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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
05/03/24

AR 363187

Certified that the document is admitted to registration. The signature sheets and the endroesment sheets attached with document are the part of this document.


District Sub-Registrar-V
Alipore, South 24 Parganas

05 MAR 2024

DEED OF CONVEYANCE

1. Date: This Indenture is made on this the 05th Day of March '2024 (Two Thousand and Twenty – Four).
2. Nature of Document: Deed of Conveyance.

15 DEC 2023

Serial No. 2579 Date

Name

Address S. K. DEY ADV
Alipur Judges Court, Kol-27

Value Rs. 150/- P.

BIDYUT KR. SAHA

Licence Stamp Vendor

Alipore Judges' Court 24 Pgs. (S)
Kolkata-700 027

Stamp Vendor

Signature

Anguraj Singh
of Binay Kr. Singh
Upper Kult, Boral
Kult, Paschim
Bardhaman.
PIN: 705343



DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE

15 DEC 2023

3. Parties:

- 3.1 **MD JALAL UDDIN MADDYA ALIAS MIDDYA [PAN-AVEPM8929K]**, (AADHAAR NO. 868959561062), Son of Julfikar Midde, by faith Muslim, by nationality Indian, by occupation Cultivation, residing at: Vill. & P.O.- Hatishala, P.S.- Erstwhile Kolkata Leather Complex now Polerhat, District: 24 Parganas (South), PIN: 700135, hereinafter called and referred to as the **“OWNER/ VENDOR”** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, and assigns) of the **FIRST PART**.
- 3.2 **MR. AMIT GHOSH, [PAN: AHNPG7172P]**, (AADHAAR NO. 981304177819), Son of: Sri Tapan Ghosh, by Faith: Hindu, by Nationality Indian, by Occupation: Business, Resident of: Village: Khariberia, P.O. & P.S. Bishnupur, District: 24 Parganas (South), PIN: 743503, hereinafter called and referred to as the **“PURCHASER”** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, and assigns) of the **SECOND PART**.

WHEREAS one Buddhishwar Naskar was the sole and absolute RS recorded owner of **45.50 decimal** landed property comprised in R.S. & L.R. Dag No. 976, appertaining in R.S. *Khatian* No. 699, *Mouza* Hatishala, J.L. No. 9, Police Station Kolkata Leather Complex, within Beonta *Gram Panchayet-II*, Additional District Registration Office Bhangore, District South 24 Parganas PIN: 700135.



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AND WHEREAS said Buddhishwar Naskar, being an absolute owner, occupier possessor of the said landed property, Buddhishwar Naskar, recorded his name in at present LR Operation, Vide LR Khatian No. **1849**, and the said land is converted to Bastu, **Vide CONVERSION CASE NO. CN/2023/1603/1563.**

AND WHEREAS said Buddhishwar Naskar, while being seized and possessed of aforementioned land died intestate leaving behind his Four sons namely Shyamsundar Naskar alias Shyam Naskar, Rampada Naskar, Prosanta Naskar, Sachin Naskar, & Four Daughters namely Suvadra Naskar @ Sardar, Yamuna Naskar @ Mondal, Ganga Naskar @ Mondal, & Anurupa Naskar @ Mondal, as his Legal heirs and occupier and possessor as per the prevalent law in the Country.

AND WHEREAS by virtue of inheritance said Suvadra Naskar @ Sardar, & Ganga Naskar @ Mondal became joint owner of **11.38 decimal** landed property comprised in R.S. & L.R. Dag No. 976, appertaining in R.S. *Khatian* No. 699, corresponding to **L.R. Khatian No.: 1849**, lying and situated at *Mouza: Hatishala, J.L. No. 9, Police Station Kolkata Leather Complex, within Beonta Gram Panchayet II, Additional District Registration Office Bhangore, District South 24 Parganas PIN: 700135.*

AND WHEREAS Suvadra Naskar @ Sardar while being seized and possessed of aforementioned land died intestate leaving behind her three sons namely Swapan Sardar, Rabin Sardar & Arabindo Sardar as his Legal heirs and occupier and possessor as per the prevalent law in the Country.

AND WHEREAS being absolute owners said Ganga Naskar @ Mondal, Swapan Sardar, Rabin Sardar & Arabindo Sardar **sold 11.38 deicmal**



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landed property to Md. Jalaluddin Midde, by virtue of registered Deed of Conveyance, being No. 01627 for the year 2024, recorded in Book-I, Volume- 1621-2024, Page from 42938 to 42965, registered in the office of the A.D.S.R. Bhangar, South 24 Parganas.

