

33/22

I-158/2099



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 31/12/21
 गनो-2002676529/21
 3-40/m
 5/22
 2-2-2676529/21

पश्चिम बंगाल WEST BENGAL

AG 643072

Certified that the documents is admitted to registration. The Signature sheet's and the endorsement sheets attached with this document are the part of this document.

Sub-Registrar
 South 24 Parganas
 24 JAN 2022
 24 JAN 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the
07th day of January, 2022 (Two Thousand and Twenty
 Two) of the Christian Era;

BETWEEN

Spot was visited. Spot was identified by the purchaser and the seller. It was a vacant spot with two small trees. Room measuring approximately 200 sq. ft. Wild grasses and weeds were found. 28/1/22

ic-
 6
 3-4/1/22

(1) SAMIUDDIN AHMED, (PAN- ACVPA3694F), (Aadhar No. 7156 6060 1228), son of Salauddin Ahmed, (2) IMROJA AHMED, (PAN- AEZPA5172Q) (Aadhar No. 8959 7580 6585), wife of Samiuddin Ahmed and (3) RABIA BEGUM, (PAN- AUFPB0371C), (Aadhar No. 4034 9711 5265), daughter of Samiuddin Ahmed, all by faith- Islam, by occupation- Sl. No. 1- Business, Sl. No. 2- Housewife and Sl. No. 3- Student, all are residing at premises No. 10/A, Rajab Ali Lane, Post office- Kidderpore, Police Station- Ekbalpore, Kolkata- 700023, hereinafter jointly and collectively called and referred to as the "**VENDORS**" (which terms or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include each of their respective legal heirs, successors, executors, administrators, legal representatives, nominees and or assigns) of the **ONE PART**; The Vendor No. 2 and 3 are hereby represented through their lawful constituted Attorney namely SAMIUDDIN AHMED, (PAN- ACVPA3694F), (Aadhar No. 7156 6060 1228), son of Salauddin Ahmed, by faith- Islam, by occupation- Business, by nationality- Indian, residing at premises No. 10/A, Rajab Ali Lane, Post office- Kidderpore, Police Station- Ekbalpore, Kolkata- 700023, being the lawful constituted Attorney of the Vendor No. 2 and 3 by virtue of Registered Power of Attorney dated 28.12.2016 which was registered and recorded in the office of Additional District Sub-Registrar, Alipore, District : South 24 Parganas and stands recorded in Book- IV, Volume No. 1605-2016, Pages 21529 to 21549, Being No. 01347 for the year 2016 which is still valid,

subsisting and in force and has not been withdrawn cancelled or revoked till date by the Principals or Attorney;

AND

YSA CONSTRUCTION, a Partnership Firm having Income Tax Permanent Account No. (PAN- AACEY8410G) and having its registered office at premises No. 4/M, Rajab Ali Lane, Post office- Kidderpore, Police Station- Ekbalpore, Kolkata- 700023, represented by its Partners namely (1) **SK. AMINUL HAQUE**, (PAN- ABPPH5658F), (Aadhar No. 9989 5594 8723), son of Late Sheikh Rabiul Haque, (2) **SAVARA KHATOON**, (PAN- DYEPK0980C), (Aadhar No. 6573 6763 2039), wife of Late Sheikh Rabiul Haque and (3) **RESHMA HAQUE**, (PAN- AERPH1937C), (Aadhar No. 5816 4227 2703), wife of Sk. Aminul Haque, all are by faith- Islam, all by occupation- Business, all are by nationality- Indian, all are residing at premises No. 5/1, Rajab Ali Lane, Post office- Kidderpore, Police Station- Ekbalpore, Kolkata 700 023, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless otherwise repugnant to the context be deemed to mean and include the said firm its Partners, their respective legal heirs, executors, successors-in-office, legal representatives, administrator and assigns) of the **OTHER PART**;

WHEREAS by virtue of a registered Deed of Conveyance made and executed on 13th day of February, 2009 between Sri Talwinder Kumar Manchanda therein referred to as the Vendor of the One Part and Mrs. Imroja Ahmed, Mr. Samiuddin Ahmed

and Miss Rabia Begum jointly and collectively therein referred to as the Purchasers of the Other Part and the said deed was duly registered in the office of the District Sub-Registrar-I at Alipore, District: South 24 Parganas and entered in Book No. 1, CD. Volume No. 3, Pages 2460 to 2485, Being No. 00581 for the year 2009 the said Sri Talwinder Kumar Manchanda through his lawful Constituted Attorney namely Jagdev Kaur Brar sold, transferred and conveyed unto and in favour of the said Mrs. Imroja Ahmed, Mr. Samiuddin Ahmed and Miss Rabia Begum ALL THAT piece and parcel of land measuring an area about 4 (four) Cottahs, 9 (nine) Chittacks and 40 (forty) square feet, be the same a little more or less, together with old dilapidated brick built wall tile shed structure standing thereon, lying and situated at and being the portion of the premises No. 21/A, Rajab Ali Lane, within the limits of the Kolkata Municipal Corporation under Ward No. 78, Post office- Kidderpore, Police Station- Ekbalpore, Kolkata- 700 023, Sub-Registry office at Alipore in the District of South 24 Parganas, at and for a valuable consideration mentioned therein and absolutely and forever delivered peaceful khas possession thereon free from all encumbrances, charges and attachment whatsoever;

AND WHEREAS by virtue of a another registered Deed of Conveyance made and executed on 13th day of February, 2009 between Sri Dilbag Singh Brar therein referred to as the Vendor of the One Part and Mrs. Imroja Ahmed, Mr. Samiuddin Ahmed and Miss Rabia Begum jointly and collectively therein referred to as the Purchasers of the Other Part and the said deed was duly registered in the office of the District Sub-Registrar-I at Alipore,

District: South 24 Parganas and entered in Book No. 1, CD, Volume No. 3, Pages 2503 to 2528, Being No. 00583 for the year 2009 the said Sri Dilbag Singh Brar through his lawful Constituted Attorney namely Jagdev Kaur Brar sold, transferred and conveyed unto and in favour of the said Mrs. Imroja Ahmed, Mr. Samiuddin Ahmed and Miss Rabia Begum ALL THAT piece and parcel of land measuring an area about 4 (four) Cottahs, 9 (nine) Chittacks and 40 (forty) square feet, be the same a little more or less, together with old dilapidated brick built wall tile shed structure standing thereon, lying and situated at and being the portion of the premises No. 21/A, Rajab Ali Lane, within the limits of the Kolkata Municipal Corporation under Ward No. 78, Post office- Kidderpore, Police Station- Ekbalpore, Kolkata- 700 023, Sub-Registry office at Alipore in the District of South 24 Parganas, at and for a valuable consideration mentioned therein and absolutely and forever delivered peaceful khas possession thereon free from all encumbrances, charges and attachment whatsoever;

