

2604/2024

2658/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



96AB 031078

১৫/০৮  
 ১/১৬/১৯৮৭  
 ২০.০৩৮৪ দেব  
 ১২/১১/১৯৮৮

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

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV Kolkata

27 FEB 2024

### DEED OF CONVEYANCE

1. Date: 27<sup>th</sup> February 2024
2. Nature of Document: DEED OF SALE

### 3. Parties:

- 3.1 Mr. Ansar Mistry alias Ansar Ali Mistry, (PAN No - AKXPM5648K),** S/O Chamir Mistry alias Chamir Ali Mistry alias Samir Mistry, aged about- 76 years, by faith-Islam, residing at- B-77, Bandipur Road, Bansdroni South Twenty Four Parganas, West Bengal-700070.
- 3.2 Mr. Liakat Ali Mistry alias Liyakat Ali Mistry , (PAN No. AHDPM5014C),** S/O Chamir Mistry alias Chamir Ali Mistry alias Samir Mistry, aged about- 70 years, by faith-Islam, residing at- Daulatpur (ct), Pailanhat, Bishnuput-I, South Twenty Four Parganas, West Bengal-700104.
- 3.3 Mr. Abubakar Mistry, (PAN No. AKXPM9040R),** S/O Chamir Mistry alias Chamir Ali Mistry alias Samir Mistry, aged about- 79 years, by faith-Islam, residing at- B-77 Bandipur Road, Bansdroni, South Twenty Four Parganas, West Bengal-700070.
- 3.4 Mrs. Shakila Mondal, (Pan No. BCPPM0510F),** D/O- Abu Bakkar Mistry, aged about-53 years, by Faith-Islam, residing at 1877, Mahatma Gandhi Road, Keorapukur Bazar, Haridevpur, South 24 Parganas.
- 3.5 Mr. Hayder Mistry, (PAN No. COBPM8604R),** S/O Chamir Mistry alias Chamir Ali Mistry alias Samir Mistry, aged about-, by faith-Islam, residing at- B 77 Bansdroni Mistry Para, Budge Budge-I, Bansdroni , South 24 Parganas, West Bengal-700070.
- 3.6 Mr. Moktar Mistry, (PAN No. DTAPM6223B)** S/O Chamir Mistry alias Chamir Ali Mistry alias Samir Mistry, aged about-, by faith-Islam, residing at- B77, Bansdroni, South Twenty Four Parganas, West Bengal-700070. hereinafter referred to as "**VENDORS**" (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his/their

all are Indian National.  
 গণস্বত্ব লেখক সত্যজিৎ

successor or successors-in-interest, legal representatives and assigns) of the **First Part**.

**AND**

**3.7 Purchasers: (I) LINKPLAN PROPERTIES PRIVATE LIMITED**, [PAN-AAACCL3865B], **(II) LUCKY HIRISE PRIVATE LIMITED**, [PAN-AACCL3905A], **(III) MANGALMAYEE REALTORS PRIVATE LIMITED**, [PAN-AAICM3243L] all are companies registered under the Companies Act, 1956, having their registered office at Diamond Harbour Road, P.O. Joka, P.S. Bishnupur, District- South 24 Parganas-700104, being represented by its Authorized Signatory Mr. Jitendra Kumar Singh, S/o Late Ramchabila Singh, [PAN - ENOPS1448K], resident of 2, Dakshinpara 3<sup>rd</sup> Lane, P.O. - Morepukur, P.S. - Rishra, District - Hooghly, Pincode - 712250 hereinafter collectively referred to and called as the **“PURCHASER / VENDEE”** (which term or expression shall, unless repugnant to or inconstant with the context or meaning thereof, be deemed to mean and include its/their respective successors-in-interest and permitted assigns) of the **Second Part**.

**AND**

#### **4. Subject Matter of Sale:**

All that piece and parcel of land measuring more or less **23.0384 Decimal** in R.S. & L.R. Dag no. 825 under L.R. Khatian Nos.73, 77, 706, 802, 1004, 1526, 3480 lying and situated in at Mouza: Chakrajumolla, J.L. No. 18 under Police station Bishnupur within Rashpunja Gram Panchayat, District- 24 Paraganas (South) hereinafter referred to as **“The Said Property”** and more fully described in the schedule mentioned here under and also demarcated with **‘RED’** mark in the plan annexed herewith.

## 5. Background:

5.1 The Vendors has *inter alia* represented to the Purchasers (hereafter the "**Representations**") that:

**WHEREAS** by virtue of L.R. Record of Rights Abu Bakar Mistry, Ansar Ali Mistry, Liyakat Ali Mistry, Chattar Ali Mistry, Moktar Ali Mistry, Akthar Ali Mistry, Hayder Mistry each of them were the recorded owners of the land admeasuring 3.2912 Decimals totaling to the land admeasuring more or less **23.0384 Decimals** in R.S. & L.R. Dag No. 825 under L.R. Khatian Nos.77, 73, 802, 901, 706, 105, 1004 at Mouza: Chakrajumolla, J.L. No. 18 under Police station Bishnupur within Rashpunja Gram Panchayat, District - 24 Paraganas (South).

