

15956/24

15647/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
2/10/24 2193127m
16/10/24 11:00h
Additional Registrar of
Assurances-IV, Kolkata



L 771676

certified that the Document is admitted of
Registration. The Signature Sheet and the
endorsement sheets attached to this document
are the part this Documents

DEED OF SALE

Additional Registrar of
Assurances-IV, Kolkata

Premises No. : 16/5. Dakshin Buxarah 1st Bye Lane.
Area : 15 Cottahs 11 chittacks -
Mouza : Shibpur.
P.S. (Old) : Shibpur.
P.S. (present) : A.J.C. Bose Botanic Garden.
District : Howrah.
Howrah Municipal Corporation Ward No. 41

23 OCT 2024

THIS DEED OF SALE is made on this 20th day of October Two
Thousand Twenty Four (2024).

BETWEEN

Signature of Megabbar Hussain Mollah
Megabbar Hussain Mollah

Rahul Goyal
N. I. Goyal @ chad goyal @ dadr
a.s.h.

Sl. No. Date
 Name
 Add
 ART 5000

14 AUG 2024

14 AUG 2024

Mozaffar Hossain Mollah.

Bargohal, Binshibpur.

Uttara, Howrah-711316



Soumitra Chanda
 Licensed Stamp Vendor
 8/2, K. S. Roy Road, Kol-1





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



190820242016977612

GRIPS Payment Detail

GRIPS Payment ID:	190820242016977612	Payment Init. Date:	19/08/2024 16:51:05
Total Amount:	1595034	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7573249902017	BRN Date:	19/08/2024 16:51:53
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr MOZAFFAR HOSSAIN MOLLAH
Mobile: 9836840486

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250169776138	Directorate of Registration & Stamp Revenue	1595034
Total			1595034

IN WORDS: FIFTEEN LAKH NINETY FIVE THOUSAND THIRTY FOUR 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



192024250169776138



GRN Details

GRN:	192024250169776138	Payment Mode:	SBI Epay
GRN Date:	19/08/2024 16:51:05	Bank/Gateway:	SBIePay Payment Gateway
BRN :	7573249902017	BRN Date:	19/08/2024 16:51:53
Gateway Ref ID:	20240819930218	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	190820242016977612	Payment Init. Date:	19/08/2024 16:51:05
Payment Status:	Successful	Payment Ref. No:	2002193192/3/2024
[Query No**/Query Year]			

Depositor Details

Depositor's Name:	Mr MOZAFFAR HOSSAIN MOLLAH
Address:	BIRSHIBPUR, BARAGOHAL, ULUBERIA, HOWRAH- 711316
Mobile:	9836840486
E-Mail:	mozaffar.molla1965@gmail.com
Period From (dd/mm/yyyy):	19/08/2024
Period To (dd/mm/yyyy):	19/08/2024
Payment Ref ID:	2002193192/3/2024
Dept Ref ID/DRN:	2002193192/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002193192/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	1395020
2	2002193192/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	200014
Total				1595034

IN WORDS: FIFTEEN LAKH NINETY FIVE THOUSAND THIRTY FOUR ONLY.

1. **RAJENDRA KUMAR GOYAL** (PAN: ADOPG8494M, AADHAAR NO. 675542556909) son of Late Bajrang Lal Gupta @ Bajrang Lal Goyal, citizen of India, by faith Hindu, by occupation Business.
2. **CHANDA GOYEL @ CHANDA GOYAL @ CHANDA GOEL** (PAN: AHRPG3506H, AADHAAR NO. 669855364890) daughter of Kamal Kishor Agarwal wife of Rajendra Kumar Goyal, citizen of India, by faith Hindu, by occupation Service in Private Company.
3. **RAHUL GOYAL** (PAN: BFIPG0657R, AAHDAAR NO. 901604614481) son of Rajendra Kumar Goyal, citizen of India, by faith Hindu, by Occupation Business.

All were the residents of 375, Prince Anowar Shah Road, Floor-13, Flat-L, Tower-1, P.S. Jadavpur, South City, Kolkata-700068, presently residing at Tower06, 40th Floor, Flat No. 4004, situated at 783, Anandapur Madurdaha, Urbana, P.O. Anandapur, P.S.- Anandapur, Kolkata- 700107, hereinafter referred to and called as **VENDORS** (which expression shall unless otherwise excluded by or repugnant to the context shall be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns etc.) of the **FIRST PART**.

[Signature]

AND

[Signature]

Rahul Goyal
Chanda Goyal @ Chanda Goyal @ Chanda Goel

MOZAFFAR HOSSAIN MOLLAH (PAN: AMEPM3965A, AADHAAR NO. 389330707897) son of Late Haji Moslem Ali Mollah, Citizen of India, by faith Islam, by Occupation Business, resident of Village Baragohal, P.O. Birshibpur, P.S. Uluberia, District- Howrah, Pin Code - 711316, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context shall mean and include his successors-in-office, successor-in-interest, legal heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS one Abdul Rouf @ Abdur Rouf was the owner and khas possessor of more or less 4 (four) Bighas of the Bastu, Viti, Bagan, Nala, Pukur and Privy land with all other amenities and facilities alongwith the all type of easement right of using 12 feet wide common passage attached thereto under Mouza and P.S. Shibpur, D.S.R. and A.D.S.R. office- Howrah, under J.L. No. 1, Re.Survey No. 2005, Touzi No. 736, Sheet No. 108 and 109 and after death of said Abdul Rouf @ Abdur Rouf the said properties were recorded in the name of his subsequent legal heirs under R.S. Khatian Nos. 41, 78, 79, 109, 138, 139, 143, 144, 164, 165 and 166 in Dag Nos. 106, 107, 108, 109, 112, 113, 128, 107/128, 35 and 40, being premises No. 16 Dakshin Buxarah 1st Bye Lane under Howrah Municipal Ward

Mozaffar Hossain Mollah
Chande goyal @ chande goyal @ chande goyal

chande goyal

No. 41, P.S. Shibpur (at present under the P.S. of A.J.C. Bose Botanic Garden) Howrah.

AND WHEREAS during the peaceful enjoyment of the said property/properties the said Abdul Rouf died intestate leaving him behind his one son Sk. Nurejjama and one daughter Khairunnessa Bibi and Second wife Somuronnessa Bibi who were used to enjoy jointly the property / properties left by said deceased Abdul Rouf.

AND WHEREAS as the said Somurannessa Bibi became the owner of two annas share as per Muslim Law in the peopertuy/ properties left by her deceased husband Abdul Rouf and the said Somuronnessa Bibi sold her husband's property as entitled to as per her two annas share in the property of her said deceased husband to one Kurchi Banu Bibi @ Kursi Banu Bibi wife of Sk. Nurejjama by a Bikray Kobala executed on 10th June, 1939.

