

9-1117124

I-1110/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

21285368/24

K 413262

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

Adtl. District Sub-Registrar
Baruipur, South 24 Parganas

08 FEB 2024

DEED OF CONVEYANCE

POLICE STATION- BARUIPUR.

MOUZA-MALLICKPUR

THIS INDENTURE made this the 07th day of February
Two Thousand Twenty Four (07/02/2024) **BETWEEN**

ALAN

নং 1373 তার 07-02-2024

ক্রোতার নাম

শ্রী: শানোওয়াজ মন্ডল
(SHANOWAJ MONDAL)

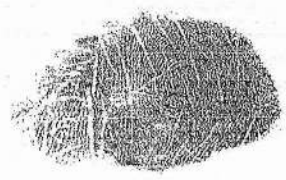
মোঃ এ.বি.এস. আর., বারুইপুর
জেলা- দক্ষিণ ২৪ পরগণা

মূল্য 5000/-

Kamal Shaik
Add- Ganima, Malliekpur.
P.S. Baruipur, Kol-145



Abu Asikony
V-L-T-f



306

Abu Asikony
V-L-T-f



307

Kamal Shaik



District Sub-Registrar
Baruipur, South 24 Parganas

07 FEB 2024

Shanowaj Mondal
Situate in Rashidali
vill. Khodan Bazar
P.O. Baruipur
W.P. - 700144
Advocate

(2)

ABHA ADHIKARY, (having Pan **ADFP0629M**), Wife of Kanantosi Adhikary, by faith - Hindu, by nationality - Indian, by occupation- House Work, Residing at Vill- Mallickpur, Post Office- Mallickpur, Police Station- Baruipur, Kol-700145, Mobile No. 8621092010, hereinafter called and referred to as the "**VENDOR**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

AND

KAMAL SHAIK (having Pan No. **EEUPK8980R**), Son of Sk Firoz, by faith Islam, by occupation- Business, residing at- Vill- Ganima, Post Office- Mallickpur, Police Station- Baruipur, Dist.- South 24 Parganas, Kol-700145, Mobile No. 7003700145, hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS :-

- 1) One Hazi Abdur Rasid Khan, S/O- Abdul Aziz Khan, residing at 04 No. Souhara Warddi Avenue, P.S.- Beniapukur, Kol-700017 was the absolute owner and possessor of a plot of land measuring more or less 12 Decimals of Danga land lying and situated at R.S. & L.R. Dag No.- 1108, under C.S. Khatian No.- 13, Corresponding to R.S. Khatian No. 736, J.L. No.- 10, Re.Sa-124, Touzi- 250, at Mouza- Mallickpur, Police Station- Baruipur, District- South 24 Parganas within the limit of the Mallickpur Gram Panchyat A.D.S.R. Office at Baruipur, District Sub registration office at Alipore, District South 24 Parganas.

(3)

2) While seized and possessed of the land the said Hazi Abdur Rasid Khan S/O- Abdul Aziz Khan, residing at 04 No. Souhara Warddi Avenue, P.S. Benia Pukur, Kol-700017 sold and transferred of 12 decimal Danga land in respect of R.S. & L.R. Dag No.- 1108, under C.S. Khatian No.- 13 Corresponding to R.S. Khatian No. 736, J.L. No.- 10, Re.Sa-124, Touzi- 250, at Mouza- Mallickpur, Police Station- Baruipur, District- South 24 Parganas within the limit of the Mallickpur Gram Panchyat A.D.S.R. Office at Baruipur, District Sub registration office at Alipore, District South 24 Parganas by a Registered Deed of Conveyance which was duly registered on 08/01/1970 in the Office of District Registry office at Alipore and recorded in Book No. 01, Volume No. 36, Pages 17 to 25, Being Deed No. 507, for the year 1970, unto and in favour of **Bijay Madhab Gupta**, S/O- Binod Chandra Gupta, residing at 13/1/1 No R.N Das Road, Dhakuria, P.S- Kasba, Kol-700031, for a valuable consideration.