**AND WHEREAS** by a Deed of Gift dated 3<sup>rd</sup> day of March, 2011 registered at the office of Additional District Sub-Registrar, Bishnupur recorded in Book No-I,CD Volume No.4, Pages:1857-1871 being No.1190 for the year 2011 said **Chattar Ali Mistry** and **Akthar Ali Mistry** being the donors therein jointly gifted land admeasuring **6.58 Decimals** in R.S. & L.R. Dag No. 825, L.R Khatian Nos. 901 & 105 at Mouza: Chakrajumolla, J.L. No. 18 under Police Station Bishnupur, within Rashpunja Gram Panchayat, in the District South 24 Parganas to their brother **Ansar Mistry** alias **Ansar Ali Mistry**, the Vendor No.1 herein, and thereafter Ansar Mistry alias Ansar Ali Mistry mutated his name in the Records of Rights in respect of R.S & L.R Dag No.825 under L.R. Khatian No.**1526**.

**AND WHEREAS** by virtue of Record of Rights and Gift Deed bring No. 1190 of 2011 Ansar Mistry alias Ansar Ali Mistry became the absolute owner of land admeasuring **9.87 Decimal** in R.S. & L.R. Dag no. 825 under L.R. Khatian Nos. **73 & 1526** situated at Mouza: Chakrajumolla, J.L. No. 18 under Police station Bishnupur, within Rashpunja Gram Panchayat in the district South 24 Parganas.

**AND WHEREAS** by a Deed of Conveyance dated 18<sup>th</sup> day of April ,2008 registered at the office of The District Sub-Registrar-IV, South Twenty Four Paraganas recorded in Book No-I,CD Volume No.31, Pages: 2278-2290 being No.9058 for the year 2010 said Moktar Ali Mistry & Hayder Ali Mistry being the donors therein jointly sold, transferred and conveyed land admeasuring **6 Decimals** out of their jointly owned area admeasuring 6.5824 Decimal in R.S. & L.R. Dag No. 825, under L.R Khatian Nos. 706 & 1004 situated at Mouza: Chakrajumolla, J.L. No. 18 under Police Station Bishnupur, within Rashpunja Gram Panchayat, in the District South 24 Parganas to Shakila Mondal, the Vendor No.4 herein.

**AND WHEREAS** the said Shakila Mondal thereafter mutated her name in the Records of Rights in respect of R.S.& L.R Dag No.825 under L.R. Khatian No. **3480** situated at Mouza: Chakrajumolla, J.L. No. 18 under Police Station Bishnupur, within Rashpunja Gram Panchayat in the District South 24 Parganas.

- 5.1.1 No notices have been issued by the Income-tax Authority nor are any proceedings pending within the meaning of Section 281 of Income-tax Act, 1961 and there is no prohibitory order upon the Vendors from selling and/or dealing with the Said Property or any part thereof.

5.1.2 No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the Vendors from selling and/or dealing with the Said Property.

5.1.3 The Said Property and/or the Said Land or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Vendors.

5.1.4 No part of the Said Property and/or the Said Land has been or is liable to be acquired and/or vested under the West Bengal Land Reforms Act, 1955 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.

5.1.5 The Said Property or any part thereof is not the subject matter of any mortgage, charge, lien, security and/or guarantee of any nature whatsoever.

5.2 Relying on the aforesaid Representations of the Vendors and believing the same to be true and correct, the Purchasers has agreed to purchase the Said Property and this Deed of Conveyance is now being executed to give effect to the transfer of the Said Property by the Vendors to the Purchasers.

5.3 That the Purchasers had approached the Vendors for purchasing the said Property for a consideration of **Rs.49,42,000/-** (Rupees Forty-Nine Lakh Forty-Two Thousand) only and the Vendors have agreed to it.

6. **NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum Rs.49,42,000/- (Rupees Forty Nine Lakh Forty Two Thousand) only, paid to the

Vendors from the Purchasers at or immediately before the execution of these presents (the receipt whereof the Vendors do hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchasers, its successors and assigns and every one of them and also the said "Property"), the Vendors as beneficial Owners do by these presents indefeasibly grant, sell, convey, and transfer, assign and assure unto the Purchasers and/or its successors and assigns vacant, free from encumbrances, attachment and other defects in title **ALL THAT** "the said Property" **HOWSOEVER** otherwise "the said Property" now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** the land or ground whereupon or on part whereof the same is erected and built **TOGETHER FURTHER WITH** all houses, outhouses or other buildings, erections, fixtures, walls, yards, courtyards and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to "the said Property" or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into and upon "the said Property" or every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said land or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendors, his/her/their heirs, executors, administrators, legal representatives and assigns or any persons from whom he or they can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVEHOLD, POSSESS AND ENJOY**

the said land and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the Purchasers, its successors and assigns forever freed and discharged from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens, etc. whatsoever created or suffered by the Vendors from to these presents **AND** the Vendors do hereby for himself, his/her/their heirs, executors, administrators, legal representatives and assigns covenant with the Purchasers, its successors and assigns, **THAT** notwithstanding any act, deed or thing whatsoever, by the Vendors or by any of its predecessors and ancestors in title, done or executed or knowingly suffered to the contrary, they the Vendors had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchasers, its successors and assigns in the manner aforesaid **AND THAT** the Purchasers, its successors and assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said land and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of its ancestors or predecessors in title **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 of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any of his/her/their ancestors or predecessors in title or any person or



persons and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them, the Vendors or from or under any of his/her/their predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers, its successors and assigns do and execute, or cause to be done and executed perfectly assuring the said land and every part thereof unto and to the use of the Purchasers, its successors and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER THAT** the Vendors and his/her/their heirs, executors, administrators, legal representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchasers, its successors and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendors to the said land or any breach of the covenants hereunder contained.

