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D- 6849/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
5/10/20

2-1265379/20

F 019834

Certified that the document is admitted to registration. The signature sheet / sheets & the endorsement / sheets attached with this document's are the part of this document.

Additional District Sub-Registrar
Rajshahi New Town, North 24 Pgs.

12 OCT 2020

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this 5th October 2020

Cont..... P/2

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-010435561-1
GRN Date: 05/10/2020 12:26:31
BRN: 52922638

Payment Mode Online Payment

Bank: ICICI Bank
BRN Date: 05/10/2020 12:28:38

DEPOSITOR'S DETAILS

Id No. : 2001265379/4/2020
[Query No./Query Year]

Name : TELLUS PROPERTIES PVT LTD
Contact No. : 7278077383 Mobile No. : +91 7278077383
E-mail : NEELNIRMAN@GMAIL.COM
Address : 171A RAMESH DUTTA STREET KOL 6
Applicant Name : Mr S Molla
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001265379/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	59820
2	2001265379/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	12974

Total

72794

In Words : Rupees Seventy Two Thousand Seven Hundred Ninety Four only

BETWEEN

1. SUSHIL NASKAR (PAN- AUDPN0872E), **2. SAMIR NASKAR** (PAN- BMPPN7423J), **3. SUSANTA NASKAR** (PAN- AJBPN7916J), all son of Late Lakshmikanta Naskar, by faith - Hindu, by Nationality Indian, by Occupation - Business, residing at Vill & P.O.- Chackpanchuria, P.S.- New Town, District - North 24 Parganas, Kolkata - 700156, **4. LATIKA HALDAR** (PAN- AUTPH2601R), wife of Shri Rampada Haldar, by faith - Hindu, by Nationality Indian, by Occupation - Housewife, residing at Vill- Andulgaria, P.O.- Tardaha, P.S.- K.L.C., Dist - South 24 Parganas, Pin - 743502, **5. SANDHYA MONDAL** (PAN- ECCPM6828L), wife of Bimal Mondal, by faith - Hindu, by Nationality Indian, by Occupation - Housewife, residing at Vill - Kulberia, P.O.- Kulberia, P.S.- K.L.C., Dist - South 24 Parganas, Pin - 743502, **6. BIMALA DAS** (PAN- BXRPD6274J), wife of Haripada Das, by faith - Hindu, by Nationality Indian, by Occupation - Housewife, residing at Basanti Debi Colony, P.O. & P.S.- Bidhannagar, Dist - North 24 Parganas, Kolkata - 700091, **7. ANNABALA CHANDA ALIAS ARUNA CHANDA (NASKAR)** (PAN- BMNPC4344R), wife of Shankar Chanda, by faith - Hindu, by Nationality Indian, by Occupation - Housewife, residing at 20/4A Shib Krishna Da Lane, P.O. & P.S.- Beliaghata, Kolkata - 700010, **8. BISWANATH MONDAL** (PAN- CZCPM3808F), **9. MIHIR MONDAL**(PAN- DBMPPM9010A), both son of Baburam Mondal, **10. BABURAM MONDAL** (PAN- EGMPM1644A), son of Late Dhaniram Mondal, by faith - Hindu, by Nationality Indian, by Occupation - Cultivation, 7 Nos to 9 Nos residing at Kanthalberia, P.O.- Beonta, P.S.- K.L.C., Dist - South 24 Parganas, Pin - 743502, **11. DIPA MONDAL ALIAS TAGAR BALA MONDAL** (PAN - DIZPM9384K), wife of Dhananjoy Mondal, by faith - Hindu, by Nationality Indian, by Occupation - Housewife, residing at Dakshin Debipur, P.O.- Jagulgachi, P.S.- Bhangar, Dist - South 24 Parganas, Pin - 743502, represented by Vendor No 4, 5, 6, 7, 8, 9, 10 and 11Nos. true and lawful Attorney **PRABIR NASKAR**, (PAN - AALCA8304P), son of Samir Naskar, by faith - Hindu, by Nationality Indian, by Occupation - Business, residing at Vill & P.O.-