AND WHEREAS by virtue of a separate registered Deed of Conveyance made and executed on 30th day of December, 2009 between Sri Avtar Singh Brar therein referred to as the Vendor of the One Part and Mrs. Imroja Ahmed, Mr. Samiuddin Ahmed and Miss Rabia Begum jointly and collectively therein referred to as the Purchasers of the Other Part and the said deed was duly registered in the office of the Additional District Sub-Registrar at Alipore, District: South 24 Parganas and entered in Book No. 1, CD, Volume No. 38, Pages 3801 to 3843, Being No. 08670 for the year 2009 the said Sri Avtar Singh Brar sold, transferred and

conveyed unto and in favour of the said Mrs. Imroja Ahmed, Mr. Samiuddin Ahmed and Miss Rabia Begum ALL THAT piece and parcel of land measuring an area about 4 (four) Cottahs, 9 (nine) Chittacks and 40 (forty) square feet, be the same a little more or less, together with old dilapidated partly brick built wall tile shed and partly two storied pucca structure standing thereon, lying and situated at and being the portion of the premises No. 21/A, Rajab Ali Lane, within the limits of the Kolkata Municipal Corporation under Ward No. 78, Post office- Kidderpore, Police Station- Ekbalpore, Kolkata- 700 023, Sub-Registry office at Alipore in the District of South 24 Parganas, at and for a valuable consideration mentioned therein and absolutely and forever delivered peaceful khas possession thereon free from all encumbrances, charges and attachment whatsoever;

AND WHEREAS by virtue of a another separate registered Deed of Conveyance made and executed on 27th day of February, 2013 between Sri Ajaib Singh @ Ajaib Singh Brar and Smt. Gurinder Kaur jointly and collectively therein referred to as the Vendors of the One Part and Mrs. Imroja Ahmed, Mr. Samiuddin Ahmed and Miss Rabia Begum jointly and collectively therein referred to as the Purchasers of the Other Part and the said deed was duly registered in the office of the Additional District Sub-Registrar at Alipore, District: South 24 Parganas and entered in Book No. 1, CD. Volume No. 7, Pages 585 to 616, Being No. 01457 for the year 2013 the said Sri Ajaib Singh @ Ajaib Singh Brar for self and as a lawful Constituted Attorney for and behalf of Smt. Gurinder Kaur sold, transferred and conveyed unto and in favour of the said Mrs. Imroja Ahmed, Mr. Samiuddin Ahmed

and Miss Rabia Begum ALL THAT piece and parcel of land measuring an area about 4 (four) Cottahs, 9 (nine) Chittacks and 40 (forty) square feet, be the same a little more or less, together with old dilapidated partly brick built wall tile shed and partly two storied pucca structure standing thereon, lying and situated at and being the portion of the premises No. 21/A, Rajab Ali Lane, within the limits of the Kolkata Municipal Corporation under Ward No. 78, Post office- Kidderpore, Police Station- Ekbalpore, Kolkata- 700 023, Sub-Registry office at Alipore in the District of South 24 Parganas, at and for a valuable consideration mentioned therein and absolutely and forever delivered peaceful khas possession thereon free from all encumbrances, charges and attachment whatsoever;

AND WHEREAS thus by way of aforesaid four separate registered deed of conveyance the said Mrs. Imroja Ahmed, Mr. Samiuddin Ahmed and Miss Rabia Begum became the lawful joint owners and lawfully seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of total area of land measuring about 18 (eighteen) Cottahs, 7 (seven) Chittacks and 25 (twenty five) square feet, be the same a little more or less, together with old dilapidated partly brick built wall tile shed and partly two storied pucca structure standing thereon, lying and situated at and being premises No. 21/A, Rajab Ali Lane, within the limits of the Kolkata Municipal Corporation under Ward No. 78, Post office- Kidderpore, Police Station- Ekbalpore, Kolkata- 700 023, Sub-Registry office at Alipore in the District of South 24 Parganas, free from all encumbrances, charges and attachment whatsoever;

AND WHEREAS the said Mrs. Imroja Ahmed, Mr. Samiuddin Ahmed and Miss Rabia Begum while had been in peaceful possession and enjoyment of the same duly applied to Kolkata Municipal Corporation for mutation of the above stated landed property and duly recorded the said plots in one single Premises being known and renamed as municipal premises No. 21A/2, Rajab Ali Lane, under Ward No. 78, having Assessee No. 11-078-16-0095-7 having the total amalgamated plot measuring an area about 18 (eighteen) Cottahs, 7 (seven) Chittacks and 25 (twenty five) square feet, be the same a little more or less, together with old dilapidated partly brick built wall tile shed and partly two storied pucca structure standing thereon and had been possessing the same by paying all municipal taxes and other outgoings free from all encumbrances and charges;

AND WHEREAS the said Mrs. Imroja Ahmed, Mr. Samiuddin Ahmed and Miss Rabia Begum while had been in peaceful possession and enjoyment of the same duly applied for No-objection Certificate from the office of competent authority under The Urban land (Ceiling and Regulation) Act, 1976 at and from Nagarayan, 4th Floor, DF-8, Bidhannagar, Kolkata- 700064 and obtained No- objection Certificate dated 18.08.2016 vide memo No. 480 (UL XVI- 3898/2016) in respect of Premises No. 21A/2, Rajab Ali Lane, within the limits of the Kolkata Municipal Corporation under Ward No. 78, having Assessee No. 11-078-16-0095-7, Post office- Kidderpore, Police Station- Ekbalpore, Kolkata- 700 023, Sub-Regisrty office at Alipore in the District of South 24 Parganas, free from all encumbrances and charges;

AND WHEREAS being desirous to erect or construct multi-storied Building upon the said land, lying and situated at premises No. 21A/2, Rajab Ali Lane, within the limits of the Kolkata Municipal Corporation under Ward No. 78, having Assessee No. 11-078-16-0095-7, Post office- Kidderpore, Police Station- Ekbalpore, Kolkata- 700 023, Sub-Regisrty office at Alipore in the District of South 24 Parganas, the said Mrs. Imroja Ahmed, Mr. Samiuddin Ahmed and Miss Rabia Begum duly applied for sanction of a Building Plan in respect of the said premises and awaiting for the said sanction plan subject to payment of Demand Draft to the competent authority of the Kolkata Municipal Corporation;

AND WHEREAS be it mentioned herein that due to personal difficulties and unavoidable circumstance beyond the control the Vendors herein till date are unable to make the payment to the competent authority of the Kolkata Municipal Corporation for receiving and/or obtaining sanction of a Building Plan in respect of the said premises despite of being ready for delivery of the sanction plan by the competent authority of the Kolkata Municipal Corporation and said property is lying vacant;

AND WHEREAS the said Mrs. Imroja Ahmed and Miss Rabia Begum while had been in peaceful possession and enjoyment of the same jointly and collectively executed a registered General Power of Attorney on 28.12.2016 unto and in favour of Mr. Samiuddin Ahmed, which was duly registered and recorded in the office of Additional District Sub-Registrar at Alipore, District: South 24 Parganas and stands recorded in Book- IV, Volume No.

