05294

I-4855/17

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

D 133455

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

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

05 JUN 2017

DEED OF CONVEYANCE

THIS DEED INDENTURE made on 05th day of June 2017 (Two Thousand and Seventeen) at Rajarhat.

BETWEEN

1. **SUNIL KUMAR BUCHASIA (HUF) (Pan No- AAFHS7259N)** herein represented by **SRI SUNIL KUMAR BUCHASIA (Pan No- AEAPB1144C)** Son of Shyam Behari Buchasia, as the Karta of the Undivided Hindu Family, **2. SASHI BUCHASIA (Pan No- ADHPB5136G),** Wife of Sunil Kumar Buchasia, both residing at BD-37 Rabindra Pally, Block-V, Flat No-3A, P.O- Prafulla Kanan, P.S- Baguiati, Dist- North 24 Parganas, Pin No- 700101,by faith- Hindu, by occupation- Business, by Nationality-Indian, West Bengal, herein after called and referred as to the **VENDORS**, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives legal representatives and or assigns) of the **ONE PART.**

= AND =

1. ARIFUN NAHAR RAHAMAN (Pan No- CUQPR5565K) Daughter of Ajijur Rahaman, resides at- Village- Dhaldighi uttarpara, P.O- & P.S- Gangarampur, Dist- Dakhin Dinajpur, Pin No- 733124, by faith- Muslim, by occupation- Housewife, by Nationality-Indian, **2. ABUL KALAM AZAD (Pan No- AKMPA9477H)** Son of Mohammad Quadir, residing at- E12/4, Karunamoyee, Housing Estate, Solt Lake Sector-II, P.O- Sech Bhaban, P.S- Bidhan Nagar, Dist- North 24 Parganas, Pin No- 700091, by faith- Muslim, by occupation- Service, by Nationality- Indian, **3. MD MIZANUR RAHAMAN (Pan No- BLLPR9706H)** Son of Md Abdul Gofur, residing at- Village & P.O- Mahalandi, P.S- Kandi, Dist- Murshidabad, Pin No- 742136, by faith- Muslim, by occupation-

Business, by Nationality-Indian, West Bengal, by- Nationality Indian, hereinafter called and referred to as the **PURCHASERS**, (which expression unless excluded by or repugnant to the context shall be deemed to include their heirs, administrators, representatives, executors and/ or assigns) of the **OTHER PART.**

WHEREAS ALL THAT piece and parcel of Shali/Bastu Land measuring an area **04.95 Decimal** more or less, in R.S & L.R Dag No-983 & 984, in L.R Khatian No. 3206, 3207, of Mouza- Chak Panchuria, J.L No-33, Pargana- Kolkata, A.D.S.R.O- Rajarhat, under the jurisdiction of Patharghata Gram Panchayet, P.S- Rajarhat (New Town), Dist- North 24 parganas, more fully and particularly described in the **Schedule** hereunder written.

AND WHEREAS Manoranjan Naskar and others was seized and possessed and/or otherwise well and sufficiently entitled as the absolute owner of ALL THAT piece and parcel of Shali/Bastu Land measuring an area **03 Cottah 03 Chatak** more or less, in appertaining to R.S. & L.R. Dag No. – 983, at Mouza – Chak Panchuria.

AND WHERWAS While remained in absolute possession and enjoyment thereof by virtue of two Deed of Sale dated 1st day of December, 2014 duly registered in the office of the Registrar at A.D.S.R Rajarhat, in Book No. I, Volume No. 22, Pages 374 to 398, Being No. 13271, for the year 2014, the said Manoranjan Naskar and others, indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece

or parcel of his share in the said plot of land measuring an area of **03 Cottah 03 Chatak** be the same a little more or less unto and in favour of present vendor's organization.

AND WHEREAS ALL THAT piece and parcel of Shali/Bastu Land measuring an area **03 Cottah 03 Chatak** of land said present vendor 1no., have mutated his name in the L.R. Record vide modified L.R. Khatian No. -3206, and Conversation his purchased land vide conversation Case- 52/BL & LRO/RAJ/2016, Dated on 19/01/2016.

AND WHERWAS While remained in absolute possession and enjoyment thereof by virtue of a Deed of Sale dated 1st day of December, 2014 duly registered in the office of the Registrar at A.D.S.R Rajarhat, in Book No. I, Volume No. 22, Pages 3535 to 3559, Being No. 13255, for the year 2014, the said Manoranjan Naskar and others, indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of his share in the said plot of land measuring an area of **03 Cottah 05 Chatak** be the same a little more or less unto and in favour of present vendor 2no.,

AND WHEREAS ALL THAT piece and parcel of Shali/Bastu Land measuring an area **03 Cottah 05 Chatak** of land said present vendor 2no., have mutated his name in the L.R. Record vide modified L.R. Khatian No. - 3207, and Conversation his purchased land vide conversation Case- 51/BL & LRO/RAJ/2016, Dated on 19/01/2016.