Chackpanchuria, P.S.- New Town, District - North 24 Parganas, Kolkata - 700156 by virtue Deed No.- 01136, made on 16.12.2013 copied in Book no.- IV, CD Volume No.- 2, Pages 691 to 703, year 2013, registered at ADSR Rajarhat, New Town, North 24 Parganas. hereinafter called and referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives nominees and assigns) of the **ONE PART.**

AND

TELLUS PROPERTIES PRIVATE LIMITED, (PAN - AAECT7376D), having registered Office 171A, Ramesh Dutta Street, Shiva Heights, Ground Floor, P.O. & P.S. - Girish Park, Kolkata - 700006, represented by its Director **AYUSH AGRAWAL**, son of Mr. Brijesh Kumar Agarwal, having PAN Card No.- BGZPA7986D, by faith - Hindu, by Nationality Indian, by Occupation - Business, residing at Alcove Cloria Flat - 10H, Block - 2, 10 th Floor, 403/1 Dakshindari Road, P.O.- Sreebhumi, P.S.- Lake Town, Kolkata - 700048, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, representatives nominees and assigns) of the **OTHER PART.**

WHEREAS :-

- A. One Sarala Naskar, wife of Lakshmikanta Naskar purchased shali land measuring 1.83 decimal out of 22 decimal in R.S. Dag No.- 1063 and Shali land measuring 0.33 decimal out of 04 decimal in R.S. Dag No.- 1064, lying at Mouza- Chackpanchuria, J.L. No.- 33, Hal Touzi No.- 10 within the local limits of Patharghata Gram Panchayat, within the jurisdiction of New Town Police Station, in the District of North 24 Parganas.
- B. That the said Sarala Naskar, wife of Lakshmikanta Naskar while seized and possessed of the plots of land measuring an area 1.83 decimal out of 22

decimal in R.S. Dag No.- 1063 and Shali land measuring 0.33 decimal out of 04 decimal in R.S. Dag No.- 1064, under L.R. Khatian No.- 2240, lying at Mouza- Chackpanchuria, J.L. No.- 33 lying at Mouza - Chackpanchuria, J.L. No.- 33, Hal Touzi No.- 10 within the local limits of Patharghata Gram Panchayat, within the jurisdiction of New Town Police Station, in the District of North 24 Parganas.

- C. That the said Sarala Naskar, wife of Lakshmikanta Naskar died behind his three sons - Sushil Naskar, Samir Naskar, Sushanta Naskar and five daughters - Lotika Haldar, Sandhya Mondal, Bimala Das, Annabala Chanda, Gitarani Mondal, all the legal heirs of late Sarala Naskar had got the schedule property from their mother inheritance.
- D. That the said Gitarani Mondal (Naskar), wife of Baburam Mondal had got the schedule property as per her share she died behind her two sons - Biswanath Mondal, Mihir Mondal, and her husband Baburam Mondal and also her daughter Dipa Mondal alias Tagarbala Mondal, the said legal heirs of late Gitarani Mondal had got schedule property as per their share from inheritance of deceased Gitarani Mondal (Naskar).

THAT the schedule property all the vendors had got and they are enjoying the same as per share peacefully, freely, absolutely without any interruptions from any corners whatsoever by paying rents and taxes to the proper authority as absolute owner free from all encumbrance and more fully particularly described in the schedule hereunder written and the vendors have absolute power of ownership and has/have every right to transfer to anybody by any way.