1605-2016, Pages 21529 to 21549, Being No. 01347 for the year 2016 which is still valid, subsisting and in force and has not been withdrawn cancelled or revoked till date by the Principals or Attorney;

AND WHEREAS the aforesaid Vendors herein being in urgent need of money decided to dispose and/or sell of the aforesaid landed property being ALL THAT piece and parcel of bastu land measuring an area about 18 (eighteen) Cottahs, 7 (seven) Chittacks and 25 (twenty five) square feet, be the same a little more or less, together with old dilapidated structure total measuring an area more or less 2600 square feet i.e (partly tile shed structure measuring more or less 1100 square feet and partly two storied brick built pucca structure measuring more or less 750 square feet on ground floor and more or less 750 square feet on the First Floor) standing thereon, lying and situated at and being municipal premises bearing No. 21A/2, Rajab Ali Lane, within the limits of the Kolkata Municipal Corporation under Ward No. 78, having Assesse No. 11-078-16-0095-7, Post office- Kidderpore, Police Station- Ekbaldore, Kolkata- 700 023, Sub-Regisrty office at Alipore, in the District of South 24 Parganas, **ALONG WITH** the right of benefit of the building sanction plan duly sanctioned by the competent authority of the Kolkata Municipal Corporation unto and in faovur of the Vendors herein **TOGETHER WITH** all sorts of easement rights over the common passage and other benefits facilities and advantages attached therein or thereto, hereinafter called and referred to as the '*said property*'; which is morefully and particularly described in the *Schedule* hereunder written and

shown and delineated in colour RED in the Map or Plan annexed herewith, free from all encumbrances and charges;

AND WHEREAS the Vendors herein have agreed to sale the aforesaid landed property being ALL THAT piece and parcel of bastu land measuring an area about 18 (eighteen) Cottahs, 7 (seven) Chittacks and 25 (twenty five) square feet, be the same a little more or less, together with old dilapidated structure total measuring an area more or less 2600 square feet i.e (partly tile shed structure measuring more or less 1100 square feet and partly two storied brick built pucca structure measuring more or less 750 square feet on ground floor and more or less 750 square feet on the First Floor) standing thereon, lying and situated at and being municipal premises bearing No. 21A/2, Rajab Ali Lane, within the limits of the Kolkata Municipal Corporation under Ward No. 78, having Assessee No. 11-078-16-0095-7, Post office- Kidderpore, Police Station- Ekbalpore, Kolkata- 700 023, Sub-Regisrty office at Alipore in the District of South 24 Parganas, **ALONG WITH** the right of benefit of the building sanction plan duly sanctioned by the competent authority of the Kolkata Municipal Corporation, unto and in faovur of the Vendors herein **TOGETHER WITH** all sorts of easement rights over the common passage and other benefits facilities and advantages attached therein or thereto, which is morefully and particularly described and mentioned in the *Schedule* below free from all encumbrances, attachments liens in any manner whatsoever and the Purchaser namely YSA CONSTRUCTION, a Partnership Firm have agreed to purchase the aforesaid property mentioned in the *Schedule* Below at and for a valuable total

consideration money of Rs. 2,85,00,000/- (Rupees two crores and eighty five lacks) only;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of Rs. 2,85,00,000/- (Rupees two crores and eighty five lacks) only of the lawful money of the Union of India in hand and truly to the Vendors paid by the Purchaser at or before the execution of these presents the receipt whereof the Vendors do hereby and by the receipt hereunder written and admit and acknowledge and of and from the same and every part thereof do hereby acquit release and forever discharge the Purchaser and the property hereby Conveyed the Vendors does hereby grant, transfer, sell, convey, assign and assure unto and to the Purchaser **ALL THAT** piece and parcel of bastu land measuring an area about 18 (eighteen) Cottahs, 7 (seven) Chittacks and 25 (twenty five) square feet, be the same a little more or less, together with old dilapidated structure total measuring an area more or less 2600 square feet i.e (partly tile shed structure measuring more or less 1100 square feet and partly two storied brick built pucca structure measuring more or less 750 square feet on ground floor and more or less 750 square feet on the First Floor) standing thereon, lying and situated at and being municipal premises bearing No. 21A/2, Rajab Ali Lane, within the limits of the Kolkata Municipal Corporation under Ward No. 78, having Assessee No. 11-078-16-0095-7, Post office- Kidderpore, Police Station- Ekbalpore, Kolkata- 700 023, Sub-Regisrty office at Alipore in the District of South 24 Parganas, **ALONG WITH** the right of benefit of the building sanction Plan duly sanctioned by

the competent authority of the Kolkata Municipal Corporation unto and in faovur of the Vendors herein **TOGETHER WITH** all sorts of easement rights over the common passage and other benefits facilities and advantages attached therein or thereto, which is morefully and particularly described in *Schedule* hereinafter referred to as the said premises together with the share or interest in the land, hereinafter together with the rights advantages and facilities for use and enjoyment of all common passages, sewerage, electric meter, water connection and all or any other amenities and services necessary for use and enjoyment of the said premises and all appurtenant thereto and all messuage tenements hereditaments and premises now are or is or heretofore were or was situate butted and bounded called known numbered described distinguished **TOGETHER WITH** the right of user of sewers drains fences boundary walls paths passages drains ditches water courses liberties easements privileges rights appendages and appurtenances hereditaments and premises belonging or in anywise appertaining to or with the same or in any part thereof usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** all Deeds pattahs monuments writings or evidence of title which exclusively related to the said premises and the said share or interest in the said land messuage tenement hereditaments and premises or any part thereof and which now are or any be in the custody power or possession of the Vendors or any person or persons from whom it may procure the same without any action or suit at law or in equity **AND** all the rents, issues and profits of the said premises and profits share or interest in the same **AND**

all the legal incidents thereto **AND** all the estate rights title interest inheritances use trust possession property claim demand whatsoever of the Vendors in to upon or in respect of the said premises and the share or interest in the said land **TO HAVE AND TO HOLD** the said premises together with share or interest in the said land **TOGETHER WITH** all right appendages and appurtenance whatsoever thereof and all other rights for use and enjoyment of spaces, facilities and amenities required for the use and enjoyment of the said premises hereby granted transferred and conveyed or expressed or intended to be unto and to the use of the Purchaser absolutely and forever free from all charges encumbrances attachments liens lispence and liabilities whatsoever and the Vendors does hereby covenant with the Purchaser that notwithstanding any act deed thing or matter whatsoever by the Vendors made done committed or knowingly suffered to the contrary the Vendors and now have good right full power and absolute authority to grant transfer and convey **ALL AND SINGULAR** the said premises together with the share or interest in the said land unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents and the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said premises together with the said structure or interest in the said land and use and enjoy facilities and amenities relating to the use of the said premises and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for

the Vendors **AND THAT** the said premises shall be transferable, heritable may be let out, leased out as the absolute property of the Purchaser.