**7. THE SAID VENDORS HEREBY COVENANTS WITH THE SAID PURCHASERS AS FOLLOWS :-**

- a) The Vendors are otherwise well and sufficiently entitled to **'The Said Property'** described in the **SCHEDULE** of the said property hereunder written and the same is his/her/their self-acquired property. Its title to **The Said Property'** is free and marketable;
- b) No other person except the Vendors have any right, claim or demand in respect of **'The Said Property'** or any part thereof;
- c) The Vendors have not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on **The Said Property'** and **The Said Property'** is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority and the Vendors hereby

declare that they shall hereafter not create any third party rights or whatsoever nature in respect of **The Said Property'**;

d) The Vendors have not entered into any agreement or arrangement, oral or written with regard to the sale of **The Said Property'**;

e) There are no proceedings instituted by or against the Vendors in respect of **The Said Property'** and pending in any Court or before any authority and **The Said Property'** is not under any lis pendens;

f) The Vendors have not received any notice of acquisition or requisition from the Government of West Bengal or any authority or authorities in respect of **The Said Property'**; and

g) The Vendors hereby covenant with the Purchasers, its successors, persons/successors-in-office and assigns to save, harmless, indemnify and keep indemnified the Purchasers, its successors, persons/successors-in-office and assigns from or against all encumbrances, charges and equities whatsoever; and

h) The Vendors shall at the request and costs of the Purchasers, its successors, persons/successors-in-office and assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly *conveying* and assuring **The Said Property'** and every part thereof in the aforesaid manner.

**SCHEDULE ABOVE REFERRED TO**  
**[THE SAID PROPERTY]**

All that vacant Shali land measuring more or less 23.0384 Decimal in R.S. & L.R. Dag no. 825 under L.R. Khatian Nos. 73, 77, 706, 802, 1004, 1526 and 3480, lying and situated in at Mouza: Chakrajumolla, J.L. No. 18 under Police station Bishnupur within

Rashpunja Gram Panchayat, District-24 Parganas (South) and the subject dag number is marked with '**Red**' border in the plan annexed herewith **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances.

<b>Khatian</b>	<b>Buyer</b>	<b>Area Sold (Decimal)</b>
73	Linkplan Properties Private Limited	3.2912
77	Lucky Hirise Private Limited	3.2912
706	Mangalmayee Realtors Private Limited	0.272
802	Mangalmayee Realtors Private Limited	3.2912
1004	Mangalmayee Realtors Private Limited	0.2992
1526	Linkplan Properties Private Limited	6.5824
3480	Lucky Hirise Private Limited	6.0112
<b>Total</b>		<b>23.0384</b>

And butted and bounded by in the manner as follows:-

**On the North side:** Dag of Mouza- Daulatpur

**On the South side:** Dag No.825 (P)

**On the East side:** Dag No.826

**On the West side:** Dag No. 825(P)

**IN WITNESS WHEREOF** the parties hereto have executed these presents on this 27<sup>th</sup> day of February, 2024 first mentioned above.

**Executed and Delivered** by the **Vendors**  
and **Purchasers** at Kolkata in the  
presence of:

1. Bidisha Das  
1, N.S Road,  
Kolkata - 700001.

1. 

2. Tiyasa Pal  
7, Haveli Street,  
Kolkata - 700001

2. 

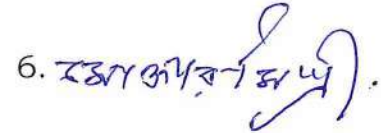
Read over and  
explain in Bengali.

✓ Soham Basu.

3. 

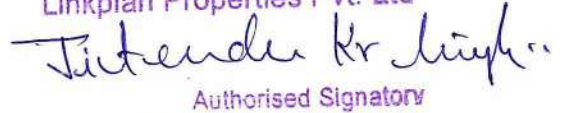
4. 

5. 

6. 

Signature of the Vendors

Linkplan Properties Pvt. Ltd



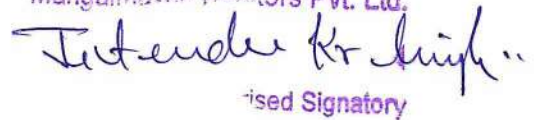
Authorised Signatory

Lucky Hirise Pvt. Ltd



Signatory

Mangalmayee Realtors Pvt. Ltd.