3) Thereafter the said **Bijay Madhab Gupta**, S/O- Binod Chandra Gupta, residing at 13/1/1 No R.N Das Road, Dhakuria, P.S- Kasba, Kol-700031, sold and transferred of 12 decimal Danga land in respect of R.S. & L.R. Dag No.- 1108, under C.S. Khatian No.- 13, Corresponding to R.S. Khatian No. 736, J.L. No.- 10, Re.Sa-124, Touzi- 250, at Mouza- Mallickpur, Police Station- Baruipur, District- South 24 Parganas within the limit of the Mallickpur Gram Panchyat A.D.S.R. Office at Baruipur, District Sub registration office at Alipore, District South 24 Parganas by a Registered Deed of Conveyance which was duly registered on 17/05/1971 in the Office of Additional Sub-Register at Baruipur and recorded in Book No. 01, Volume No. 38, Pages from 14 to 18, Being Deed No. 2663, for the year 1971, unto and in favour of present Vendor **Abha Adhikary**, for a valuable consideration.

Handwritten signature or initials.

(4)

4) One Kazi Gahar Ali, residing at Mallickpur, P.S.- Baruipur, Kol-700145 was the absolute owner and possessor of a plot of land measuring more or less 13.5 Decimals of Sali land lying and situated at R.S. & L.R. Dag No.- 1110, Under Malik Khatian No. 01, Corresponding to R.S. Khanda Khatian No. 735, J.L. No.- 10, Re.Sa-124, Touzi- 250, at Mouza Mallickpur, Police Station- Baruipur, District- South 24 Parganas within the limit of the Mallickpur Gram Panchyat A.D.S.R. Office at Baruipur, District Sub registration office at Alipore, District South 24 Parganas.

5) While seized and possessed of the land the said Kazi Gahar Ali, residing at Mallickpur, P.S.- Baruipur, Kol-700145, sold and transferred of 13.5 Decimals of Sali land lying and situated at R.S. & L.R. Dag No.- 1110, Under Malik Khatian No. 01, Corresponding to R.S. Khanda Khatian No. 735, J.L. No.- 10, Re.Sa-124, Touzi- 250, at Mouza- Mallickpur, Police Station- Baruipur, District- South 24 Parganas within the limit of the Mallickpur Gram Panchyat A.D.S.R. Office at Baruipur, District Sub registration office at Alipore, District South 24 Parganas by a Registered Deed of Conveyance which was duly registered on 21/11/1929 in the Office of Additional District Sub-Registry office at Baruipur and recorded in Book No. 01, Volume No. 40, Pages 109 to 110, Being Deed No. 4415, for the year 1929, unto and in favour of **Hafez Mahebali**, residing at Mallickpur, P.S.- Baruipur, Kol-700145, for a valuable consideration.

6) Thereafter the said **Hafez Mahebali** died intestate leaving his behind three son's namely **Mahbur Ali, Ahammad Ali & Nur Mohammad** and they inherited the property as the only legal heirs and successors of said **Hafez Mahebali**, According to Mahammadan Law, land measuring more or less 13.5 decimals of Sali land in respect of R.S. & L.R. Dag No.- 1110, Under Malik Khatian No. 01, Corresponding to R.S. Khanda

Alam

(5)

Khatian No. 735, J.L. No.- 10, Re.Sa-124, Touzi- 250, at Mouza Mallickpur, Police Station- Baruipur, District- South 24 Parganas within the limit of the Mallickpur Gram Panchyat A.D.S.R. Office at Baruipur District Sub registration office at Alipore, District South 24 Parganas.

