

S - 0748/24

I - 755/24



पश्चिम बंगाल WEST BENGAL
7/3/24

AR 363185

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 2 Parganas

07 MAR 2024

DEED OF CONVEYANCE

1. DATE: This Indenture is made on this the 01th Day of MARCH 2024 (Two Thousand and Twenty – Four).
2. Nature of Document: Deed of Conveyance.

2537

15 DEC 2023

Serial No. Date

Name

Address S. K. Dey ADV
Alipore Judges Court, Kol-27

Value Rs.

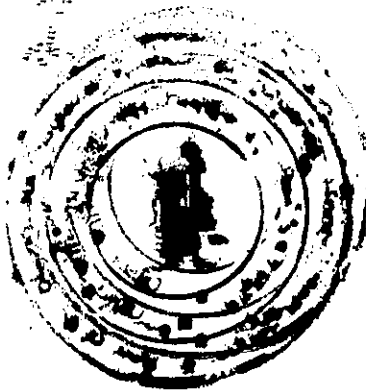
BIDYUT K. SAHA

Licence Stamp Vendor

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

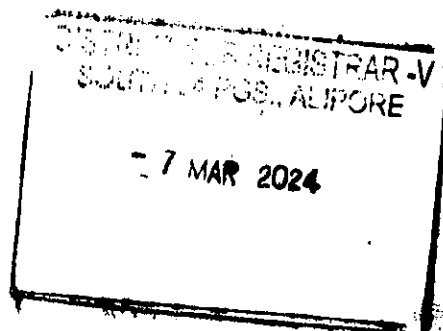
Stamp Vendor

Signature



Angora Singh
c/o Bhanu Kr. Singh
Upper Kulti, Bohal,
Kulti, Paschim
Bardhaman,
PIN: 713343

7



3. Parties:

- 3.1 **(1) SHYAMSUNDAR NASKAR alias SHYAM NASKAR [PAN- BYCPN8873Q],** (AADHAAR NO. 505013705919), **(2) RAMPADA NASKAR [PAN- BPDPN5894N],** (AADHAAR NO. 976512422540), **(3) PROSANTA NASKAR [PAN- BBHPN6847B],** (AADHAAR NO. 350375652844), **(4) SACHIN NASKAR [PAN- ATAPN2522R],** (AADHAAR NO. 381243593222), all are son of Late Buddhiswar Naskar, by faith Hindu, by nationality Indian, by occupation Cultivation, residing at: Vill. & P.O.- Beonta, P.S.- Kolkata Leather Complex, District: 24 Parganas (South), PIN: 743502, hereinafter called and referred to as the **"OWNERS/ VENDORS"** (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.**
- 3.3 **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 **"CONFIRMING PARTY"** (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 **THIRD PART.**



7

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

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.

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 Suyadra 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 Shyamsundar Naskar alias Shyam Naskar, Rampada Naskar, Prosanta Naskar & Sachin Naskar, became joint owner of ALL THAT land measuring **22.75 Decimal (5.6875 decimal each)** 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 said Anurupa Naskar @ Mondal, D/o Late Buddhishwar Naskar, became owner of 5.6875 Decimal landed property, comprised in R.S. & L.R.



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

Dag No. 976, appertaining in R.S. *Khatian* No.: 699, corresponding to L.R. *Khatian* No.: 1849, and being an absolute owner, said Anurupa Naskar @ Mondal gifted **5.6875 decimal** to her two brothers namely Prosanta Naskar & Sachin Naskar, by virtue of registered Deed of Gift, being No. 5000 for the year 2020.

AND WHEREAS by virtue of inheritance said Shyamsundar Naskar alias Shyam Naskar, & Rampada Naskar, became owner of **5.6875 decimal each** and by virtue of inheritance & gift, said Prosanta Naskar & Sachin Naskar, became owner of **8.53125 decimal each, i.e., Total 28.4375 decimal** landed property.

AND WHEREAS said all Shyamsundar Naskar alias Shyam Naskar, Rampada Naskar, Prosanta Naskar & Sachin Naskar, in urgent need of money proposed to sell and transfer **11.38 decimal** landed property to the purchaser herein.

AND WHEREAS saleable area from R.S. & L.R. dag No. 976, LR *Khatian* No. 1849, is **11.38 decimals**.

AND WHEREAS said above named Vendors came into arrangement with Confirming Party, to sell their aforementioned plot of land to any suitable party and shall be confirming the payment by receiving the entire amount mentioned as consideration for the plot.