Authorised Signatory

Signature of the Purchasers

**Drafted by me**

**Soham Basu**

SOHAM BASU, Advocate  
Enrolment No.-F/2388/2031/2019  
Allpore Judges Court

**RECEIPT AND MEMO OF CONSIDERATION**

The Vendors confirms having received from the Purchasers the sum of Rs.49,42,000/- (Rupees Forty-Nine Lakh Forty-Two Thousand) only towards full consideration for Sale of the Said Property in the manner following:

Date	Demand Draft	In favour of	Bank	Amount (Rs.)
20.02.2024	507264	<b>Ansar Mistry alias Ansar Ali Mistry</b>	ICICI	10,40,000/-
20.02.2024	507263	<b>Ansar Mistry alias Ansar Ali Mistry</b>	ICICI	11,00,000/-
20.02.2024	507268	<b>Liyakat Ali Mistry</b>	ICICI	7,00,000/-
20.02.2024	507266	<b>Abubakar Mistry</b>	ICICI	7,00,000/-
20.02.2024	507265	<b>Shakila Mondal</b>	ICICI	5,47,000/-
20.02.2024	507262	<b>Shakila Mondal</b>	ICICI	8,25,000/-
20.02.2024	507269	<b>Hayder Mistry</b>	ICICI	15,000/-
20.02.2024	507267	<b>Moktar Mistry</b>	ICICI	15,000/-
<b>Total</b>				<b>Rs.49,42,000/-</b>

(Rupees Forty-Nine Lakh Forty-Two Thousand) Only.

**Witnesses:**

1. *Azwar Ali Naskar  
of Angachia*
2. *Pinku Mistry  
of Bandroni*

1. *Ansar Mistry*
2. *Ansar Ali Mistry*
3. *Liyakat Ali Mistry*
4. *Abubakar Mistry*
5. *Shakila Mondal*
6. *Shakila Mondal*

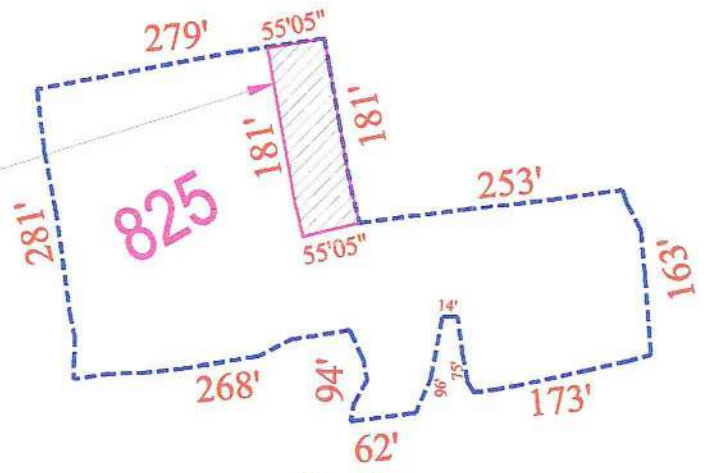
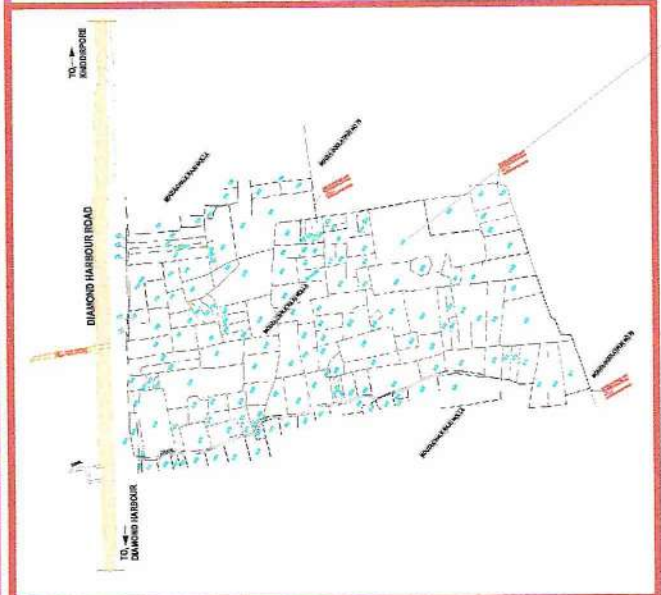
\_\_\_\_\_  
**Signature of Vendors**

Site Plan Of L.R Dag No-825 , Mouza-Chakrajumolla, J.L No- 18 , L.R Khatian  
 No-73,1526,77,3480,706,802 & 1004 , P.S-Bishnupur, Gram  
 Panchayet-Rasputja, Dist-South 24 Pgs.

Total Area Of Land: 23.0384 Decimal

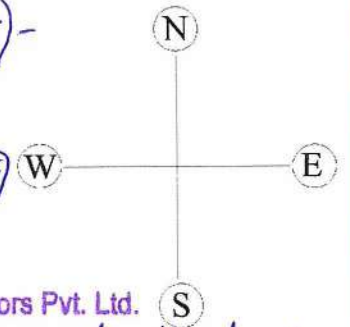
Owner Name: Linkplan Properties Private Limited  
 Lucky Hirise Private Limited  
 Mangalmayee Realtors Private Limited

1. *Linkplan Properties Private Limited*
2. *Lucky Hirise Private Limited*
3. *Mangalmayee Realtors Private Limited*
4. *...*



5. *...*

6. *...*



Linkplan Properties Pvt. Ltd    Lucky Hirise Pvt. Ltd    Mangalmayee Realtors Pvt. Ltd.