AND WHEREAS the vendor (herein) have agreed to sell the Shali land measuring 1.83 decimal out of 22 decimal in R.S. & L.R. Dag No.- 1063 and Shali land measuring 0.33 decimal out of 04 decimal in R.S. & L.R. Dag No.- 1064, to the Purchaser **TELLUS PROPERTIES PRIVATE LIMITED**

have agreed to purchase the said plot of Shali land measuring an area 2.16 Dicimal more or less together with easement rights fully described in the Schedule hereunder written and marked by Red Border for the Total consideration of **Rs. 9,16,363/-** (Rupees Nine Lakhs Sixteen Thousand Three Hundred Sixty Three) Only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 9,16,363/-** (Rupees Nine Lakhs Sixteen Thousand Three Hundred Sixty Three) Only paid by the Purchaser to the vendors on or before the execution of these presents the receipt whereof vendors doth hereby as well as by the receipt hereunder in the memo of consideration admit and acknowledge and free the same for ever acquitted released discharged and exonerate the purchaser as well as the said land intended to be hereby granted and conveyed and the vendor doth hereby as the absolute owner and being in use occupation possession and enjoyment of the said land measuring an area 2.16 Decimal of land more or less grant convey transfer assign and assure unto and the purchaser ALL THAT piece of parcel of land measuring an area Shali land measuring 1.83 decimal out of 22 decimal in R.S. Dag No.- 1063 and Shali land measuring 0.33 decimal out of 04 decimal in R.S. Dag No.- 1064, under L.R. Krisi Khation No.- 2240, land lying at Mouza - Chackpanchuria, J.L. No.- 33, at present Touzi No.- 10 (Half), within the local limits of Patharghata Gram Panchayat, within the jurisdiction of New Town Police Station, in the District of North 24 Parganas, Additional District Sub Registrar Office Rajarhat more fully described in the schedule hereunder written fully enjoy the benefit of passage ways, underground water ways, or drainage system, electric lines, telephone lines all rights liberties all manner or easements and appurtenances belonging and all the states rights, title and interest property claim and demand whatsoever of the Vendor unto set out of and

upon and the said piece or parcel of land hereby conveyed unto the Purchaser In FURTHER persuasion of the said agreement and consideration TO HAVE AND TO HOLD the said piece of parcel of land herein comprised and hereby granted, conveyed, transferred and assigned or intended to be so unto the purchaser absolutely and forever free from all encumbrances the vendor doth hereby conveyed with the Purchaser that interest which the Vendors possess and to transfer, subsist and they have good right full power absolute authority, indefeasible title to grant convey, transfer, assigned and assure said piece or parcel of land, manner as aforesaid AND the said piece or parcel of land shall quietly and peaceably entered into and held and enjoyed possessed absolutely and the rents issues and profits received there from by the Purchaser without interruption claim and demand by the Vendors and without any lawful eviction disturbances or interruption by any other person or persons whatsoever AND the said piece or parcel of land hereby conveyed and transferred unto the Purchaser is free from all encumbrances and discharged from or otherwise by the Vendor sufficiently indemnified against all and all manner of encumbrances claims and demands whatsoever created occasioned or made by the Vendor of any of their predecessors in interest of any person or persons whatsoever AND the Vendors and every person or persons having or lawful claiming any easement right, title and interest into or upon the said piece or parcel of land hereby sold, conveyed and transferred unto the Purchaser or any part thereof.

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASERS AS UNDER :-

1. That free and clear and freely and clearly and absolutely acquitted exonerate and release or otherwise by and at the cost and expenses of the Vendors are and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispendences, attachments whatsoever.