AND WHEREAS the Vendors hereto in urgent need of money and for other lawful reasons offered to sale, transfer and convey ALL THAT demarcated plot of Shali/Bastu land measuring **04.95 Decimal** more or less, in R.S & L.R Dag No- 983 & 984, in L.R Khatian No. 3206, 3207, of Mouza- Chak Panchuria, J.L No-33, Pargana- Kolkata, A.D.S.R.O- Rajarhat, under the jurisdiction of Patharghata Gram Panchayet, P.S- Rajarhat (New Town), Dist- North 24 parganas, mournfully mentioned in the schedule hereunder written (hereinafter for the sake of brevity referred to as "the said property") at or for the total price and/ or consideration of **Rs. 17,00,000/-** only.

AND WHEREAS the vendors herein have become the rightful owners/Occupier in respect of landed property mentioned in the schedule hereunder, by virtue of L.R Recored, above mentioned, well seized and possessed and enjoying the same by paying taxes to the Govt. of West Bengal free from all encumbrances, charges, line, mortgage etc. whatsoever having a good and marketable title in respect thereof.

AND WHEREAS the vendors have made the following representation to the purchaser and offered to sale the said property to the purchaser.

I. Whereas the vendors declares that the purchasers having paid the entire sale consideration **17,00,000/-** in Chaque/Cash shall be the sold and absolute owner of the schedule property with its rights of the ownership, possession, enjoyment, and shall

be entitled to deal with and dispose of the schedule property as deems fit without any interference, obstruction or hindrance from the vendors or any one claiming under, through or in trust for him.

2. Whereas the vendors here by declares and indemnifies and keeps the purchasers or his successor-in-title fully indemnified against any loss or liability cost or claims, action or proceeding, if any should arise, at any time in future against him owing to any defect in or for want of clear and marketable title or due to any defect, violation or non-compliance of any of the declaration herein.

3. Whereas the vendors have this day delivered the vacant possession of the schedule property to the purchaser along with all the available original documents which are in possession pertaining to or relating to schedule property.

4. That the vendors are absolute owner in respect of the said property have a good marketable title over and in respect of the said property and save and respect the vendor no body else whatsoever or howsoever into or upon the said property.

5. That the said property is free from all encumbrance, charges, liens, distends attachments, trust, acquisitions and requisition whatsoever of howsoever.

6. That all the panchayet and Government rates, taxes, revenue and outgoing payable in respect of the said property have been paid.

7. That the vendors have not entered in to any agreement for sale or transfers of any nature whatsoever respect of the said property with anybody whatsoever.

8. The said property is not subject to any notice of acquisition or requisition or that is the same subject to any attachment under the public demands recovery Act or any other law for the time being in force.

9. The vendors are legally competent to sell and transfer the said property.

AND WHEREAS the Purchasers believing the aforesaid represent- actions and assurances of the vendor to be true and relying on the same and setting own the faith there of Purchasers has agreed to purchase and acquire ALL THAT herein after referred to "as the said Property" more fully and particularly described in the **SHEDULE** hereunder written, free from all encumbrances charges lines lispendens, attachment, trust whatsoever or howsoever at and for a total consideration of **Rs- 17,00,000/-** only and free from all encumbrances, lines, charges, mortgages, whatsoever.

NOW THIS INDENTURE WITNESSETH as follows:

That in the premises aforesaid and in considefation of the said sum of **Rs. 17,00,000/-** only in Chaque/cash free from encumbrance and liabilities paid by the purchasers to the vendor here in on or before the execution of these presents (the receipts whereof the venders do and each of them both hereby submit and acknowledge and also admit by

the memo or consideration written here in below for ever annexed acquit release and discharge the purchaser as also the said property and every part thereof into the purchaser the vendor do and each of them both hereby grant, convey, transfer assign and assure into the purchaser "Shali/Bastu" Land at measuring an area **04.95 Decimal** more or less, in R.S & L.R Dag No- 983 & 984, in L.R Khatian No. 3206, 3207, of Mouza- Chak Panchuria, J.L No-33, Pargana- Kolkata, A.D.S.R.O- Rajarhat, under the jurisdiction of Patharghata Gram Panchayet, P.S- Rajarhat (New Town), Dist- North 24 parganas, hereinafter referred to as the said property more fully and particularly described in the **SCHEDULE** hereunder written and free from all encumbrance whatsoever having a good and marketable title in respect thereof **TOGETHER WITH** all rights privileges, amenities, easement, quasi easements and appurtenance whatsoever to the said property and here determents belonging to the said property and the said property and **TO HAVE AND TO HOLD** the said property and the inheritance thereof in fee simple in to purchaser absolute the hereby granted or expressed so to be into and to the use of the purchasers absolutely and forever free from all encumbrances whatsoever **AND** the vendors do and both hereby covenant that not with standing and any Act and or thing by the vendor or any of it is predecessors-in-title done executed knowingly suffered to the contrary the vendor has full rights, power and absolute authority to grant convey and transfer the said property **AND** the vendor is lawfully and absolutely entitled to