AND WHEREAS by virtue of above-mentioned registered Deed, said Md. Jalaluddin Midde became owner of **11.38 decimal** landed property comprised in R.S. & L.R. Dag No. 976, appertaining in R.S. *Khatian* No. 699, corresponding to **L.R. Khatian No.: 1849**, lying and situated at *Mouza: Hatishala, J.L. No. 9, Police Station Kolkata Leather Complex, within Beonta Gram Panchayet II, Additional District Registration Office Bhangore, District South 24 Parganas PIN: 700135.*

AND WHEREAS saleable area of Vendor Jalaluddin Midde, from R.S. & L.R. dag No. 976, **LR khatian no. 1849, is 11.38 decimal.s**

AND WHEREAS the said property is free from all encumbrances, charges, liens, lis pendences, mortgage and/or any other nature whatsoever and has no acquisition or requisition and no legal proceedings either under civil or criminal law of the land is pending in any Learned Court or elsewhere in respect thereof.

NOW THIS INDENTURE WITNESSETH THAT in consideration of total sum of **Rs. 13,80,000/- (Rupees Thirteen Lacs Eighty Thousand Only)** to be true and lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of Consideration hereunder written and to have been received and from the same and every part thereof and doth hereby



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acquit, release and forever discharge the purchaser as well as the undivided share or interest into and over the property hereby conveyed) the Vendor do hereby grant, transfer, convey, sell, assign and assure to and unto and in favour of the Purchaser ALL THAT demarcated plot of land measuring a total area of **11.38 Decimals**, more fully and elaborately described in the schedule hereunder together with all sorts of easement right over the ways paths, passages, advantages and benefits whatsoever to the said property belonging to or in anywise appertaining thereto or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or remainders and all the rents issues and profits thereof and every part thereof together with all other ways paths passages sewers advantages and appurtenance whatsoever to the said property and all the deeds pattahs muniments documents writings and other evidences of title exclusively relating to the said property which is now are or in the custody/possession and control of the Vendor or which the Vendor can procure without any suit or action AND all the estate right title interest property claim and demand whatsoever of the said Vendor into or upon the said property and every part or portion thereof TO HAVE AND TO HOLD the said property hereby granted, sold, transferred, conveyed, assigned and assured, or expressed or intended so to be with all rights benefits easements and appurtenances thereto unto and to the use of the Purchaser herein absolutely and forever SUBJECT HOWEVER to the purchaser making payment of the rents/taxes AND free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise well and sufficiently indemnified from against all manner of estate claim charges lien attachments and encumbrances created made done executed or suffered by the Vendor AND the Vendor doth hereby further covenant with the



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purchaser herein that the said owner and all the persons claiming through under or in trust for the Vendor shall and will from time to time and all materials times hereafter and at the request and cost of the purchaser herein make do execute or cause to be made done and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property hereby sold transferred conveyed and granted or expressed or intended so to be unto and to the use of the purchaser herein in the manner as aforesaid.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. THAT notwithstanding any act deed matter or thing whereby the Vendor done or executed or knowingly suffered to the contrary the Vendor herein is now lawfully and rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property and every part and portion thereof hereby granted sold conveyed transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid for a perfect and indefeasible estate of inheritance without any manner or condition or other things whatsoever or howsoever to alter defeat encumber or make void the same.
2. AND THAT notwithstanding any act deed or thing whatsoever or howsoever done as aforesaid the Vendor has now full right power and absolute authority to grant sell, convey, transfer, assign, and assure the said property and all other benefits and right hereby granted sold conveyed transferred assigned and assured unto and to



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5 MAR 2024

the use of the purchaser herein in the manner as aforesaid according to the true intent and meanings of these presents.

3. AND THAT the purchaser herein shall and may from time to time and at material times hereafter peaceably and quietly hold possess use and enjoy the said property hereby granted sold, conveyed, transferred assigned and assured or expressed or intended so to be unto and to receive all the rents issues and profits thereof without any lawful hindrance eviction interruptions disturbances claims and demands whatsoever or howsoever from time to time or by the Vendor herein or any person or persons having lawfully or equitably claiming from under or in trust for the Vendor.
4. AND THAT the said property hereby granted sold, conveyed, transferred assigned and assured or expressed or intended so to be and each and every part thereof are now free from all claims, demands, encumbrances lien lis-pendens attachments made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest therein from under or in trust for the Vendor.
5. AND FURTHER THAT the Vendor all the persons having or lawfully or rightfully claiming any estate or interest in the said property or any part or portion thereof from under or in trust for the Vendor herein shall and will from time to time and all material times hereafter and at the like request and at the cost of the purchaser herein make do and execute or cause to be done made and executed



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all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property and all other benefits and rights and every part or portion thereof hereby granted sold , conveyed transferred assigned and assured unto and to the use of the purchaser herein in manner as aforesaid as shall or may be reasonably required by the purchaser.