*Tutender K. Singh*    *Tutender K. Singh*    *Tutender K. Singh*

Authorized Signatory    Authorized Signatory    Authorized Signatory

Authorized Signatory

**SPECIMEN FORM FOR TEN FINGER PRINTS**



*J. S. S. S. S. S.*

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



*J. S. S. S. S. S.*

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



*J. S. S. S. S. S.*

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



*J. S. S. S. S. S.*

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

**SPECIMEN FORM FOR TEN FINGER PRINTS**



*Amruteshwar*

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



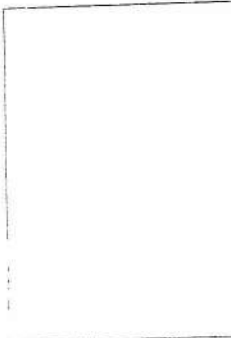
*Pratik - Srikant*

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



*Pratik - Srikant*

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



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





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



192023240399847688

GRN Details

GRN:	192023240399847688	Payment Mode:	SBI Epay
GRN Date:	26/02/2024 11:05:49	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8749999505319	BRN Date:	26/02/2024 11:07:02
Gateway Ref ID:	202405712936505	Method:	State Bank of India New PG CC
GRIPS Payment ID:	260220242039984767	Payment Init. Date:	26/02/2024 11:05:49
Payment Status:	Successful	Payment Ref. No:	2000365987/9/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr RAVI KHAITAN
Address:	1 NS ROAD KOLKATA 700001
Mobile:	9830339883
EMAIL:	ravi.k@dtcgroup.in
Period From (dd/mm/yyyy):	26/02/2024
Period To (dd/mm/yyyy):	26/02/2024
Payment Ref ID:	2000365987/9/2024
Dept Ref ID/DRN:	2000365987/9/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000365987/9/2024	Property Registration- Stamp duty	0030-02-103-003-02	248805
2	2000365987/9/2024	Property Registration- Registration Fees	0030-03-104-001-16	82938
			<b>Total</b>	<b>331743</b>

IN WORDS: THREE LAKH THIRTY ONE THOUSAND SEVEN HUNDRED FORTY THREE ONLY.

**PAID**



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



260220242039984767

## GRIPS Payment Detail

GRIPS Payment ID:	260220242039984767	Payment Init. Date:	26/02/2024 11:05:49
Total Amount:	331743	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8749999505319	BRN Date:	26/02/2024 11:07:02
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name:	Mr RAVI KHAITAN
Mobile:	9830339883

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240399847688	Directorate of Registration & Stamp Revenue	331743
<b>Total</b>			<b>331743</b>

**IN WORDS:** THREE LAKH THIRTY ONE THOUSAND SEVEN HUNDRED FORTY THREE ONLY.

**DISCLAIMER:** This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

**PAID**



Record downloaded from-

**BanglarBhumi** - বাংলার জমির তথ্য

Android App on



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

জেলাঃ [16]দক্ষিণ ২৪ পরগণা

ব্লকঃ [05]বিষ্ণুপুর-২

মৌজাঃ [018]চক রাজমোলা

(Live Data As On 27/02/2024,15:37:40)

জে.এল নং 18 থানা বিষ্ণুপুর

দাগ নং	শ্রেণী	জমির মোট পরিমাণ(একর)	দাগের ম্যাপ
825	শালি	2.72	

খতিয়ান নং	রায়তের নাম	পিতা/স্বামী	অংশ	অংশ পরিমাণ(একর)	মন্তব্য
17	অধীর সরদার	নিতাই সরদার	0.0143	0.0300	Nil
38	অবোধালা সরদার	নিতাই সরদার	0.0142	0.0300	Nil
51	অরবিন্দু সরদার	নিতাই সরদার	0.0142	0.0400	Nil
73	আনসার মিস্ত্রী	ছমির	0.0121	0.0300	Nil
77	আবুবক্কর মিস্ত্রী	ছমির	0.0121	0.0300	Nil
128	এস্তাজ ঢালি	শুকুর	0.0522	0.1400	Nil
336	জুম্মান ঢালি	শুকুর	0.0260	0.0700	Nil
493	প্রফুল্ল সরদার	নিতাই	0.0095	0.0300	Nil
504	প্রশান্ত সরদার	নিতাই সরদার	0.0143	0.0300	Nil
556	বসন্ত সরদার	নিতাই	0.0143	0.0400	Nil
578	বিজয় কৃষ্ণ সরদার	আশুতোষ	0.0324	0.0848	Nil
706	মোক্তার মিস্ত্রী	ছমির মিস্ত্রী	0.0576	0.1500	Nil
736	রতিকান্ত সরদার	নিতাই	0.0143	0.0300	Nil
761	রাজেশ সরদার	নিতাই	0.0142	0.0300	Nil
802	লিয়াকত আলি মিস্ত্রী	ছমির মিস্ত্রী ওরফে সমীর আলি	0.0121	0.0300	Nil
915	সিরাজুল তালি	সুকুর	0.0261	0.0700	Nil
1004	হায়দার মিস্ত্রী	ছমির	0.0011	0.0000	Nil
1419	শিপ্রা চক্রবর্তী	রাজীব	0.0016	0.0100	Nil
1526	আনসার আলি মিস্ত্রী	ছমির	0.0242	0.0600	Nil
2553	জয়তু ল্যাণ্ড ডেভলপ মেন্ট প্রাঃ লিঃ	অলোক বর্মণ	0.0361	0.0900	Nil
3134	আর ডি কে ডেভলপমেন্ট প্রাইভেট লিমিটেড	ডাইরেক্টর	0.0690	0.1858	Nil
3250	অসীম সরদার	পাঁচুগোপাল সরদার	0.0090	0.0300	Nil
3251	অচিন্ত্য সরদার	পাঁচুগোপাল সরদার	0.0090	0.0300	Nil
3252	অমীয় সরদার	পাঁচুগোপাল সরদার	0.0090	0.0200	Nil
3253	শঙ্কর প্রসাদ সরদার	পাঁচুগোপাল সরদার	0.0090	0.0200	Nil
৩৩৭১	১৭৭হাডপল ডেভেলপার্স প্া লি পক্ষে	ডাটাবেকর	০.০২৬৭	০.১০০০	Nil