BE IT STATED that the Vendors shall support any application made by the Purchaser for mutation of its names in the office of the Kolkata Municipal Corporation as well as in the other appropriate authorities in respect of the property hereby conveyed and will at the cost of Purchaser do all that it may be required to do for that purpose.

THAT if in future any error or omissions detected in these presents, the same will be rectified by the Vendors by a proper Deed of Rectification and/or Declaration at the costs and expenses of the Purchaser.

FURTHERMORE THAT the Vendors and all their legal heirs, executors and administrators shall at all times hereafter indemnify and keep indemnified the Purchaser, their legal heirs, executors, administrators, and assigns against any loss, damage, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendors or any breach of the covenants hereunder contained.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

(Description of the property hereby conveyed)

ALL THAT piece and parcel of bastu land measuring an area about 18 (eighteen) Cottahs, 7 (seven) Chittacks and 25 (twenty five) square feet, be the same a little more or less, together with old dilapidated structure total measuring an area more or less

2600 square feet i.e (partly tile shed structure measuring more or less 1100 square feet and partly two storied brick built pucca structure measuring more or less 750 square feet on ground floor and more or less 750 square feet on the First Floor) standing thereon, lying and situated at and being municipal premises bearing No. 21A/2, Rajab Ali Lane, within the limits of the Kolkata Municipal Corporation under Ward No. 78, having Assessee No. 11-078-16-0095-7, Post office- Kidderpore, Police Station- Ekbalpore, Kolkata- 700 023, Sub-Regisrty office at Alipore in the District of South 24 Parganas, **ALONG WITH** the right of benefit of the building sanction plan duly sanctioned by the competent authority of the Kolkata Municipal Corporation unto and in faovur of the Vendors herein **TOGETHER WITH** all sorts of easement rights over the common passage and other benefits facilities and advantages attached therein or thereto and more particularly shown and delineated in the site Map or Plan annexed hereto in RED border line as part and parcel of this indenture and the said plot of land is butted and bounded in the manner following :-

- | | | |
|---------------------|---|--|
| ON THE NORTH | : | Common passage and 21B, Rajab Ali Lane, Kolkata- 700 023; |
| ON THE SOUTH | : | Wide Rajab Ali Lane and thereafter 12A, 12B and 12C, Rajab Ali Lane, Kolkata- 700 023; |
| ON THE EAST | : | Premises No. 23A, Rajab Ali Lane, Kolkata- 700 023; |
| ON THE WEST | : | Private Passage thereafter Rajab Ali Lane, Premises No. 10A, 8/A, and 21A/1, Rajab Ali Lane, Kolkata- 700 023; |

IN WITNESS WHEREOF the **PARTIES** hereunto have set and subscribed their respective hands and seals on the day month and year first above written.

WITNESSES:

1. *md. Waqar Ahmad*
Alipore Judges' Court
Kolkata - 700027

(Samia Idin Ahmed)

Signature of the **VENDOR No. 1**

(Samia Idin Ahmed)

Signature as constituted
Attorney for and on behalf of
the **Vendors No. 2 and 3**

2. *SK. Faruk*
Alipore Judges' Court
Kol- 27.

YSA CONSTRUCTION

SK. Faruk
Partner

YSA CONSTRUCTION

YSA CONSTRUCTION

Khetoo

SK. Faruk

Partner

Signature of the **PURCHASER**

Drafted by me & prepared
in my office :

md. Waqar
Advocate
Reg No. F-1419/2001
Alipore Judges' Court,
Kolkata- 700 027

Computer Print by me:
(*S. Bhattacharya*)
Alipore Judges' Court, Kol- 27

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 2,85,00,000/- (Rupees two crores eighty five lacks) only from the PURCHASER being the amount in full and final payment of consideration money under these presents as mentioned below:-

<u>RTGS/NEFT</u>	<u>Dated</u>	<u>Bank & Branch</u>	<u>Amount</u>
UBINH18226216669	14.08.18	U.B.I, Kidderpore	Rs. 35,00,000/-
UBINH18226217468	14.08.18	U.B.I, Kidderpore	Rs. 35,00,000/-
20016439521	14.08.18	U.B.I, Kidderpore	Rs. 35,00,000/-
UBINH18233182541	xxxxx	U.B.I, Kidderpore	Rs. 8,70,000/-
UBINH18233181718	xxxxx	U.B.I, Kidderpore	Rs. 14,00,000/-
20016439521	21.08.18	YES Bank, Alipore	Rs. 15,00,000/-
Bank Transfer	21.08.18	YES Bank, Alipore	Rs. 7,30,000/-
STBATCH00105136850	27.10.21	YES Bank, Alipore	Rs. 1,00,00,000/-
YESBR5202111108592279	10.11.21	YES Bank, Alipore	Rs. 35,00,000/-
Total =			Rs. 2,85,00,000/-

Total = (Rupees two crores and eighty five lacks) only

WITNESSES:-

1) *Md. Waqar*
SW.





2) *Mr. Anto*

(Samiuddin Ahmed)

Signature of the **VENDOR No. 1**












(Samiuddin Ahmed)

Signature as constituted Attorney
for and on behalf of the **VENDORS**
No. 2 and 3

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

Name SAMIUDDIN AHMED












Signature (Samiuddin Ahmed)

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

Name SK. AMINUL HAQUE YSA CONSTRUCTION

Signature SK. Aminul Haque

Partner /

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

Name SAVARA KHATUN YSA CONSTRUCTION

Signature S.Khatun

Partner /

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

Name RESHMA HAQUE

Signature Reshma Haque YSA CONSTRUCTION

Partner /

SITE PLAN OF PREMISES No. 21A/2, RAJAB ALI LANE, KOLKATA- 700 023,
WARD No. 78, P.S- EKBALPUR

AREA OF LAND 18 KT. 7 CH. 25 SQFT. (MORE OR LESS) WITH 2600 SQFT.
STRUCTURE, AS SHOWN IN RED



NOT TO SCALE

(Samiruddin Ahmed)
Vendor No 4

YSA CONSTRUCTION

Dr. Anwarul Haque
Partner

YSA CONSTRUCTION

S. K. Khatun
YSA CONSTRUCTION
Dr. Reshma Haque
Partner

(Samiruddin Ahmed)
Attorney for vendor & my
SIGNATURE OF VENDORS

SIGNATURE OF PURCHASERS



T/BY. RAMJAN ALI
Surveyor, Planner, Draftsman
Bhatnagar Road, Super Tower
4/D, Rajab Ali Lane, Kol-700023