2. That the Purchasers shall hereinafter peacefully and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendors or their legal heirs, executors, administrators, representatives, nominees and assigns.
3. That no notice issued under the public demand recovery act has been served on the Vendors nor any such notice has been published.
4. That the land fully described in the schedule below stands retained by the Vendor through operation of family ceiling as envisaged in chapter II-B, West Bengal Land Reforms Act.
5. That the said land or any part or portion thereof or under any interest therein has not vested in and/or is neither acquired nor any notice has been served under the State of West Bengal Acquisition Act. 1956 or statutory modification thereof or under the Urban Land (Ceiling & Regulations) Act. 1976 or any other law for the time being in force.
6. It is hereby declared by the Vendor that the said land which described in the schedule hereinafter written is the self acquired property of the Vendors and that they are not the benamder of any one.
7. It is hereby declared that the said Purchasers have the absolute right to mutate their name in respect of the present purchased land.
8. All the taxes land revenue and impositions payable in respect of the said property up to date of these presents have been fully paid by the Vendors and if any portion of such taxes, levies, impositions etc. be found to have remained unpaid for the period up to date the same shall be deemed to be the liability of the Vendors and realizable from the Vendor.
9. It is hereby declared by the Vendors that the said land is absolutely free from all encumbrances and that is not the benamdar of anyone and the same is not the DEBATTOR or PIROTTOR property or is not subject matter of any court case or not any litigation from any corners whatsoever.

10. That the Vendors have not yet taken any loan or financial benefits from any Bank or Financial Institutions or any corners in respect of the schedule mentioned land.

It is transpired that the said property hereby sold, conveyed and transferred and assigned by the Vendor, if not free from all encumbrances as herein covenant, the Vendors shall be bound to refund to the Purchaser, the full consideration money paid hereunder together with cost of the stamp and registration charges incurred with 18% interest pay by the Purchasers herein and if any mistake shall shown in this deed, that will be rectified by the Vendors without any claim or demand at the cost of the purchaser. **AND** the Vendors herein delivers this day khas possession of the said land unto the Purchasers herein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT piece or parcel of plot of Shali land measuring an area of Shali land measuring **1.83 decimal** out of 22 decimal in **R.S.& L.R. Dag No.- 1063** and Shali land measuring **0.33 decimal** out of 04 decimal in **R.S. & L.R. Dag No.- 1064**, under L.R. Krisi Khatian No.- 2240, land lying at **Mouza -Chackpanchuria**, J.L. No.- 33, at Present Touzi No.- 10 (Hal), within the local limits of Patharghata Gram Panchayat, within the jurisdiction of New Town Police Station, in the District of North 24 Parganas, Pargana Kolkata, under A.D.S.R. Office Rajarhat, in the District of North 24 Parganas, in the State of West Bengal.

The sold area description as follows:-

R.S. & L.R. Dag	L.R. Khatian No.	Vendor	Sold Area
1063	2240	Sushil Naskar	0.23 Dec.
1063	2240	Samir Naskar	0.23 Dec.
1063	2240	Sushanta Naskar	0.23 Dec.
1063	2240	Latika Haldar	0.23 Dec.
1063	2240	Sandhya Mondal	0.23 Dec.

Cont..... P/9

-: 9 :-

1063	2240	Bimala Das	0.23 Dec.
1063	2240	Annabala Chanda	0.23 Dec.
1063	2240	Biswanath Mondal	0.06 Dec.
1063	2240	Mihir Mondal	0.06 Dec.
1063	2240	Baburam Mondal	0.05 Dec.
1063	2240	Dipa Mondal	0.05 Dec.
Total Area of land			1.83 Dec.

R.S. & L.R. Dag	L.R. Khatian No.	Vendor	Sold Area
1064	2240	Sushil Naskar	0.04 Dec.
1064	2240	Samir Naskar	0.04 Dec.
1064	2240	Sushanta Naskar	0.04 Dec.
1064	2240	Latika Halder	0.04 Dec.
1064	2240	Sandhya Mondal	0.04 Dec.
1064	2240	Bimala Das	0.04 Dec.
1064	2240	Annabala Chanda	0.04 Dec.
1064	2240	Biswanath Mondal	0.01 Dec.
1064	2240	Mihir Mondal	0.01 Dec.
1064	2240	Baburam Mondal	0.01 Dec.
1064	2240	Dipa Mondal	0.02 Dec.
Total Area of land			0.33 Dec.

it is clearly stated herein that the vendor herein sold and conveyed the land measuring 2.16 Decimal more or less in favour of the purchaser herein and the said land is butted and bounded as under :-

On the North by	:	Land of Panchu Biswas
On the South by	:	Land of Brijesh Kumar Agarwal
On the East by	:	Land of Kedarnath Heights Pvt. Ltd.
On the West by	:	Land of R.S. & L.R. Dag No.- 1059

Cont..... P/10

In witness whereof the Vendors have hereunto set and subscribed their hands and seals after going through the contents of this deed of conveyance on 5th October 2020.

