

S-11864/23

I-11848/23



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

K 292379

K 292379

Shun

2-2255130/23

19/09/23

13:15 PM

Certified that the document is admitted to registration. The Signature sheet / objects & the endorsement sheet / objects attached to the document are the part of this document

Shun

District Sub-Registrar-III
North 24-Parganas, Barasat

20 SEP 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 19th day of September, Two thousand and Twenty Three (2023).

Contd...2

नम्रतः : 3222 120923
 ममं उ जातिवः :
 जातिवत नामः : Hausa Imam,
 निगनामा : Danima,
 गुणाः :
 जातिवतः :

জেলা : উত্তর ২৪ পরগণা
 পল্লি : ২৬ JUN 20 23
 মোট ট্যাক্স : ২০০০০
 টেক্সট : ২০০০০
 ডেউ : ২০০০০

Abul Karim Khaw
570 Lat Abdul Hamid
Khaw.

South Kodak
A0+AS, New Samur
A0-131, 247 (v)
Guns, etc.



District Sub-Registrar-III
North 24-Parganas, Barasat

19 SEP 2023

IN BETWEEN

✓ (1) **SMT. AMALA SANKAR BOSE @ KAMLA BOSE** [VOTER ID - MT/10/057/1173060] [PAN- ADWPB7909G] [AADHAAR NO. 5862 0641 0718] [PASSPORT NO. K6523290] Wife of Late Sankar Kumar Bose, (2) **SRI PREETAM SANKAR BOSE** [PASSPORT NO - N6219764] [PAN- ANUPB9612J] [AADHAAR NO. 3514 2428 9234] Son of Late Sankar Kumar Bose, (3) **SRI RAHUL SANKAR BOSE** [VOTER ID - HTQ2022432] [PAN- ANGPB8669P] [AADHAAR NO. 7145 6602 0178] Son of Late Sankar Kumar Bose, all are by faith-Hindu, by Occupation no. 1 Housewife and No. 2 and 3 Business respectively, by nationality - Indian, all are permanently residing at 227, A.P.C Roy Road, P.O.-Birati, P.S.-Nimta, District - North 24 Parganas, West Bengal, Kolkata-700051, all are presently residing at 1002 Bldg. No.-15, Lilac Regency Estate, Shill Road, Dombivli, East Kalyan, P.O.- Kalyan, P.S.-Kalyan Taluka, District-Thane, Maharastra, Pin-421201, hereinafter referred to as the **VENDORS** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.





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AND

(1) **KAUSER IMAM** [VOTER ID-BR/006/027/792064] [PAN-ALHPA7822Q] [AADHAAR NO. 5462 7854 8325] Son of Late Sekh Sagir @ Md. Sagir, (2) **MD. ASHFAQUE** [VOTER ID - JNV1322528] [PAN- ALHPA7822Q] [AADHAAR NO. 3625 9296 2684] Son of Md. Izhar, both are by Religion-Islam, by occupation-Business, both are residing at M.A Sarani, Bankra (new Area), P.O.-Birati, P.S.-Airport, District-North 24 Parganas, West Bengal, Kolkata-700051, hereinafter referred to as the **PURCHASERS** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS Sk. Khalil Molla is/was the owner of the property measuring an area of 12 decimals of land Bastu in nature being R.S. and L.R. Dag No. 809 being R.S. Khatian No. 538 corresponding to L.R. Khatian No. 1495 and R.S. Khatian No. 44, L.R. Khatian No. 403, R.S. and L.R. Dag No. 808 an area of 01 decimal danga in nature and Hafijuddin Mondal and Tafijuddin Mondal were the owners of the property an area of 11 decimals Bastu in nature R.S. and L.R. Dag no. 807



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corresponding to L.R. Khatian No. 1553 and 607 respectively in mouza -Bisharpara, J.L. No.-5, Touzi No.-172, Re. Su. No. 89, P.S.-Airport, A.D.S.R.-Bidhannagar (Salt Lake City), District-North 24 Parganas in Pargana Kolikata, Holding No. 129(759), Ward No. 01 within the limit of North Dum Dum Municipality.

AND WHEREAS Bijoy Kumar Dey during his lifetime purchased the aforesaid land in question on 28/12/1964 from Khalil Molla being Dag No. 809 and 808 by way of deed of absolute sale entered in Book No.-I, Volume No.-135, Pages from 290 to 292 being no. 9926 and registered at A.D.S.R. Cossipore Dum Dum.

AND WHEREAS after the death of said Bijoy Kumar Dey his sons Sankar Kumar Dey, Gobinda Dey, Uma Sankar Dey and Kiran Sankar Dey and daughters namely Moli Paul, Lily Bose, Dolly Ghatak, Nirmala Bose and Suparna Dey inherited the entire property being the sons and daughters of deceased Bijoy Kumar Dey as per Hindu Succession Act of 1956. And thereafter Moly Paul acquired some land by way of deed of gift on 24/09/2000 from Sri Sankar Dey and others entered in Book No.-I, Volume No.-189, Pages from 01 to 08 being no. 7306 and registered at A.D.S.R. office Barrackpore. Thereafter it appeared some errors in the above number deed that on

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01/10/2001 Moly Paul also executed a declaration for the substitution of the said documents being no. 7306 declaration deed no. 7061 which is also registered at the office of A.D.S.R. Barrackpore and thereafter Moly Paul transferred some portion of land in favour of the intending purchaser and rest 02 cottahs 09 chittaks 33 sq.ft. more or less was in her possession and she seized and possessed the same as the absolute owner without any interruption from any corner whatsoever.