- 7) Thereafter the said **Mahbur Ali, Ahammad Ali & Nur Mohammad**, sold and transferred of 13.5 decimals of Sali land in respect of R.S. & L.R. Dag No.- 1110, Under Malik Khatian No. 01, Corresponding to R.S. Khanda Khatian No. 735, J.L. No.- 10, Re.Sa-124, Touzi- 250, at Mouza Mallickpur, Police Station- Baruipur, District- South 24 Parganas within the limit of the Mallickpur Gram Panchyat A.D.S.R. Office at Baruipur, District Sub registration office at Alipore, District South 24 Parganas by a Registered Deed of Conveyance which was execution on 06/03/1972, and registered on 09/05/1972 in the Office of Additional Sub-Register at Baruipur and recorded in Book No. 01, Volume No. 32, Pages from 163 to 167, Being Deed No. 2540, for the year 1972, unto and in favour of present Vendor **Abha Adhikary**, for a valuable consideration
- 8) After purchase of the said plots of land the said **Abha Adhikary** mutated her name in respect of the said land in the record of rights of the concerned B.L. & L.R. Office upon payment of relevant khajna thereof to the said concerned and recorded then purchased land under L.R. Khatian No.2921 of Mouza- Mallickpur In L.R. Operation and she made a two storied dwelling house own cost permission by the concerned authority.
- 9) The present Vendor is thus seized and possessed of and/or otherwise well and sufficiently entitled to the Danga & Shali Total land measuring more or less 25.5 (Twenty Five Point Five) Decimals of land together with two storied dwelling House on the Ground Floor 1000 Sq.ft. and

VI copy

(6)

First Floor 300 Sq.ft. Total 1300 (One Thousand Three Hundred) Sq.ft. Dwelling House having marble flooring, in respect of R.S. & L.R. Dag No.-1108, land measuring more or less 12 (Twelve) Decimals of Danga land, under C.S. Khatian No.- 13, Corresponding to R.S. Khatian No. 736. Present L.R. Khatian No. 2921, & R.S. & L.R. Dag No.-1110, land measuring more or less 13.5 (Thirteen Point Five) Decimals of Saad land, Malik Khatian No. 01, Corresponding to R.S. Khanda Khatian No. 735, Present L.R. Khatian No. 2921 J.L. No.- 10, Re.Sa-124, Touzi- 250, at Mouza- Mallickpur, Police Station- Baruipur, District- South 24 Parganas within the limit of the Mallickpur Gram Panchyat A.D.S.R. Office at Baruipur, District Sub registration office at Alipore, District South 24 Parganas in the state of west Bengal, together with all sorts of rights, privileges passages, here detorments, appurtenances, easements and all other facilities as mentioned in the schedule hereunder is hereinafter referred to as the "PROPERTY" under "TRANSFER".

10) The Vendor being in urgent need of money declared to sell the Schedule mentioned property at a consideration amount of Rs. 85,81,400/- (Rupees Eighty Five Lakhs Eighty One Thousand Four Hundred) only to which the Purchaser has agreed to purchase the same and hence this Deed.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS::

A. Pursuant to the Agreement and in consideration of payment of a sum of Rs. 85,81,400/- (Rupees Eighty Five Lakhs Eighty One Thousand Four Hundred) only paid this day by the Purchaser to the Vendor by Cash/Cheque as clearly described in the Memo of Consideration hereunder written, the receipt whereof Vendor **DOETH HEREBY** admit, acknowledge and discharge the Purchaser from making payment of any

8/12/2014

(7)