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. 14,48,000/- (Rupees Fourteen Lacs Forty – Eight 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



7

DISTRICT SUPERINTENDENT OF POLICE -V
SOUTH 24 PARGANAS, ALIPORE

- 7 MAR 2024

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 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 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



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DISTRICT SUB REGISTRAR -V
SOUTH 24 PGS., ALIPORE

7 MAR 2024

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 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



7

DISTRICT REGISTRAR-V
SOUTH 24 PARGANAS, WEST BENGAL
- 7 MAR 2024

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 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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DISTRICT SUB REGISTRAR-V SOUTH 24 PARGANAS 7 MAR 2024

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.



7

DISTRICT SUB REGISTRAR -V
SOUTH 24 PGS., ALIPORE

- 7 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. Hangmij Singh
PIN: 713343
P.O. P.R.: Kultu.
2. G. Modak
PIN: 700034

1.) ব্রজ কান্ত দত্ত

2.) সহকারী ম্যাজিস্ট্রেট -

3.) অবসরগত এমও

4.) অতিরিক্ত ম্যাজিস্ট্রেট

SIGNATURE OF OWNER/VENDOR

Mr. Jalal uddin Miah

SIGNATURE OF CONFIRMING PARTY

Drafted & Prepared By:

Suddeep Chakraborty

SUDEEP CHAKRABORTY,
(ADVOCATE),

Enrolment No.: F-1013/859/2019,

Alipore Judges Court.

Computer Print.



7

DISTRICT SUP REGISTRAR-V
SOUTH & TCS, ALIPORE
- 7 MAR 2024

MEMO OF CONSIDERATION

THAT THE CONFIRMING PARTY RECEIVED from the within named Purchaser the within mentioned sum of Rs. 14,48,000/- (Rupees Fourteen Lacs Forty – Eight Thousand Only) being the full and final consideration amount.

<u>DATE</u>	<u>BANK NAME</u>	<u>CHEQUE NUMBER</u>	<u>AMOUNT</u>
07.03.2024	ICICI	00882	Rs. 14,48,000/-
TOTAL: Rupees Fourteen Lacs Forty – Eight Thousand Only.			Rs. 14,48,000/-

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

1. Anugraj Singh
PIN: 413843; P.O. P.S. 1 Kulti.
2. S. Modak
PIN: 700034.

3.) Gram 01/01

4.) 20/01/24

SIGNATURE OF OWNER/VENDOR

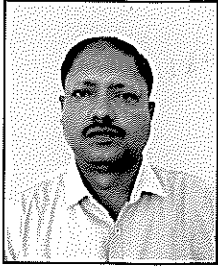
Mr. Jafaruddin Mulla

SIGNATURE OF CONFIRMING PARTY



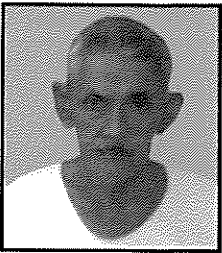
— 7

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

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

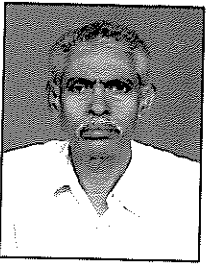
Name

Signature Amir Khan

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

Name SHYAMSUNAR NASKAR @ SHYAM NASKAR

Signature

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

Name

Signature Shyam Nasikar



7

OFFICE OF THE REGISTRAR-V
COURT OF PGS., ALIPORE

- 7 MAR 2024

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

Name Aravind Nair

Signature _____

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

Name Aravind Nair

Signature _____

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

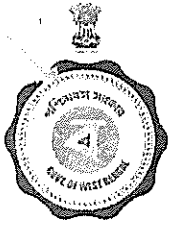
Name MD. JALAL UDDIN MADDYA @ MIDDYA.

Signature MD. Jalal Uddin Middy,



7

DISTRICT REGISTRAR - V
SOUTH. CHENNAI
- 7 MAR 2024



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



060320242041341259

GRIPS Payment Detail

GRIPS Payment ID:	060320242041341259	Payment Init. Date:	06/03/2024 21:25:19
Total Amount:	202868	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5534476875233	BRN Date:	06/03/2024 21:26:48
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

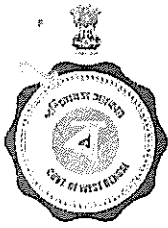
Depositor's Name: Mr AMIT GHOSH
Mobile: 9836014748

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240413412608	Directorate of Registration & Stamp Revenue	202868
Total			202868

IN WORDS: TWO LAKH TWO THOUSAND EIGHT HUNDRED SIXTY EIGHT 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



192023240413412608

GRN Details

GRN:	192023240413412608	Payment Mode:	SBI Epay
GRN Date:	06/03/2024 21:25:19	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5534476875233	BRN Date:	06/03/2024 21:26:48
Gateway Ref ID:	0807820207	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	060320242041341259	Payment Init. Date:	06/03/2024 21:25:19
Payment Status:	Successful	Payment Ref. No:	2000623766/4/2024

[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): 06/03/2024
Period To (dd/mm/yyyy): 06/03/2024
Payment Ref ID: 2000623766/4/2024
Dept Ref ID/DRN: 2000623766/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000623766/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	141261
2	2000623766/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	61607
Total				202868

IN WORDS: TWO LAKH TWO THOUSAND EIGHT HUNDRED SIXTY EIGHT ONLY.