AND WHEREAS Ranjit Kumar Kar also purchased a piece of land measuring an area of 11 decimals of land Bastu in nature being R.S. Khatian No. 518, L.R. Khatian No. 1553 and 607 respectively R.S. and L.R. Dag No. 807 from Hafijuddin Mondal and Tafijuddin Moandal on 20/04/1966 by way of a Deed of Absolute sale which has been registered at the office of Cossipore Dum Dum; being no. 3165 and after the purchasing the same by Ranjit Kumar Kar he seized and possessed the same as the absolute owner since then.

AND WHEREAS Smt. Doly Ghatak purchased 07 cottah 04 chittak 12 sq.ft. of land (more or less) from Ranjit Kumar Kar on 04/05/1992 by way of deed of absolute sale being no. 3222





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which has been registered at the office of D.R. North 24 Parganas at Barasat.

AND WHEREAS that after the purchasing of the land measuring an area of 09 cottahs 14 chittaks more or less by Smt. Mali Paul and Dolly Ghatak by two deed of conveyances of Dag No. 808, 809 and 807, R.S. Khatian Nos. 538, 44 & 518 respectively in Mouza -Bisharpara, J.L. No. 5, Re. Su. No. 89, Touzi No. 172 Pargana Kolikata, P.S.-Airport, District-North 24 Parganas, A.D.S.R. Office Bidhannagar, Kolkata- 700051 and the aforesaid Moly Paul and Dolly Ghatak jointly transferred the aforesaid land measuring an area of 09 cottahs 14 chittaks more or less Bastu and Danga in nature in favour of Sankar Kumar Bose and Amala Sankar Bose on 06/03/2002 being no. 03487 registered at A.D.S.R office Bidhannagar (Salt Lake City) which Moly Paul transferred her respective shares as the owner self, and as an attorney of the confirming parties namely Ramjan Ali Mondal and others (being power number 246 dated 12/09/2001 registered at A.D.S.R. Office Bidhannagar) and Smt. Dolly Ghatak transferred, with the confirming party Ashalata Roy her respective share of the land through her attorney Sri Uma Sankar Dey (being power number 00272 dated 12/10/2001, Book No. IV, registered at A.D.S.R. Office Bidhannagar).





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AND WHEREAS Sankar Kumar Bose and Amala Sankar Bose jointly purchasing the land seized and possessed the same as the absolute owners paying the rent and taxes also mutated their names before the North Dum Dum Municipality as the absolute owners unfortunately said Sankar Kumar Bose died on 29/09/2010 leaving behind the owners as well as heirs and successors according to Hindu Succession Act 1956 the present vendors being wife and two sons respectively namely Amala Sankar Bose, Preetam Sankar Bose and Rahul Sankar Bose acquired/inherited the 50% shares of deceased Sankar Kumar Bose and the present vendors have been enjoying and possessing the entire property jointly as the legal heirs and successors of the deceased Sankar Kumar Bose being wife and sons respectively. and Amala Sankar Bose has got 50% own share of the entire land and also acquired/inherited the respective share of the deceased husband and it is free from all sorts of encumbrances whatsoever and it has a good and marketable title to the land in question and we further declare no other heir and heirs successor or successors of the deceased Sankar Kumar Bose except the present vendors.

AND WHEREAS we the executants as well as vendors/owners have been jointly enjoying and possessing the entire property





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measuring an area of 09 cottahs 14 chittaks more or less being R.S. and L.R. dag nos. 809, 808 and 807 respectively in Mouza-Bisharpara, J.L. No. 5, Re.Sa. No.89, Touzi No. 172, P.S.- Airport, District- North 24 Parganas, Holding No. 129(759) in Ward No. 1, within the limit of North Dum Dum Municipality adjacent to the M.A. Sarani and it is free from all sorts of encumbrances whatsoever and it is not the subject matter of any kind of alignment neither pending before the competent court of law whatsoever charges or liens and it is not under the purview of Urban Land Ceiling and Regulations Act, 1976 neither requisitioned or acquisitioned by any authority etc.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

That in pursuance of the said agreement between the vendors and the purchasers that the present owners Sri Sankar Kumar Bose and Amala Sankar Bose jointly desired to transfer the land where is and as basis in favour of the intending purchasers and the purchasers namely Zahid Imam and Md. Ashfaque also desired to purchase the said land alongwith a tiled shed in consideration of a sum of **Rs. 1,28,00,000/- (Rupees one crore twenty eight lakhs) only** as the highest marketable price of the same and paid by the Purchasers to the Vendors in terms

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of the said agreements (the receipts whereof the Vendors doth hereby admit and acknowledge and of and from the payment of the said sum forever release, acquit, exonerate and discharge the Purchaser and the properties sold by these presents the Vendor hereby sell, transfer, convey, assign and assure unto and to the use of the Purchasers ALL THAT piece and parcel of land of 09 cottahs 14 chittaks more or less in the schedule below hereunder written together with all easements right and right to egress and ingress to the said property coloured 'RED' in blue print/site plan attached with this Deed of Conveyance particularly described in the schedule written hereunder **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser absolutely and forever free from all encumbrances trust, liens, lispences, attachments and other stipulation and provision with the beneficial use and enjoyment of the said land belonging to and held by the Purchasers as set out in the schedule hereunder written without any claim from the Vendors or any other person or persons deriving title through or under them or from them along with all easements, rights and privileges of the land mentioned in the schedule hereunder.