further sum whatsoever, the Vendor **DOETH HEREBY** transfer convey and assign by way of sale unto the Purchaser **ALL THAT** piece and parcel of Danga & Shali Total land measuring more or less 25.5 (Twenty Five Point Five) Decimals of land together with two storied dwelling House on the Ground Floor 1000 Sq.ft. and First Floor 300 Sq.ft. Total 1300 (One Thousand Three Hundred) Sq.ft. Dwelling House having marble flooring, in respect of **R.S. & L.R. Dag No.-1108**, land measuring more or less 12 (Twelve) Decimals of Danga land, under C.S. Khatian No.- 13 Corresponding to R.S. Khatian No. 736, Present L.R. Khatian No. 2921. **AND R.S. & L.R. Dag No.-1110**, land measuring more or less 13.5 (Thirteen Point Five) Decimals of Sali land, Malik Khatian No. 01. Corresponding to R.S. Khanda Khatian No. 735, Present L.R. Khatian No. 2921, J.L. No.- 10, Re.Sa-124, Touzi- 250, at Mouza- Mallickpur, Police Station- Baruipur, District- South 24 Parganas within the limit of the Mallickpur Gram Panchyat A.D.S.R. Office at Baruipur, District Sub registration office at Alipore, District South 24 Parganas the state of west Bengal, together with all sorts of easements, privileges, benefits, here detorments, appurtenances, passage and all other facilities for convenient user of the Property hereby sold unto the Purchaser **AND TO HAVE AND TO HOLD** the same absolutely and forever.

B. That said title, interest, claim, demand whatsoever of the Vendor unto or upon the **TO HAVE AND TO HOLD** the same unto and to use by the Purchaser including its executors, administrators, assignees absolutely and forever **TOGETHER WITH** all title, deeds, things, writings and other evidences of title and the Vendor-**DOETH HEREBY** covenant with the Purchaser and assign that notwithstanding any acts, deeds and things here to before done, executed and knowingly suffered to the contrary, the Vendor is now fully seized and possessed of the said Property free from all encumbrances, attachments or defects in title whatsoever and

ALL COPY

(8)

the Vendor has full power, control and authority to sell the schedule mentioned Property and the Purchaser shall henceforth peaceably and quietly hold, possess, enjoy the said Property in khas without claim or demand whatsoever from the Vendor or any persons claiming through or under him.

THE VENDOR HEREBY COVENANTS WITH THE PURCHASER AS FOLLOWS:-

1. That the Vendor has subsisting, absolute and unfettered perfect right to sell the schedule mentioned property having no other Co-owners and Co-sharers.
2. That the property hereby sold is free from all encumbrances.
3. That the property hereby sold is not attached with any decree by the Court, nor the said property is Debutter one, nor the same is dedicated for Sevapuja of any God or Goddess.
4. That the Vendor hereby declares that the Vendor has not entered into any agreement for sale with any other person/persons, organization nor with anybody in connection with the said property, nor the Vendor has mortgaged the said property with any Bank or any Financial Institution and nor the property has been encumbered in any way and the same is not also attached with any scheme of Government / Improvement Authority nor the property is acquired under the Land Acquisition Act, and there is no legal impediment or otherwise as a reason of which the Vendor is prevented for selling the Schedule mentioned property and the said property remains free from all encumbrances.

Signature

(9)

5. That the Vendor shall indemnify the Purchaser against all claims, liabilities, dispendences, attachment in the event of any defect of the Vendor's marketable title and peaceful possession be disturbed by any person/persons claiming through or under the vendor or if the Purchaser perfect title its successor-in-office, legal representatives in any manner, then the vendor shall be bound to compensate the purchaser against all loss and the vendor shall remove all and every obstructions at its own cost and expenses.
6. That the Purchaser shall have every right to mutate her names before Settlement Department and Local Gram Panchayet etc. by deleting the name of the then Vendor and to pay revenues and taxes thereof in their names before all competent authorities and the Vendor further agrees to Co-operate with the Purchaser for all time for the purpose of mutation.
7. That the Purchaser are entitled to develop the Schedule mentioned property according to their own liking and the Purchaser shall use, enjoy and peaceably and quietly possess the Schedule mentioned property including her heirs, legal representatives, successors, and assigns having absolute perfect transferable right like sale, gift, mortgage etc.
8. That the Purchaser are entitled to use, occupy and enjoy all easements, appurtenances, here detorments, messages, advantages, benefits, privileges appertaining to and arising out of the property hereby sold along with all advantages of path, pathways, passage and also entitled to Install electricity, telephone and water connection underneath the common passage appertaining to the property hereby sold to the Purchaser by the Vendor and the Purchaser are also entitled to construct and renovate the schedule mentioned property and the

By order

(10)

purchaser shall and may at all times, hereinafter peaceably and quietly possess and enjoy the said plot of land with said description in full and receive rent, issues and profits thereof without any lawful eviction, introduction claims or demands whatsoever from or by the vendor or any person or persons lawfully or equitably claiming from under trust for the Vendor or any of its predecessors-in-interest.