পশ্চিমবঙ্গের খতিয়ান ও দাগের তথ্য

Record downloaded from-

BanglarBhumi - বাংলার জমির তথ্য

Android App on Google Play

ভূমি ও ভূমি সংস্কার এবং উদ্ধৃত্ত আন ও পুনর্বাসন দপ্তরের তথ্য
Land and Land Reforms and Refugee Relief and Rehabilitation Department info.

জেলা: [16]দক্ষিণ ২৪ পরগণা

ব্লক: [03]ভাঙড়-২

মৌজা: [009]হাতিশালা

(Live Data As On 08/02/2024,13:38:29)

জে.এল নং ৯ থানা কে এল সি

দাগ নং	শ্রেণী	জমির মোট পরিমাণ(একর)	দাগের ম্যাপ
976	শালি	0.91	

খতিয়ান নং	রায়তের নাম	পিতা/স্বামী	অংশ	অংশ পরিমাণ(একর)	মন্তব্য
1196	স্বপ্নভূমি রেলটোর লিমিটেড 31 এম	এল, সরনী	0.0625	0.0600	Nil
1231	হায়াত আলী মিন্দে	ইসা মিন্দে	0.0292	0.0300	Nil
1239	আব্দুল মমিন মিন্দে	সফেদ	0.0019	0.0000	Nil
1240	আসিয়া বিবি	ইমামবারী	0.0086	0.0100	Nil
1241	নুর নাহার বিবি	ইয়ার রহমান	0.0086	0.0100	Nil
1242	নুরুল লায়লা বিবি	মনসোফ	0.0009	0.0100	Nil
1265	রফিক মিন্দে	রওসন	0.0091	0.0000	Nil
1837	ফকিরালি মিন্দে	তছিরদ্দিন	0.1000	0.0900	Nil
1838	সৈদচ আলি মিন্দে	পাষান	0.0292	0.0300	Nil
1844	অজেত আলি মোল্যা	হানিফ	0.0334	0.0300	Nil
1845	জিমাড আলি মোল্যা	হানিফ	0.0333	0.0300	Nil
1846	আকবর আলি মোল্যা	হানিফ	0.0333	0.0300	Nil
1848	ভৌদা মিন্দে	পাষান	0.0291	0.0300	Nil
1849	বুদ্ধিস্বর লস্কর	পঞ্চানন	0.2500	0.2300	Nil
3520	এ. এ. মেমোরিয়াল ট্রাস্ট	পক্ষে ট্রাস্টি	0.0187	0.0200	Nil
3664	রশিদা মিন্দে	লায়েপ আলি মিন্দে	0.0314	0.0200	Nil
3665	ইয়ার মিন্দে	লায়েপ আলি মিন্দে	0.0546	0.0500	Nil
3666	সাহেব আলি মিন্দে	লায়েপ আলি মিন্দে	0.0546	0.0500	Nil
3668	এসরাইল মিন্দে	লায়েপ মিন্দে	0.0547	0.0500	Nil
4135	সম্বিত বসু	সব্যসাচি বসু	0.1569	0.1300	Nil

Disclaimer: This Record is only for information purpose. Do not treat it as official documents. It is not an official app. The source of these data is the official portal of Land and Land Reforms and Refugee Relief and Rehabilitation Department (<https://banglarbhumi.gov.in>), which are available in public domain

Major Information of the Deed

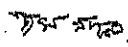
Deed No :	I-1630-00755/2024	Date of Registration	07/03/2024
Query No / Year	1630-2000623766/2024	Office where deed is registered	
Query Date	05/03/2024 6:00:15 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUDEEP CHAKRABORTY Alipore Judges Court,Thana : 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], [4311] Other than Immovable Property, Receipt [Rs : 14,48,000/-]	
Set Forth value		Market Value	
Rs. 14,48,000/-		Rs. 47,11,320/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,41,361/- (Article:23)		Rs. 61,639/- (Article:A(1), E,)	
Remarks			

Land Details :

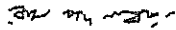
District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9, Pin Code : 700135

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:-69910)	Bastu	Bastu	11.38 Dec	14,48,000/-	47,11,320/-	
Grand Total :					11.38Dec	14,48,000 /-	47,11,320 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SHYAM NASKAR, (Alias: Shyamsundar Naskar) Son of Late Buddhiswar Naskar Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Office	 07/03/2024	 Captured LTI 07/03/2024	 07/03/2024

