

05393/24

T-5333/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AR 561881

8-15/4
756773

I certify that the document is admitted for registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Registrar
Almore, South 24-Parganas

15 APR 2024

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 15th day of April, in the year Two Thousand Twenty Four (2024);

BETWEEN

41240

21 MAR 2024

No..... ₹ 100/- Date.....

Name : Ejaz Hussain

Address : 10 C/2 Silet Danga
Thakurpukur, Kolkata - 700063

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

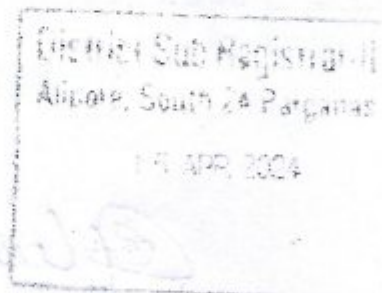
STA. VENDOR

Alipore F... d. 01-27

21 MAR 2024



SK. Ejaz Ahmed
S/O - SK. NOOR AHMED
9, BAKRA HAT ROAD
THAKURPUKUR
KOLKATA - 700063
BUSINESS



SK. RAFIQUE (PAN ALJPS7197L) (AADHAAR No. 4400-1168-8541), son of Late Altaf Hossain, by faith Islam, by Nationality Indian, by occupation Business, presently residing at 31A, Panch Masjid Road, Post Office and Police Station Thakurpukur, Kolkata 700 063, District 24-Parganas (South), hereinafter called and referred to as the **VENDOR/OWNER** (which expression unless expressly excluded by or repugnant to the context shall include his legal heirs, legatees, executors, administrators, trustees, legal representatives and/or assigns and any other person/persons claiming through or under him) of the **ONE PART**

A N D

EJAZ HUSSAIN (PAN AMZPH5389L) (AADHAAR No. 3500-8394-4881), son of Mohammad Hussain Mullick, by caste Islam, by Nationality Indian, by occupation Business, residing at 10C/2, Silet Dhanga, Post Office and Police Station - Thakurpukur, Kolkata 700 063, District 24-Parganas (South), hereinafter called and referred to as the **PURCHASER** (which expression unless expressly excluded by or repugnant to the context shall include his heirs, legatees, executors, administrators, trustees, legal representatives and/or assigns





District Sub-Registrar-II
Alipore, South 24 Parganas
15 APR 2024

and any other person/ persons claiming through or under him) of the **SECOND PART**.

WHEREAS one Abdul Chhobahan was the then lawful owner and possessor of a piece and parcel of land measuring more or less 11 Decimal comprised in C.S. Dag No. 3099, appertaining to sabek Khatian No. 817 and Hal R.S. Khatian No. 4183 and 4174, under Touzi No. 1 to 6, 8 to 10, 12 to 16, 5 and another piece and parcel of land measuring more or less 21 Decimals comprised in Dag No. 3501, appertaining to Khatian No. 2364, under Touzi No. 1297, total more or less 32 (Thirty Two) Decimal lying and situated at Mouza – Paschim Barisha, J.L. No. 19, Revenue Survey No. 43, Parganas Khaspur, presently within the limits of Kolkata Municipal Corporation Ward No. 125, under Police Station Thakurpukur, in the District of South 24 Parganas.

AND WHEREAS while seized and possessed as lawful owner the said Abdul Chhobahan died intestate leaving behind his two sons namely Eran Ali Mondal and Sadek Ali Mondal as his legal heirs and successors and the said two sons of Abdul



Chhobahan since deceased became the owner as equal share of land by way of inheritance.

AND WHEREAS the said Sadek Ali Mondal while enjoying his share of land measuring more or less $5\frac{1}{2}$ Decimal out of total land of 11 (Eleven) Decimal in Dag No. 3099 and he sold the said land along with other landed properties to his brother Eran Ali Mondal by way of a registered Deed of Sale on 14.05.1946 which was registered in Behala Sub-Registry Office and recorded in Book No. 1, Pages 178 to 180, being No. 663 for the year 1946.