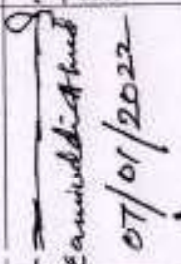


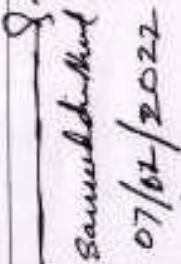



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue





OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas



Signature / LTI Sheet of Query No/Year 16052002676529/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Samiuddin Ahmed 10/A, Rajab Ali Lane., City:- Not Specified, P.O:- Khidderpore, P.S:- Ekbalpore, District:- South 24-Parganas, West Bengal, India, PIN:- 700023	Seller.			 07/01/2022
2	Samiuddin Ahmed 10/A, Rajab Ali Lane., City:- Not Specified, P.O:- Khidderpore, P.S:- Ekbalpore, District:- South 24-Parganas, West Bengal, India, PIN:- 700023	Attorney of Seller [Imroja Ahmed] [Rabia Begum]			 07/01/2022
3	Sheikh Aminul Haque 5/1, Rajab Ali Lane, City:- , P.O:- Khidderpore, P.S:- Ekbalpore, District:- South 24-Parganas, West Bengal, India, PIN:- 700023	Represent ative of Buyer [YSA CONSTR UCTION]			 07/01/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Savara Khatoon 5/1, Rajab Ali Lane, City:- , P.O:- Khidderpore, P.S:- Ekbalpore, District:- South 24-Parganas, West Bengal, India, PIN:- 700023	Represent ative of Buyer [YSA CONSTR UCTION]			S.Khatoon
5	Reshma Haque 5/1, Rajab Ali Lane, City:- , P.O:- Khidderpore, P.S:- Ekbalpore, District:- South 24-Parganas, West Bengal, India, PIN:- 700023	Represent ative of Buyer [YSA CONSTR UCTION]			Reshma Haque 7.1.2022

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Md Waqar Son of Late Md Elyas Alipore Police Court., City:- Not Specified, P.O:- Alipore, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Samiuddin Ahmed, Samiuddin Ahmed, Sheikh Aminul Haque, Savara Khatoon, Reshma Haque			Md. Waqar 07/01-2022

(Rita Lepcha)
 ADDITIONAL DISTRICT
 SUB REGISTRAR
 OFFICE OF THE A.D.S.R.
 ALIPORE
 South 24-Parganas, West
 Bengal



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

GRN Details

GRN: 192021220154840752
GRN Date: 04/01/2022 23:48:20
BRN: 73076830
Payment Status: Successful
Payment Mode: Counter Payment
Bank/Gateway: ICICI Bank
BRN Date: 05/01/2022 00:01:00
Payment Ref. No: 2002676529/4/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Sure Communication private Limited
Address: Khidderpore
Mobile: 9051238210
Depositor Status: Others
Query No: 2002676529
Applicant's Name: Mr SK PINTU
Identification No: 2002676529/4/2021
Remarks: Sale, Sale Document

Payment Details

Sly No.	Payment ID	Head of A/C - Description	Head of A/C	Amount (₹)
1	2002676529/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	1424920
2	2002676529/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	285014
Total				1709934

IN WORDS: SEVENTEEN LAKH NINE THOUSAND NINE HUNDRED THIRTY FOUR ONLY

भारत सरकार
GOVERNMENT OF INDIA



भारत सरकार
GOVERNMENT OF INDIA

SAMIUDDIN AHMED

SALAUDDIN AHMED

17/08/1958

Permanent Account Number

ACVPA3694F



Signature

In case this card is lost, found, stolen, damaged, or expires, please contact:
Income Tax PAN Services Unit, LITTSO
Plot No. 3, Sector 11, Chhatrapati Shivaji Maharaj
Navi Mumbai - 400 614
फोन नं. २२२२/२२२३ (सुबह १० बजे से रात ६ बजे तक)
संपर्क हेतु संपर्क नं. १८८८८८८८
संपर्क हेतु ई-मेल: pan@litso.gov.in
सर्वीस सेंटर: www.litso.gov.in

PERMANENT ACCOUNT NUMBER

AEZPA5172Q



IMROJA AHMED

FAROU HOSSAIN

DATE OF BIRTH
20-03-1962

PERSON'S SIGNATURE
Imroja Ahmed

Shahin

JOINT COMMISSIONER (SYSTEM & TECH.)
COMMISSIONER OF INCOME TAX D-1, KOLKATA

इस कार्ड के लो / मिल जाने पर कृपया जारी करने
वाले अधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त (प्रणाली एवं तकनीकी),
पी-7,
चौदहवीं स्क्वायर,
कलकत्ता - 700 009.

In case this card is lost/ found, kindly inform/ return to
the issuing authority :
Joint Commissioner of Income-tax (System & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 009.

आयकर विभाग
INCOME TAX DEPARTMENT
RABIA BEGUM

SAMIUDDIN AHMED

24/02/1993

Permanent Account Number
AUFRB0371C

Rabia Begum

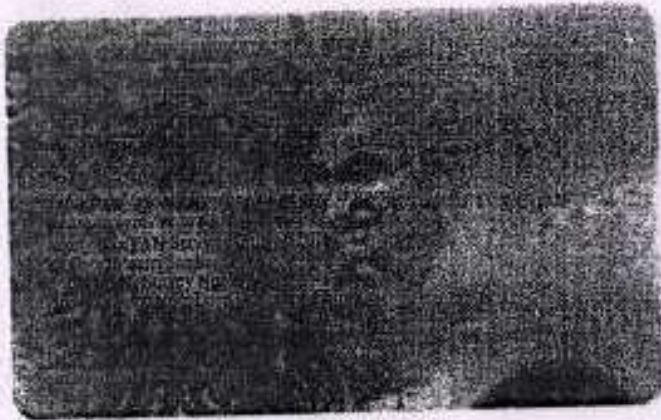
Signature



भारत सरकार
GOVT. OF INDIA



18/02/2015





4/M, RAJAB ALI LANE NEAR LAL MASTIO, EKBALPORE, 700023,
P.S - EKBALPUR

भारत सरकार
GOVT OF INDIA



भारत सरकार
INCOME TAX DEPARTMENT

आयकर विभाग
REVENUE DEPARTMENT

आयकर विभाग
REVENUE DEPARTMENT



नाम/Name
SK AMINUL HAQUE

पता/कागजात/पते/पते/पते
SHEIKH HABIBUL HAQUE

मिति/Date
01/02/1975







भारत सरकार
GOVERNMENT OF INDIA



সামিউদ্দিন আহমেদ
Samiuddin Ahmed
জন্মতারিখ / DOB : 17/08/1958
পুরুষ / MALE



7156 6060 1228

অধিকার - সাধারণ মানুষের অধিকার



भारतीय विज्ञान संस्थान
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

১০-১, রাজস আলী লেন, খিদিরপুর
ইসিও, কোলকাতা, পশ্চিমবঙ্গ,
700023

Address:

10A, RAJAS ALI LANE,
Khidirpur S.O, Kolkata, West
Bengal, 700023



1947
1000 000 1947

info@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947
Bangalore-560 004



ভারত সরকার
Government of India



ইনস্ট্রাক্টর - আইডি
নাম : FARLOU HOSSAIN
ফাদার : FARLOU HOSSAIN
জন্ম তারিখ : Year of Birth 1962
মাতা : Farida