said property as an individual estate without any manner of condition use, trust of thing whatsoever **AND THAT** notwithstanding the vendor has good right, full power, absolute authority to transfer, sale, covey, transfer, assign and assure un to the purchaser the said property here by granted, sold, transferred, conveyed, expressed and intended to be up to the use of the purchaser and it successor-in-interest and assigns, in the manner aforesaid and the vendor further assure the purchaser that the purchaser shall at all times hereafter peaceable and quietly possess and enjoy the said property and raise further structure, mutations mane before the settlement office take overhead/ underground electric line, telephone line, water pipe line or utilize for any other purpose/purposes for the use of the purchaser **AND FURTHER** the purchaser shall be entitle to receive the rents, profits issues thereof without any claim or demand whatsoever from or by the vendor and any portion/persons law fully and/or equitably claiming from under or in trust from the vendor from or under any of its predecessor-in-title **AND** fury of the vendor shall and will at all times at the request of the purchaser if necessary do or execute or cause to be done such act, deed and thing whatsoever for further or more perfectly assuring the said property every part as be reasonably required and the vendor both here by covenant with the purchaser its successors-in- interest and assigning that the vendor and his successors-in-interest and assigns shall upon reasonable request and at the cost of the purchaser produce or cause to be produce to it or its

agents at any trial hearing commission as occasion will arise required for any deeds in writing for the purpose of showing there title to the said property **AND** that all outgoing on account of Panchayet and Government rates, taxes, revenues and outgoing payable up to the date these presents shall be borne and paid by the vendors.

SCHEDULE OF THE PROPERTY

ALL THAT piece or parcel of "Shali/Bastu" demarcated plot of land measuring an area of **04.95 Decimal** more or less, in R.S & L.R Dag No- 983 & 984, in L.R Khatian No. 3206, 3207, of Mouza- Chak Panchuria, J.L No-33, Pargana- Kolkata, A.D.S.R.O- Rajarhat, under the jurisdiction of Patharghata Gram Panchayet, P.S- Rajarhat (New Town), Dist- North 24 parganas.

Details of the Property

R.S & L.R Dag No	L.R Khatian No.	Total Land	Share	Owners Land	Sold Area	Nature
983	3206	104 Dec	0506	05.00	01.30 Dec	Shali/Bastu
984	3207	122 Dec	0448	05.00	03.65 Dec	Shali/Bastu

Total Sold Area of land 04.95 Decimal More or Less.

TOGETHER WITH all sorts of easement right over the passage/road and other benefits, facilities and advantages attached therein or thereto more particularly shown and delineated in the site Map or Plan annexed hereto **RED border** line thereon as part and parcel of this Indenture.

IN WITNESS WHEREOF, the Vendors hereinto has set and subscribed his hand & Seal on the day, month and year first above written.

SIGNED, SEALED & DELIVERED
BY THE VENDORS IN THE PRESENCE
OF WITNESSES:

1) Alauddin Sheikh.
Vill+Po. Saligram
Hadoa (741154)

2) A. K. Kumar Bhaumik
BL-152 Salt Lake

Read over &explained in
Bengali to the executants
& prepared in my office.

For SUNIL KUMAR BUCHASIA (HUF)
Sunil Kumar Buchasia
Kart.

DRAFTED BY:-
Azizur Rahaman
Vill- Kantadanga
P.S. - NO - 12/162

Computered by
Tariqul Computer Type
& D.T.P Centre
Bhangar Vijaygang Bazar.

SIGNATURE OF THE VENDORS

MEMO OF CONSIDARATION

RECEIVED of and from the within named purchaser the within mentioned sum of **Rupees 17,00,000/-** only being the full amount of below:

Chaque No.	Date	Bank Name	Branch	Amount
395557	29-04-2017	SBI	Rajbpur	5,00000/-
118905	02-05-2017	UCO	Salt Lake	1,00000/-
207118	23-05-2017	SBI	Elliot Rd.	1,00000/-
395561	30-05-2017	SBI	Rajbpur	1,46465/-
013755	30-05-2017	Central Bank	Gangarampur	53535/-
589893	13-06-2017	SBI	New Town	7,50,000/-
520170602000 1969	02-06-2017			4,00000/-
117153904185 207622	02-06-2017			50000/-
Total amount				17,00000/-

WITNESSES:

For SUNIL KUMAR BUCHASIA (P.
Sunil Kumar Buchasia

1. Alauddin Molah

Kar...

