **ALL THAT** piece and parcel of land morefully and particularly described in the schedule hereunder written and hereinafter for the sake of brevity referred to as the said land **AND ALL THAT** the estate, title, interest over the said land claim or refund whatsoever of the vendor into and upon the said undivided land hereinbefore granted and conveyed or otherwise expressed or intended so to be and every part thereof **TOGETHERWITH ALL DEEDS** evidence of title records of right thereto relating to or conveyed or otherwise expressed or intended so to be every part thereof **TO HAVE AND TO HOLD** the same for an indefeasible title in free single

-:: (9) ::-

free from all encumbrances for. All time to come and the vendor doth hereby covenant with purchaser that notwithstanding any acts, deeds or things done heretofore executed or knowingly suffered to the contrary the vendor is now lawfully seized and possessed of the said land from all encumbrances, attachments or defect in title whatsoever and that the vendor has full power and absolute authority to sell, convey, assign and assure that said land in manner aforesaid. And the purchaser upon payment of the consideration amount in full and upon registration of this conveyance shall hereafter peacefully and quietly hold, possess and enjoy the said land in khas without any claim or demand whatsoever from the vendor or any person or persons claiming through or under the vendor and without any lawful disturbance or interruption by any other person whatsoever and what the vendor covenant with the purchaser to save harmless and keep indemnified the purchaser from or against encumbrances, deeds and quietes whatsoever and that the vendor shall at the request and cost of the purchaser do or execute or cause to be done or executes all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said land and every part thereof in manner aforesaid according to true intent and meaning of this deed.

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THE VENDOR DO HEREBY CONVEYANT WITH THE PURCHASER as follows :-

- i) The vendor have good, rights and full power to sell out aforesaid property in favour of the purchaser in manner aforesaid.
- ii) The said property is free from all charges, lispence attachments mortgages or any other encumbrances whatsoever.
- iii) The purchaser shall may at all times hereinafter enter upon enjoy and possess the said property and every part thereof and receive the rents issues and profits thereof without any lawful eviction or interruption from the vendor or any person claiming through under or in trust for the vendor.
- iv) The purchaser is entitled to mutate his name in the record of rights in recent settlement paying rents to the collectorate and appropriate authority by virtue of this deed of conveyance.
- v) The vendor will at all times hereinafter upon every reasonable request and cost of the purchaser does or cause to be done all such acts and things as may be

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required for further and/or better assuring to the purchaser in respect of the said property.

- vi) If in future any defect or mistake is found in respect of the property morefully described in the schedule of this indenture in that case necessary rectification deed or deed of declaration will be executed and registered at the cost of the purchaser with the request of the purchaser by the vendor or their representatives.
- vii) The purchaser purchased the property morefully mentioned in the schedule on good faith. If due to any defect of the right, title and interest of the vendor in respect of the property described in the schedule, the purchaser is dispossessed from the property, the vendor or their heirs, will be liable to return the entire sell price together with interest and compensation.

SCHEDULE OF PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of **SALI LAND** admeasuring and area of 10.725 decimal equivalent to **06 cottahs 08 chittacks** out of 16 cottahs 05 chittacks of **R.S. & L.R. Dag No. 730** under L.R. Khatian No. Kri 449 (in the name of Keshpati Dasi) at present L.R. Khatian no. 2730 (in the name Mousumi Majumeder), 2518 (in the name of Ashoke Kumar Bhattacharya), 2516 (in the name of Nemai Chandra Roy) and

-:: (12) ::-

2517 (in the name of Arati Roy) situated at **MOUZA-CHAKPANCHURIA**, J.L. No. 33, Re.Su. No. 205¹/₂ under P.S.-Rajarhat at present New Town, within the Jurisdiction of A.D.S.R.-Bidhannagar (Salt Lake City) at Present Rajarhat under the Limits of **Patharghata Gram Panchayet** in the District of North 24 Parganas in the State of West Bengal. The proportionate annual rent of the land as mentioned above is payable to the landlord the Govt. of West Bengal in accordance with the Land Holding Revenue Act. the transferred land is shown in the annexed sketch map bordered with **RED INK** as **Plot No. A/3**, with is butted and bounded by :-

ON THE NORTH : R.S. Dag No. 730, Plot NO. A/2.

ON THE SOUTH : R.S. Dag No. 731 & 732

ON THE EAST : R.S. Dag No. 730, Plot No. B.

ON THE WEST : R.S. Dag No. 728.

The Sketch Map and the finger prints, photograph of the vendor and purchaser will do form as the part of this deed of conveyance.

-:: (13) ::-

IN WITNESS WHEREOF the parties do hereby put their respective hands and signatures of this Deed of Conveyance in the presence of the following witnesses on this day, month and year first above written.