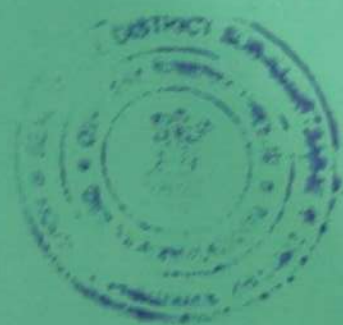
District Sun-Registrar-III
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AND THE PURCHASERS DO HEREBY COVENANT WITH THE VENDORS AS FOLLOWS:-

The Purchasers shall at all times from the date of possession regularly and punctually makes payments of all the municipal tax, outgoing and imposition in respect of the said land and the share or interest in the said land comprised in the said premises or any other taxes, imposition and other outgoing which may be imposed or become payable in respect of the said land. And the purchasers are entitled to mutate their names in place of the owners of the land before B.L. and L.R.O., Municipality as the absolute owners paying the taxes and rents in respect of the said land and also entitled to transfer the same according to their sweet will by any means. And it is free from all sorts of encumbrances whatsoever and the vendors also declare that it is not a subject matter of mortgage, charges or liens whatsoever and not pending before the competent court of law and we did not take any loan from any bank or govt. or semi govt. authority mortgaging the land thereto. And the vendors also declare that if the land is not free from all sorts of encumbrances and it transpires in future that it is litigated one in that case the vendors are liable to refund all the consideration money amount to the purchasers and also declare that in future any error or

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errors mistake or mistakes arises and in that case the vendors are liable to make good and register the rectification deed or declaration in favour of the purchasers as the substitution document in favour of the purchasers and the purchasers are liable to meet up the cost for the registration.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land measuring an area of 09 (nine) cottahs 14 (fourteen) chittaks be the same a little more or less with a tile shed of 100 sq.ft. lying situate under **MOUZA-BISHARPARA**, J.L.-05, Re. Sa. No. 89, Touzi No. 172, R.S. and L.R. Dag No. 809, 808 and 807 respectively being R.S. Khatian No. 538, 518 and 44, L.R. Khatian No. 1495, 403, 1553 and 607 respectively under North Dum Dum Municipality bearing Holding No. 129 (759), Ward No. 01, M.A. Sarani, Kolkata-700051, under P.S. Airport, A.D.S.R.O. at Bidhannagar (Salt Lake City), District-North 24 Parganas.

L.R. Khatian No. 607, 1553

1) R.S. and L.R. Dag No. 807, area 07 cottahs 04 chittaks 12 sq.ft. = 5232 *sq.ft*

L.R. Khatian No. 403

Amala Sarani Bore
@ Kamla Bore

Bore



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2) R.S. and L.R. Dag No. 808, area 09 chittaks 31 sq.ft. = 436 sq.ft.

L.R. Khatian No. 1495

3) R.S. and L.R. Dag No. 809, area 02 cottahs 02 sq.ft. = 1442 sq.ft.

Total area of land 09 (nine) cottahs 14 (fourteen) chittaks or 16.2938 decimal more or less.

and the blue print/site plan coloured 'RED' would be treated as the part of the deed of conveyance, butted and bounded as under:-

ON THE NORTH: Jiban Krishna Banerjee and Municipal Road;

ON THE SOUTH: 23' ft. wide M.A. Sarani;

ON THE EAST : Kamaluddin Laskar and Municipal Road;

ON THE WEST : Ram Chandra Sinha and others

Amala Sanjay Boser
Kamla Boser

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IN WITNESS WHEREOF the parties hereto set and subscribed their hands and seals on the day, month and year first above written knowing the contents of this Deed of Conveyance without any intervention from any corner whatsoever with good physique and sound health in presence of the attesting witnesses.

SIGNED SEALED AND

DELIVERED IN THE PRESENCE OF :

Witnesses :-

1. *Abul Kalam Khan*
PO & Abul Amdullah
South Kodalia CD-13
2. *Gouranga Kishna Poddar*
6 No Rm Chitra Bisnati
Kel- ST.

Amala Sankar Bose
Kamla Bose
Preetam Sankar Bose
RAHUL SANKAR BOSE

Signature of the **VENDORS**

Kauser Imam.

Md. Asif Jaque.