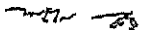
City:- , P.O:- Beonta, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India,
 PIN:- 743502 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.::
 BYxxxxxx3Q, Aadhaar No: 50xxxxxxxx5919, Status :Individual, Executed by: Self, Date of
 Execution: 07/03/2024
 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Office

2	Name	Photo	Finger Print	Signature
	RAMPADA NASKAR Son of Late Buddhiswar Naskar Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Office		 Captured	
		07/03/2024	LTI 07/03/2024	07/03/2024

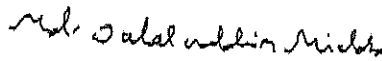
City:- , P.O:- Beonta, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India,
 PIN:- 743502 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.::
 BPxxxxxx4N, Aadhaar No: 97xxxxxxxx2540, Status :Individual, Executed by: Self, Date of
 Execution: 07/03/2024
 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Office

3	Name	Photo	Finger Print	Signature
	PROSANTA NASKAR Son of Late Buddhiswar Naskar Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Office		 Captured	
		07/03/2024	LTI 07/03/2024	07/03/2024

City:- , P.O:- Beonta, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India,
 PIN:- 743502 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.::
 BBxxxxxx7B, Aadhaar No: 35xxxxxxxx2844, Status :Individual, Executed by: Self, Date of
 Execution: 07/03/2024
 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Office

4	Name	Photo	Finger Print	Signature
	SACHIN NASKAR Son of Late Buddhiswar Naskar Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Office		 Captured	
		07/03/2024	LTI 07/03/2024	07/03/2024

City:- , P.O:- Beonta, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India,
 PIN:- 743502 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.::
 ATxxxxxx2R, Aadhaar No: 38xxxxxxxx3222, Status :Individual, Executed by: Self, Date of
 Execution: 07/03/2024
 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Office

5	Name	Photo	Finger Print	Signature
	MUHAMMAD JALAL UDDIN MADDYA, (Alias: MD JALAL UDDIN MIDDYA) (Presentant) Son of JULFIKAR MIDDE Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Office		 Captured	
		07/03/2024	LTI 07/03/2024	07/03/2024
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: 86xxxxxxxx1062, Status :Confirming Party, Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr AMIT GHOSH 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: 98xxxxxxxx7819, Status :Individual, Status : Not Executed

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	
	07/03/2024	07/03/2024	07/03/2024
Identifier Of SHYAM NASKAR, RAMPADA NASKAR, PROSANTA NASKAR, SACHIN NASKAR, MUHAMMAD JALAL UDDIN MADDYA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SHYAM NASKAR	Mr AMIT GHOSH-2.845 Dec
2	RAMPADA NASKAR	Mr AMIT GHOSH-2.845 Dec
3	PROSANTA NASKAR	Mr AMIT GHOSH-2.845 Dec
4	SACHIN NASKAR	Mr AMIT GHOSH-2.845 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 - 163000755 / 2024

On 07-03-2024

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 14:43 hrs on 07-03-2024, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by MUHAMMAD JALAL UDDIN MADDYA Alias MD JALAL UDDIN MIDDYA, one of the Executants.

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 07/03/2024 by 1. SHYAM NASKAR, Alias Shyamsundar Naskar, Son of Late Buddhiswar Naskar, P.O: Beonta, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession Cultivation, 2. RAMPADA NASKAR, Son of Late Buddhiswar Naskar, P.O: Beonta, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession Cultivation, 3. PROSANTA NASKAR, Son of Late Buddhiswar Naskar, P.O: Beonta, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession Cultivation, 4. SACHIN NASKAR, Son of Late Buddhiswar Naskar, P.O: Beonta, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession Cultivation, 5. MUHAMMAD JALAL UDDIN MADDYA, Alias MD JALAL 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 61,639.00/- (A(1) = Rs 47,113.00/- ,B = Rs 14,480.00/- ,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 61,607/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/03/2024 9:26PM with Govt. Ref. No: 192023240413412608 on 06-03-2024, Amount Rs: 61,607/-, Bank: SBI EPay (SBlePay), Ref. No. 5534476875233 on 06-03-2024, Head of Account 0030-03-104-001-16

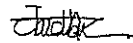
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,41,361/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,41,261/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2537, 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 06/03/2024 9:26PM with Govt. Ref. No: 192023240413412608 on 06-03-2024, Amount Rs: 1,41,261/-, Bank: SBI EPay (SBlePay), Ref. No. 5534476875233 on 06-03-2024, 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 19359 to 19380
being No 163000755 for the year 2024.**



Jaideb Pal

Digitally signed by Jaideb Pal
Date: 2024.03.07 16:18:54 +05:30
Reason: Digital Signing of Deed.

**(Jaideb Pal) 07/03/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.**