8959 7580 6585

- সাধারণ মানুষের অধিকার



Unique Identification Authority of India

ঠিকানা:
১০-১, রাজা আলি লেন, খিদিরপুর
প.স. কলকাতা, কলকাতা
৭০০০২১

Address:
10/A, RAJAB ALI LANE,
Khidirpore S.O, Khidirpore,
Kolkata, West Bengal, 700023

8959 7580 6585

1947
1810 300 3447

✉
help@uidai.gov.in

WWW
www.uidai.gov.in



ভারত সরকার
Government of India



রাবীয়া বেগম
Rabia Begum
পিতা : সামুদ্দিন আহমেদ
Father : SAMUDDIN AHMED
জন্ম বর্ষ / Year of Birth : 1993
স্বর্ণা / Female



4034 9711 5265

- সাধারণ মানুষের অধিকার



ভারতীয় অনন্য চিহ্নিতকরণ প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
10-3, রাজব আলী লেন, খিদিরপুর
এস.ও, কোলকাতা, পশ্চিমবঙ্গ,
700023

Address:
10/A, RAJAB ALI LANE,
Khidderpore S.O. Khidderpore,
Kolkata, West Bengal, 700023

4034 9711 5265

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in



भारत सरकार
GOVERNMENT OF INDIA



अमिनूल हक
Aminul Haque
जन्मतिथि / DOB: 01/02/1975
पुरुष / MALE



9989 5594 8723

आमार आधार, आमार परिचय



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

एस/डी: सेख रबीउल हक,
5/3, राजब आली लेन,
खिरीपुर, कोलकाता,
पश्चिम बंग - 700023

Address:

S/O: Sk Rebul Haque, S/A,
RAJAB ALI LANE, Khirdipore,
Kolkata,
West Bengal - 700023

9989 5594 8723

MEERA AADHAAR, MERI PEHACHAN



ভারত সরকার
Ministry of Information & Public Relations



নামা: সোবানা
Savera Khatoon
পিতা: আব্দুল জব্বার
Father: Abdul Jabbar
জন্মতারিখ / DOB: 01/01/1956
লিঙ্গ / Gender: Female



6573 6763 2039

আমার আধার, আমার পরিচয়



ভারত সরকার
Ministry of Information & Public Relations

ঠিকানা:
ওয়ার্ড: মেঘ রবিউল হক,
5/3, রাজব আলী লেন,
খিদিরপুর, কোলকাতা, পশ্চিমবঙ্গ,
পশ্চিম বঙ্গ, 700023

Address:
W/O. Sh Rabul Haque, S/A,
RAJAB ALI LANE, Khidirpore,
Kolkata, Khidirpore, West
Bengal, 700023

6573 6763 2039



1917

help@uidai.gov.in

www.uidai.gov.in



ভারত সরকার

Unique Identification Authority of India

தமிழகநிலநில ஆர். டி / Enrollment No. 1490/50111/11992

To
 (উপমা) শ্রী
 Rashmi Haque
 W/O: Aminul Haque
 5/A RAJAB ALI LANE
 Khiddipore
 Khiddipore
 Circus Avenue Kolkata
 West Bengal 700023
 9831038829

5100111

25467-2003



ଆମନାର ଆଧାର ସଂଖ୍ୟା / Your Aadhaar No. :

5816 4227 2703

আমার আধার, আমার পরিচয়



রেহমা হুসেইন
 Rehma Hussain
 পিতা : সরাজুদ্দিন খান
 Father : Sarajuddin Khan
 জন্মতারিখ / DOB : 10/04/1988
 মহিলা / Female



5816 4227 2703

আমার আধার, আমার পরিচয়

No. 0668646

THE KOLKATA MUNICIPAL CORPORATION

ASSESSMENT - COLLECTION DEPARTMENT

5, S. N. BANERJEE ROAD, KOLKATA - 700 013

MUTATION CERTIFICATE

CASE No.: 0/078/28-JAN-15/89907

SUB: Your application for mutation dated 28/01/2015 in respect of

Premises Number: 21A/2, RAJAB ALI LANE

Assessee No.: 110781600957

To,
Sri/Smt

MRS IMROJA AHMED, MR. SAMI UDDIN AHMED, MISS RABIA BEGUM

Mailing Address of the Applicant (s):
21A/2, RAJAB ALI LANE
KOLKATA

700023


Dear Sir/Madam,

With reference to the aforesaid subject you are hereby informed that the prayer of mutation has been granted in your favour by this department on 30/01/2015 and henceforth the person(s) who will be treated as owner(s) / person(s) liable to pay tax in respect of the premises in question is/are as follows.

MRS IMROJA AHMED, MR. SAMI UDDIN AHMED, MISS RABIA BEGUM

Dated: 04/03/2015

Yours faithfully


Dy. Assessor-Collector

Dy. Assessor-Collector
(North Area II)
Kolkata Municipal Corporation

0121509



THE KOLKATA MUNICIPAL CORPORATION
REVENUE DEPARTMENT (COLLECTOR'S DEPARTMENT)

MUTATION APPROVAL SLIP

Final Approval Date
App No.
Applicant's Assessee No.
New Assessee No.
Premises No.
Street Name
Case No.
Last Declared Av.
Date of Effect

10/01/2011
10/11
1110/61600002/
1110/61600002/
12/11/11
KALKAJI B. LANE
10/01/2011-11/11/2011
11/11/2011
10/11/2011

Name of the Previous Record Owner(s)

(1) INDRAJIT SINGH BANERJEE (UK SET) AND NATURAL GUARDIAN OF HIS MINOR SON CHITRANATH BANERJEE

After granted mutation the record will be transferred to the name(s) of
MR. INDRAJIT BANERJEE, MR. SANKUJIT BANERJEE, MR. KALKAJI BANERJEE

Mailing Address of the Applicant(s)
12/11/11, KALKAJI B. LANE, KOLKATA

10/11/2011

Approved By:

W/REVENUE WITH RESPONSIBILITY (MUTATION)

Operator Name:

10/11/2011

PLEASE NOTE:

1. Any mistake regarding the instant Mutation Case it detected to be informed to the Computer Counter within 15 days from the date of receipt of this slip beyond which no prayer shall be entertained.
2. Mutation Certificate may be collected from the computer after 15 days from the date of issue of this slip on payment of Rs. 100/- and the certificate fee (which shall be charged to be final) and the application and return to be filled up by the applicant. Instructions given at point No. 1.
3. While collecting mutation certificate the applicant's application to be produce mutation approval slip in original.

0451894

ASSESSMENT COLLECTION

003107

04/05/2016

AK-0451894

12:03:04

1

61921

5

APARNA BANERJEE

078

PROPERTY TAX

1 (H.Q (DIST III))

FULL LOI PAYMENT

Assessee No : 110781600957
Premises and Street : 21A/2, RAJAB ALI LANE
Mailing Address : 21A/2, RAJAB ALI LANE
KOLKATA

Pin Code: 700023

Owner :

MRS IMROJA AHMED, MR. SAMI UDDIN AHMED, MISS RABIA BEGUM

From Qtr	To Qtr	Type	Demand (Rs.)	Penalty (Rs.)	Interest (Rs.)	Payable (Rs.)	
3/2015	15	4/2015-15	T	38450.00	54.00	2157.00	38691.00

** TOTAL AMOUNT PAID : Rs. 38691.00

** AMOUNT IN WORDS : Rupees Thirty Eight Thousand Six Hundred Ninety One only

00% Penalty Waived

Mode Chq/DD No Chq/DD Date Bank Name Branch Name
DD 028820 04/05/2016 STATE BANK OF INDIA

Amount (Rs.)
38691.00

N.B. Cheque/Draft is subject to realization



E. Alina G. 11

Handwritten signature or initials.