AND WHEREAS during peaceful enjoyment of their said properties the said SK. Nurejjama died intestate leaving him behind his wife Kurchi Banu Bibi @ Kursi Banu and five daughters namely (1) Nurjahan Bibi, (2) Goleanar Bibi, (3) Piyaronnessa Bibi, (4) Saleha Khatun @ Salema Bibi and (5) Baharunnessa Khatun/ Bibi who enjoyed their undivided share as per Muslim law of inheritance along with Khairunnessa Bibi, daughter of said late Abdul Rouf, sister of Sk.

Signature

Mozaffar Hussain Mollah
D. L. Lal



Nurejjama and the said properties was mutated only in the name of said Kurchi Banu Bibi in the record of Howrah Municipal Corporation although the names of other legal heirs were mutated / recorded in the R.S. Record of Right according to their share.

AND WHEREAS said Kurchi Banu Bibi @ Kursi Banu Bibi, wife of Sk. Nurejjama, transferred by way of gift of her undivided share in those properties in favour of one Abdur Rahim, son of Abdur Samad, by faith Islam, by Profession Teacher, resident of 10/1, Andul Road, P.S. Shibpur (at that time it was) by way of a registered Hebanama executed on 21.05.1966 registered at District Sub-Registrar, Howrah at present District Sub-Registrar- 1, Howrah, Howrah, recorded in Book No. I, Volume No. 46, pages 218 to 224, being No. 2595 for the year 1966 and the said Abdur Rahim thereafter became the absolute owner of the properties mentioned in the aforesaid registered Deed of Hebanama and used to enjoy his share in the said land along with R.T. Shed room which was very dilapidated condition in the said plot alongwith the other co-sharers in the said property/properties.

AND WHEREAS said Abdur Rahim during enjoyment of the said properties due to need of money transferred his undivided 4 (four)

Cottahs of Bastu land with old dilapidated structures along with the

Rafiqul Karim

Mozaffar Hossain Molek

Rahul Roy

easement right of 12 feet wide common passage and other amenities and facilities attached thereto being holding 16 No. Dakshin Buxarah 1st Bye Lane of Howrah Municipal Corporation under Ward No. 41, lying under Sheet No. 108 & 109, R.S. & Hal Dag Nos. 106, 108, 109, 113, 128 and 40, J.L. No. 1, Re. Survey No. 2005, Touzi No. 736, Khatian Nos. 78, 79, 138, 109 & 164, to one Marzook Manufacturing & Trading Co.(P) Ltd. by way of Saf Bikray Kobala executed on 12.07.1995 registered at District Sub-Registrar, Howrah, recorded in Book No. I, Volume No., 37, Pages 16 to 24, being No. 1638 for the year 2003 at a consideration of considerable price and the possession of the said sold land was handed over to said Marzook Manufacturing & Trading Co.(P) Ltd.

AND WHEREAS among the aforesaid five daughters of said deceased Nurejjama, one daughter namely Piyaronnessa Bibi, wife of Meher Ali Khan, during peaceful enjoyment of the said property died intestate living behind her three sons (1) Giasuddin Khan, (2) Salauddin Khan, (3) Riazuddin Khan and two daughters (1) Rashida Begum, wife of Rafique Mondal, and (2) Farida Begum, wife of Nazir Khan, as her legal heirs and successors of the property/ properties left by her.

[Signature]

Mozaffar Hossain Mollah

Rahul Goyal

Arsh Goyal @ Arsh Goyal @ dndgk

AND WHEREAS while the said legal heirs of the Piyaronnessa Bibi seized and possessed the said undivided property/ properties with other co-owners the said legal heirs transferred a part of their said undivided properties to Goleanar Bibi, and Salema Bibi, daughters of said deceased Sk. Nurejjama by way of a Registered Deed of Sale dated 23rd day of November 1994.

AND WHEREAS while seized and possessed the said purchased property and the property inherited as the legal heirs of said deceased Sk. Nurejjama, the said Goleanar Bibi, daughter of Late Sk. Nurejjama and Salema Bibi wife of Late Jalal Ahmed Sardar D/o. Sk. Nurejjama due to dire need of money sold their respective undivided Properties measuring about 4 Cottahs along with small dilapidated R.T. Shed with the easement right of using 12 feet wide common passage with all other amenities and facilities lying and situate at holding No. 16, Dakshin Buxarah 1st Bye Lane, under Ward No. 41 under Howrah Municipal Corporation, P.S. Shibpur (at that time it was) lying under Sheet No. 108 & 109, R.S. & Hal Dag Nos. 106, 108, 109, 113, 128 and 40, J.L. No. 1, Revenue Survey No. 2005, Touzi No. 736, under R.S. Khatian Nos. 78, 79, 138, 109 & 164 in favour of said Marzook Manufacturing and Trading Co. (P) Ltd. by way of a Saf Bikray Kobala executed on 02.02.1995 registered at the

Labul Pajal,

Mozaffar Hussain Mohak
 Chak gopal @ Chak gopal @ Chak gopal

km gyl
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District Sub registry office at Howrah and was recorded in Book No. 1, Volume No. 37, pages 25 to 35, Being No. 1639 for the year 2003 at a consideration of a considerable price and possession thereof was handed over to said Marzook Manufacturing & Trading Co. (P) Ltd.

AND WHEREAS the said five legal heirs of late Piaronnessa Bibi, the one of the daughters of late Sk. Nurejjama, wife of Meher Ali Khan, while seized and possessed of their remaining land in the said undivided properties and they became entitled to get land measuring about 7 (seven) cottahs 11 (eleven) chittacks with small dilapidated R.T. Shed structure alongwith the easement right of using 12 feet wide common passage with all other amenities and facilities lying and situate at Holding No. 16 Dakshin Buxarah 1st Bye Lane, Ward No. 41, under Howrah Municipal Corporation, P.S. Shibpur (at that time it was) lying under sheet No. 108 & 109, R.S. & Hal Dag Nos. 106, 107, 108, 109, 112, 113, 128 and 40 under J.L. No. 1, Revenue Survey No. 2005, Touzi No. 736 R.S. Khatian No. 41, and due to dire need of money they sold the Bastu Land measuring about 7 Cottahs 11 Chittacks in favour of said Marzook Manufacturing & Trading Co. (P) Ltd. by way of a Saf Bikray Kobala executed on 23.11.1994 registered at the office of the Additional District Sub-Registrar, Howrah, recorded in Book No. 1, Volume No. 13, pages from 271 to 280 being No. 587 for the year 2004

Rahul Goyal

Mazaffar Hussain Mollah
 drd gael @ drd gyal @ drd gael

and possession thereof handed over to said Marzook Manufacturing & Trading Co. (P) Ltd. having its registered office at 41C, Samsul Huda Road, Kolkata- 700017.