Signed sealed and delivered in the presence of witness:-

1) Rabiul Islam
S/o Lt. Abul Kashem
Gf. - Aminpur
Post PS - Deganga
Business

for and as the constituted
attorney of **NIRAJ KUMAR SINGH**

2) Subhojit Ghosh
S/o Tapas Ghosh

Tapas Ghosh
Signature of the Vendor

Hatiara Sarbar Pura
P.O. Hatiara, P.S. Eco Park
Drafted by :-
K-700/57

MAA LAND DEVELOPERS PVT. LTD.

Saroj Kumar Giri
Director

Signature of the Purchaser

SAROJ KUMAR DATTA

Advocate
Barasat Judges' Court
REGN NO. WB-1178/2008

Computer Typed by :-

Amit Dutta

AMIT DUTTA
Barasat Court

-:: (14) ::-

MEMO OF CONSIDERATION MONEY

RECEIVED with thanks from within named Purchaser as consideration of **Rs. 6,75,000/- (Rupees Six Lakhs Seventy Five thousand) only** in presence of the witnesses below as per following manner :-

Date	Name of Bank	Cheque / RTGS No.	Amount (Rs.)
09-06-2017		301841	75,000/-
26-06-2017		410	15,000/-
27-07-2017		70	15,000/-
07-11-2017		327	15,000/-
12-04-2021		110526	15,000/-
		TOTAL	6,75,000/-

WITNESS :-

1) Rabiul Islam

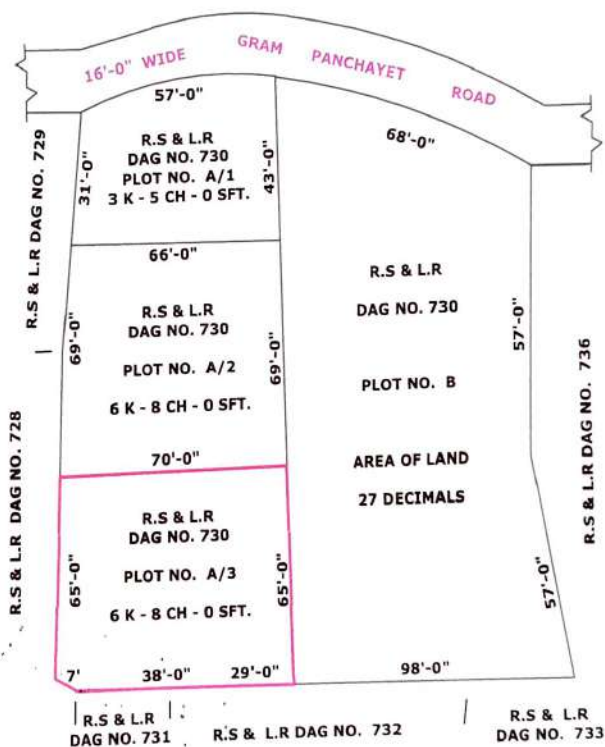
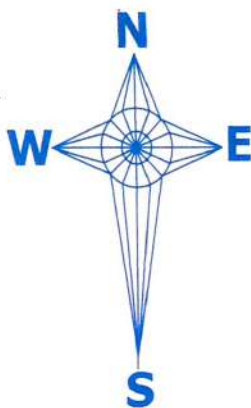
2) Subhojit Ghosh

Tapas Ghosh
SIGNATURE OF THE VENDOR

**SITE PLAN OF LAND AT MOUZA - CHAKPACHURIA, J.L NO. 33,
RE.SU. NO. 205 $\frac{1}{2}$, TOUZI NO. 145, R.S & L.R DAG NO. 730, L.R
KHATIAN NO. 2730, 2518, 2516, 2517, P.S - RAJARHAT, UNDER
PATHARGHATA GRAM PANCHAYET, DIST.- NORTH 24
PARGANAS.**

PLOT NO. A/3

AREA OF LAND = 6 K - 8 CH - 0 SFT.



MAA LAND DEVELOPERS PVT. LTD.

Sang Kumar Giri
Director

Tapas Ghosh

SIGNATURE OF THE VENDOR

SIGNATURE OF THE PURCHASER

PROBIR BISWAS
surveyer & planner
regd. no. L/112448
saradapally, madhyamgram.
PH. 8777358849
ONLY COPY DRAWN BY.

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

Name: TAPAS GHOSH

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত 
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					Signature of Tapas Ghosh

Tapas Ghosh
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name: SARAJ KUMAR GIRI

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত 
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					Signature of Saraj Kumar Giri

All the above fingerprints are of the above named person and attested by the said person.