AND WHEREAS the said Sadek Ali Mondal, died intestate leaving behind his only daughter Arpannesa Bibi, wife of Syed Ali Mondal as his only legal who according to Muslim Farayez became the owner of $6\frac{1}{3}$ Decimal land out of 21 Decimal land in Khatian No. 2364, Dag No. 3501 and similarly the said Eran Ali Mondal became the owner of $14\frac{1}{3}$ Decimal land in the said Dag No. 3501 and accordingly share of land was finally published in R.O.R. individually.



AND WHEREAS the said Eran Ali Mondal became the sole and lawful owner of land measuring $25\frac{2}{3}$ decimal equal to 15 Cottahs 8 Chittacks 20 Square Feet in the said Dag No. 3099 and 2364, by way of purchase and inheritance and during his life time he sold land measuring more or less 1 (One) Cottah 8 (Eight) Chittacks.

AND WHEREAS while seized and possessed as lawful owner of land measuring more or less 14 (Fourteen) Cottahs 20 (Twenty) Square Feet in the said Dag No. 3099 and 2364 the said Eran Ali Mondal died intestate in the year 1976 leaving behind his only one wife Baharan Bibi, only one daughter Asuma Bibi and four sons namely Sk. Ebadat Ali, Hazi Sahadat Hossain; Sk. Korban Ali and Sk. Mansur Ali, total six numbers as his legal heirs and successors to inherit and enjoy jointly the said landed properties left by Eran Ali Mondal since deceased.

AND WHEREAS while jointly seized and possessed the said total land measuring more or less 14 (Fourteen) Cottahs 20 (Twenty) Square Feet, the total land was distributed according to Muslim Faracz and accordingly his wife was



allotted 1 (One) Cottah 12 (Twelve) Chittacks 2 (Two) Square Feet, his daughter was allotted 1 (One) Cottah 5 (Five) Chittacks 37 (Thirty Seven) Square Feet and his four sons were allotted 2 (Two) Cottah 11 (Eleven) Chittacks 29 (Twenty Nine) Square Feet each which was possessed by them jointly.

AND WHEREAS the then owners faced difficulties in supervision, possessing and control the said landed properties jointly and they made a verbal partition of the said property and accordingly the said Hazi Sahadat Hossain, Sk. Korban Ali and Sk. Mansur Ali, were allotted land in Dag No. 3501, Khatian No. 2364. The said Sk. Ebadat Ali was allotted 2 (Two) Cottahs 11 (Eleven) 29 (Twenty Nine) Square Feet in Dag No. 3099, Khatian No. 4174 and 4183, Mosammat Baharan Bibi was allotted 10 Chittacks 4 Square Feet and the said Mosammat Asuma Bibi was allotted 1 Cottah 5 Chittacks 37 Square Feet in the said Dag No. 3099 and Khatian Nos. 4174 and 4183 i.e. total 4 Cottahs 11 Chittacks 25 Square Feet.

AND WHEREAS the said Sk. Ebadat Ali, Mosammat Baharan Bibi and Mosammat Asuma Bibi became the joint possessor and owners of land measuring more or less 4



Cottahs 11 Chittacks 25 Square Feet at Mouza Paschim Barisa in Dag No. 3099, under Khatian No. 4174 and 4183, without any hindrances from anybody whatsoever and while enjoyment for urgent need of money they sole Bagan land measuring more or less 4 Cottahs 11 Chittacks 25 Square Feet out of 11 Decimal in Dag No. 3099, under Khatian No. 4174 and 4183 to Sk. Rafique, son of Altaf Hossain the Vendor herein by way of a registered Deed of Sale on 04.02.1988 at the office of District Registrar at Alipore and duly recorded in Book No. I, Volume No. 21, Pages from 470 to 481, being Deed No. 1289 for the year 1988 for the valuable consideration mentioned therein.

Be it noted that Hazi Sahadat Hossain, Sk. Korban Ali and Sk. Mansur Ali confirmed the same being signed and physically present at the time of registration and Sk. Korban Ali signed as by way of Power of Attorney on behalf of Sk. Ebadat Ali, the said Hazi Sahadat Hossain signed as by way of Power of Attorney on behalf of one of the confirming party Sk. Mansur Ali in the said Deed No. 1289 of 1988.