AND WHEREAS the said Marzook Manufacturing and Trading Co. (P) Ltd. became absolute owner of 15 Cottahs 11 Chittacks Bastu, Viti and a very small portion of Bagan Land lying and situated at Holding No. 16, Dakshin Buxarah 1st Bye Lane lying under Ward No. 41 of Howrah Municipal Corporation lying under J.L. No. 1, Resurvey No. 2005, Touzi No. 736 Sheet No. 108 & 109, under R.S. Khatian Nos. 41, 78, 79, 138, 109, 139, 143, 144, 164, 165 & 166, R.S. & Hal Dag Nos. 106, 107, 108, 109, 112, 113, 107/128, 128, 35 & 40 and after verbal amicable settlement with other co-owners seized and possessed the said 15 Cottahs 11 Chittacks Bastu, Viti and a very small portion of bagan Land with very old dilapidated R.T. Shed structure, standing thereon alongwith the all type of easement right of using 12 feet wide common passage attached thereto along with amenities and facilities in connection with that land.

AND WHEREAS the said Marzook Manufacturing & Trading Co. (P) Ltd. after enjoying and possessing the said land for more than 15 years in order to meet some exigencies, sold the said 15 Cottahs 11 Chittacks Bastu, Viti and a very small portion of Bagan Land alongwith very old dilapidated R.T. Structure with all rights of

Label Signed

Mozaffar Hossain Malik
 Andriyev @ Andriyev & Andriyev

Signature

using 12 feet wide common passage attached thereto and with a right of enjoying the facilities and amenities thereto through 4 (four) sets of Deeds of Sale executed on 27th day of July, 2012 in favour of Mozaffar Hossain Mollah which were registered at Additional Registrar of Assurance-1, Kolkata and were recorded in (1) Book no. 1, CD Volume No. 14, Pages from 11885 to 11902, Being No. 06921 for the year 2012, (2) Book No. 1, CD Volume No. 14, Pages from 11903 to 11920, Being No. 06922 for the year 2012, (3) Book no. 1, CD Volume No. 14, Pages from 11921 to 11938, Being No. 06923 for the year 2012, (4) Book no. 1, CD Volume No. 14, Pages from 11939 to 11956, Being No. 06924 for the year 2012, and khas possession of the said land was handed over in favour of said Mozaffar Hossain Mollah.

AND WHEREAS thus the said Mozaffar Hossain Mollah became the absolute owner and seized and possessed of a demarcated Plot of a Bastu, Vita and a very small portion of Bagan Land measuring about 15 Cottahs 11 Chittacks with a very old dilapidated 400 sq.ft. of R.T. Structure with a right of enjoyment of all kinds of easement right of 12 feet wide common passage attached thereto with all other amenities and facilities attached thereto lying and situate at 16, Dakshin Buxarah 1st Bye Lane, under Ward No. 41, under Howrah Municipal Corporation, P.S. Shibpur (at that time it was) District Howrah.

Robert Goyal

Mozaffar Hossain Mollah
Chand Goyal & Chand Goyal & Chand Goyal

Right

New

Dakshin

AND WHEREAS the said Mozaffar Hossain Mollah while in possession of the said demarcated land made fencing by pacca boundary wall in four sides of the said plot and no objection arose from any corner whatsoever and then applied for mutation of the aforesaid properties in his own name in the office of the Sub-Divisional Land & Land Reforms Officer, Howrah, (Town Survey Unit) Howrah and on the basis of his petition dated 465/S/12 dated 14.08.2012, the concerned office issued mutation certificates in favour of said Mozaffar Hossain Mollah through Memo No. 994/TSU/H dated 29.08.2012 for the Land under sheet No. 108, Holding No. 16, Dakshin Baksara 1st Bye Lane, Howrah, under R.S. Khatian No. 79, R.S. Plot No. 109, area 0.0110 acre; R.S. Khatian No. 138, R.S. Plot no. 113 area 0.0660 acre; R.S. Khatian No. 139, R.S. Plot no. 113, area 0.0330 acre; R.S. Khatian No. 143, R.S. Plot No. 113 area 0.0330 acre; R.S. Khatian No. 144, R.S. Plot no. 113, area 0.0640 acre; R.S. Khatian No. 109, R.S. Plot No. 107/128, area 0.0020 acre and through Memo No. 995/TSU/H dated 29.08.12 for the land under Sheet No. 109, holding No. 16, Dakshin Baksara 1st Bye Lane, Howrah, under R.S. Khatian No. 166, R.S. Plot No. 40 area- 0.0223 acre and R.S. Khatian No. 165, R.S. Plot No. 35 area- 0.0192 acre and since at that time the process of preparing the

Rayesh Kumar Singh

Mozaffar Hossain Mollah

*Rahul Roy
Chad Roy @ Anshu Roy @ Anshu Roy*

recording of the land was going on and no L.R. parcha finally was published.

AND WHEREAS the said Mozaffar Hossain Mollah, the purchaser herein, before applying for mutation and/or recording of the said land in his name entered into an Agreement for Development of the said land with SRBR INFRA PROJECT PVT. LTD. on 31.07.2012 and the said Deed of Agreement for Development was registered in the office of the Additional District Sub-Registrar, Howrah on 31.07.2012 which was recorded in Book No. 1, CD Volume No. 12, pages from 3752 to 3772, Being No. 05824 for the year 2012.

AND WHEREAS for the purpose of Development of the aforesaid land on the terms and conditions stipulated in the above mentioned registered deed of Agreement for Development and for the purpose of execution of the development of the aforesaid land/ premises in terms of the said registered Deed of Agreement for Development dated 31.07.2012 a General Power of Attorney was also being registered in the office of the additional District Sub-Registrar, Howrah on 31.07.2012 which was recorded in Book No. 1, CD Volume no. 12, pages from 3724 to 3733, being No. 05825 for the year 2012 in favour of said SRBR INFRA PROJECT PVT. LTD.

Legash Kumar Jha

Mozaffar Hossain Mollah
Rahat Sanyal
Chand Goswami @ Chand Goswami @ Chand



✓



AND WHEREAS the said Developer could not develop the said property for a few months and as such the said Mozaffar Hossain Mollah due to dire need in money decided to sell the said property by cancelling the aforesaid registered Deed of Development and Registered Power of Attorney and accordingly the Parties entered into a memorandum of Agreement on 20th day of October and the said Mozaffar Hossain Mollah expressed its desire to sell the property and the vendors herein expressed their desires to purchase the aforesaid properties and the Vendors herein after several discussion regarding cancellation of said Development Agreement and Power of Attorney with the said Mozaffar Hossain Mollah were agreed to purchase the said properties with a consideration of considerable amount which was the highest market price at that time.