Sudhi Bucheria

2. Abdul Kumar Bhuiya
BL-182 Salt Lake

SIGNATURE OF THE VENDORS

(2

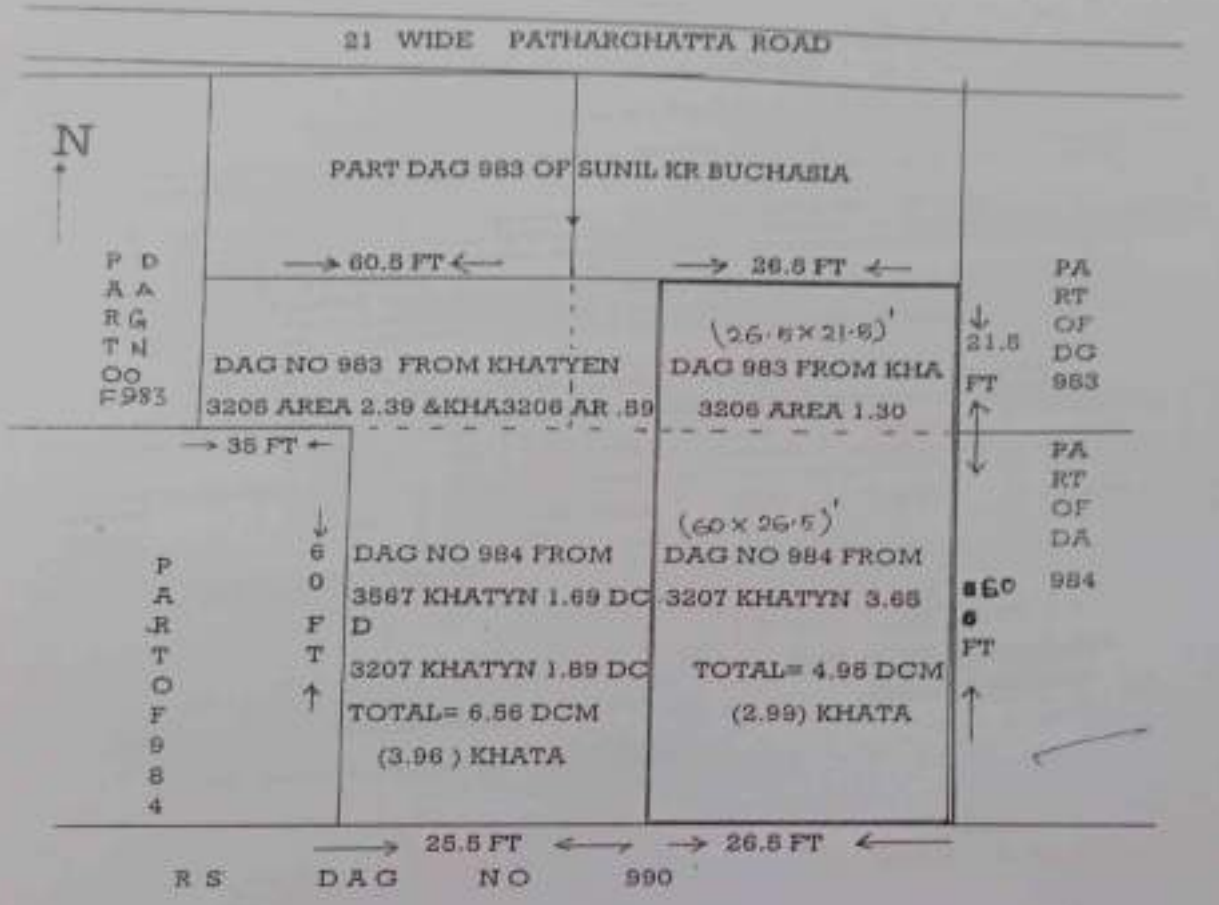
PLAN OF LAND AT MOUZA CHACKPACHURIEA—JL NO 33 LR DAG NO 983 & 984 KHATYENS 3206,3207 NEW TOWN PS– NORTH 24 PG .

LAND PURCHASE IN FAVOUR OF NO 1 ARIFUN NAHAR RAHAMAN, NO 2 ABUL KALAM AZAD NO 3 MD MIZANUR RAHAMAN .

LAND SOLD BY - NO1 SUNIL KR BUCHASIA DAG NO 983 FROM KHATYEN 3206 –1.3 DC

NO 2SHASHI BUCHASIA DAG NO 984 FROM KHATYAN3207 -3.66 DC

TOTAL AREA = 4.96 DCM



Per SUNIL KUMAR BUCHASIA (HUF

Sunil Kumar Buchasia, Shashi Buchasia DRAWN:- 21/5/17

Karia

Government of West Bengal
Office of the B.L. & L.R.O, Rajarhat
North -24 Parganas

Memo No:- /BL&LRO/RHT/16 Dated:- /2016

TO
SHASHI BUCHASIA
W/O SUNIL KUMAR BUCHASIA
BD-37, RABINDRAPALLY
BLOCK – 5, FLAT NO. 3A
P.O. PRAFULLA KANAN
KOL- 101

Govt. of W.B. Office of the BL & LRO, Rajarhat

Sub:- Certificate of Conversion

Conversion Case No:- 51/BL& LRO/RAJ/2016 Dt-19/01/2016

With reference to this prayer regarding the above subject permission is hereby accorded to change the character/classification of land as for conversion of land shown in the schedule below u/s 4C of the WBLR Act, 1955 subject to the following terms and conditions:

1) That the revenue as reflxed below is to be paid by the applicant from the date of the order.
2) That the character of land shall not be changed or the land will not be used for any purpose other than the purpose as mentioned in Col. No.6 of the schedule below except with the prior permission in writing or the collector u/s 4C of the W.B. L.R. Act,1955.
3) That the permission is without prejudice to any of the provision of chapter IIB of the W.B. L.R. Act,1955.
4) That the permission is without prejudice to the Urban Land (Ceiling and Regulation) Act 1976(33 of 1976).
5) That the permission is without prejudice to the W.B. Town and country (planning and Developement) Act 1976 (W.B. Act. XIII of 1976).
6) That the applicant/proprietor will apply to the Govt. for long term settlement of the land under usual terms and conditions or payments of rent and salami. If in future the land in question is found to be vested.
7) That the change of character of land or conversion of land will take effect from the date of the order.