GOVERNMENT OF WEST BENGAL
Office of the Competent Authority, Kolkata under
The Urban Land (Ceiling and Regulation) Act, 1976
Nagarayan, 4th floor, DF-8, Bidhannagar
Kolkata - 700 064

No. 480 - U.L.
XVI - 3898/2016

Dated 18/08 2016

To

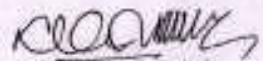
Shri/Smt. MR. Samiuddin Ahmed & Ors.
21A/2, Rajab Ali Lane
Kolkata - 700 023

Sub : Your application for No-objection Certificate dated 02.08.2016 in respect of Premises No. 21A/2, Rajab Ali Lane, Kolkata-23 in terms of Rule 4(4) the Kolkata Municipal Corporation Building Rules 1990.

1. In consideration of your application and prayer thereof No-objection certificate is hereby granted in terms of rule 4(4) of the Kolkata Municipal Corporation Building Rules, 1990 in respect of the landed property mentioned hereunder.
2. A statement required in terms of provision of section 22(1) of the Urban Land (Ceiling and Regulation) Act, 1976 must be filed by you after demolition or destruction of existing structures within the stipulated time.
3. It is, however, mentioned that this certificate will not deter the undersigned from proceeding against the holder if it is subsequently reveals that there is excess vacant land under the Urban Land (Ceiling & Regulation) Act, 1976.

Schedule of land

Premises No. : 21A/2, Rajab Ali Lane, Kolkata-23 Ward No. 78
Area : 1235.61 Sq.mtr. (One thousand two hundred thirty five point six one)
sq.mtr.


18.08.16
Competent Authority, U.L.C.
Kolkata.

No. - U.L.
XVI - 3898/2016

Dated.2016

Copy forwarded to :

1. The Deputy Chief Engineer (Building), The Kolkata Municipal Corporation, 5 S.N. Banerjee Road, Kolkata - 700 013 for information. He is also requested to intimate the date of demolition or destruction of existing structures of the premises land in due time.

The Joint Secretary, Urban Development Department, Urban Land Ceiling Branch, 'Nagarayan', 3rd Floor, Salt Lake City, Kolkata - 700 64.



Competent Authority, U.L.C.
Kolkata.



No. 033580

BY SPEED POST

Phone : 2225-3438
2225-3734

KOLKATA IMPROVEMENT TRUST

Engineering Department (8th Floor)
P-16, India Exchange Place Extension
Kolkata - 700 073

No. 2E / OB / CE / 497 Nil-16 / 3842

Dated 21/07/2016

Sri / Smt. SAMI UDDIN AHMED & OTHERS
10A, Rajab Ali Lane,
Kolkata - 700 023.

Re :- 21A/2, Rajab Ali Lane,
Ward No. - 78,
Borough No. - IX,
Kolkata - 700 023.

Dear Sir / Madam,

In reply to your letter No. NIL dated 22/06/2016

I have to inform you that the site/building plan submitted with your application has been examined with Trust Plan/Records. Accordingly the above property is not affected at present by any published / sanctioned Scheme / Alignment of the Trust.

The above observation has to be read with the copy of the site plan which is returned herewith duly endorsed on the reverse. The correctness of the site plan is not verified / certified.

Further, the letter should be treated as invalid or cancelled if any overwriting, erasing or any kind of disfiguration is made either on this letter or on the enclosed site plan.

Yours faithfully,

Chief Engineer

Kolkata Improvement Trust

Encl: Copy of endorsed site plan.

No. 2E / OB / CE / / / 1(1)

Dated 21/07/16

Copy Forwarded to :-
D. G. BUILDING, K.M.C.,
5 S. N. Banerjee Road
Kolkata-700013

Chief Engineer
Kolkata Improvement Trust

Major Information of the Deed

Deed No :	I-1605-00158/2022	Date of Registration	24/01/2022
Query No / Year	1605-2002676529/2021	Office where deed is registered	
Query Date	20/12/2021 4:18:40 PM	1605-2002676529/2021	
Applicant Name, Address & Other Details	SK PINTU Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN 700027, Mobile No. : 9748025677, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2,85,00,000/-	Rs. 2,85,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 14,25,020/- (Article:23)	Rs. 2,85,014/- (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:- Ekbelpore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rajab Ali Lane, Promises No: 21A/2, Ward No: 078 Pin Code: 700023

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	18 Katha 7 Chatak 25 Sq Ft	2,55,00,000/-	2,55,00,000/-	Property is on Road
Grand Total :				30.4792Dec	255,00,000 /-	255,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1100 Sq Ft.	10,00,000/-	10,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L1	1500 Sq Ft.	20,00,000/-	20,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
1 floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2600 sq ft	30,00,000 /-	30,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Samiuddin Ahmed Son of Salauddin Ahmed 10/A, Rajab Ali Lane,, City:- Not Specified, P.O:- Khidderpore, P.S:-Ekbalpore, District:- South 24-Parganas, West Bengal, India, PIN:- 700023 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: ACxxxxxx4F, Aadhaar No: 71xxxxxxxx1228, Status :Individual, Executed by: Self, Date of Execution: 07/01/2022 , Admitted by: Self, Date of Admission: 07/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution 07/01/2022 , Admitted by: Self, Date of Admission: 07/01/2022 ,Place : Pvt. Residence
2	Imroja Ahmed Wife of Samiuddin Ahmed 10/A, Rajab Ali Lane,, City:- Not Specified, P.O:- Khidderpore, P.S:-Ekbalpore, District:- South 24-Parganas, West Bengal, India, PIN:- 700023 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: AExxxxxx2Q, Aadhaar No: 89xxxxxxxx6585, Status :Individual, Executed by: Attorney Executed by: Attorney
3	Rabia Begum Daughter of Mr. Samiuddin Ahmed 10/A, Rajab Ali Lane,, City:- Not Specified, P.O:- Khidderpore, P.S:-Ekbalpore, District:- South 24-Parganas, West Bengal, India, PIN:- 700023 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: AUxxxxxx1C, Aadhaar No: 40xxxxxxxx5265, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	YSA CONSTRUCTION 4/M, Rajab Ali Lane,, City:- Not Specified, P.O:- Khidderpore, P.S:-Ekbalpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 , PAN No.: AAxxxxxx0G, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Samiuddin Ahmed Son of Salauddin Ahmed 10/A, Rajab Ali Lane,, City:- Not Specified, P.O:- Khidderpore, P.S:-Ekbalpore, District:- South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxxx4F, Aadhaar No: 71xxxxxxxx1228 Status : Attorney, Attorney of : Imroja Ahmed, Rabia Begum