AND WHEREAS the said Registered Development Agreement was cancelled by a registered Deed of cancellation of a Deed of Agreement for Development being No. 05824 for the year 2012 dated 31st July 2012 registered at A.D.S.R. Howrah, executed on 22nd day of January, 2013 registered at the office of Additional District Sub-Registrar of Howrah, which was recorded in Book No. 1, CD Volume No. 1, pages from 10973 to 10985 Being no. 00518 for the year 2013 and the said General Power of Attorney was also revoked by a

Legend Kumar Singh

Mozaffar Hossain Mollah

Rohini Singh

Atchannaidu

registered Deed of Revocation of Power of Attorney executed on 22nd day of January 2013, registered in the office of Additional District Sub-Registrar, Howrah, which was recorded in Book No. IV, CD Volume no. 1, Pages from 835 to 842 Being No. 00072 for the year 2013.

AND WHEREAS thereafter the said Mozarffar Hossain Mollah, transferred the said 15 Cottahs 11 Chittacks Bastu, Viti and a small portion of Bagan Land well demarcated by Pacca boundary wall in four sides of the said land lying and situated at holding No. 16 Dakshin Buxarah 1st Bye Lane under Ward No. 41 of Howrah Municipal Corporation to (1) Rajendra Kumar Goyal, (2) Chanda Goyal @ Chanda Goyal @ Chanda Goel and (3) Rahul Goyal by way of sale through four sets of registered Saf Bikray Kobalaes executed on 22nd January 2013 registered in the office of Additional District Sub-Registrar, Howrah, recorded in (1) Book No. 1, CD Volume No. 2, pages from 606 to 624, Being No. 00584 for the year 2013, (2) Book No. 1, CD Volume No. 2, pages from 640 to 659, Being No. 00585 for the year 2013, (3) Book No. 1, CD Volume No. 2, pages from 660 to 678, Being No. 00586 for the year 2013, and (4) Book No. 1, CD Volume No. 2, pages from 679 to 697, Being No. 00587 for the year 2013, respectively and possession of the said properties

[Signature]

Mozarffar Hossain Mollah

Rahul Goyal

Chanda Goyal @ Chanda Goyal @ Chanda Goel

well demarcated by pacca boundary wall in four sides of the said land were handed over to the said purchasers.

AND WHEREAS thus the said (i) Rajendra Kumar Goyal (ii) Chanda Goyal @ Chanda Goyal @ Chanda Goel and (iii) Rahul Goyal became the absolute owners of the said 15 Cottahs 11 Chittacks land according to their quantum of purchase mentioned in the Schedules of the aforementioned registered Saf Bikray Kobalas and seized and possessed the said landed properties jointly and have been enjoying the same without any objection, hindrance, and obstruction made from any corner whatsoever since its purchase.

AND WHEREAS since the mutation certificate of the aforesaid landed properties was issued in the name of said Mozaffar Hosain Mollah, the said Rajendra Kumar Goyal, Chanda Goyal @ Chanda Goyal @ Chanda Goel and Rahul Goyal had to wait for publication of L.R. Parcha to be issued in the name of said Mozaffar Hossain Mollah and after obtaining the L.R. Parcha issued in the name of Mozaffar Hossain Mollah it is noticed that the landed properties in L.R. Dag No. 109 was not recorded in the L.R. Parcha of said Mozaffar Hossain Mollah in accordance to aforesaid mutation certificate and thereafter application was submitted before the Sub-Divisional Land & Land Reforms Office, Town Survey Unit, Howrah, for mutating the said landed properties in L.R. Dag

Mozaffar Hosain Mollah
Chanda Goyal @ Chanda Goyal @ Chanda Goel

Rajendra Goyal

No. 109 in the name of Mozaffar Hossain Mollah and after hearing and spot enquiry the concerned authority mutated the said viti land measuring about 0.0110 acre in the name of said Mozaffar Hossain Mollah under L.R. Khatian No. 151, L.R. Dag No. 109, under Shibpur Sheet No. 108, J.L. No. 1, P.S. Shibpur, District Howrah.

AND WHEREAS the said land has been finally recorded in the name of said Mozaffar Hossain Mollah under L.R. Khatian No. 151 in Mouza- Shibpur, Sheet No. 108, J.L. No. 1, Re-Survey No. 2005, Touzi No. 736 comprising in L.R. Dag No. 107/128 area 0.0019 acre nature of land - Viti, in L.R. No. 109- area- 0.0110 acre nature of land- Viti and in L.R. Dag No. 113- area - 0.1947 acre nature of land - Bastu and under L.R. Khatian No. 154 in Mouza- Shibpur, Sheet no. - 109, J.L. No. 1, Revenue Survey No. 2005, Touzi No. 736 comprising in L.R. Dag No. 35- area- 0.0191 acre- nature of land- Bagan and in L.R. Dag No. 40- area- 0.0222 acre, nature of land- Bastu.

AND WHEREAS since the said landed properties was recorded and/or mutated in the name of Mozaffar Hossain Mollah in the L.R. record of Right, the said Rajendra Kumar Goyal, Chanda Goyal @ Chanda Goyal @ Chanda Goel and Rahul Goyal were advised to mutate and/or record the said landed properties in the record of

Rajendra Kumar Goyal *Mozaffar Hossain Mollah*
Rahul Goyal
Chanda Goyal @ Chanda Goel @ Chanda Goyal

Howrah Municipal Corporation in the name of said Mozaffar Hossain Mollah and accordingly upon verbal request and at the cost of said Rajendra Kumar Goyal, Chanda Goyal @ Chanda Goyal @ Chanda Goel and Rahul Goyal the said Mozaffar Hossain Mollah applied for mutation of the said land in the Howrah Municipal Corporation in his own name and on the basis of such application and upon hearing and spot enquiry the landed properties measuring about 15 Cottah 11 Chittacks lying and situate at Holding No. 16, Dakshin Buxarah 1st Bye Lane are mutated and/or recorded in the name of said Mozaffar Hossain Mollah in the Howrah Municipal Corporation under new Holding No. 16/5, Dakshin Buxarah 1st Bye Lane of Ward No. 41 under Howrah Municipal Corporation, Howrah.