AND WHEREAS after purchase the said Bagan land measuring more or less 4 Cottahs 11 Chittacks 25 Square Feet the said Sk. Rafique the Vendor herein constructed a two storied building thereon measuring more or less 800 Square Feet in each floor i.e. total 1600 Square Feet covered area and duly mutated his name in the Kolkata Municipal Corporation being Premises No. 31A, Panch Masjid Road, in Ward No. 125 and also mutated his name in the record of B.L. & L.R.O. as L.R. Khatian No. 10897, R.S. and L.R. Dag No. 3099 having absolute right, title and interest thereon without any hindrances from any corner whatsoever on payment of rent and taxes to the concern authority regularly and the land is free from encumbrances.

Be it mentioned that presently the character of the said land has been changed/converted in the office of BL & LR Officer from Bagan to Bastu vide Memo No. 17/164/BL & LRO/KOL/dated 09.01.2024.

AND WHEREAS the Vendor herein for a urgent need of money for valid purpose proposed and declared for sale of Bastu land measuring more or less 4 Cottahs 11 Chittacks 25

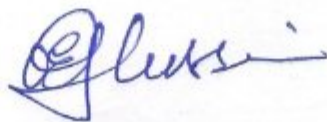


Road, in Ward No. 125 which is more fully and particularly described the Schedule hereunder written and delineated in the plan annexed hereto and depicted by RED border lines therein OR HOWSOEVER the said land and hereditaments now is or are or heretofore was or were situated, butted, bounded called, known, numbered, described or distinguish TOGETHER WITH all paths, passages, ways, ditches, hedges, bushes, passages, ways, whatsoever and all other former and ancient rights, benefits, privileges, advantages, easements, appearances and appurtenances whatsoever the said Bastu land with structure belonging to or in any wise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions and the remainder or remainders and the rents, issues and profits thereof AND all the estate right, title, interest claim and demand whatsoever both at law and in equity of the Vendor into or upon the said Bastu land with structure and every part thereof which they acquired / obtained by way of purchase AND all the deeds, pattahs, muniments, writings and evidences of title whatsoever which exclusively relates to the said Bastu land with structure or



Square Feet alongwith total 1600 Square Feet two storied building thereon at a highest price of **Rs.60,00,000/- (Rupees Sixty Lacs) only** and the Purchaser herein accepted the proposal of the Vendor herein and agreed to purchase the said Bastu land with structure at the said consideration or price.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs.60,00,000/- (Rupees Sixty Lacs) only** well and truly paid by the Purchaser to the Vendor at or before the execution of this presents and that being the full consideration money of the said Bastu land with structure (the receipt whereof the Vendor do hereby admit and acknowledge as per memo of consideration hereunder written) and of and from the payment of the same and every part thereof the Vendor do hereby acquit, release and forever discharge in favour of the Purchaser as well as grant, transfer, convey, sell, assure and assign unto the Purchaser **ALL THAT** piece and parcel of Bastu land measuring more or less 4 Cottahs 11 Chittacks 25 Square Feet alongwith 1600 Square Feet two storied building thereon lying and situated at Premises No. 31A, Panch Masjid



every part thereof which now are in the custody, power, control or possession of Vendor TO HAVE AND TO HOLD the said Bastu land with structure and hereditaments so to be unto the Purchaser absolutely forever free from all encumbrances.

AND THE VENDOR COVENANT WITH THE PURCHASER AS FOLLOWS :-

1. THAT the Vendor after purchasing the said property now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey the said Bastu land with structure and hereditaments, hereby sold or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid and delivered vacant and peaceful possession of the said Bastu land with structure to the Purchaser simultaneously with the execution of this presents AND the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said Bastu land with structure and hereditaments or every part thereof and pay annual subscription to the society, rents to the Collector, get his name mutated and or recorded in the office



of the Collector, as well as in other relevant offices and receive the rents issues and profit thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendor and that free and clear, clearly and absolutely acquitted, exonerated, discharge saved, harmless and keep the Purchaser indemnified from or against all charges and encumbrances, (if any) created by the Vendor in respect of the property morefully described in the Schedule below. And the Vendor have handed over khas vacant possession to the Purchaser herein on this day of execution.