রায়তের নাম

পতা/স্থান

নং	রায়তের নাম	পতা/স্থান			
3272	অ্যাসওয়াইস প্রোপার্টিস প্রা.লি. পক্ষে	ডাইরেক্টর	0.0367	0.1000	Nil
3273	প্রাইমস্টার রিয়েল এস্টেট প্রা. লি. পক্ষে	ডাইরেক্টর	0.0367	0.1000	Nil
3373	আক্তার ঢালী	এন্ডাজ	0.0048	0.0100	Nil
3374	কুমারী অঞ্জলী ঢোল	বৈদ্যনাথ	0.0184	0.0500	Nil
3442	টপমোস্ট কমপ্লেক্স প্রা লি	প্রতিনিধী	0.0367	0.1000	Nil
3443	শিবপরিবার ডেভেলাপার্স প্রা লি	প্রতিনিধী	0.0368	0.1000	Nil
3445	কুইন ডিলার্স প্রা লি	প্রতিনিধী	0.0368	0.1000	Nil
3446	পঞ্চবাটি ইনফ্রাকন প্রা লি	প্রতিনিধী	0.0074	0.0200	Nil
3453	সাগম দেবকম প্রাইভেট লিমিটেড	প্রতিনিধী	0.0221	0.0600	Nil
3454	মতি লাল হাইরাইজ প্রাইভেট লিমিটেড	প্রতিনিধী	0.0184	0.0500	Nil
3455	লিনটন টাওয়ার্স প্রাইভেট লিমিটেড	প্রতিনিধী	0.0368	0.1000	Nil
3480	শাকিলা মন্ডল	ইলিয়াস মন্ডল	0.0221	0.0600	Nil
3516	জয়কৃষ্ণ রিয়েলকন প্রা লি	ডাইরেক্টর	0.0368	0.1000	Nil
3517	ঋষিবংশ ইনফ্রাকন প্রা. লি.	পক্ষে ডাইরেক্টর	0.0368	0.1000	Nil
3518	ব্লু ডোরস রিয়েলটি প্রা. লি.	পক্ষে ডাইরেক্টর	0.0368	0.1000	Nil
3519	ন্যানোমিতে কনস্ট্রাকশান প্রা. লি.	পক্ষে ডাইরেক্টর	0.0368	0.1000	Nil
3520	ম্যাক্সরাইজ রিয়েলটারস প্রা. লি.	পক্ষে ডাইরেক্টর	0.0368	0.1000	Nil
3523	সাগাম দেভকন প্রা লি	কর্তাপক্ষ	0.0147	0.0400	Nil

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

### Major Information of the Deed



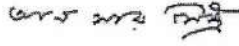


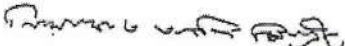


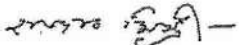
Deed No :	I-1904-02658/2024	Date of Registration	27/02/2024
Query No / Year	1904-2000365987/2024	Office where deed is registered	
Query Date	08/02/2024 3:26:32 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SOHAM BASU 1, NETAJI SUBASH ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8981218451, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document			
Set Forth value		Market Value	
Rs. 49,42,000/-		Rs. 82,93,824/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 2,48,815/- (Article:23)		Rs. 83,022/- (Article:A(1))	
Remarks			



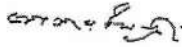





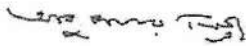
#### Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Chakrajumollah, JI No: 18, Pin Code : 700104