AND WHEREAS after mutation of the said property in the name of said Mozaffar Hossain Mollah both in Howrah Municipal Corporation and in the settlement office, the said Mozaffar Hossain Mollah desires to repurchase the scheduled mentioned property with an intention to develop the said land and submitted such proposal to the vendors herein and the vendors are agreed to sell the said property to the purchaser herein and after discussion the purchaser herein offered a total sum of Rs.2,00,00,000/- (Rupees two crore) only as full and final consideration price of the said 15

Rajendra Kumar Goyal

Mozaffar Hossain Mollah
Rahul Goyal

Chanda Goyal @ Chanda Goyal @ Chanda Goel

cottahs 11 chittacks landed properties and the vendors herein with pleasure are agreed to the proposal of the purchaser and accept the proposal of the purchaser considering the said price as highest market price and thus are agreed to sell the scheduled mentioned property to said Mozaffar Hossain Mollah, the purchaser herein.

AND WHEREAS the purchaser herein further makes a proposal to the vendors that the purchaser will pay Rs.5,00,000/- (Five Lakhs) on or before the date of execution of this Deed of Sale as a part consideration money and for the balance consideration money of Rs.1,95,00,000/- (Rupees One Crore Ninety Five Lakhs) only the purchaser will issue cheques in favour of the Vendors herein as per their share or area of the Scheduled mentioned property and the said cheques will be presented and/or placed for payment to the Bank within eight to eleven months from the date of execution of this instant Deed of Sale and the Vendors herein are agreed to the proposal of the purchaser on good faith with a condition that the vendors will register the Deed of Sale in favour of the purchaser for the schedule mentioned property and the said registered Deed of Sale will be effective and/or valid in the eye of law after realization and/or payment and/or clearance of the cheques mentioned in the

Memo of Consideration attached to this instant Deed of Sale and/or

Legend Kumar Singh

Mozaffar Hossain Mollah
Rahul Singh
Chand Goyal @ Chand Goyal @ Chand Goyal

consideration money of Rs.1,95,00,000/- (Rupees One Crore Ninety Five Lakhs) only and after receiving the aforementioned balance consideration money of Rs.1,95,00,000/- (Rupees One Crore Ninety Five Lakhs) only the Vendors shall hand over their original Title Deeds and chain Deeds in connection therewith to the purchaser and the vendors will have further no claim and/or demand against the purchaser as well as against the schedule mentioned property after receiving the aforementioned balance consideration money and the parties herein are further agreed that if the cheques issued by the purchaser for balance consideration money of Rs.1,95,00,000/- (Rupees One Crore Ninety Five Lakhs) only in total (mentioned in the Memo of consideration herein) are not encashed and/or cleared and/or realized i.e. payment of balance consideration money is not paid and/or cleared then the vendors shall have the right to take appropriate legal steps in accordance with law against the purchaser herein as well as against the Schedule mentioned properties for non payment of balance consideration money of Rs.1,95,00,000/- (Rupees one crore Ninety Five Lakhs) only and the Vendors shall have further right to take appropriate punitive step as mandated by law and the vendors shall have the right to take appropriate legal action as per law against the purchaser for dishonour of the said cheques and for recovery of loss sustained by the vendors herein for creation of third party interest

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by the purchaser upon the scheduled mentioned property and the part consideration money paid by the purchaser to the vendors mentioned in the Memo of Consideration attached herewith shall be forfeited.

NOW THIS DEED OF SALE WITNESSETH that in pursuance of the above referred declaration and in consideration of the sum of Rs.2,00,00,000/- (Two Crores) only being full and final consideration money and/or value of the 15 ^{cottahs} ~~cotahs~~ 11 chittacks Bastu, Viti and a very small portions of Bagan land together with 400 sq.ft. old dilapidated Tin Shed Structure with Cemented Floor standing thereon lying and situated at premises and/or Holding No. 16/5, Dakshin Buxarah 1st Bye Lane under Ward No. 41 of Howrah Municipal Corporation described morefully in the Schedule hereunder written paid by the purchaser herein to the vendors at or immediately before the execution of this presents as per Memo of Consideration written herein below (the receipt whereof the Vendors do hereby admit and acknowledge the same and every part thereof) and the Vendors doth hereby admitting and acknowledging such consideration price with afore mentioned condition have released, acquitted, and discharged the Purchasers or its heirs, executors, administrators, legal representatives and assigns and every one of

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them and also the said property and the Vendors have by these presents hereby absolutely and indefeasibly grant, sell, convey and transfer, assign and assure unto the Purchaser as well as conferred upon the Purchaser the absolute right, title and legal ownership of the scheduled land marked in "**RED**" Colour Border in the annexed plan free from all encumbrances, attachment and any lispendents **AND ALL** the estate, right, title, interest, claim and demand whatsoever of the vendors into or upon **ALL THAT** piece and parcel of Bastu, Viti and a very small portion of Bagan Land measuring about 15 Cottahs 11 Chittacks in total (out of which vendor No. 1 is the seller of 7 Cotah 11 Chittacks, vendor No. 2 is the seller of 4 cottahs and vendor No. 3 is the seller of 4 cottahs) together with very old dilapidated 400 sq.ft. Tin Shed structure comprising in R.S. & L.R. Dag No. 107/128, 109, 113, Mouza- Shibpur, Sheet No. 108, J.L. No. 1, Re-survey No. 2005, Touzi No. 736, pertaining to L.R. Khatian No. 151 corresponding to R.S. Khatian No. 41, 78, 79, 109, 138, 139, 143, 144, 164, 165 and 166, and comprising in R.S. & L.R. Dag No. 35 and 40, Mouza- Shibpur, Sheet No. 109, J.L. No. 1, Revenue Survey No. 2005, Touzi No. 736, pertaining to L.R. Khatian No. 154 corresponding to R.S. Khatian No. 41, 78, 79, 109, 138, 139, 143, 144, 164, 165 and 166,

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Mozaffar Hussain Mollah

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situated and lying at Holding No. 16/5, Dakshin Buxarah 1st Bye Lane under Ward No. 41 of Howrah Municipal Corporation, old P.S. Shibpur, Present P.S. A.J.C. Bose Botanic Garden, District-Howrah, morefully described in the Schedule hereinbelow and shown in the annexed Plan delineated by Colour "RED" Border together with all easement right to use of 12 feet wide common passage shown and delineated by colour "GREEN" border in the Map or Plan attached herewith as a part of this Deed, now has been released in favour of the Purchaser and that the Vendors covenants **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser, his legal heir/s, successor, successors-in- interest and assigns, absolutely and forever along with the all kind of easement right to use of 12 ft. wide common passage attached therein and all other rights together with the deed and other writings and evidence of the title of the said land **AND THE VENDORS** doth hereby covenant with the purchaser, his legal heir/s, successor-in-interest, representatives and assigns that notwithstanding any act or deed or matter or assurance or thing heretofore done, executed or knowingly suffered to the contrary, the Vendors being lawfully, rightfully and absolutely owners of the scheduled mentioned property and have full power and absolute authority to sell the schedule property **AND**

the Vendors covenant that **THE PURCHASER** shall hereafter

Depend on Sign *Mozaffar Hussain Mollah*
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peaceably and quietly hold, possess and enjoy the scheduled mentioned land in khas possession and every part thereof subject to clearance of cheques mentioned in the Memo of Consideration herein and/or full payment of balance consideration money and receive the rents, issues and profits thereof without any lawful eviction, hindrance and interruption, disturbance, claim or demand whatsoever from or by the vendors and that the Purchaser shall be the absolute owner and shall have the absolute right to transfer the said property through sale, gift, mortgage or by otherwise and the vendors further morefully covenant with the Purchaser and declare that the Vendors have not sold, mortgaged and/or transferred the scheduled mentioned land to anybody herein before or has attached to private loan or loan from any financial institutions or by otherwise AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently save indemnified till the date of Sale of or from and against all and all manner of claims, charges liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Vendors and all other persons having lawfully or equitably claiming any estate or interest whatsoever in the said