2. THE Vendor also declare that the said bastu land with structure hereby sold have not been previously leased, mortgaged, sold nor in any way transferred by him earlier in any manner whatsoever.

3. If any error or omission is found to have taken place or transpired in this deed in future the Vendor shall at the cost and request of the Purchaser do and execute or cause to be done and executed any supplementary deed or deeds of rectification/declaration in favour of the Purchaser his heirs,



executors, administrators, representative, successors and assigns.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of Bastu land measuring more or less 4 Cottahs 11 Chittacks 25 Square Feet ^{800 sq. ft. in each floor} alongwith total 1600 Square Feet cemented flooring two storied building thereon, lying and situated at Mouza - Paschim Barisha, J.L. No. 119, Revenue Survey No. 43, Pargana Khaspur, Touzi No. 1 to 6, 8 to 10, 12 to 16, comprised in R.S. and L.R. Dag No. 3099, appertaining to R.S. Khatian No. 4183 and 4174, L.R. Khatian No. 10897, being Kolkata Municipal Corporation Premises No. 31A, Panch Masjid Road, presently within the limits of Ward No. 125, under Police Station - Thakurpukur, in the District of South 24 Parganas TOGETHERWITH all easement rights, benefits, facilities, advantages and appurtenances attached to the said property which is delineated Red colour in the MAP or PLAN annexed hereto which will be treated as part and parcel of this Deed of Conveyance being butted and bounded by:-

800 sq. ft. in each floor

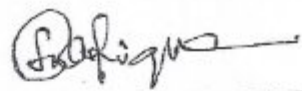
ON THE NORTH : By land of Dag No. 3100 ;
ON THE SOUTH : By 18 feet wide Panch Masjid Road ;
ON THE EAST : By land and structure of Sk. Rashid ;
ON THE WEST : By land of Dag No. 3098;

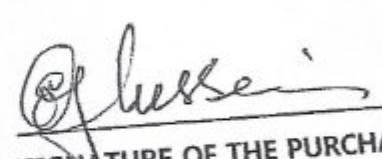
IN WITNESS WHEREOF the Parties hereto have executed and delivered these presents on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

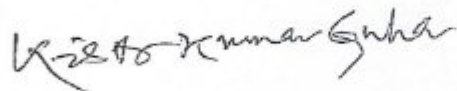
by the Parties at Kolkata in the presence of :

1. SK. Enam Ahmed
9, Bakhrakhat Road
Thakurpukur
Kolkata - 700063.
2. Sekhar Mondal
B-122, Diamond Park,
Joka, Kolkata - 700104.


(SIGNATURE OF THE VENDOR/ OWNER)


(SIGNATURE OF THE PURCHASER)

Drafted as per instruction
of both the party :



Advocate
Alipore Police Court,
Kolkata - 700 027

WB 1052/80



MEMO OF CONSIDERATION

RECEIVED by the withinnamed Vendor the within mentioned full and final consideration money of **Rs.60,00,000/- (Rupees Sixty Lacs) only** as per Memo given below :-

Sl. No.	Name of the Bank & Branch	Manager's Cheque No.	Date	Amount (Rs.)
1.	J.K. Bank	006698	05.04.2023	40,00,000.00
2.	J.K. Bank	340159 (Cheque)	03.12.2023	20,00,000.00
Total				Rs.60,00,000.00

(Rupees Sixty Lacs) only

WITNESSES :

1. SK. Endan Ahmed 

(SIGNATURE OF THE OWNER)