Saraj Kumar Giri
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

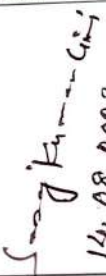


Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15252002076592/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Shri Tapas Ghosh Hatiara Sardar Para, City:- , P.O:- Hatiara, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700157	Attorney of Seller [Niraj Kumar Singh]		 5400	 14. 08. 2023
SI No.	Name of the Executant	Category		Finger Print	Signature with date
2	Shri Saroj Kumar Giri Helabattala, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24- Parganas, West Bengal, India, PIN:- 700059	Represent ative of Buyer [Maa Land Developer s]		 5401	 14. 08. 2023
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Rabiul Islam Son of Late Abul Kashem Aminpur, City:- , P.O:- Deganga, P.S:- Deganga, District:- North 24-Parganas, West Bengal, India, PIN:- 743423	Shri Tapas Ghosh, Shri Saroj Kumar Giri		 5403	 14. 08. 2023

(Dilip Kumar Mondal)

DISTRICT SUB-
REGISTRAR

District Sub-Registrar-III
North 24 Parganas, Barasat

OFFICE OF THE D.S.R. -
III NORTH 24-PARGANAS
North 24-Parganas, West
Bengal

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



192023240169528901

GRN Details

GRN:	192023240169528901	Payment Mode:	Online Payment
GRN Date:	14/08/2023 13:45:26	Bank/Gateway:	UCO Bank
BRN :	46864026	BRN Date:	14/08/2023 13:46:58
GRIPS Payment ID:	140820232016952888	Payment Init. Date:	14/08/2023 13:45:26
Payment Status:	Successful	Payment Ref. No:	2002076592/1/2023
			[Query No./Query Year]

Depositor Details

Depositor's Name:	SAROJ KUMAR GIRI
Address:	HELABATTALA HATIARA BAGUIATI N24PGS , West Bengal, 700059
Mobile:	9593209798
Contact No:	7980783407
Depositor Status:	Buyer/Claimants
Query No:	2002076592
Applicant's Name:	Mr BAISHAKHI KAYAL
Identification No:	2002076592/1/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	14/08/2023
Period To (dd/mm/yyyy):	14/08/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002076592/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	140364
2	2002076592/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	48462
Total				188826

IN WORDS: ONE LAKH EIGHTY EIGHT THOUSAND EIGHT HUNDRED TWENTY SIX ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BMCPS1997K



नाम / Name

NIRAJ KUMAR SINGH

पिता का नाम / Father's Name

SITARAM SINGH

जन्म की तारीख
Date of Birth

01/01/1967

हस्ताक्षर / Signature

आयकर विभाग

INCOME TAX DEPARTMENT

TAPAS GHOSH

BISWANATH GHOSH

15/08/1972

Permanent Account Number

AUNPG03190



भारत सरकार

GOVT. OF INDIA



2/08/2010

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

MAA LAND DEVELOPERS PRIVATE
LIMITED

11/07/2012

Permanent Account Number

AAICM4020H

आयकर विभाग

INCOME TAX DEPARTMENT

SAROJ KUMAR GIRI

SHIV SHANKAR GIRI

07/07/1970

Permanent Account Number

AHUPG3184G

सरोज कुमार गिरि

Signature

14137

GOVT. OF INDIA

2054

21

UPC2

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TAPAS GHOSH

BISWANATH GHOSH

15/08/1972

Permanent Account Number
AUNPG0310Q

Tapas Ghosh
Signature

22052010

यस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं
आयकर पेन सेवा इकाई पर एन सी डी एल
रीसर्च सॉल्यूशंस साफायर प्रिवेट लि.
बानेर टेलिफोन एक्चेंज के नजदीक
बानेर पुर्ना - 411045

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Major Information of the Deed

Deed No :	I-1525-10661/2023	Date of Registration	23/08/2023
Query No / Year	1525-2002076592/2023	Office where deed is registered	
Query Date	14/08/2023 12:00:55 PM	D.S.R. - III NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	BAISHAKHI KAYAL Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 7980783407, 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. 6,75,000/-	Rs. 43,43,624/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,45,364/- (Article:23)	Rs. 48,462/- (Article:A(1), E, M(b), H)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-730 (RS :-)	LR-2516	Bastu	Shali	1 Katha 12 Chatak	1,50,000/-	11,69,437/-	
L2	LR-730 (RS :-)	LR-2517	Bastu	Shali	1 Katha 12 Chatak	1,50,000/-	11,69,437/-	
L3	LR-730 (RS :-)	LR-2730	Bastu	Shali	1 Katha	1,50,000/-	6,68,250/-	
L4	LR-730 (RS :-)	LR-2518	Bastu	Shali	2 Katha	2,25,000/-	13,36,500/-	
		TOTAL :			10.725Dec	6,75,000 /-	43,43,624 /-	
		Grand Total :			10.725Dec	6,75,000 /-	43,43,624 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Niraj Kumar Singh Son of Late Sitaram Singh Manma, City - , P O:- Jogiara, P S :-JALAI, District -Darbhanga, Bihar, India. PIN - 843703 Sex Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No : BMxxxxxx7K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by Attorney, Executed by : Attorney