Rajendra Kumar Singh *Muzaffar Hussain Mulla*
Rohit Singh



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23 OCT 2024

property or any part thereof from their under or intrust for the Vendors from or under any of their predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and cost of the purchaser, his heirs, executors, legal representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser, his heirs, executors, administrators, legal representatives and assigns according to the true intent and meaning of these presents and/or Deed as shall or may be reasonably required by the Purchaser **AND THAT THE PURCHASER** shall may from time to time and all time hereafter peaceably and quietly possess and enjoy the scheduled mentioned property hereby granted, sold, transferred, conveyed, assigned or expressed or intended so to be unto to the use of the Purchaser in the manner aforesaid and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming or to claim from under or intrust for the Vendors and that free and clear and freely and clearly and absolutely executed, discharged or otherwise by the Vendors, their heirs, successors, executors, administrators and assign well and

Rajendra Kumar Singh

Mazhar Hussain Mollah
Rajendra Singh

sufficiently saved, defended, kept harmless of former or other estate, right, leases, mortgages, charges, trusts, debutter, attachments, executors, lispendences, claims, demands and encumbrances whatsoever made, done occasioned or suffered by the Vendors AND further the said Vendors hereby declare that the property hereby conveyed, sold, granted, transferred is free from all encumbrances to the best of the knowledge of the Vendors. The Schedule property hereby sold and conveyed by these presents have not been acquired by the Government of India or Government of West Bengal or by the C.M.D.A., H.I.T. or any Public body or any other authority and the said property is not subject matter of any acquisition or requisition and the Vendors have not received any notice of acquisition or requisition from any authority or Government till date **AND FURTHER** the said Vendors hereby declare and agree that if the scheduled property hereby conveyed and/or sold is acquired by any Government or any Public body or C.M.D.A. or H.I.T. or any other authority the compensation thereof shall be received by and/or shall be paid to the Purchaser or his heirs, successors, executors and administrators or assigns and the Vendors or their heirs, successors, executors and administrators and assigns shall not be entitled to claim the said compensation or any part thereof and shall not be entitled to put any objection ²¹ unto it, **AND** the Vendors and

Regard Mr. Singh

Muzaffar Hussain Mollah
Rohit Singh
in the name of Muzaffar Singh @ Mohd. goel

their heirs, successors, executors, administrators and assigns further declare and agree that if any defect and/or error is found subsequently in respect of title of the Scheduled property hereby conveyed and/or sold and/or any other mistakes or typographical error is found then the Vendors, their heirs, successors, executors, administrators and assigns shall execute a Deed of Rectification in favour of the Purchaser at the cost and expenses of the purchaser and/or their heirs, successors, executors, administrators and assigns with a view to rectify the said error or defect if any **AND** further the Vendors hereby declares that the Purchasers shall have the right to take electric connection, gas connection, telephone connection etc. to the Schedule mentioned property **AND** further the Vendors hereby declares that the property hereby conveyed is free from all encumbrances and litigations whatsoever and the Purchaser has the right to use the scheduled property hereby conveyed as per his wish and choice and the Vendors hereby deliver the khas possession of the property hereby conveyed to the Purchaser, on this day free from all encumbrances and litigations. However the Vendors have entrusted with the Purchasers all documents relating to the Schedule land and the Purchaser are very much known about the title, deeds and record of the Scheduled

Representative Sign

Mozaffar Hossain Mollah

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property and being satisfied with the records and documents of the Scheduled mentioned land are entering into this Sale Deed.

SCHEDULE OF THE PROPERTY SOLD

BY THE VENDORS JOINTLY

ALL THAT piece and parcel of Bastu, Viti and a very small portion of Bagan Land measuring about 15 Cottahs 11 Chittacks in total (out of which vendor No. 1 is the seller of 7 ^{Cottahs} ~~Cottah~~ 11 Chittacks, vendor No. 2 is the seller of 4 cottahs and vendor No. 3 is the seller of 4 cottahs) together with very old dilapidated 400 sq.ft. Tin Shed structure with Cemented Floor lying and situated at holding No. 16/5, Dakshin Buxarah 1st Bye Lane, comprising in R.S. & L.R. Dag No. 107/128, 109, 113, Mouza- Shibpur, Sheet No. 108, J.L. No. 1, Re-survey No. 2005, Touzi No. 736, L.R. Khatian No. 151 corresponding to R.S. Khatian Nos. 41, 78, 79, 109, 138, 139, 143, 144, 164, 165 and 166, and comprising in R.S. & L.R. Dag No. 35 and 40, Mouza- Shibpur, Sheet No. 109, J.L. No. 1, Revenue Survey No. 2005, Touzi No. 736, L.R. Khatian No. 154, corresponding to R.S. Khatian Nos. 41, 78, 79, 109, 138, 139, 143, 144, 164, 165 and 166, under the Jurisdiction of D.S.R. & A.D.S.R. of Howrah under old P.S. Shibpur, Present P.S. A.J.C. Bose Botanic Garden, District- Howrah, within the limits of the Howrah Municipal Corporation Ward No. 41 together with all kinds of easement rights

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Mozaffar Hussain Mollah
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of using the 12 feet wide common passage (metal) attached thereto and all the rights of user in overhead and underneath and benefits including water, electricity, drainage and passage and appurtenances and hereditaments appertaining thereto are hereby conveyed and sold by this present. A Map or Plan of the said land with 400 sq. ft. Tin Structure is enclosed herewith and marked with RED border and passage marked with Green border forming a part of this Deed of Sale. The land hereby conveyed and sold is butted and bounded as follows :-

ON THE NORTH : Land of Ashis Maity & Ors.

ON THE SOUTH : Holding No.16/2, Dakshin Buxarah 1st Bye Lane and 12 feet wide common passage.