Name of the P.S. and Mouza with J. L. No.	L. R. Khatian No.	LR Dag No	Total Area	Share	Area (Decimal)	Previous Classification	Classification After Conversion	Present Revenue
Rajarhat Mouza:- CHAKPACHURIA J.L. No.- 33	3207	984	122 Dec	00448	05	SALI	BASTU	As per Govt. Rule

(ONE (01) PLOT ONLY)

Collector
u/s 4C of W.B. L.R. Act, 1955
BL & LRO, Rajarhat
North 24-Parganas

Memo No:- /BL&LRO/RHT/16 Dated: /16

1. Copy forwarded to R.I. Office- PATHARGHATA

Collector
u/s 4C of W.B. L.R. Act,1955

Government of West Bengal
Office of the B.L. & L.R.O, Rajarhat
North -24 Parganas

Memo No:- 1264 /BL&LRO/RHT/16 Dated:- 7 / 1 /2016

TO
SUNIL KUMAR BUCHASIA
S.O- SHYAM BIHARI BUCHASIA
BD-37, RABINDRAPALLY
BLOCK – 5, FLAT NO. 3A
P.O. PRAFULLA KANAN
KOL- 101

Sub:- Certificate of Conversion

Conversion Case No:- 52/BL& LRO/RAJ/2016 Dt-19/01/2016

With reference to this prayer regarding the above subject permission is hereby accorded to change the character/classification of land or for conversion of land shown in the schedule below u/s 4C of the WBLR Act. 1955 subject to the following terms and conditions.

1) That the revenue as refixed below is to be paid by the applicant from the date of the order.
2) That the character of land shall not be changed or the land will not be used for any purpose other than the purpose as mentioned in Col. No.6 of the schedule below except with the prior permission in writing of the collector u/s 4C of the W.B. L.R. Act.1953.
3) That the permission is without prejudice to any of the provision of chapter IIB of the W.B. L.R. Act.1955.
4) That the permission is without prejudice to the Urban Land (Ceiling and Regulation) Act 1976(33 of 1976).
5) That the permission is without prejudice to the W.B. Town and country (planning and Development) Act 1979 (W.B. Act. XIII of 1976).
6) That the applicant/proprietor will apply to the Govt. for long term settlement of the land under usual terms and conditions or payments of rent and salami. If in future the land in question is found to be vested.
7) That the change of character of land or conversion of land will take effect from the date of the order.

Name of the P.S. and Mouza with J. L. No.	L. R. Khatian No.	LR Dag No	Total Area	Share	Area (Decimal)	Previous Classification	Classification After Conversion	Present Revenue
Rajarhat Mouza:- CHAKPACHURIA J.L. No.- 33	3206	983	104 Dec	00506	05	SALI	BASTU	As per Govt. Rule

(ONE (01) PLOT ONLY)

Collector
u/s 4C of W.B. L.R. Act, 1955
BL & LRO, Rajarhat
North 24 Parganas/16

Memo No:- BL&LRO/RHT/16 Dated:-

1. Copy forwarded to R.I. Office- PATHARGHATA

Collector
u/s 4C of W.B. L.R. Act.1955

photo of the Presentant should be pasted in the Front page of the documents

	Thumb (Finger)	1st Finger	Middle Finger	Ringh Finger	Small Finger
Left Hand					
Right Hand					

Name .....

Signature .....

	Thumb (Finger)	1st Finger	Middle Finger	Ringh Finger	Small Finger
Left Hand					
Right Hand					

Name .....

Signature Shashi Bucharia

	Thumb (Finger)	1st Finger	Middle Finger	Ringh Finger	Small Finger
Left Hand					
Right Hand					

Name ARIFUN NAHAR RAHAMAN

Signature Arifun Nahar Rahaman

Photo of the Presentant should be pasted in the Front page of the documents

	Thumb (Finger)	1st Finger	Middle Finger	Ringh Finger	Small Finger
Left Hand					
Right Hand					

Name ABUL KALAM AZAD

Signature Abul Kalam Azad

	Thumb (Finger)	1st Finger	Middle Finger	Ringh Finger	Small Finger
Left Hand					
Right Hand					

Name MD MIZANUR RAHAMAN

Signature Md Mizanur Rahaman

	Thumb (Finger)	1st Finger	Middle Finger	Ringh Finger	Small Finger
Left Hand					
Right Hand					

Name.....

Signature.....