6. AND FURTHERMORE, THAT the Vendor and all his successors in interest executors and administrators shall at all time hereafter indemnify and keep indemnified the purchaser, his heirs, and executors, administrators and assigns against all loss, damages costs charges and expenses, if any suffered by reason of any defect of the Vendor or any breach of the covenants hereunder contained.



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THE SCHEDULE OF THE PROPERTY

REFERRED TO ABOVE

ALL THAT the divided, demarcated, butted & bounded by the boundary wall on north, south, east or western portion (as the case may be), piece and parcel of Vacant Bastu land measuring about **11.38 Decimal**, comprised in **R.S. & L.R. DAG No.: 976**, appertaining in R.S. *Khatian* No. 699, corresponding to L.R. *Khatian* No. 1849, lying and situated at **MOUZA: HATISHALA**, vide J.L. No. 09, within the limits of Beonta II No. Gram Panchayet, A.D.S.R. Office at Bhangore, & D.S.R. South 24 Parganas Office at Alipore, under Police Station- Bhangore now at Kolkata Leather Complex (K.L.C.), District- 24 Parganas South, PIN – 700135, and the property is Butted and Bounded as follows:

ON THE NORTH	:	Other land of same Dag.
ON THE SOUTH	:	Other land of same Dag.
ON THE EAST	:	Other Land of Same Dag.
ON THE WEST	:	Other land of same Dag.



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5 MAR 2024

IN WITNESSES WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

1. Gangraj Singh
P.O. No. 13343; P.O. P.C. Kulti
2. Sariful Mridha

Md. Faruk Uddin Mridha.

SIGNATURE OF OWNERS/VENDORS

Amir Hossain

SIGNATURE OF PURCHASER

Drafted & Prepared By:

Sudeep Chakraborty

Sudeep Chakraborty
(Advocate)

Enrolment No. F-1013/859/2019

Alipore Judges Court

Computer Print



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25 MAR 2024

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of **Rs. 13,80,000/-** (Rupees Thirteen Lacs Eighty Thousand Only) being the full and final consideration amount.

<u>Date</u>	<u>Bank Name</u>	<u>Cash / Cheque No.</u> <u>/NEFT</u>	<u>Amount (Rs.)</u>
5/03/24	ICICI BANK	000876	3,80,000
5/03/24	ICICI BANK	000877	5,00,000
5/03/24	ICICI BANK	000878	5,00,000
Total (Rupees Thirteen Lacs Eighty Thousand Only)			Rs. 13,80,000/-

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

1. *Hangar Singh*
PIN 1713343 ; P.O. P.P.S.; Kullu
2. *Sariful Modya*

Salaluddin Modya

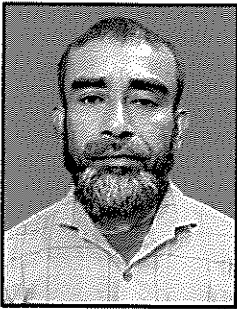
SIGNATURE OF OWNER/VENDOR



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DISTRICT SUB REGISTRAR - V
SOUTH 24 PGS., ALIPORE
25 MAR 2024

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....
 Signature Amir Khan

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....
 Signature Md Faisal uddin Molla

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....
 Signature.....



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DISTRICT SUB REGISTRAR - V
SOUTH 24 PGS., ALIPORE

25 MAR 2024



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



050320242041073876

GRIPS Payment Detail

GRIPS Payment ID:	050320242041073876	Payment Init. Date:	05/03/2024 11:36:04
Total Amount:	188387	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0835849169027	BRN Date:	05/03/2024 11:36:43
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr AMIT GHOSH
Mobile: 9836014748

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240410738778	Directorate of Registration & Stamp Revenue	188387
Total			188387

IN WORDS: ONE LAKH EIGHTY EIGHT THOUSAND THREE HUNDRED EIGHTY SEVEN 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



192023240410738778

GRN Details

GRN:	192023240410738778	Payment Mode:	SBI Epay
GRN Date:	05/03/2024 11:36:04	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	0835849169027	BRN Date:	05/03/2024 11:36:43
Gateway Ref ID:	0806938605	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	050320242041073876	Payment Init. Date:	05/03/2024 11:36:04
Payment Status:	Successful	Payment Ref. No:	2000615487/2/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr AMIT GHOSH
Address:	,City:- , P.O:- Bishnupur, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India,PIN:-743503
Mobile:	9836014748
Period From (dd/mm/yyyy):	05/03/2024
Period To (dd/mm/yyyy):	05/03/2024
Payment Ref ID:	2000615487/2/2024
Dept Ref ID/DRN:	2000615487/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000615487/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	141260
2	2000615487/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	47127
Total				188387

IN WORDS: ONE LAKH EIGHTY EIGHT THOUSAND THREE HUNDRED EIGHTY SEVEN ONLY.