9. That the Vendor hereby delivers khas possession of the property hereby sold to the Purchaser.
10. That the Vendor hereby executes this Deed of Conveyance in favour of the Purchaser after realizing the meaning of this Deed at its free will and consent, while physically fit and mentally alert.

THE SCHEDULE ABOVE REFERRED TO

Handwritten: **ALL THAT** piece and parcel of Danga & Shali Total land measuring more or less 25.5 (Twenty Five Point Five) Decimals of land together with two storied dwelling House on the Ground Floor 1000 Sq.ft. and First Floor 300 Sq.ft. Total 1300 (One Thousand Three Hundred) Sq.ft. Dwelling House having marble flooring, in respect of **R.S. & L.R. Dag No.-1108**, land measuring more or less 12 (Twelve) Decimals of Danga land, under C.S. Khatian No.- 13, Corresponding to R.S. Khatian No. 736, Present L.R. Khatian No. 2921, AND **R.S. & L.R. Dag No.-1110**, land measuring more or less 13.5 (Thirteen Point Five) Decimals of Sali land, Malik Khatian No. 01, Corresponding to R.S. Khanda Khatian No. 735, Present L.R. Khatian No. 2921 J.L. No.- 10, Re.Sa-124, Touzi- 250, at Mouza- **Mallickpur**, Police Station- Baruipur, District- South 24 Parganas within the limit of the Mallickpur Gram Panchyat A.D.S.R. Office at Baruipur, District Sub registration office at Alipore, District South 24 Parganas in the state of west

(11)

Bengal, together with full right to take electric, water, gas, telephons connection, fire, etc. through the common road/passage together with all easement rights on land and road thereto as delineated in the Map or Plan annexed hereto and depicted by **RED** Border lines which is butted and bounded in the manner following :-

- ON THE NORTH** : Part of R.S. Dag No. 1107
- ON THE SOUTH** : Part of R.S. Dag No. 1109 & 1110
- ON THE EAST** : Part of R.S. Dag No. 1110
- ON THE WEST** : 15 Feet Road,

The revenue is payable per annum in respect of the Schedule mentioned property before the concerned Office of the B.L. & L.R.O, under Govt. of West Bengal.

Dist- South 24 Parganas,		Block- Baruipur,			
Mouza- Mallickpur,		J.L. No. 10,	L.R. Khatin No. 2921		
L.R. Khatian No.	R.S & L.R. Dag No.	Nature of land	Total land	Share	Sold land
2921	1108	Danga	12 Decimal	10000	12 Dec
2921	1110	Sali	45 Decimal	3000	13.5 Dec
Total land measuring-25.5 Dec					

31-5-2011

(12)

IN WITNESS WHEREOF the Vendor herein has set and subscribed his hands and seal on this the day, month and year first above written

WITNESSES :

1. Sh. Sunjay Jaha
S/O-Late SK Rashidali
Wilt-Khadan Bazar
P.O.P.S - Baruipur
KOL - 700144

Ahmed Ashikang

SIGNATURE OF THE VENDOR

2. Samhita Patatunda
Late Kanantosh Adhikary
Mitar Nikil Para
P.O.P.S - Baruipur
KOL - 144

Kamal Shain

SIGNATURE OF THE PURCHASER

Drafted by:-

Tahaj Uddin Laskar
Tahaj Uddin Laskar

Advocate

Baruipur Civil Court, Kolkata- 144

F 885/925/08

Computer Typed by:-

Bishal Laskar

Bishal Laskar, Baruipur, Kolkata- 700 144

(13)