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-825 (RS :-)	LR-73	Bastu	Shali	3.2912 Dec	7,00,000/-	11,84,832/-	Width of Approach Road: 10 Ft.,
L2	LR-825 (RS :-)	LR-1526	Bastu	Shali	6.5824 Dec	14,40,000/-	23,69,664/-	Width of Approach Road: 10 Ft.,
L3	LR-825 (RS :-)	LR-77	Bastu	Shali	3.2912 Dec	7,00,000/-	11,84,832/-	Width of Approach Road: 10 Ft.,
L4	LR-825 (RS :-)	LR-3480	Bastu	Shali	6.0112 Dec	13,72,000/-	21,64,032/-	Width of Approach Road: 10 Ft.,
L5	LR-825 (RS :-)	LR-706	Bastu	Shali	0.272 Dec	15,000/-	97,920/-	Width of Approach Road: 10 Ft.,
L6	LR-825 (RS :-)	LR-802	Bastu	Shali	3.2912 Dec	7,00,000/-	11,84,832/-	Width of Approach Road: 10 Ft.,
L7	LR-825 (RS :-)	LR-1004	Bastu	Shali	0.2992 Dec	15,000/-	1,07,712/-	Width of Approach Road: 10 Ft.,
		<b>TOTAL :</b>			<b>23.0384Dec</b>	<b>49,42,000 /-</b>	<b>82,93,824 /-</b>	
		<b>Grand Total :</b>			<b>23.0384Dec</b>	<b>49,42,000 /-</b>	<b>82,93,824 /-</b>	

**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Ansar Mistry, (Alias: Mr Anasr Ali Mistry)</b> Son of Mr Samir Mistry Executed by: Self, Date of Execution: 27/02/2024 , Admitted by: Self, Date of Admission: 27/02/2024 ,Place : Office		 Captured	
	27/02/2024	27/02/2024	LTI	27/02/2024
City:- Not Specified, P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Muslim, Occupation: Retired Person, Citizen of: India, PAN No.:: akxxxxxx8k, Aadhaar No: 87xxxxxxxx2943, Status :Individual, Executed by: Self, Date of Execution: 27/02/2024 , Admitted by: Self, Date of Admission: 27/02/2024 ,Place : Office				
2	<b>Name</b> <b>Mr Liakat Ali Mistry, (Alias: Mr Liyakat Ali Mistry)</b> Son of Mr Samir Mistry Executed by: Self, Date of Execution: 27/02/2024 , Admitted by: Self, Date of Admission: 27/02/2024 ,Place : Office		 Captured	
	27/02/2024	27/02/2024	LTI	27/02/2024
City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Muslim, Occupation: Retired Person, Citizen of: India, PAN No.:: ahxxxxxx4c, Aadhaar No: 46xxxxxxxx1890, Status :Individual, Executed by: Self, Date of Execution: 27/02/2024 , Admitted by: Self, Date of Admission: 27/02/2024 ,Place : Office				
3	<b>Name</b> <b>Mr Haydar Mistry</b> Son of Mr Samir Mistry Executed by: Self, Date of Execution: 27/02/2024 , Admitted by: Self, Date of Admission: 27/02/2024 ,Place : Office		 Captured	
	27/02/2024	27/02/2024	LTI	27/02/2024
City:- Not Specified, P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: coxxxxxx4r, Aadhaar No: 25xxxxxxxx1889, Status :Individual, Executed by: Self, Date of Execution: 27/02/2024 , Admitted by: Self, Date of Admission: 27/02/2024 ,Place : Office				




4	<b>Name</b> <b>Mr Moktar Mistry</b> Son of Mr Samir Mistry Executed by: Self, Date of Execution: 27/02/2024 , Admitted by: Self, Date of Admission: 27/02/2024 ,Place : Office	<b>Photo</b>  27/02/2024	<b>Finger Print</b>  Captured LTI 27/02/2024	<b>Signature</b>  27/02/2024
City:- Not Specified, P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: dtxxxxxx3b, Aadhaar No: 59xxxxxxxx1808, Status :Individual, Executed by: Self, Date of Execution: 27/02/2024 , Admitted by: Self, Date of Admission: 27/02/2024 ,Place : Office				
5	<b>Name</b> <b>Mrs Shakila Mondal</b> Daughter of Mr Abu Bakar Mistry Executed by: Self, Date of Execution: 27/02/2024 , Admitted by: Self, Date of Admission: 27/02/2024 ,Place : Office	<b>Photo</b>  27/02/2024	<b>Finger Print</b>  Captured LTI 27/02/2024	<b>Signature</b>  27/02/2024
City:- Not Specified, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bcxxxxxx0f, Aadhaar No: 63xxxxxxxx7495, Status :Individual, Executed by: Self, Date of Execution: 27/02/2024 , Admitted by: Self, Date of Admission: 27/02/2024 ,Place : Office				
6	<b>Name</b> <b>Mr Abubakar Mistry</b> Son of Mr Samir Mistry Executed by: Self, Date of Execution: 27/02/2024 , Admitted by: Self, Date of Admission: 27/02/2024 ,Place : Office	<b>Photo</b>  27/02/2024	<b>Finger Print</b>  Captured LTI 27/02/2024	<b>Signature</b>  27/02/2024
City:- Not Specified, P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: akxxxxxx0r, Aadhaar No: 60xxxxxxxx3085, Status :Individual, Executed by: Self, Date of Execution: 27/02/2024 , Admitted by: Self, Date of Admission: 27/02/2024 ,Place : Office				

**Buyer Details :**




SI No	Name,Address,Photo,Finger print and Signature
1	<b>Linkplan Properties Private Limited</b> City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxxx5b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	<b>Lucky Hirise Private Limited</b> City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxxx5a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