Signature of the **PURCHASERS**

Drafted by :-

Snehasis Islam

Snehasis Islam

Advocate

Barasat Judges' Court

Enrollment no. WB/1224/2009

Computer composed :-

Santu Mukherjee

Santu Mukherjee

Barasat Judges' Court



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MEMO OF CONSIDERATION

RECEIVED a sum of **Rs. 1,28,00,000/- (Rupees one crore twenty eight Lakh) only** from the within named purchaser as full consideration in the following manners :-

Date	RTGS/Cash/ Cheque	Bank	Amount
23/08/2023	000207	ICICI, Ultadanga Br.	50,00,000.00
23/08/2023	000208	ICICI, Ultadanga Br.	25,00,000.00
23/08/2023	000211	ICICI, Ultadanga Br.	25,00,000.00
15/09/2023	AC-453205500075		13,72,000.00
16/09/2023	AC-453205500075		13,42,667.00
		For TDS	85,333.00
		Total	1,28,00,000.00

Total (Rupees one crore twenty eight Lakh) only

Witnesses:-

1. Abul Kariem Khan
ranth Kodak 10-13/1
2. Gouramya Kishor Reddy
6 No Road Gate, Bistah
Kall - 5.

Amala Sankar Bose

Kamla Bose
Preetam Sankar Bose
ANUL SANKAR BOSE
Signature of the Vendor

SN




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North 24-Parganas, Barasat

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A SITE OF MOUZA-BISHARPARA, J.L. NO.-5, RE. SU. NO. 89, R.S. AND L.R. DAG NO. 807, 808 & 809, R.S. KHATIAN NO.- 518, 44, 538, P.S.-AIRPORT, WARD NO.-1, HOLDING NO.-129 (759) NORTH DUM DUM MUNICIPALITY, STREET - M.A. SARANI, DISTRICT-NORTH 24 PARGANAS.

NOT TO SCALE



SCHEDULE OF LAND

DAG NO.	L.R. KHATIAN NO.	AREA
807	607, 1553	7K - 04 CH - 12 SQ.FT.
808	403	09 CH - 31 SQ.FT.
809	1495	2K - 00 CH - 02 SQ.FT.
TOTAL AREA		9K - 14 CH (M/L)

Amala Sankar Bose
@ Kamla Bose
Preetam Sankar Bose

Rahul Sankar Bose

SIGNATURE OF THE VENDORS

Kaues Incm.
Md. Ashfaque

SIGNATURE OF THE PURCHASERS

Momin Ali
MD. MOMIN ALI
Surveyor
Regn. No. 015/03
Barasat Court



District Sub-Registrar-III
North 24-Parganas, Barasat

19 SEP 2023



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



192023240220690711

GRN Details

GRN: 192023240220690711 Payment Mode: Online Payment
GRN Date: 14/09/2023 14:42:51 Bank/Gateway: State Bank of India
BRN : CKX9874341 BRN Date: 14/09/2023 14:43:46
GRIPS Payment ID: 140920232022069070 Payment Init. Date: 14/09/2023 14:42:51
Payment Status: Successful Payment Ref. No: 2002255130/3/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: KAUSER IMAM
Address: M.A.Sarani Bankra(New Area),PO-Birati,PS-Airport,Pin-700051
Mobile: 9339319504
Contact No: 8582848869
Depositor Status: Buyer/Claimants
Query No: 2002255130
Applicant's Name: Mr Abul Kashem Khan
Identification No: 2002255130/3/2023
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 14/09/2023
Period To (dd/mm/yyyy): 14/09/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002255130/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	636421
2	2002255130/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	128294
3	2002255130/3/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	3060
Total				767775

IN WORDS: SEVEN LAKH SIXTY SEVEN THOUSAND SEVEN HUNDRED SEVENTY FIVE ONLY.



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District Registrar-III
24-A, Barasat

19 SEP 2023

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

(1) Name AMALA SANKAR ROSE

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.					

All the above fingerprints are of the abovenamed person and attested by the said person

Amala Sankar Rose Kamla Bose

Signature of the Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator. (✓)

(2) Name PREETAM SANKAR ROSE

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.					

All the above fingerprints are of the abovenamed person and attested by the said person

Preetam Sankar Rose

Signature of the Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator. (✓)

(3) Name RAHUL SANKAR ROSE

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.					

All the above fingerprints are of the abovenamed person and attested by the said person

Rahul Sankar Rose

Signature of the Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator. (✓)

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



District Sub-Registrar-III
North 24-Parganas, Barasat

19 SEP 2023

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

(1) Name KAUZER IMAM

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE

RING

MIDDLE

FORE

THUMB

THUMB

FORE

MIDDLE

RING

LITTLE

R.H.

All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

(2) Name MD. ASHFAQUE

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE

RING

MIDDLE

FORE

THUMB

THUMB

FORE

MIDDLE

RING

LITTLE

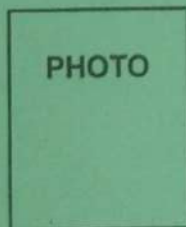
R.H.

All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

(3) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE

RING

MIDDLE

FORE

THUMB

THUMB

FORE

MIDDLE

RING

LITTLE

R.H.