2. Sekhar Mondal



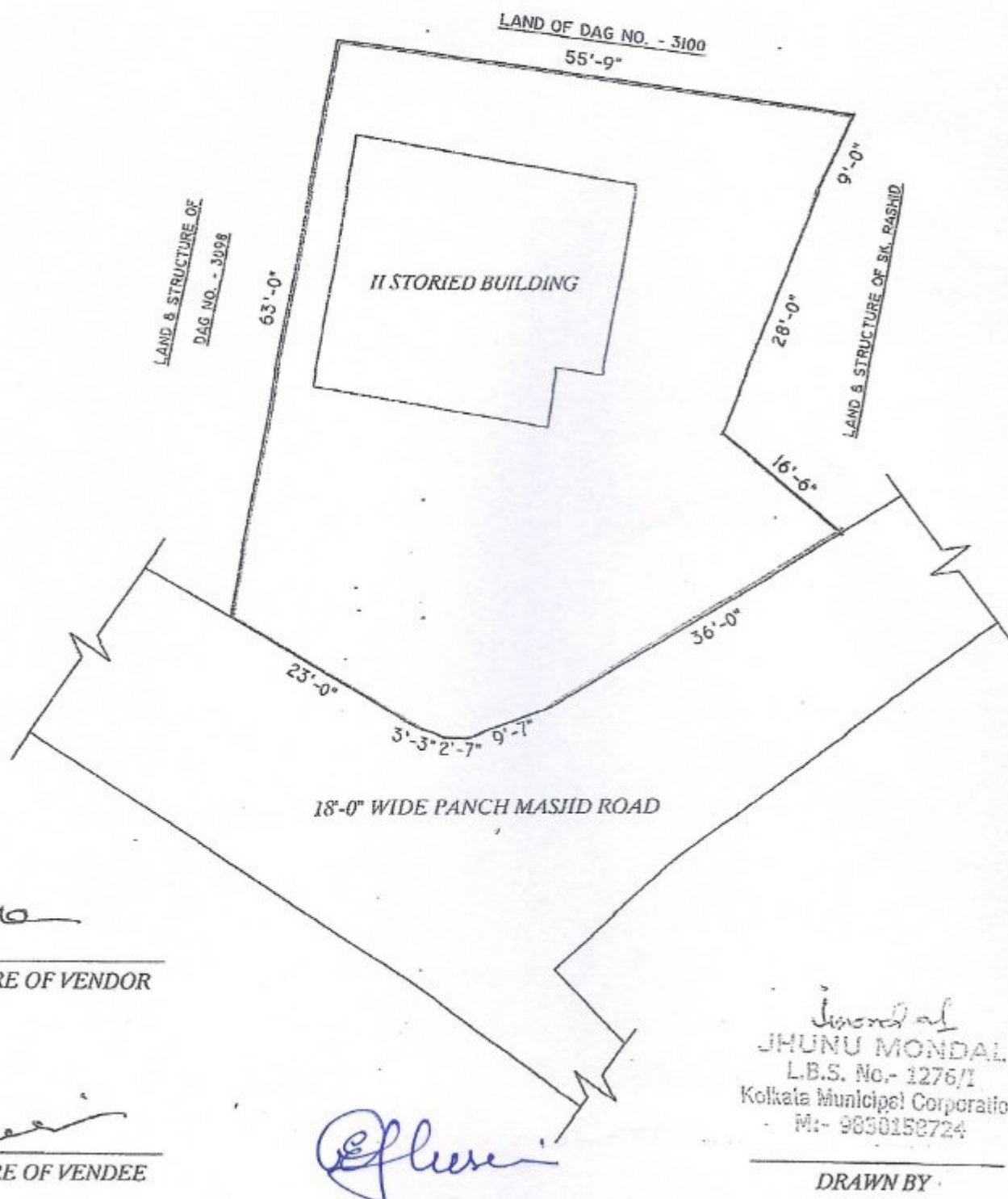
SITE PLAN FOR EJAZ HUSSAIN AT PREMISES NO. - 31A, PANCH MASJID ROAD,
WARD NO. - 125, BOROUGH - XVI, MOUZA - PASCHIM BARISHA, J.L. NO. - 19,
R.S. NO. - 43, TOUZI NOS. - 1-6, 8-10, 12-16, R.S. & L.R. DAG NO. - 3099, R.S.
KHATIAN NOS. - 4183 & 4174, L.R. KHATIAN NO. - 10897, P.S. - THAKURPUKUR,
DIST. - 24 PGS. (S), UNDER THE KOLKATA MUNICIPAL CORPORATION

TOTAL AREA OF LAND = 4 KH.- 11 CH.- 25 S.FT.