3	<b>Mangalmayee Realtors Private Limited</b> City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxxx3I,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
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**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Jitendra Kumar Singh (Presentant)</b> Son of Late Ramchabila Singh Date of Execution - 27/02/2024, , Admitted by: Self, Date of Admission: 27/02/2024, Place of Admission of Execution: Office	<b>Photo</b>  <small>Feb 27 2024 4:18PM</small>	<b>Finger Print</b>  <small>LTI 27/02/2024</small>	<b>Signature</b>  <small>27/02/2024</small>
City:- Not Specified, P.O:- Morepukur, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712250, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: enxxxxxx8k, Aadhaar No: 43xxxxxxxx0521 Status : Representative, Representative of : Linkplan Properties Private Limited (as Authorized Signatory), Lucky Hirise Private Limited (as Authorized Signatory), Mangalmayee Realtors Private Limited (as Authorized Signatory)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Lakshmikanta Halder</b> Son of Mr Madhu Halder 53/1, Motilal Gupta Road, City:- Kolkata, P.O:- Joka, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008	 <small>27/02/2024</small>	 <small>27/02/2024</small>	 <small>27/02/2024</small>
Identifier Of Mr Ansar Mistry, Mr Liakat Ali Mistry, Mr Haydar Mistry, Mr Moktar Mistry, Mrs Shakila Mondal, Mr Abubakar Mistry, Mr Jitendra Kumar Singh			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Ansar Mistry	Linkplan Properties Private Limited-3.2912 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Ansar Mistry	Linkplan Properties Private Limited-6.5824 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Abubakar Mistry	Lucky Hirise Private Limited-3.2912 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs Shakila Mondal	Lucky Hirise Private Limited-6.0112 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Moktar Mistry	Mangalmayee Realtors Private Limited-0.272 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr Liakat Ali Mistry	Mangalmayee Realtors Private Limited-3.2912 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr Haydar Mistry	Mangalmayee Realtors Private Limited-0.2992 Dec

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Chakrajumollah, JI No: 18, Pin Code : 700104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 825, LR Khatian No:- 73		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 825, LR Khatian No:- 1526		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 825, LR Khatian No:- 77		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 825, LR Khatian No:- 3480		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 825, LR Khatian No:- 706		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 825, LR Khatian No:- 802		Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 825, LR Khatian No:- 1004		Seller is not the recorded Owner as per Applicant.

**Endorsement For Deed Number : I - 190402658 / 2024**

**On 27-02-2024**

**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 15:08 hrs on 27-02-2024, at the Office of the A.R.A. - IV KOLKATA by Mr Jitendra Kumar Singh ,.

**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 82,93,824/-

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

Execution is admitted on 27/02/2024 by 1. Mr Ansar Mistry, Alias Mr Anasr Ali Mistry, Son of Mr Samir Mistry, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Muslim, by Profession Retired Person, 2. Mr Liakat Ali Mistry, Alias Mr Liyakat Ali Mistry, Son of Mr Samir Mistry, P.O: Joka, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Retired Person, 3. Mr Haydar Mistry, Son of Mr Samir Mistry, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Others, 4. Mr Moktar Mistry, Son of Mr Samir Mistry, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Others, 5. Mrs Shakila Mondal, Daughter of Mr Abu Bakar Mistry, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession House wife, 6. Mr Abubakar Mistry, Son of Mr Samir Mistry, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Retired Person

Indetified by Mr Lakshmikanta Halder, , , Son of Mr Madhu Halder, 53/1, Motilal Gupta Road, P.O: Joka, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

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

Execution is admitted on 27-02-2024 by Mr Jitendra Kumar Singh, Authorized Signatory, Linkplan Properties Private Limited (Private Limited Company), City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorized Signatory, Lucky Hirise Private Limited (Private Limited Company), City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorized Signatory, Mangalmayee Realtors Private Limited (Private Limited Company), City:- Not Specified, P.O:- Joka, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Indetified by Mr Lakshmikanta Halder, , , Son of Mr Madhu Halder, 53/1, Motilal Gupta Road, P.O: Joka, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 83,022.00/- ( A(1) = Rs 82,938.00/- ,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 82,938/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/02/2024 11:07AM with Govt. Ref. No: 192023240399847688 on 26-02-2024, Amount Rs: 82,938/-, Bank: SBI EPay ( SBIEPay), Ref. No. 8749999505319 on 26-02-2024, Head of Account 0030-03-104-001-16

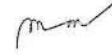
### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,48,815/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 2,48,805/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 79056, Amount: Rs.10.00/-, Date of Purchase: 19/02/2024, Vendor name: A Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/02/2024 11:07AM with Govt. Ref. No: 192023240399847688 on 26-02-2024, Amount Rs: 2,48,805/-, Bank: SBI EPay ( SBlePay), Ref. No. 8749999505319 on 26-02-2024, 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 173066 to 173094  
being No 190402658 for the year 2024.**



*mm*

Digitally signed by MOHUL MUKHOPADHYAY  
Date: 2024.03.06 16:38:22 +05:30  
Reason: Digital Signing of Deed.

**(Mohul Mukhopadhyay) 06/03/2024  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.**