ভারত সরকার
GOVERNMENT OF INDIA

Arifun Nahar Rahaman
Father: ATIUR RAHAMAN

6909 1871 5446

সাধারণ মানুষের অধিকার

Arifun Nahar Rahaman

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: DHALADIGHI
UTTAR PARA
Gangarampur
Gangarampur, Dakshin
Dinajpur, West Bengal,
733124

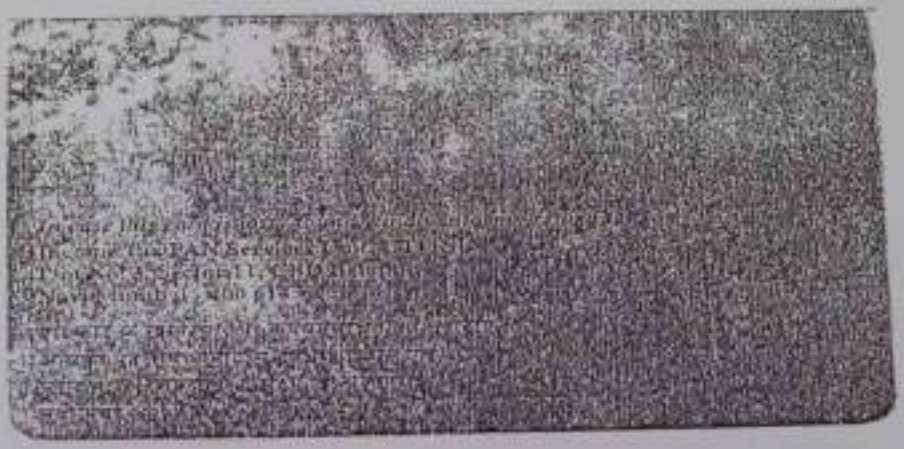
1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