SHOWN IN RED COLOUR.

TOTAL AREA OF STRUCTURE = 1600 S.FT.

SCALE - 1" = 16'-0"



[Signature]

SIGNATURE OF VENDOR

[Signature]

SIGNATURE OF VENDEE

[Signature]

[Signature]
JHUNU MONDAL
L.B.S. No.- 1276/1
Kolkata Municipal Corporation
M:- 9850158724

DRAWN BY

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name M. Rafique

Signature Rafique



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name EJAZ HUSSAIN

Signature Ejazz

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

Ejazz



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



060420242000813354

GRIPS Payment Detail

GRIPS Payment ID:	060420242000813354	Payment Init. Date:	06/04/2024 14:59:53
Total Amount:	299934	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9805791161833	BRN Date:	06/04/2024 15:04:10
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr EJAZ HUSSAIN
Mobile: 8697637898

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250008133558	Directorate of Registration & Stamp Revenue	299934
Total			299934

IN WORDS: TWO LAKH NINETY NINE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.

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



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



192024250008133558

GRN Details

GRN:	192024250008133558	Payment Mode:	SBI Epay
GRN Date:	06/04/2024 14:59:53	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9805791161833	BRN Date:	06/04/2024 15:04:10
Gateway Ref ID:	40538125	Method:	Jammu and Kashmir Bank NB
GRIPS Payment ID:	060420242000813354	Payment Init. Date:	06/04/2024 14:59:53
Payment Status:	Successful	Payment Ref. No:	2000756793/2/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr EJAZ HUSSAIN
Address: 10C/2 SILETDANGA BAKRAHAT ROAD THAKURPUKUR BAZAR KOLKATA 700063
Mobile: 8697637898
EMAIL: ejazhssn171@gmail.com
Period From (dd/mm/yyyy): 06/04/2024
Period To (dd/mm/yyyy): 06/04/2024
Payment Ref ID: 2000756793/2/2024
Dept Ref ID/DRN: 2000756793/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000756793/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	239920
2	2000756793/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	60014
Total				299934

IN WORDS: TWO LAKH NINETY NINE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-1602-05333/2024	Date of Registration	15/04/2024
Query No / Year	1602-2000756793/2024	Office where deed is registered	
Query Date	19/03/2024 2:48:25 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PALLAB MALI ALIPORE POLICE COURT „Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831155352, 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. 60,00,000/-	Rs. 60,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,40,020/- (Article:23)	Rs. 60,046/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Panch Masjid Road, , Premises No: 31A, , Ward No: 125 Pin Code : 700063

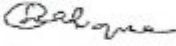
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 11 Chatak 25 Sq Ft	40,00,000/-	40,00,000/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
Grand Total :				7.7917Dec	40,00,000 /-	40,00,000 /-	

Structure Details :

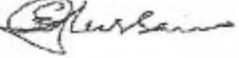
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1600 Sq Ft.	20,00,000/-	20,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1600 sq ft	20,00,000 /-	20,00,000 /-	



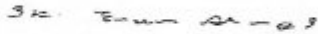
Seller Details :