All the above fingerprints are of the abovenamed person and attested by the said person

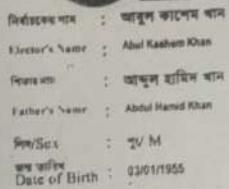
Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

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



District Sub-Registrar-III
North 24-Parganas, Barasat

19 SEP 2023



181.21. ১৯৯৭ সাল, ১৫ জানুয়ারি, পাতা ১৫
২৪ শব্দ: ১০০/১

Address:
18921, TALPUKUR ROAD, NEW
BARRACKPUR, GHOLA, NORTH 24
PARAGANAS- 760121

Date: 19/03/2015

110-Dum Dum Uttar Constituency

In case of change in address mention this Card Set in the relevant Form for including your name in the roll at the changed address and to obtain the card at its new location.

Abul Karam Khan

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



79AB 422878

In the Court of Ld. Executive Magistrate 1st Class at Barasat

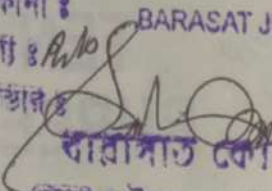
North 24 Parganas

A F F I D A V I T

I, AMALA SANKAR BOSE W/o. Late Sankar Kumar Bose, by faith Hindu, by occupation-House wife, by Nationality -Indian, residing at 227 A.P. Roy Road, P.O. Birati, P.S.Nimta, Dist : North 24 Parganas, Kolkata 700051, do hereby solemnly affirm and declare as follows :-

- 1) That I am a citizen of India and have been residing at the above noted address permanently.
- 2) That my actual name is AMALA SANKAR BOSE and Kamla Bose is my nick name.
- 3) That in my Voter Card my nick name KAMLA BOSE has been entered instead of my actual name is AMALA SANKAR BOSE W/o. Late Sankar Kumar Bose.

Contd.P/2

নম্বর : ৪৪২২
 দিন ও তারিখ : ২৫-০৪-২৪
 প্রেরিতার নাম : SNEHASIS ISLAM
 পদবী : Advocate
 স্থান : BARASAT JUDGES' COURT
 ডেপুটি : 
 বারাসাত কোর্ট
 জেলা : উত্তর ২৪ পরগণা
 প্রেরিত তারিখ : 17 MAY 20 22
 মোট প্রাপ্তি বরাদ্দ : RS. 1 00 000
 প্রেরিত : প্রী সত্যজিৎ বোস

In the Court of the Executive Magistrate,
 North 24 Parganas
 District of Bengal



I, ANILA SARKAR, daughter of Late Sankar Kumar Bose, by
 Late Hindu, by Nationality - Indian,
 residing at 217, ...
 North 24 Parganas, ...
 declare as follows:

- 1) That I am a citizen of India and have been residing at the
 above noted address permanently.
- 2) That my actual name is ANILA SARKAR BOSE and Kalya Bose
 is my nick name.
- 3) That in my Voter Card my nick name KALYA BOSE was
 entered instead of my actual name is ANILA SARKAR BOSE. Late
 Sankar Kumar Bose.

Received
 24/04/24
 Executive Magistrate
 North 24 Parganas
 District of Bengal

: 2 :



- 4) That Amala Sankar Bose and Kamla Bose is the same and one identical person .Everywhere I am known as AMALA SANKAR BOSE.
- 5) That it ought to be corrected my name as AMALA SANKAR BOSE instead of Kamla Bose w/o.Late Sankar Kumar Bose accordingly in all my relevant papers and documents likes Voter Card,PAN Card, Aadhar Card etc.



That the above statements are true to the best of my knowledge and belief.

19/9/23
Executive Magistrate
Barasat (Sadar)
North 24-Parganas

Amala Sankar Bose

Deponent

Identified by me

Borobrase Bhowan

ADVOCATE

SNEHASIS ISLAM

Advocate

Enrolment No: WB/1224/2009

District Judges' Court

Barasat, North 24 Pgs.

Solemnly affirm before me
Sri/Smt. Amala Sankar Bose
duly Identified by Sankar Kumar Bose
Advocate Barasat Court
in the day of 19/9/2023



MAHARAJA
Barasat
District Sub-Registrar
North 24 Parganas

District Sub-Registrar-III
North 24 Parganas, Barasat

19 SEP 2023

Election Commission of India

भारत निर्वाचन आयोग

IDENTITY CARD

भारतीय

MT/10/57/1173990



Elector's Name: Bose Kamla

बोस कामला

बोस कामला

Father's/Mother's/
Husband's Name Shankar

शंकर

शंकर

Sex F

लिंग

महिला

Age as on 1.1.94

1.1.94 से 1.1.94

36

Address / पता

Sainath Soc.
Dombivli (E)
Kalyan



सैनथ सोस.
डोम्बिवली (पू.)
कावली

Shankar

Electoral Registration Officer

मतदाता सूची अधिकारी

057 Kalyan

Assembly Constituency

057 कावली

विधानसभा मतदाता क्षेत्र

Place/ मतदाता Kalyan कावली

Date/दिनांक 20.11.1994

This card may be used as an identity card
under different Government Schemes

इस कार्ड का उपयोग विभिन्न सरकारी योजनाओं के तहत

समय-समय पर किया जा सकता है।

No.