Details :

Name,Address,Photo,Finger print and Signature

Maa Land Developers Private Limited

Jyangra Ghoshpara, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: AAXxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Tapas Ghosh (Presentant) Son of Late Biswanath Ghosh Hatiara Sardar Para, City:- , P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AUxxxxxx0Q,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Niraj Kumar Singh

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Saroj Kumar Giri Son of Shri Shiv Sankar Giri Helabattala, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx4G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Maa Land Developers Private Limited (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Rabiul Islam Son of Late Abul Kashem Aminpur, City:- , P.O:- Deganga, P.S:- Deganga, District:-North 24-Parganas, West Bengal, India, PIN:- 743423			
Identifier Of Shri Tapas Ghosh, Shri Saroj Kumar Giri			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Niraj Kumar Singh	Maa Land Developers Private Limited-2.8875 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Niraj Kumar Singh	Maa Land Developers Private Limited-2.8875 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Niraj Kumar Singh	Maa Land Developers Private Limited-1.65 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Niraj Kumar Singh	Maa Land Developers Private Limited-3.3 Dec

Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 730, LR Khatian No:- 2516	Owner:নিমাইচন্দ্র রায়, Gurdian:অতুলচন্দ্র রায়, Address:কদমপুকুর , Classification:শালি, Area:0.07000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 730, LR Khatian No:- 2517	Owner:আরতী রায়, Gurdian:নিমাইচন্দ্র রায়, Address:কদমপুকুর , Classification:শালি, Area:0.07000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 730, LR Khatian No:- 2730	Owner:মৌসুমী মজুমদার, Gurdian:জয়ন্ত মজুমদার, Address:জ্যাংড়া বিদ্যাসাগর পল্লী, এফ.ই-14, জীবনদ্বীপ এপার্টমেন্ট, কলি-59, Classification:শালি, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 730, LR Khatian No:- 2518	Owner:অশোক কুমার ভট্টাচার্য্য, Gurdian:অজিত ভট্টাচার্য্য, Address:চন্ডিগড়-3, ওয়ার্ড নং 5, পো:মধ্যমগ্রাম বাজার, থানা-বারাসাত, Classification:শালি, Area:0.08000000 Acre,	Seller is not the recorded Owner as per Applicant.

08-2023

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

presented for registration at 10:10 hrs on 14-08-2023, at the Private residence by Shri Tapas Ghosh .

ertificate 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 43,43,624/-

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

Execution is admitted on 14-08-2023 by Shri Saroj Kumar Giri, DIRECTOR, Maa Land Developers Private Limited (Private Limited Company), Jyangra Ghoshpara, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Rabiul Islam, , Son of Late Abul Kashem, Aminpur, P.O: Deganga, Thana: Deganga, , North 24-Parganas WEST BENGAL, India, PIN - 743423, by caste Muslim, by profession Business

Executed by Attorney

Execution by Shri Tapas Ghosh, , Son of Late Biswanath Ghosh, Hatiara Sardar Para, P.O: Hatiara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service as constituted attorney for Niraj Kumar Singh Manma, P.O: Jogiara, Thana: JALAI, , Darbhanga, BIHAR, India, PIN - 843703 is admitted by him

Indetified by Rabiul Islam, , Son of Late Abul Kashem, Aminpur, P.O: Deganga, Thana: Deganga, , North 24-Parganas WEST BENGAL, India, PIN - 743423, by caste Muslim, by profession Business

Admitted

Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 18-08-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 43,482.00/- (A(1) = Rs 43,436.00/- , E = Rs 14.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 48,462/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/08/2023 1:46PM with Govt. Ref. No: 192023240169528901 on 14-08-2023, Amount Rs: 48,462/-, Bank: UCO Bank (UCBA0000190), Ref. No. 46864026 on 14-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,30,329/- and Stamp Duty paid by by online = Rs 1,40,364/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/08/2023 1:46PM with Govt. Ref. No: 192023240169528901 on 14-08-2023, Amount Rs: 1,40,364/-,
Bank: UCO Bank (UCBA0000190), Ref. No. 46864026 on 14-08-2023, Head of Account 0030-02-103-003-02

Admitted

Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

2023

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

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

Payment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 1,30,329/- and Stamp Duty paid by Stamp Rs
5,000.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 733, Amount: Rs.5,000.00/-, Date of Purchase: 14/08/2023, Vendor name: Sk S Hossain
2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Dilip Kumar Mondal

Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

ertificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1525-2023, Page from 275459 to 275491
being No 152510661 for the year 2023.



Dilip Kumar Mondal

Digitally signed by Dilip Kumar Mondal
Date: 2023.08.24 18:12:22 -07:00
Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 2023/08/24 06:12:22 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)