Abul Kalam Azad



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAFHS7259N

नाम /NAME

SUNIL KUMAR BUCHASIA

निगमन/गठन की तिथि /DATE OF INCORPORATION/FORMATION

03-03-1996

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUNIL KUMAR BUCHASIA

SHYAM BEHARI BUCHASIA

17/09/1965

Permanent Account Number

AEARB1144C

Signature

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADHPB5136G

नाम /NAME

SHASHI BUCHASIA

पिता का नाम /FATHER'S NAME

RATAN LAL KHEMKA

जन्म तिथि /DATE OF BIRTH

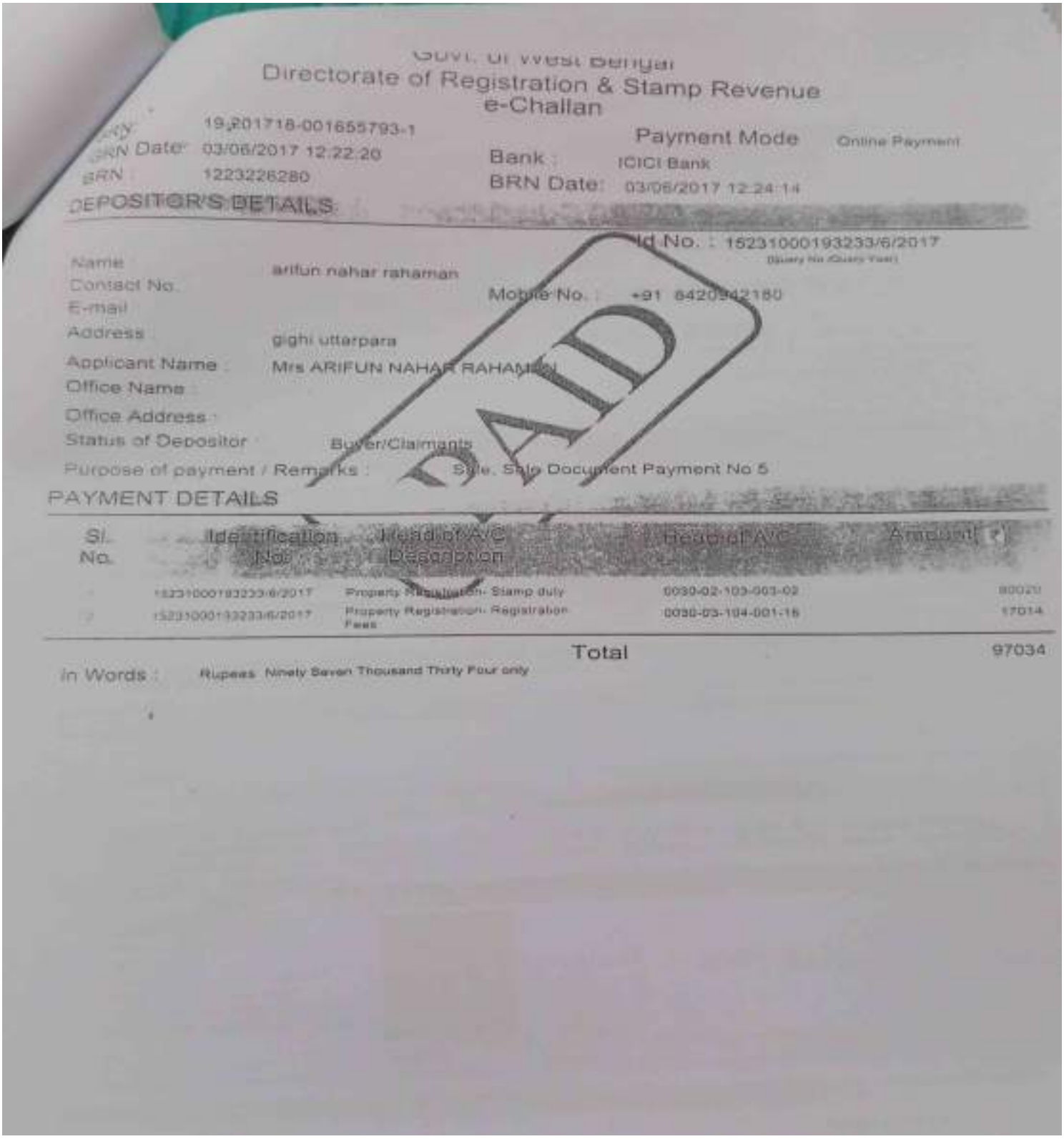
29-10-1969

हस्ताक्षर /SIGNATURE

Shashi Buchasia

आयकर आयुक्त, प. ब.-II

COMMISSIONER OF INCOME-TAX, W.B.-II



Govt. of West Bengal

Directorate of Registration & Stamp Revenue

e-Challan

GRN : 19201718-001655793-1 Payment Mode Online Payment

GRN Date: 03/06/2017 12:22:20 Bank : ICICI Bank

BRN : 1223226280 BRN Date: 03/06/2017 12:24:14

DEPOSITOR'S DETAILS

Id No. : 15231000193233/6/2017

(Query No /Query Year)

Name : arifun nahar rahaman

Contact No. :

E-mail :

Mobile No. : +91 8420942180

Address : gighi uttarpara

Applicant Name : Mrs ARIFUN NAHAR RAHAMAN

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 5

PAID

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	15231000193233/6/2017	Property Registration- Stamp duty	0030-02-103-003-02	80020
2	15231000193233/6/2017	Property Registration- Registration Fees	0030-03-104-001-16	17014
			Total	97034

In Words : Rupees Ninety Seven Thousand Thirty Four only

Major Information of the Deed

Deed No :	I-1523-04855/2017	Date of Registration	05/06/2017
Query No / Year	1523-1000193233/2017	Office where deed is registered	
Query Date	02/06/2017 12:39:50 PM	A D S R RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	ARIFUN NAHAR RAHAMAN DHALDIGHI UTTAR PARA,Thana : Gangarampur, District : Dakshin Dinajpur, WEST BENGAL, Mobile No : 8420942180, Status :Buyer/Claimant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 17,00,000/-		Rs. 17,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 85,020/- (Article 23)		Rs. 17,014/- (Article A(1), E)	
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-983	LR-3206	Bastu	Bastu	1.3 Dec	4,38,490/-	4,38,490/-	
L2	LR-964	LR-3207	Bastu	Bastu	3.65 Dec	12,31,510/-	12,31,510/-	
		TOTAL :			4.95Dec	16,70,000 /-	16,70,000 /-	
	Grand Total :				4.95Dec	16,70,000 /-	16,70,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	100 sq ft	30,000 /-	30,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Sunil Kumar Buchasia HUF SD-37, RABINDRAPALLY, Block/Sector: V, Flat No: 3A, P.O:- PRAFULLA KANAN, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700101 , PAN No.:: AAFHS7259N, Status :Organization, Executed by: Representative			
	Name	Photo	Fingerprint	Signature
2	SASHI BUCHASIA Wife of SUNIL KUMAR BUCHASIA Executed by: Self, Date of Execution: 05/06/2017 , Admitted by: Self, Date of Admission: 05/06/2017 ,Place : Office	05/06/2017	LTI 05/06/2017	05/06/2017

02/06/2017 Query No:-15231000193233 / 2017 Deed No :I - 152304855 / 2017, Document is digitally signed.

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BD-37, RABINDRAPALLY, Block/Sector: V, Flat No: 3A, P.O:- PRAFULLA KANAN, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADHPB5136G, Status :Individual

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ARIFUN NAHAR RAHAMAN Daughter of AJIJUR RAHAMAN DHALGIGHI UTTARPARA, P.O - GANGARAMPUR, P.S:- Gangarampur, District:-Dakshin Dinajpur, West Bengal, India, PIN - 733124 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: CUQPR5565K, Status :Individual
2	ABUL KALAM AZAD Son of MOHAMMAD QUADIR E12/4, KARUNAMOYEE HSG. ESATATE, SALT LAKE, SEC-II, P.O:- SECH SHABAN, P.S:- East Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.:: AKMPA9477H, Status :Individual
3	Md MIZANUR RAHAMAN Son of Md ABDUL GOFUR MAHALANDI, P.O - MAHALANDI, P.S - Kandi, District:-Murshidabad, West Bengal, India, PIN - 742136 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: SLLPR9706H, Status :Individual

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	SUNIL KUMAR BUCHASIA (Presentant) Son of SHYAM BEHARI BUCHASIA Date of Execution - 05/06/2017, , Admitted by: Self, Date of Admission: 05/06/2017, Place of Admission of Execution: Office	Jun 5 2017 2:32PM	LTI 05/06/2017	Sunil Kumar Buchasia 05/06/2017