Major Information of the Deed

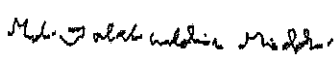
Deed No :	I-1630-00700/2024	Date of Registration	05/03/2024
Query No / Year	1630-2000615487/2024	Office where deed is registered	
Query Date	05/03/2024 11:22:14 AM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUDEEP CHAKRABORTY Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9434407283, 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. 13,80,000/-	Rs. 47,11,320/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,41,360/- (Article:23)	Rs. 47,159/- (Article:A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9,
Pin Code : 700135

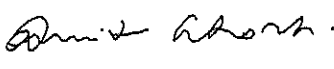
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-976 (RS : -976)	LR-1849, (RS:-6990)	Bastu	Bastu	11.38 Dec	13,80,000/-	47,11,320/-	
Grand Total :					11.38Dec	13,80,000 /-	47,11,320 /-	

Seller Details :

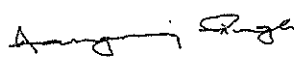
SI No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	MUHAMMAD JALAL UDDIN MADDYA, (Alias: Md JAJAL UDDIN MIDDYA) Son of Julfikar Midde Executed by: Self, Date of Execution: 05/03/2024 , Admitted by: Self, Date of Admission: 05/03/2024 ,Place : Office		 Captured	
		05/03/2024	LT1 05/03/2024	05/03/2024

City:- , P.O:- Hatishala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: AVxxxxxx9K, Aadhaar No: 86xxxxxxx1062, Status :Individual, Executed by: Self, Date of Execution: 05/03/2024
, Admitted by: Self, Date of Admission: 05/03/2024 ,Place : Office

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr AMIT GHOSH (Presentant) Son of Shri Tapan Ghosh Executed by: Self, Date of Execution: 05/03/2024 , Admitted by: Self, Date of Admission: 05/03/2024 ,Place : Office		 Captured	
	05/03/2024	05/03/2024	LTI	05/03/2024
Son of Shri Tapan Ghosh City:- , P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx2P, Aadhaar No: 98xxxxxxx7819, Status :Individual, Executed by: Self, Date of Execution: 05/03/2024 , Admitted by: Self, Date of Admission: 05/03/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AANGRAJ SINGH Son of Mr BINAY KUAMR SINGH City:- , P.O:- Kulti, P.S:-Kulti, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713343		 Captured	
	05/03/2024	05/03/2024	05/03/2024
Identifier Of Mr AMIT GHOSH, MUHAMMAD JALAL UDDIN MADDYA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	MUHAMMAD JALAL UDDIN MADDYA	Mr AMIT GHOSH-11.38 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 976, LR Khatian No:- 1849		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 163000700 / 2024

On 05-03-2024

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 13:48 hrs on 05-03-2024, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr AMIT GHOSH ,Claimant.

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 47,11,320/-

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

Execution is admitted on 05/03/2024 by 1. Mr AMIT GHOSH, Son of Shri Tapan Ghosh, P.O: Bishnupur, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession Business, 2. MUHAMMAD JALAL UDDIN MADDYA, Alias Md JAJAL UDDIN MIDDYA, Son of Julfikar Midde, P.O: Hatishala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Cultivation

Indetified by Mr AANGRAJ SINGH, , Son of Mr BINAY KUAMR SINGH, P.O: Kulti, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 47,159.00/- (A(1) = Rs 47,113.00/- ,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 47,127/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/03/2024 11:36AM with Govt. Ref. No: 192023240410738778 on 05-03-2024, Amount Rs: 47,127/-,
Bank: SBI EPay (SBlePay), Ref. No. 0835849169027 on 05-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,41,360/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,41,260/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 2539, Amount: Rs.100.00/-, Date of Purchase: 15/12/2023, Vendor name: Bidyut Kr Saha
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/03/2024 11:36AM with Govt. Ref. No: 192023240410738778 on 05-03-2024, Amount Rs: 1,41,260/-,
Bank: SBI EPay (SBlePay), Ref. No. 0835849169027 on 05-03-2024, Head of Account 0030-02-103-003-02



Jaideb Pal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2024, Page from 17684 to 17703

being No 163000700 for the year 2024.



Jaideb Pal

Digitally signed by Jaideb Pal
Date: 2024.03.05 14:21:40 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 05/03/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.