SIGNED SEALED AND DELIVERED

by the vendors at Kolkata in Presence

1. Md. Sahabuddin Malla
S/o - Ketab Ali Malla
VM - Haderait
P.O. - Bazar, PS - Rajarhat
KOL - 135
2. Bhandu Ghosh
S/o Lt Netaji Ghosh
P.O. - Kamkungechi
P.S. Phoolbagam.
- 25/D S. K. Das (member)
Jorugh

সহায়ক নস্কর

- 1.
- 2.
- 3.



Sanior Naskor
BY ME PEN OF
Md. Sahabuddin Malla

সহায়ক নস্কর

Prabir Naskar

as Constituted Attorney of
Latika Haldar, Sandhya Mondal, Bimala
Das, Annabala Chanda alias Aruna
Chanda (Naskar), Biswanath Mondal,
Mihir Mondal, Baburam Mondal, Dipa
Mondal alias Tagar Bala Mondal.

Deed read over and explained
by me -

Md. Sahabuddin Malla

SIGNATURE OF THE VENDORS

JELLUS PROPERTIES PVT. LTD

Director

SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION


D.D/Cheque No.	Dated	Draw Bank/Branch	Amount (Rs.)
018235	10.03.2017	ICICI Bank, VK. Road	1,00,000/-
018242	13.07.2017	ICICI Bank, VK. Road	1,00,000/-
018249	18.10.2017	ICICI Bank, VK. Road	30,000/-
018253	29.01.2018	ICICI Bank, VK. Road	10,000/-
018254	04.06.2018	ICICI Bank, VK. Road	50,000/-
018256	19.09.2018	ICICI Bank, VK. Road	15,000/-
018265	21.10.2018	ICICI Bank, VK. Road	10,000/-
018267	05.12.2019	ICICI Bank, VK. Road	10,000/-
018270	02.02.2019	ICICI Bank, VK. Road	10,000/-
018272	06.08.2019	ICICI Bank, VK. Road	10,000/-
018273	23.10.2019	ICICI Bank, VK. Road	2,00,000/-
018274	27.11.2019	ICICI Bank, VK. Road	1,00,000/-
505445	01.10.2019	ICICI Bank, VK. Road	1,46,000/-
by Cash RBI Notes			1,25,363/-
			<u>9,16,363/-</u>

Received Rupees Nine Lakhs Sixteen Thousand Three Hundred Sixty Three

Witnesses :

1. Md-Sahabuddin Molla

2. Bhauraj Ghosh.

1. 
 2. Samir Naskar
 by the pen of
 3. Md-Sahabuddin Molla

Deed Prepared by :-

I identified by me
Saumyabrata Roy
Advocate

Saumyabrata Roy

Saumyabrata Roy
Advocate

Enrolment No. W.B 1050/2000

as Constituted Attorney of

Latika Halder, Sandhya Mondal, Bimala Das, Annabala Chanda alias Aruna Chanda (Naskar), Biswanath Mondal, Mihir Mondal, Baburam Mondal, Dipa Mondal alias Tagar Bala Mondal.

Computer Composed :-

Md. Sahabuddin Molla
Hudarait, Rajarhat, Kol- 135












SIGNATURE OF THE VENDORS

Prasanna Naskar

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAIMENT
WITH PHOTO







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

N.B. : - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Spram/for 15/11/20</i>	LH					
	RH.					



ATTESTED :-

Spram/for 15/11/20

 <i>Samin Nas Kaz BY THE PEN OF Md-Sahabuddin Mulla</i>	LH					
	RH.					