ON THE EAST : Holding No. 16 & 16/1, Dakshin Buxarah (Baksara) 1st Bye Lane.

ON THE WEST : Land of H.I.T.

Mozaffar Hussain Mollah
Rahul Goyal

Chand Goyal @ Chand Goyal @ Chand Goyal

Lopesh Kumar Singh :



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
23 OCT 2024

IN WITNESS WHEREOF the parties hereunto have set and subscribed their respective hands and seal on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the Parties in Kolkata

in the presence of :

1.

Harindranath Ghosh (Sachin)
Vill + P.O. + P.S. Samaknail
Dist - Howrah
Pincode - 711313

1. *Sayed Ali Sayed*

2. *Chand Gopal @ Chand Gopal @ Chand Gopal*

3. *Rabul Gopal*

2. *Abul Inam Faruk*
Podraha, Howrah.

SIGNATURE OF THE VENDORS

Mozaffar Hossain Malik
SIGNATURE OF THE PURCHASER

Drafted by me :

Syed - Julfikar Ali
 Syed Julfikar Ali
 Advocate,
 High Court, Calcutta.
 W.B. 1258 of 2002.

RECEIVED from the within named Purchaser the above mentioned sum of Rs.2,00,00,000/- (Rupees two Crore) only being the full consideration money payable by the purchaser in terms of this Deed of Sale as per Memo below :

MEMO OF CONSIDERATION

Sl. No.	RTGS/Cheque	Date	Drawn on	Amount (Rs.)
1	RTGS	14.08.2024	Indian Overseas Bank Strand Road (0675) Branch	2,00,000/-
2	RTGS	14.08.2024	Indian Overseas Bank Strand Road (0675) Branch	1,50,000/-
3	RTGS	14.08.2024	Indian Overseas Bank Strand Road (0675) Branch	1,50,000/-
4	170751	30.04.2025	Indian Overseas Bank Strand Road (0675) Branch	91,75,710/-
5	170752	30.05.2025	Indian Overseas Bank Strand Road (0675) Branch	51,62,145/-
6	170753	30.06.2025	Indian Overseas Bank Strand Road (0675) Branch	51,62,145/-
			Total :	2,00,00,000/-

(Rupees two Crore) only.

WITNESSES :

1. Harilal Jahanom Sarker

vill+P.O+LS- Santrail

Dist- Haridwar

Pin- 711313

2. Jitendra Kumar Singh

Postach. Haridwar

Rajendra Kumar Singh

Charan Goyal @ Charan Goyal @ Charan Goyal

Rajendra Singh

SIGNATURE OF THE VENDORS

SALE DEED PLAN

AT HOLDING NO. 16/5 DAKSHIN BUXARAH 1ST BYE LANE

R.S & L.R DAG NO. 107/128, 109, 113 R. S KHATIAN NO. 41, 78, 79, 109, 138, 139, 143, 144, 164, 165, & 166

L. R KHATIAN NO. 151 SHEET NO. 108 MOUZA-SHIBPUR J.L. NO. 1

AND R.S & L.R DAG NO. 35 & 40 R. S KHATIAN NO. 41, 78, 79, 109, 138, 139, 143, 144, 164, 165, & 166

L. R KHATIAN NO. 154 SHEET NO. 109 MOUZA-SHIBPUR J.L. NO. 1

H. M. C WARD NO. 41 P. S - SHIBPUR (OLD) NEW P. S - A. J. C BOSE B. GARDEN

DIST - HOWRAH SCALE - 1" INCH = 16' - 0"