1001



North Dum Dum Municipality

Birati, Kolkata-51

[U/S 110 & 113 (1) of the W.B. M. Act. 1993]

No. A/D.

Dated. 11-8-03

To

Shri/Smt.

Sri Sanjay Kumar Bose.

S/o Sri Manaranjan Bose.

Amala Sanjay Bose, 10/0 Sri Sanjay Kumar Bose.

Sir / Madam,

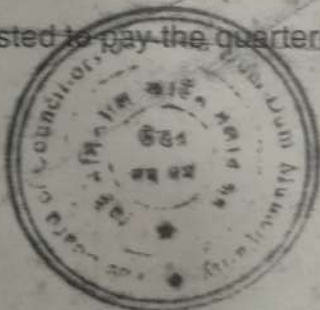
This has reference to your application dated
regarding change of name in Municipal assessment list.

The Municipal Authority has decided to record your name in the
Assessment Register as holding No. 129

M. A. Sarani

Road / Street / Lane, Ward No. 1 and fixed the annual
valuation of the holding at Rs. 520/- with
quarterly tax Rs. 20/- payable with effect
from 2nd quarter 2003 2004

You are requested to pay the quarterly tax (if any) as mentioned above.



Yours faithfully,

[Signature]

Chairman

North Dum Dum Municipality

आयुक्त विभाग
आयुक्त विभाग

भारत सरकार
GOVT. OF INDIA



AMALA S BOSE

KANTI BHUSHAN MITRA

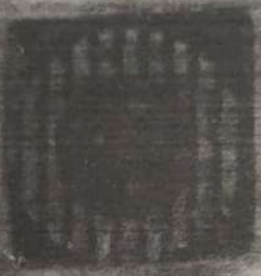
10/11/1953

Permanent Account Number

ADWPB7909G

[Handwritten Signature]

Signature





भारत सरकार
GOVERNMENT OF INDIA



अमला शंकर बोसे
Amala Shankar Bose
जन्म तारीख/ DOB: 10/11/1953
महिला / FEMALE



5862 0641 0718

आधार-सामान्य माणसाचा अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

W/O संकर बोसे, 1002,
ब्लडग नो: 15, लिलक,
रीजेन्सी एस्टेट, कल्याण
शिल्ल ई., एस मागे. के बोसे
कॉलेज, गोळावली, कल्याण,
ठाणे,
महाराष्ट्र - 421201

Address:

W/O.Sankar Bose, 1002, Bldg No: 15,
Lilac, Regency Estate, Kalyan Shill
Rd., Behind S. K. Bose College,
Golavli, Kalyan, Thane,
Maharashtra - 421201



5862 0641 0718

Aadhaar-Aam Admi ka Adhikar

Amala

Major Information of the Deed

Deed No :	I-1525-11848/2023	Date of Registration	20/09/2023
Query No / Year	1525-2002255130/2023	Office where deed is registered	
Query Date	04/09/2023 3:44:08 PM	D.S.R. - III NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Abul Kashem Khan Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 8582848869, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,28,00,000/-	Rs. 1,28,28,014/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 6,41,421/- (Article:23)	Rs. 1,28,326/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: NORTH DUM DUM, Road: M.A. Sarani, Mouza: Bisharpara, JI No: 5, Pin Code : 700158

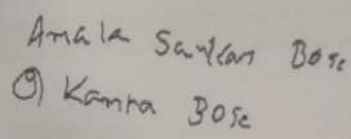
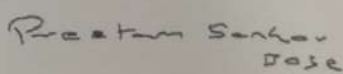
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-807 (RS :-)	LR-607	Bastu	Bastu	2616 Sq Ft	47,08,800/-	47,08,805/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L2	LR-807 (RS :-)	LR-1553	Bastu	Bastu	2616 Sq Ft	47,08,800/-	47,08,805/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L3	LR-808 (RS :-)	LR-403	Bastu	Danga	436 Sq Ft	7,84,800/-	7,84,801/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L4	LR-809 (RS :-)	LR-1495	Bastu	Bastu	1442 Sq Ft	25,67,600/-	25,95,603/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
		TOTAL :			16.2938Dec	127,70,000 /-	127,98,014 /-	
		Grand Total :			16.2938Dec	127,70,000 /-	127,98,014 /-	



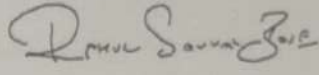
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	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: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