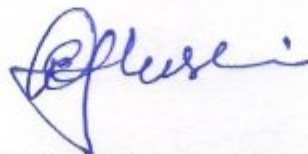
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Sk Rafique Son of Late Altaf Hossain Executed by: Self, Date of Execution: 15/04/2024 , Admitted by: Self, Date of Admission: 15/04/2024 ,Place : Office	Photo  15/04/2024	Finger Print  LTI 15/04/2024	Signature  15/04/2024
31A , Panch Masjid Road ,, City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India , PAN No.: alxxxxxx7l, Aadhaar No: 44xxxxxxxx8541, Status :Individual, Executed by: Self, Date of Execution: 15/04/2024 , Admitted by: Self, Date of Admission: 15/04/2024 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Ejaz Hussain (Presentant) Son of Mohammad Hussain Mullick Executed by: Self, Date of Execution: 15/04/2024 , Admitted by: Self, Date of Admission: 15/04/2024 ,Place : Office	Photo  15/04/2024	Finger Print  LTI 15/04/2024	Signature  15/04/2024
Son of Mohammad Hussain Mullick 10c/2 Silet Dhanga, City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India , PAN No.: amxxxxxx9l, Aadhaar No: 35xxxxxxxx4881, Status :Individual, Executed by: Self, Date of Execution: 15/04/2024 , Admitted by: Self, Date of Admission: 15/04/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Sk Enam Ahmed Son of Sk Noor Ahmed 9 Bakhrahat Road ,, City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063	 15/04/2024	 Captured 15/04/2024	 15/04/2024
Identifier Of Sk Rafique, Ejaz Hussain			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Sk Rafique	Ejaz Hussain-7.79167 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Sk Rafique	Ejaz Hussain-1600.00000000 Sq Ft



Endorsement For Deed Number : I - 160205333 / 2024

On 15-04-2024

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 11:42 hrs on 15-04-2024, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Ejaz Hussain ,Claimant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 60,00,000/-

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

Execution is admitted on 15/04/2024 by 1. Sk Rafique, Son of Late Altaf Hossain, 31A , Panch Masjid Road ,, P.O: Thakurpukur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by Profession Business, 2. Ejaz Hussain, Son of Mohammad Hussain Mullick, 10c/2 Silet Dhanga, P.O: Thakurpukur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by Profession Business

Indetified by Sk Enam Ahmed, , , Son of Sk Noor Ahmed, 9 Bakhrahat Road ,, P.O: Thakurpukur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60,046.00/- (A(1) = Rs 60,000.00/- ,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 60,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/04/2024 3:04PM with Govt. Ref. No: 192024250008133558 on 06-04-2024, Amount Rs: 60,014/-, Bank: SBI EPay (SBlePay), Ref. No. 9805791161833 on 06-04-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,40,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 2,39,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 561881, Amount: Rs.100.00/-, Date of Purchase: 21/03/2024, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/04/2024 3:04PM with Govt. Ref. No: 192024250008133558 on 06-04-2024, Amount Rs: 2,39,920/-, Bank: SBI EPay (SBlePay), Ref. No. 9805791161833 on 06-04-2024, Head of Account 0030-02-103-003-02



Suman Basu

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS

South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2024, Page from 186210 to 186236

being No 160205333 for the year 2024.



Suman

Digitally signed by Suman Basu
Date: 2024.04.22 18:19:09 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 22/04/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS

West Bengal.

Suman



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



192024250008133558

GRN Details

GRN:	192024250008133558	Payment Mode:	SBI Epay
GRN Date:	06/04/2024 14:59:53	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9805791161833	BRN Date:	06/04/2024 15:04:10
Gateway Ref ID:	40538125	Method:	Jammu and Kashmir Bank NB
GRIPS Payment ID:	060420242000813354	Payment Init. Date:	06/04/2024 14:59:53
Payment Status:	Successful	Payment Ref. No:	2000756793/2/2024

[Query No * Query Year]

Depositor Details

Depositor's Name:	Mr EJAZ HUSSAIN
Address:	10C/2 SILETDANGA BAKRAHAT ROAD THAKURPUKUR BAZAR KOLKATA 700063
Mobile:	8697637898
Email:	ejazhssn171@gmail.com
Period From (dd/mm/yyyy):	06/04/2024
Period To (dd/mm/yyyy):	06/04/2024
Payment Ref ID:	2000756793/2/2024
Dept Ref ID/DRN:	2000756793/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000756793/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	239920
2	2000756793/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	60014
Total				299934

IN WORDS: TWO LAKH NINETY NINE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.