AREA OF LAND - 15 K - 11 CH - 0 SFT SHOWN IN RED BORDER 

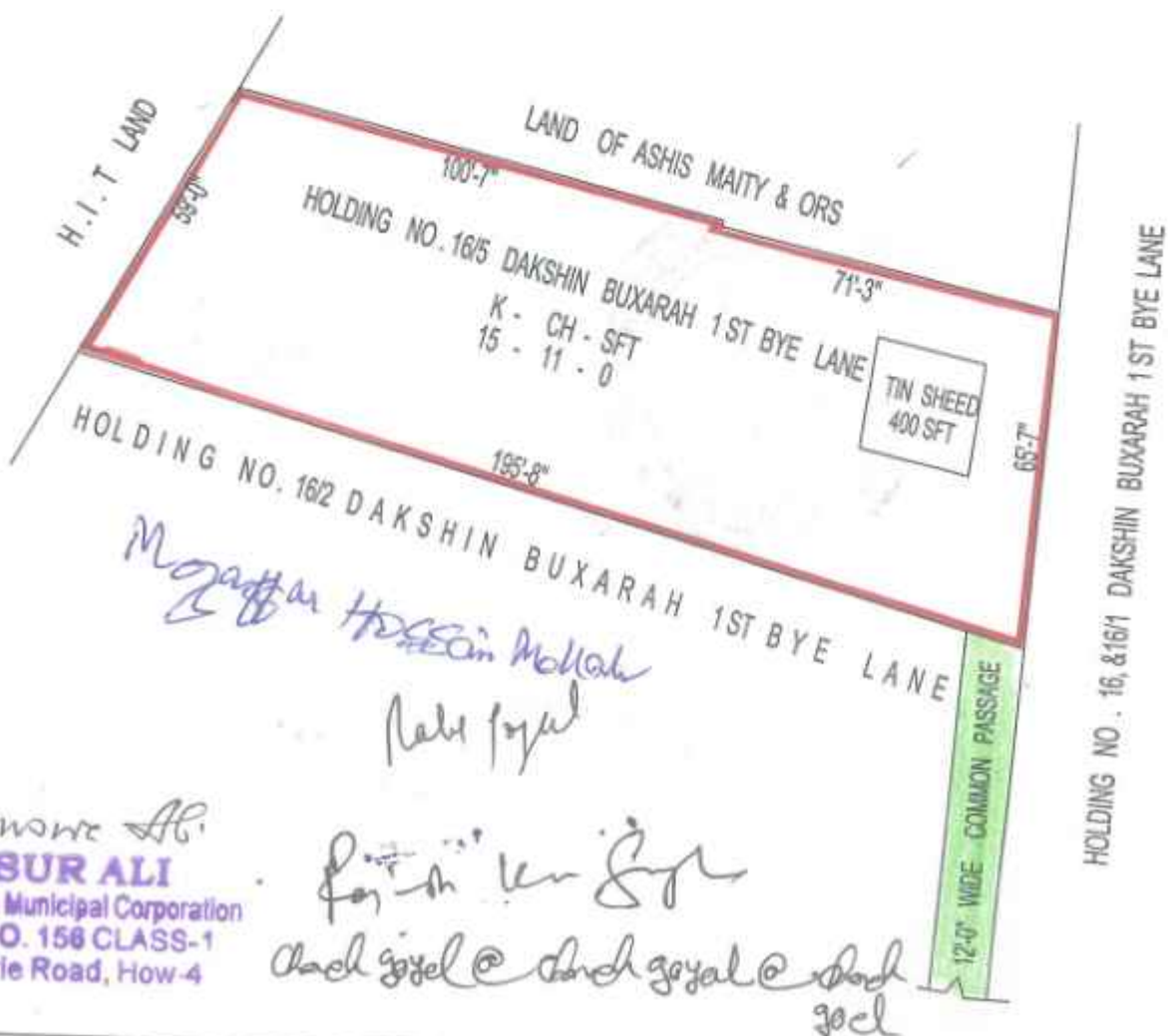
ENDORS - 1. RAJENDRA KUMAR GOYAL 2. CHANDA GOYEL @ CHANDA GOYAL @ CHANDA GOEL

3. RAHUL GOYAL

PURCHASER - MOZAFFAR HOSSAIN MOLLAH



6



Mansur Ali
MANSUR ALI
of Howrah Municipal Corporation
HOUSE NO. 158 CLASS-1
1/1, Currie Road, How-4
NN BY

for M. K. G.
Chanda Goyal @ Chanda Goyal @ Chanda Goel

do goe

SPECIMEN FORM FOR TEN FINGERPRINTS



Deepinder Singh

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Chand Goyal

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Goyal Chand Goyal



Rohit Goyal

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Mazhar Hussain Mulla

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Major Information of the Deed

Deed No :	I-1904-15647/2024	Date of Registration	23/10/2024
Query No / Year	1904-2002193192/2024	Office where deed is registered	
Query Date	14/08/2024 4:58:16 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sanjoy Kumar Das Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830849387, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,00,00,000/-	Rs. 2,00,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 14,00,020/- (Article:23)	Rs. 2,00,098/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

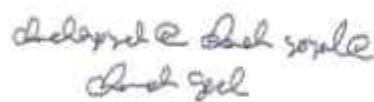
District: Howrah, P.S:- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Dakshin Buxarah 1st Bye Lane(word-41), , Premises No: 16/5, , Ward No: 041, Holding No:16/5 Pln Code : 711103

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 :-)		Bastu	15 Katha 11 Chatak	1,98,80,000/-	1,98,80,000/-	Width of Approach Road: 12 Ft, Adjacent to Metal Road,
Grand Total :				25.8844Dec	198,80,000 /-	198,80,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1,20,000/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		400 sq ft	1,20,000 /-	1,20,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Rajendra Kumar Goyal Son of Late Bairang Lal Gupta Alias Bajrang Lal Goyal Executed by: Self, Date of Execution: 20/10/2024 , Admitted by: Self, Date of Admission: 23/10/2024 ,Place : Office	Photo  23/10/2024	Finger Print  LT1 23/10/2024	Signature  23/10/2024
375, Prince Anowar Shah Road, Floor -13, Flat -L, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: ADxxxxxx4M, Aadhaar No: 67xxxxxxxx6909, Status :Individual, Executed by: Self, Date of Execution: 20/10/2024 , Admitted by: Self, Date of Admission: 23/10/2024 ,Place : Office				
2	Name Chanda Goel, (Alias: Chanda Goyal Alias Chanda Goyal) Wife of Rajendra Kumar Goyal Executed by: Self, Date of Execution: 20/10/2024 , Admitted by: Self, Date of Admission: 23/10/2024 ,Place : Office	Photo  23/10/2024	Finger Print  LT1 23/10/2024	Signature  23/10/2024
375, Prince Anowar Shah Road, Floor -13, Flat -L, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: AHxxxxxx6H, Aadhaar No: 66xxxxxxxx4890, Status :Individual, Executed by: Self, Date of Execution: 20/10/2024 , Admitted by: Self, Date of Admission: 23/10/2024 ,Place : Office				
3	Name Rahul Goyal Son of Rajendra Kumar Goyal Executed by: Self, Date of Execution: 20/10/2024 , Admitted by: Self, Date of Admission: 23/10/2024 ,Place : Office	Photo  23/10/2024	Finger Print  LT1 23/10/2024	Signature  23/10/2024
375, Prince Anowar Shah Road, Floor -13, Flat -L, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: bfxxxxxx7r, Aadhaar No: 90xxxxxxxx4481, Status :Individual, Executed by: Self, Date of Execution: 20/10/2024 , Admitted by: Self, Date of Admission: 23/10/2024 ,Place : Office				

Endorsement For Deed Number : I - 190415647 / 2024

On 23-10-2024

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 16:00 hrs on 23-10-2024, at the Office of the A.R.A. - IV KOLKATA by Mozaffar Hossain Mollah, 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 2,00,00,000/-

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

Execution is admitted on 23/10/2024 by 1. Mozaffar Hossain Mollah, Son of Late Haji Moslem Ali Mollah, P.O: Birshibpur, Thana: Uluberia, , Howrah, WEST BENGAL, India, PIN - 711316, by caste Muslim, by Profession Business, 2. Rajendra Kumar Goyal, Son of Late Bairang Lal Gupta Alias Bajrang Lal Goyal, 375, Prince Anowar Shah Road, Floor -13, Flat -L, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Business, 3. Chanda Goel, Alias Chanda Goyal Alias Chanda Goyel, Wife of Rajendra Kumar Goyal, 375, Prince Anowar Shah Road, Floor -13, Flat -L, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Service, 4. Rahul Goyal, Son of Rajendra Kumar Goyal, 375, Prince Anowar Shah Road, Floor -13, Flat -L, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Business

Identified by Ranadhir Kumar Pandey, , Son of Swatantra Pandey, Alampur, P.O: Baripur, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711304, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,00,098.00/- (A(1) = Rs 2,00,000.00/- , E = Rs 14.00/- , I = Rs 55.00/- , M(a) = Rs 25.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 2,00,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/08/2024 4:51PM with Govt. Ref. No: 192024250169776138 on 19-08-2024, Amount Rs: 2,00,014/-, Bank: SBI EPay (SBIEPay), Ref. No. 7573249902017 on 19-08-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 14,00,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 13,95,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 15560, Amount: Rs.5,000.00/-, Date of Purchase: 14/08/2024, Vendor name: S Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/08/2024 4:51PM with Govt. Ref. No: 192024250169776138 on 19-08-2024, Amount Rs: 13,95,020/-, Bank: SBI EPay (SBIEPay), Ref. No. 7573249902017 on 19-08-2024, Head of Account 0030-02-103-003-02

Mohul Mukhopadhyay

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 802909 to 802949
being No 190415647 for the year 2024.



[Handwritten signature]

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.11.01 14:53:04 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 01/11/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.