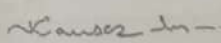
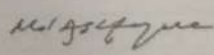
Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Amala Sankar Bose, (Alias: Kamla Bose) (Presentant) Wife of Late Sankar Kumar Bose Executed by: Self, Date of Execution: 19/09/2023 , Admitted by: Self, Date of Admission: 19/09/2023 ,Place : Office	 19/09/2023	 LTI 19/09/2023	 19/09/2023
1002, Bldg. No-15, Lilac Regency Estate, Shill Road, Dombivli East Kalyan, City:- , P.O:- Kalyan, P.S:- KALYAN TALUKA, District:-Thane, Maharashtra, India, PIN:- 421201 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ADxxxxxx9G, Aadhaar No: 58xxxxxxxx0718, Status :Individual, Executed by: Self, Date of Execution: 19/09/2023 , Admitted by: Self, Date of Admission: 19/09/2023 ,Place : Office				
2	Preetam Sankar Bose Son of Late Sankar Kumar Bose Executed by: Self, Date of Execution: 19/09/2023 , Admitted by: Self, Date of Admission: 19/09/2023 ,Place : Office	 19/09/2023	 LTI 19/09/2023	 19/09/2023
1002, Bldg. No-15, Lilac Regency Estate, Shill Road, Dombivli East Kalyan, City:- , P.O:- Kalyan, P.S:- KALYAN TALUKA, District:-Thane, Maharashtra, India, PIN:- 421201 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ANxxxxxx2J, Aadhaar No: 35xxxxxxxx9234, Status :Individual, Executed by: Self, Date of Execution: 19/09/2023 , Admitted by: Self, Date of Admission: 19/09/2023 ,Place : Office				



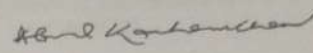
3	Name	Photo	Finger Print	Signature
	Rahul Sankar Bose Son of Late Sankar Kumar Bose Executed by: Self, Date of Execution: 19/09/2023 , Admitted by: Self, Date of Admission: 19/09/2023 ,Place : Office			
		19/09/2023	LTI 19/09/2023	19/09/2023
1002,Bidg No-15,Lilac Rgency Estate, Shill Road,Dombivli East Kalyan, City:- , P.O:- Kalyan, P.S:- KALYAN TALUKA, District:-Thane, Maharashtra, India, PIN:- 421201 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ANxxxxxx9P, Aadhaar No: 71xxxxxxxx0178, Status :Individual, Executed by: Self, Date of Execution: 19/09/2023 , Admitted by: Self, Date of Admission: 19/09/2023 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Kauser Imam Son of Late Sekh Sagir Alias Md Sagir Executed by: Self, Date of Execution: 19/09/2023 , Admitted by: Self, Date of Admission: 19/09/2023 ,Place : Office			
		19/09/2023	LTI 19/09/2023	19/09/2023
Son of Late Sekh Sagir Alias Md Sagir M.A.Sarani Bankra (New Area), City:- , P.O:- Birati, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: AAxxxxxx3B, Aadhaar No: 54xxxxxxxx8325, Status :Individual, Executed by: Self, Date of Execution: 19/09/2023 , Admitted by: Self, Date of Admission: 19/09/2023 ,Place : Office				
2	Md Ashfaq Son of Md Izhar Executed by: Self, Date of Execution: 19/09/2023 , Admitted by: Self, Date of Admission: 19/09/2023 ,Place : Office			
		19/09/2023	LTI 19/09/2023	19/09/2023
Son of Md Izhar M.A.Sarani Bankra (New Area), City:- , P.O:- Birati, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: ALxxxxxx2Q, Aadhaar No: 36xxxxxxxx2684, Status :Individual, Executed by: Self, Date of Execution: 19/09/2023 , Admitted by: Self, Date of Admission: 19/09/2023 ,Place : Office				



Identifier Details :

Name	Photo	Finger Print	Signature
Abul Kashem Khan Son of Late Abdul Hamid Khan South Koalia, City:- , P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131			
	19/09/2023	19/09/2023	19/09/2023
Identifier Of Amala Sankar Bose, Preetam Sankar Bose, Rahul Sankar Bose, Kauser Imam, Md Ashfaque			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Amala Sankar Bose	Kauser Imam-872 Sq Ft,Md Ashfaque-872 Sq Ft
2	Preetam Sankar Bose	Kauser Imam-218 Sq Ft,Md Ashfaque-218 Sq Ft
3	Rahul Sankar Bose	Kauser Imam-218 Sq Ft,Md Ashfaque-218 Sq Ft

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Amala Sankar Bose	Kauser Imam-872 Sq Ft,Md Ashfaque-872 Sq Ft
2	Preetam Sankar Bose	Kauser Imam-218 Sq Ft,Md Ashfaque-218 Sq Ft
3	Rahul Sankar Bose	Kauser Imam-218 Sq Ft,Md Ashfaque-218 Sq Ft

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Amala Sankar Bose	Kauser Imam-145.5 Sq Ft,Md Ashfaque-145.5 Sq Ft
2	Preetam Sankar Bose	Kauser Imam-36.25 Sq Ft,Md Ashfaque-36.25 Sq Ft
3	Rahul Sankar Bose	Kauser Imam-36.25 Sq Ft,Md Ashfaque-36.25 Sq Ft

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Amala Sankar Bose	Kauser Imam-480.5 Sq Ft,Md Ashfaque-480.5 Sq Ft
2	Preetam Sankar Bose	Kauser Imam-120.25 Sq Ft,Md Ashfaque-120.25 Sq Ft
3	Rahul Sankar Bose	Kauser Imam-120.25 Sq Ft,Md Ashfaque-120.25 Sq Ft

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Amala Sankar Bose	Kauser Imam-16.66666700 Sq Ft,Md Ashfaque-16.66666700 Sq Ft
2	Preetam Sankar Bose	Kauser Imam-16.66666700 Sq Ft,Md Ashfaque-16.66666700 Sq Ft
3	Rahul Sankar Bose	Kauser Imam-16.66666700 Sq Ft,Md Ashfaque-16.66666700 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: NORTH DUM DUM, Road: M.A. Sarani, Mouza: Bisharpara, JI
 No: 5, Pin Code : 700158

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No.- 807, LR Khatian No:- 607	Owner: তফিজুদ্দিন মওল, Gurdian: বাবু মওল, Address: নিজা, Classification: বাস্য, Area: 0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.