MEMO OF CONSIDERATION

Received Rs. 85,81,400/- (Rupees Eighty Five Lakhs Eighty One Thousand Four Hundred) only from the above mentioned Purchase as per memo below:-

Date	Cash/Reference ID R.T.G.S. No.	Bank Name	Branch	Amount (Rs.)
27/01/2023	CASH	CASH	CASH	1,90,000/-
06/02/2024	006375	AXIX	Rajpur	39,00,000/-
06/02/2024	006376	AXIX	Rajpur	39,00,000/-
04/02/2024	161251	AXIX	Rajpur	5,91,400/-
				Rs. 85,81,400/-

Witness

Abha Adhikary

1. SK Sumsujjaha
S/O Late SK Rashid Ali
Vill- Khodan Bazar
P.O + P.S - Baruipur
KOL - 700144

SIGNATURE OF THE VENDOR

2. Sanhita Patalunda
Late Kanamlosh Adhikary
Vill- Ukilpara
P.O + P.S - Baruipur
KOL - 144..

Drafted by

Tahaj Uddin Laskar
Tahaj Uddin Laskar

Advocate

Baruipur Civil Court, Kolkata- 144
F 885/925/08

Computer Typed by:-

Bishal Laskar
Bishal Laskar, Baruipur,
Kolkata- 700 144



Left Hand

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

Name

ABHA ADHIKARY

Signature

Abha Adhikary



Left Hand

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

Name

KAMAL SHAIK

Signature

Kamal Shaik








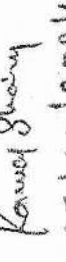



Government of West Bengal

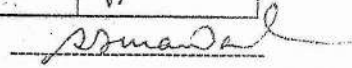
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

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

Signature / LTI Sheet of Query No/Year 16112000285368/2024

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	ABHA ADHIKARY MALLICKPUR, City:- Not Specified, P.O:- MALLICKPUR, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145	Seller			 07/02/2024
2	KAMAL SHAIK GANIMA, City:- Not Specified, P.O:- MALLICKPUR, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145	Buyer			 07/02/2024
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Sk Sumsujjoha Son of Late Sk Rashid Ali Khodar.Bazar, City:- Not Specified, P.O:- Baruipur, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700144	ABHA ADHIKARY, KAMAL SHAIK			 07/02/2024

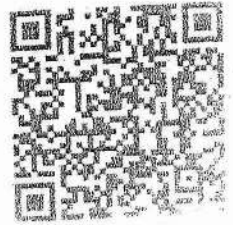


(Subhrangshu Shekhar
Mandal)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BARUIPUR

South 24-Parganas, West
Bengal

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



192023240374281008

GRN Details

GRN: 192023240374281008
GRN Date: 07/02/2024 13:44:20
BRN: 3337930942025
Gateway Ref ID: CHO9783894
GRIPS Payment ID: 070220242037428099
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 07/02/2024 13:44:50
Method: State Bank of India Net
Payment Init. Date: 07/02/2024 13:44:20
Payment Ref. No: 2000285368/5/2024
(Query No/Query Year)