ATTESTED :-

*Samin Nas Kaz
BY THE PEN OF
Md-Sahabuddin Mulla*

 <i>Ayush Ag</i>	LH.					
	RH.					












ATTESTED :-

Ayush Ag

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAIMENT
WITH PHOTO

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

N.B. - LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Handwritten signature</i>	LH					
	RH					


ATTESTED :-

Handwritten signature

 <i>Pratibha Naskar</i>	LH					
	RH.					

ATTESTED :-

Pratibha Naskar

 <i>Md. Sohobuddin Maw</i>	LH.					
	RH.					

ATTESTED :-

Md. Sohobuddin Maw

Major Information of the Deed

Deed No :	I-1523-06849/2020	Date of Registration	12/10/2020
Query No / Year	1523-2001265379/2020	Office where deed is registered	
Query Date	05/10/2020 10:11:20 AM	1523-2001265379/2020	
Applicant Name, Address & Other Details	S Molla Rajarhat, Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 7003650378, 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. 9,16,363/-	Rs. 12,96,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 64,820/- (Article:23)	Rs. 12,974/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1063 (RS :-1063)	LR-2240	Bastu	Shali	1.83 Dec	7,76,363/-	10,98,000/-	
L2	LR-1064 (RS :-1064)	LR-2240	Bastu	Shali	0.33 Dec	1,40,000/-	1,98,000/-	
TOTAL :					2.16Dec	9,16,363 /-	12,96,000 /-	
Grand Total :					2.16Dec	9,16,363 /-	12,96,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Sushil Naskar (Presentant) Son of Late Lakshmikanta Naskar Chackpanchuria, P.O:- Chackpanchuria, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AUxxxxxx2E, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/10/2020 , Admitted by: Self, Date of Admission: 08/10/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/10/2020 , Admitted by: Self, Date of Admission: 08/10/2020 ,Place : Pvt. Residence
2	Mr Samir Naskar Son of Late Lakshmikanta Naskar Chackpanchuria, P.O:- Chackpanchuria, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BMxxxxxx3J, Aadhaar No: 54xxxxxxxx3426, Status :Individual, Executed by: Self, Date of Execution: 05/10/2020 , Admitted by: Self, Date of Admission: 08/10/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/10/2020 , Admitted by: Self, Date of Admission: 08/10/2020 ,Place : Pvt. Residence

Mr Susanta Naskar

Son of Late Lakshmikanta Naskar Chackpanchuria, P.O:- Chackpanchuria, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJxxxxxx6J, Aadhaar No: 43xxxxxxx0348, Status :Individual, Executed by: Self, Date of Execution: 05/10/2020
 , Admitted by: Self, Date of Admission: 08/10/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/10/2020
 , Admitted by: Self, Date of Admission: 08/10/2020 ,Place : Pvt. Residence

- | | |
|----|---|
| 4 | Mrs Latika Haldar
Wife of Mr Rampada Haldar Andulgari, P.O:- Tardaha, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 743502 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AUxxxxxx1R, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney |
| 5 | Mrs Sandhya Mandal
Wife of Mr Bimal Mandal Kulberia, P.O:- Kulberia, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 743502 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ECxxxxxx8L, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney |
| 6 | Mrs Bimala Das
Wife of Mr Haripada Das Basanti Debi Colony, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BXxxxxxx4J, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney |
| 7 | Mrs Annabala Chanda, (Alias: Mrs Aruna Chanda Naskar)
Wife of Mr Sankar Chanda 20/4A Shib Krishna Da Lane, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BMxxxxxx4R, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney |
| 8 | Mr Biswanath Mandal
Son of Mr Baburam Mandal Kanthalberia, P.O:- Beonta, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 743502 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.: CZxxxxxx8F, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney |
| 9 | Mr Mihir Mondal
Son of Late Baburam Mondal Kanthalberia, P.O:- Beonta, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 743502 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.: DBxxxxxx0A, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney |
| 10 | Mr Baburam Mandal
Son of Late Dhaniram Mandal Kanthalberia, P.O:- Beonta, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 743502 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.: EGxxxxxx4A, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney |
| 11 | Mrs Dipa Mondal, (Alias: Mrs Tagar Bala Mondal)
Wife of Mr Dhananjoy Mondal Dakshin Debipur, P.O:- Jagulgachi, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DIxxxxxx4K, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney |

Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Tellus Properties Private Limited 171A, Ramesh Dutta Street, Shiva Heights, Ground F, P.O:- Girish Park, P.S:- Girish Park, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.: AAxxxxxx6D, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

by Details :**Name,Address,Photo,Finger print and Signature****• Mr Prabir Naskar**

Son of Mr Samir Naskar Chackpanchuria, P.O:- Chackpanchuria, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BMxxxxxx8M,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mrs Latika Halder, Mrs Sandhya Mandal, Mrs Bimala Das, Mrs Annabala Chanda, Mr Biswanath Mandal, Mr Mihir Mondal, Mr Baburam Mandal, Mrs Dipa Mondal

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Ayush Agrawal Son of Mr Brijesh Agrawal Alcove Cloria Flat - 10H, Block - 2, 10th Floor, 403/1 Dakshindari Rd, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxxx6D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Tellus Properties Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Md Sahabuddin Molla Son of Mr Ketab Ali Molla Hudarait, P.O:- Bagu, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135			

Identifier Of Mr Sushil Naskar, Mr Samir Naskar, Mr Susanta Naskar, Mr Prabir Naskar, Mr Ayush Agrawal

Transfer of property for L1

No	From	To. with area (Name-Area)
1	Mr Sushil Naskar	Tellus Properties Private Limited-0.23 Dec
2	Mr Samir Naskar	Tellus Properties Private Limited-0.23 Dec
3	Mr Susanta Naskar	Tellus Properties Private Limited-0.23 Dec
4	Mrs Latika Haldar	Tellus Properties Private Limited-0.23 Dec
5	Mrs Sandhya Mandal	Tellus Properties Private Limited-0.23 Dec
6	Mrs Bimala Das	Tellus Properties Private Limited-0.23 Dec
7	Mrs Annabala Chanda	Tellus Properties Private Limited-0.23 Dec
8	Mr Biswanath Mandal	Tellus Properties Private Limited-0.06 Dec
9	Mr Mihir Mondal	Tellus Properties Private Limited-0.06 Dec
10	Mr Baburam Mandal	Tellus Properties Private Limited-0.05 Dec
11	Mrs Dipa Mondal	Tellus Properties Private Limited-0.05 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Sushil Naskar	Tellus Properties Private Limited-0.04 Dec
2	Mr Samir Naskar	Tellus Properties Private Limited-0.04 Dec
3	Mr Susanta Naskar	Tellus Properties Private Limited-0.04 Dec
4	Mrs Latika Haldar	Tellus Properties Private Limited-0.04 Dec
5	Mrs Sandhya Mandal	Tellus Properties Private Limited-0.04 Dec
6	Mrs Bimala Das	Tellus Properties Private Limited-0.04 Dec
7	Mrs Annabala Chanda	Tellus Properties Private Limited-0.04 Dec
8	Mr Biswanath Mandal	Tellus Properties Private Limited-0.01 Dec
9	Mr Mihir Mondal	Tellus Properties Private Limited-0.01 Dec
10	Mr Baburam Mandal	Tellus Properties Private Limited-0.01 Dec
11	Mrs Dipa Mondal	Tellus Properties Private Limited-0.02 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1063, LR Khatian No:- 2240	Owner:সরলা নস্কর, Gurdian:লক্ষীকান্ত , Address:নিজ Classification:শালি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1064, LR Khatian No:- 2240	Owner:সরলা নস্কর, Gurdian:লক্ষীকান্ত , Address:নিজ Classification:শালি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.

of Market Value(WB PUVI rules of 2001)

that the market value of this property which is the subject matter of the deed has been assessed at Rs

000/-

[Signature]

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 08-10-2020

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

Presented for registration at 17:45 hrs on 08-10-2020, at the Private residence by Mr Sushil Naskar , one of the Executants.