L2	LR Plot No:- 807, LR Khatian No:- 1553	Owner:হাফিজুদ্দিন মওল, Gurdian:শাঁদু মওল, Address:নিজ , Classification:বাড়, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 808, LR Khatian No:- 403	Owner:খানজাহা বিবি, Gurdian:আলিজান মর্শার, Address:1, ওড ক্রিক রোড, দশমদ ক্যান্টনমেন্ট, কলকাতা-700 028 , Classification:ভাঙ্গা, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 809, LR Khatian No:- 1495	Owner:নেথ খলিল মো ল্যা, Gurdian:নেথ এরশাদ, Address:নিজ , Classification:বাড়, Area:0.12000000 Acre,	Seller is not the recorded Owner as per Applicant.





Endorsement For Deed Number : I - 152511848 / 2023

On 19-09-2023

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

Presented for registration at 15:52 hrs on 19-09-2023, at the Office of the D.S.R. - III NORTH 24-PARGANAS by Amala Sankar Bose Alias Kamla Bose, 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 1,28,28,014/-

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

Execution is admitted on 19/09/2023 by 1. Amala Sankar Bose, Alias Kamla Bose, Wife of Late Sankar Kumar Bose, 1002,Bldg. No-15,Lilac Regency Estate, Shill Road,Dombivli East Kalyan, P.O: Kalyan, Thana: KALYAN TALUKA, , Thane, MAHARASHTRA, India, PIN - 421201, by caste Hindu, by Profession House wife, 2. Preetam Sankar Bose, Son of Late Sankar Kumar Bose, 1002,Bldg.No-15.lilac Regency Estate,Shill Road,Dombivli East Kalyan, P.O: Kalyan, Thana: KALYAN TALUKA, , Thane, MAHARASHTRA, India, PIN - 421201, by caste Hindu, by Profession Business, 3. Rahul Sankar Bose, Son of Late Sankar Kumar Bose, 1002,Bldg No-15,Lilac Rgency Estate, Shill Road,Dombivli East Kalyan, P.O: Kalyan, Thana: KALYAN TALUKA, , Thane, MAHARASHTRA, India, PIN - 421201, by caste Hindu, by Profession Business, 4. Kauser Imam, Son of Late Sekh Sagir Alias Md Sagir , M.A.Sarani Bankra (New Area), P.O: Birati, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Muslim, by Profession Business, 5. Md Ashfaque , Son of Md Izhar , M.A.Sarani Bankra (New Area), P.O: Birati, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Muslim, by Profession Business

Indetified by Abul Kashem Khan, , Son of Late Abdul Hamid Khan, South Koalia, P.O: New Barrackpore, Thana: Gholia, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,28,326.00/- (A(1) = Rs 1,28,280.00/- , 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 1,28,294/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/09/2023 2:43PM with Govt. Ref. No: 192023240220690711 on 14-09-2023, Amount Rs: 1,28,294/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX9874341 on 14-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 6,41,421/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 6,36,421/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 3227, Amount: Rs.5,000.00/-, Date of Purchase: 12/09/2023, Vendor name: S Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/09/2023 2:43PM with Govt. Ref. No: 192023240220690711 on 14-09-2023, Amount Rs: 6,36,421/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX9874341 on 14-09-2023, Head of Account 0030-02-103-003-02

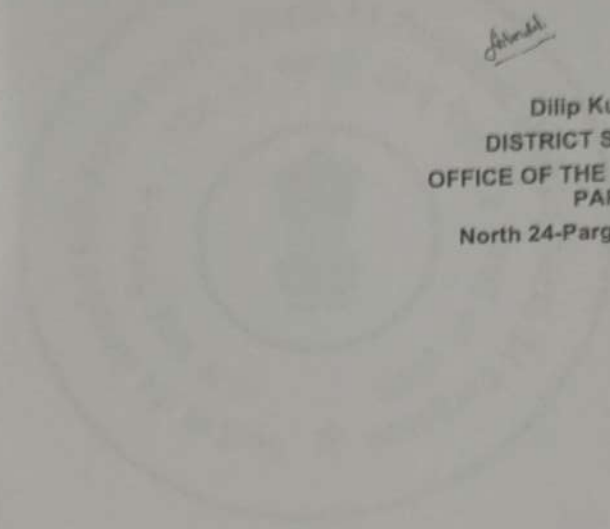

Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal



On 20-09-2023

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.


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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1525-2023, Page from 309536 to 309571

being No 152511848 for the year 2023.



Dilip

Digitally signed by Dilip Kumar Mondal
Date: 2023.09.27 20:42:13 -07:00
Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 27/09/2023

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS

West Bengal.