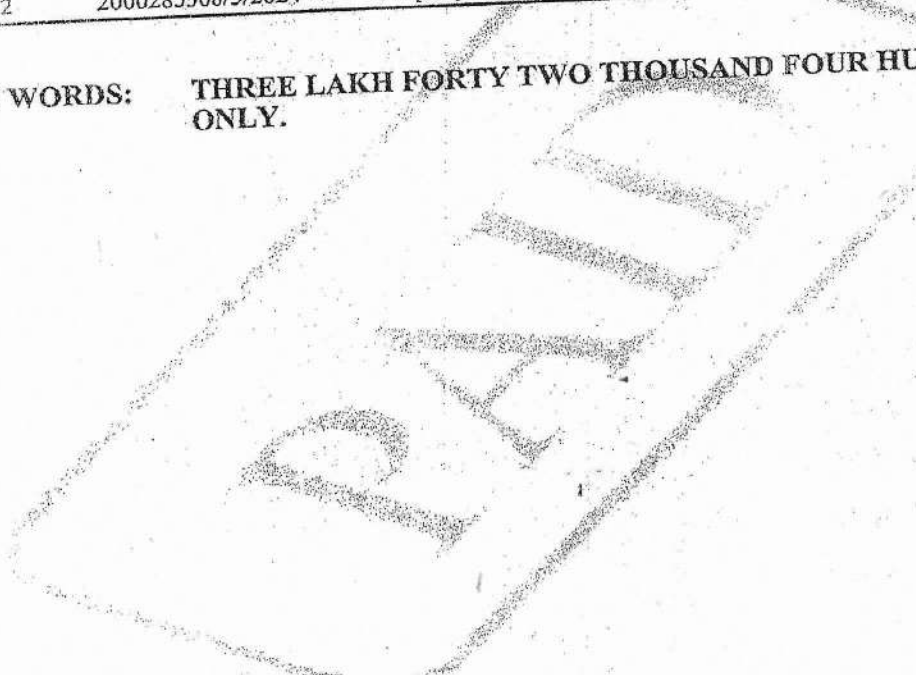
Depositor Details

Depositor's Name: Mr KAMAL SHAIK
Address: GANIMA, BARUIPUR
Mobile: 9051715652
Period From (dd/mm/yyyy): 07/02/2024
Period To (dd/mm/yyyy): 07/02/2024
Payment Ref ID: 2000285368/5/2024
Dept Ref ID/DRN: 2000285368/5/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000285368/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	255560
2	2000285368/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	86857
			Total	342417

IN WORDS: THREE LAKH FORTY TWO THOUSAND FOUR HUNDRED SEVENTEEN ONLY.



DETAILS OF IDENTIFIER WITH PHOTO



- 1) NAME - SK SUMSUJOKHA
- 2) FATHER NAME - LATE SK RASHID ALI
- 3) OCCUPATION - ADVOCATE
- 4) PERMANENT ADDRESS - Village/TOWN- KHODAR BAZAR
POST OFFICE- BARUIPUR, POLICE STATION- BARUIPUR,
DISTRICT- SOUTH 24 PGS. .PIN-700144
- 5) RELATIONSHIP WITH VENDORS - LEGAL ADVISER
- 6) AADHAR NO. PAN NO.
- EPIC NO. TYK1996289 MOBILE NO. 9875415030
- 7) I ABUL KASHEM As identifier identifying the executants of the concerned deed (Query no- 2000285368/2024)

SK Sumsujoha
SIGNATURE OF IDENTIFIER

Major Information of the Deed

Deed No :	I-1611-01110/2024	Date of Registration	08/02/2024
Query No / Year	1611-2000285368/2024	Office where deed is registered	
Query Date	01/02/2024 9:50:07 AM	A.D.S.R. BARUIPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	TAHAJUDDIN LASKAR Thana : Baruiipur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9051715652, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 85,81,400/-	Rs. 86,85,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,60,560/- (Article:23)	Rs. 86,857/- (Article:A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Baruiipur, Gram Panchayat: MALLIKPUR, Mouza: Mallikpur, JI No: 10, Pin Code : 700145