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shelkh Aminul Haque (Presentant) Son of Late Shelkh Rabiul Haque 5/1, Rajab Ali Lane, City:- , P.O:- Khidderpore, P.S:-Ekbalpore, District:- South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: ABxxxxxx8F, Aadhaar No: 99xxxxxxxx8723 Status : Representative, Representative of : YSA CONSTRUCTION (as PARTNER)
2	Savara Khatoon Wife of Late Sx Rabiul Haque 5/1, Rajab Ali Lane, City:- , P.O:- Khidderpore, P.S:-Ekbalpore, District:- South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: DYxxxxxx0C, Aadhaar No: 65xxxxxxxx2039 Status : Representative, Representative of : YSA CONSTRUCTION (as PARTNER)

3 Reshma Haque

Wife of Sk. Aminul Haque 5/1, Rajab Ali Lane, City:-, P.O:- Khidderpore, P.S:-Ekbalpore, District:-South
24 Parganas, West Bengal, India, PIN:- 700023, Sex: Female, By Caste: Muslim, Occupation:
Business, Citizen of: India, PAN No.: AExxxxxx7C, Aadhaar No: 58xxxxxxxx2703 Status :
Representative, Representative of : YSA CONSTRUCTION (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Md Waquar Son of Late Md Fayaz Alipore Police Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			

Identifier Of Samiuddin Ahmed, Samiuddin Ahmed, Sheikh Aminul Haque, Savara Khatoon, Reshma Haque

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Samiuddin Ahmed	YSA CONSTRUCTION-10.1597 Dec
2	Imroja Ahmed	YSA CONSTRUCTION-10.1597 Dec
3	Rabia Begum	YSA CONSTRUCTION-10.1597 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Samiuddin Ahmed	YSA CONSTRUCTION-366.66666700 Sq Ft
2	Imroja Ahmed	YSA CONSTRUCTION-366.66666700 Sq Ft
3	Rabia Begum	YSA CONSTRUCTION-366.66666700 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Samiuddin Ahmed	YSA CONSTRUCTION-500.00000000 Sq Ft
2	Imroja Ahmed	YSA CONSTRUCTION-500.00000000 Sq Ft
3	Rabia Begum	YSA CONSTRUCTION-500.00000000 Sq Ft

On 07-01-2022

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

Presented for registration at 15:40 hrs on 07-01-2022, at the Private residence by Sheikh Aminul Haque ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,85,00,000/-

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

Execution is admitted on 07/01/2022 by Samiuddin Ahmed, Son of Salauddin Ahmed, 10/A, Rajab Ali Lane., P.O: Khidderpore, Thana: Ekbalpore, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Muslim, by Profession Business

Indetified by Md Waqar, , Son of Late Md Eliyas, Alipore Police Court., P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

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

Execution is admitted on 07-01-2022 by Sheikh Aminul Haque, PARTNER, YSA CONSTRUCTION (Partnership Firm), 4/M, Rajab Ali Lane., City:- Not Specified, P.O:- Khidderpore, P.S:-Ekbalpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Indetified by Md Waqar, , Son of Late Md Eliyas, Alipore Police Court., P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Execution is admitted on 07-01-2022 by Savara Khatoon, PARTNER, YSA CONSTRUCTION (Partnership Firm), 4/M, Rajab Ali Lane., City:- Not Specified, P.O:- Khidderpore, P.S:-Ekbalpore, District:-South 24-Parganas, West Bengal, India, PIN - 700023

Indetified by Md Waqar, , Son of Late Md Eliyas, Alipore Police Court., P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Execution is admitted on 07-01-2022 by Reshma Haque, PARTNER, YSA CONSTRUCTION (Partnership Firm), 4/M, Rajab Ali Lane., City:- Not Specified, P.O:- Khidderpore, P.S:-Ekbalpore, District:-South 24-Parganas, West Bengal, India, PIN - 700023

Indetified by Md Waqar, , Son of Late Md Eliyas, Alipore Police Court., P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Executed by Attorney

Execution by Samiuddin Ahmed, , Son of Salauddin Ahmed, 10/A, Rajab Ali Lane., P.O: Khidderpore, Thana: Ekbalpore, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Muslim, by profession Business as the constituted attorney of 1. Imroja Ahmed 10/A, Rajab Ali Lane., P.O: Khidderpore, Thana: Ekbalpore, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, 2. Rabia Begum 10/A, Rajab Ali Lane., P.O: Khidderpore, Thana: Ekbalpore, , South 24-Parganas, WEST BENGAL, India, PIN - 700023 is admitted by him

Indetified by Md Waqar, , Son of Late Md Eliyas, Alipore Police Court., P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate



Rita Lepcha

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 11-01-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,85,014/- (A(1) = Rs 2,85,000/- , E = Rs 14/-) and Registration Fees paid by by online = Rs 2,85,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/01/2022 12:00AM with Govt. Ref. No: 192021220154840752 on 04-01-2022, Amount Rs: 2,85,014/-,
Bank: ICICI Bank (ICIC0000006), Ref. No: 73076830 on 05-01-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 14,25,020/- and Stamp Duty paid by by online = Rs 14,24,920/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/01/2022 12:00AM with Govt. Ref. No: 192021220154840752 on 04-01-2022, Amount Rs: 14,24,920/-,
Bank: ICICI Bank (ICIC0000006), Ref. No: 73076830 on 05-01-2022, Head of Account 0030-02-103-003-02


Rita Lepcha

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 24-01-2022

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.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 14,25,020/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1 Stamp Type: impressed, Serial no 14149, Amount: Rs.100/-, Date of Purchase: 06/01/2022, Vendor name: SUBHANKAR DAS



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2022, Page from 11590 to 11637
being No 160500158 for the year 2022.



Digitally signed by SUKANYA
TALUKDAR
Date: 2022.02.08 17:25:20 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2022/02/08 05:25:20 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)

- 6 DEC 2021

No. 14149 Rs. 100/- Date.....
Name: MD. WAQUAR
Address: Advocate
Allipur Judge's Court
Kolkata - 700 027
Vendor:.....

Alipur, Collectorate, 24 Pgs. (9)
SUSHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

- Dr. Anand...
YSA CONSTRUCTION

Partner

V.C.T. 9
12

- Dr. Anand...
Samiuddin Ahmed

V.C.T. 9
12

- Dr. Anand...
Samiuddin Ahmed

YSA CONSTRUCTION

Sikhetoo

V.C.T. 9
13

YSA CONSTRUCTION

Rishma Haque
Partner

Identified by me

MD. Waqar

Advocate

Alipur Judge's Court, Kol-27



Adul. Dis. Sub-Registrar
Alipore

7 JAN 2022

South 21 Panna 38
Kolkata - 700 027