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

Execution is admitted on 08/10/2020 by 1. Mr Sushil Naskar, Son of Late Lakshmikanta Naskar, Chackpanchuria, P.O: Chackpanchuria, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Business, 2. Mr Samir Naskar, Son of Late Lakshmikanta Naskar, Chackpanchuria, P.O: Chackpanchuria, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Business, 3. Mr Susanta Naskar, Son of Late Lakshmikanta Naskar, Chackpanchuria, P.O: Chackpanchuria, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Business Indetified by Md Sahabuddin Molla, , Son of Mr Ketab Ali Molla, Hudarait, P.O: Bagu, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

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

Execution is admitted on 08-10-2020 by Mr Ayush Agrawal, Director, Tellus Properties Private Limited (Private Limited Company), 171A, Ramesh Dutta Street, Shiva Heights, Ground F, P.O:- Girish Park, P.S:- Girish Park, District:-Kolkata West Bengal, India, PIN - 700006

Indetified by Md Sahabuddin Molla, , Son of Mr Ketab Ali Molla, Hudarait, P.O: Bagu, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

Executed by Attorney

Execution by Mr Prabir Naskar, , Son of Mr Samir Naskar, Chackpanchuria, P.O: Chackpanchuria, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by profession Business as the constituter attorney of 1. Mrs Latika Haldar Andulgari, P.O: Tardaha, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, 2. Mrs Sandhya Mandal Kulberia, P.O: Kulberia, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, 3. Mrs Bimala Das Basanti Debi Colony, P.O: Bidhannagar, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, 4. Mrs Annabala Chanda , Mrs Arun Chanda Naskar 20/4A Shib Krishna Da Lane, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, 5. Mr Biswanath Mandal Kanthalberia, P.O: Beonta, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, 6. Mr Mihir Mondal Kanthalberia, P.O: Beonta, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, 7. Mr Baburam Mandal Kanthalberia, P.O: Beonta, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, 8. Mrs Dipa Mondal , Mrs Tagar Bala Mondal Dakshin Debipur, P.O: Jagulgachi, Thana: Bhangar, , South 24-Parganas WEST BENGAL, India, PIN - 743502 is admitted by him

Registered by Md Sahabuddin Molla, Son of Mr. Ketab Ali Molla, Hudarait, P.O: Bagu, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, Pin - 700135. by caste Muslim, by profession Business

[Signature]

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 09-10-2020

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,974/- (A(1) = Rs 12,960/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 12,974/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/10/2020 12:28PM with Govt. Ref. No: 192020210104355611 on 05-10-2020, Amount Rs: 12,974/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 52922638 on 05-10-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 64,820/- and Stamp Duty paid by by online = Rs 59,820/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/10/2020 12:28PM with Govt. Ref. No: 192020210104355611 on 05-10-2020, Amount Rs: 59,820/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 52922638 on 05-10-2020, Head of Account 0030-02-103-003-02

[Signature]

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 12-10-2020

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.

Stamp Duty

Required Stamp Duty payable for this document is Rs. 64,820/- and Stamp Duty paid by Stamp Rs 5,000/-

Stamp

Type: Impressed, Serial no 711, Amount: Rs.5,000/-, Date of Purchase: 07/11/2020, Vendor name: MITA

Type: Court Fees, Amount: Rs.10/-



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

of Registration under section 60 and Rule 69.

entered in Book - I

Serial number 1523-2020, Page from 281739 to 281785

Serial No 152306849 for the year 2020.



Digitally signed by SANJOY BASAK
Date: 2020.10.13 17:30:32 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 2020/10/13 05:30:32 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)