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1108	RS-2921	Bastu	Danga	12 Dec	35,29,400/-	35,64,000/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L2	RS-1110	RS-2921	Bastu	Shali	13.5 Dec	40,00,000/-	40,09,500/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
TOTAL :					25.5Dec	75,29,400 /-	75,73,500 /-	
Grand Total :					25.5Dec	75,29,400 /-	75,73,500 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1300 Sq Ft.	10,52,000/-	11,11,500/-	Structure Type: Structure
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Marble Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 300 Sq Ft., Residential Use, Marble Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1300 sq ft	10,52,000 /-	11,11,500 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ABHA ADHIKARY (Presentant) Wife of KANANTOSH ADHIKARY MALLICKPUR, City:- Not Specified, P.O:- MALLICKPUR, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/02/2024 ,Admitted by: Self, Date of Admission: 07/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/02/2024 ,Admitted by: Self, Date of Admission: 07/02/2024 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	KAMAL SHAIK Son of SK FIROZ GANIMA, City:- Not Specified, P.O:- MALLICKPUR, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: EExxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/02/2024 ,Admitted by: Self, Date of Admission: 07/02/2024 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Sk Sumsujjoha Son of Late Sk Rashid Ali Khodar Bazar, City:- Not Specified, P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144			
Identifier Of ABHA ADHIKARY, KAMAL SHAIK			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ABHA ADHIKARY	KAMAL SHAIK-12 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	ABHA ADHIKARY	KAMAL SHAIK-13.5 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	ABHA ADHIKARY	KAMAL SHAIK-1300.00000000 Sq Ft

Endorsement For Deed Number : I - 161101110 / 2024

On 07-02-2024

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

Presented for registration at 17:15 hrs on 07-02-2024, at the Private residence by ABHA ADHIKARY ,Executant.

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 86,85,000/-

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

Execution is admitted on 07/02/2024 by 1. ABHA ADHIKARY, Wife of KANANTOSH ADHIKARY, MALLICKPUR, P.O: MALLICKPUR, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession House wife, 2. KAMAL SHAIK, Son of SK FIROZ, GANIMA, P.O: MALLICKPUR, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession Business Indetified by Sk Sumsujjoha, , , Son of Late Sk Rashid Ali, Khodar Bazar, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Muslim, by profession Advocate

Subhrangshu

Subhrangshu Shekhar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

On 08-02-2024

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 86,857.00/- (A(1) = Rs 86,850.00/- , E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 86,857/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/02/2024 1:44PM with Govt. Ref. No: 192023240374281008 on 07-02-2024, Amount Rs: 86,857/-, Bank: SBI EPay (SBIEPay), Ref. No. 3337930942025 on 07-02-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,60,560/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,55,560/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 1373, Amount: Rs.5,000.00/-, Date of Purchase: 07/02/2024, Vendor name: S MONDAL

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/02/2024 1:44PM with Govt. Ref. No: 192023240374281008 on 07-02-2024, Amount Rs: 2,55,560/-
Bank: SBI EPay (SBIEPay), Ref. No. 3337930942025 on 07-02-2024, Head of Account 0030-02-103-003-02

Rupak Das

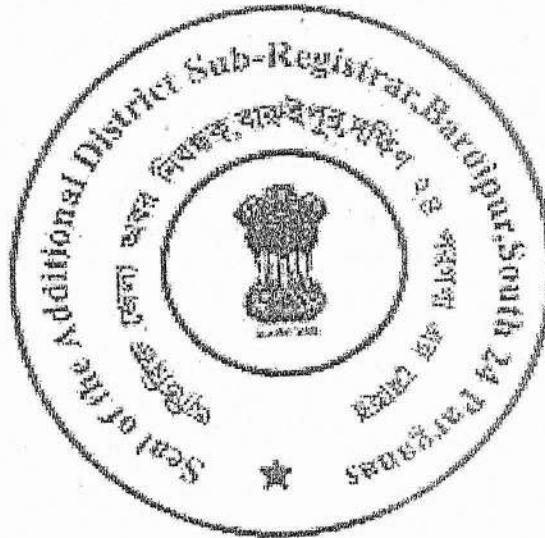
Rupak Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2024, Page from 23041 to 23063

being No 161101110 for the year 2024.



S. Mandal

Digitally signed by SUBHRANGSHU SHEKHAR
MANDAL
Date: 2024.02.12 14:37:14 +05:30
Reason: Digital Signing of Deed.

(Subhrangshu Shekhar Mandal) 12/02/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
West Bengal.