BD-37, RABINDRAPALLY, Block/Sector: V, Flat No: 3A, P.O:- PRAFULLA KANAN, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700101, Sex: Male, By Caste: Hindu, Occepation: Business, Citizen of: India, , PAN No.:: AEAPB1144C Status : Representative, Representative of : Sunil Kumar Buchasia HUF (as KARTA)

Identifier Details :

Name & address	
ALAUDDIN SHEKH Son of Late SALIM SHEKH SALIGRAM, P.O:- SALIGRAM, P.S:- Nakashipara, District:-Nadia, West Bengal, India, PIN - 741154, Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, , Identifier Of SASHI BUCHASIA, SUNIL KUMAR BUCHASIA	
	05/06/2017

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Sunil Kumar Buchasia HUF	ARIFUN NAHAR RAHAMAN-0.216667 Dec,ABUL KALAM AZAD-0.216667 Dec,Md MIZANUR RAHAMAN-0.216667 Dec
2	SASHI BUCHASIA	ARIFUN NAHAR RAHAMAN-0.216667 Dec,ABUL KALAM AZAD-0.216667 Dec,Md MIZANUR RAHAMAN-0.216667 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Sunil Kumar Buchasia HUF	ARIFUN NAHAR RAHAMAN-0.608333 Dec,ABUL KALAM AZAD-0.608333 Dec,Md MIZANUR RAHAMAN-0.608333 Dec
2	SASHI BUCHASIA	ARIFUN NAHAR RAHAMAN-0.608333 Dec,ABUL KALAM AZAD-0.608333 Dec,Md MIZANUR RAHAMAN-0.608333 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Sunil Kumar Buchasia HUF	ARIFUN NAHAR RAHAMAN-16.6667 Sq Ft,ABUL KALAM AZAD-16.6667 Sq Ft,Md MIZANUR RAHAMAN-16.6667 Sq Ft
2	SASHI BUCHASIA	ARIFUN NAHAR RAHAMAN-16.6667 Sq Ft,ABUL KALAM AZAD-16.6667 Sq Ft,Md MIZANUR RAHAMAN-16.6667 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHAROHATA, Mouza: Chakpanchuria

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No - 983(Corresponding RS Plot No - 983), LR Khatian No - 3206	Owner:সুশীল কুমার বুচাশিয়া, Gurdian:পাস্ত বিহারী, Address:নিজ, Classification:পাটি, Area:0.05000000 Acre,
L2	LR Plot No - 984(Corresponding RS Plot No - 984), LR Khatian No - 3207	Owner:শশী বুচাশিয়া, Gurdian:সুশীল কুমার, Address:নিজ, Classification:পাটি, Area:0.05000000 Acre,

Endorsement For Deed Number : I - 152304855 / 2017

On 02-08-2017

Certificate of Market Value(WB PUV rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 17,00,000/-

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

05/06/2017

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 14:04 hrs on 05-06-2017, at the Office of the A.D.S.R. RAJARHAT by SUNIL KUMAR BUCHASIA.

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

Execution is admitted on 05/06/2017 by SASHI BUCHASIA, Wife of SUNIL KUMAR BUCHASIA, BD-37, RAJINDRAPALLY, Sector V, Flat No: 3A, P.O: PRAFULLA KANAN, Thana: Bagulati, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by Profession Business

Indetified by ALAUDDIN SHEKH, , , Son of Late SALIM SHEKH, SALIGRAM, P.O: SALIGRAM, Thana: Nakashipara, , Nadia, WEST BENGAL, India, PIN - 741154, by caste Muslim, by profession Cultivation

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

Execution is admitted on 05-06-2017 by SUNIL KUMAR BUCHASIA, KARTA, Sunil Kumar Buchasia HUF, BD-37, RAJINDRAPALLY, Block/Sector: V, Flat No: 3A, P.O:- PRAFULLA KANAN, P.S:- Bagulati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700101

Indetified by ALAUDDIN SHEKH, , , Son of Late SALIM SHEKH, SALIGRAM, P.O: SALIGRAM, Thana: Nakashipara, Nadia, WEST BENGAL, India, PIN - 741154, by caste Muslim, by profession Cultivation

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 17,014/- (A(1) = Rs 17,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 17,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/06/2017 12:24PM with Govt. Ref. No: 192017160016557931 on 03-06-2017, Amount Rs: 17,014/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1223226280 on 03-06-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 85,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 80,020/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 171, Amount: Rs.5,000/-, Date of Purchase: 05/06/2017, Vendor name: Monika Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/06/2017 12:24PM with Govt. Ref. No: 192017160016557931 on 03-06-2017, Amount Rs: 80,020/-, Bank: ICICI Bank (ICIC0000006), Ref. No: 1223226280 on 03-06-2017, Head of Account 0030-02-103-003-02

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2017, Page from 138782 to 138812

being No 152304855 for the year 2017.

Digitally signed by DEBASISH DHAR
Date: 2017.06.12 12:01:13 +05:30
Reason: Digital Signing of Deed

(Debasish Dhar) 12-06-2017 12:01:12
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)