

8-580

T- 0564/2021



05/01/2021
16/01/2021

Q. No. ~~0000~~ 200179 SA 8A/2020-
 48AB 162076
 पश्चिम बंगाल WEST BENGAL
 Vigil Commission Case No. 8 2 | 21.

It is 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.

(Signature)
 05/01/2021

Addl. District Sub-Registrar
 Sonarpur, South 24 Parganas

27 JAN 2021

(Handwritten signature)

THIS DEED OF CONVEYANCE made this 30th day of December, 2020 BETWEEN (1) SK ABDUL KAYUM (PAN NO. DONPK1666A) (AADHAAR NO. 9986 3258 2378), son of Late Sk Kawsar Ali, residing at Raghobpur, Post Office Dakshin Jagaddal, Police Station Sonarpur, South 24 Parganas, Pin 700151, Mobile No. 9073438890 (2) SK MUZAFFOR AHAMED (PAN NO. AHJPA4482C) (AADHAAR NO. 4788 2546 5216), son of Late Sk Kawsar Ali, residing at Raghobpur, Post Office Dakshin Jagaddal, Police Station Sonarpur, South 24 Parganas, Pin 700151, Mobile No. 6290457235 (3) SEKH BENOZIR AHAMED (PAN NO. DFZPA3152Q) (AADHAAR NO. 8615 5454 2615), son of Late Sk Kawsar Ali,

128/1/2021

Sl. No. **036550** Date.....

Name.....

Add.....

AMT.....

SOMNATH GHOSE
ASSOCIATE
ADVOCATE
107/1, S. S. ROY ROAD,
KOLKATA-700054

১৯৮৩ নং সনদ



254
28/01/2021

১৯৮৪ নং সনদ



255
25/01/2021

১৯৮৫ নং সনদ



256
28/01/2021

১৯৮৬ নং সনদ



258
25/01/2021



Philip P. M. to be known as Naha P. M.

2 C Marandam Road

KOLKATA-700025

P.O. Bakulachinpur

SOMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1

Addl. Dist. Sub Registrar

Sonarpur
South 24 Parganas

25 JAN 2021

25 JAN 2021

residing at Raghavpur, Post Office Dakshin Jagaddal, Police Station Sonarpur, South 24 Parganas, Pin 700151, Mobile No. 9836226406, hereinafter collectively referred to as the VENDORS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their and each of their successors-in-interest and/or assigns) of the ONE PART AND LAMIUM VILLA LLP, a limited liability partnership firm, having its registered office at 88B, Sarat Bose Road, Post Office- Kalighat Police Station- Ballygunge, Kolkata-700026, and having INCOME TAX PAN AACCL3041M and represented by its Authorised Signatory, Abhijit Chakraborty, son of Late Surendra Mohan Chakraborty, residing at 7B, Indrani Park, Post Office- Charu Market, Police Station- Tollygunge, Kolkata - 700033, Mobile No. 9830344756 having INCOME TAX PAN AEIPC9889H AADHAAR NO. 7127 2958 2308, hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-interest and/or assigns) of the OTHER PART;

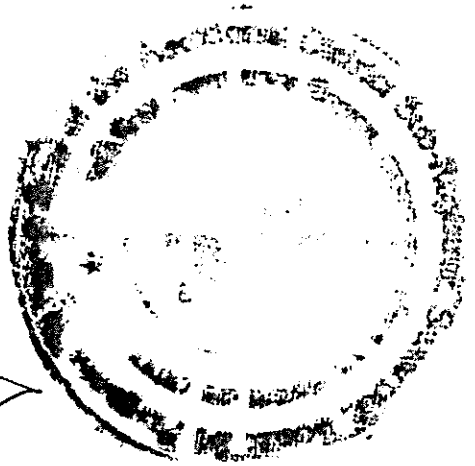
WHEREAS:

- A. One Badshah Shek was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of Danga Land measuring 0.18 acres, more or less, in Pargana Magura, J.L. No. 74, R.S. No. 235, Touzi No. 119, R.S. Dag No. 230, R.S. Khatian No. 83, L.R. Dag No. 243, L.R. Khatian No. 287, Mouza-Raghavpur, Police Station-Sonarpur, District: 24 Parganas (South), morefully and particularly described in the FIRST SCHEDULE hereunder written and hereinafter referred to as "the LARGER PLOT".
- B. The said Badshah Shek died intestate leaving behind him surviving his one son, Kawshar Ali and three daughters namely, Hasima Bibi alias Halima Bibi, Hachina Bibi and Sakina Bewa as his legal heir and heiress who jointly inherited the Larger Plot in R.S Dag No. 230 in terms of the in terms of the Mohamaden Law of Succession.
- C. By a Bengali Kobala dated 31st March, 1986 made between the said Sakina Bewa, therein referred to as the Vendor of the One Part and the Vendor No. 1 herein, Sheik Abdul Kayum, Vendor No. 2 herein, Shek Mugafor Ahmed and Vendor No. 3 herein, Sheik Benozir Ahmed, therein collectively referred to as the Purchasers of the Other Part and registered in the office of the District Sub-Registrar at Sonarpur in Book No. 1, Volume No. 25, at Pages from 354 to 359, Being No. 1249 for the year 1986, the Vendor therein for the consideration therein mentioned sold, transferred and conveyed land measuring 0.03 acres, more or less being 0.2000 share comprised in the Larger Plot in favour of the Purchasers therein.



057
25/01/2021

Amit Chakraborty



Sub. Registrar
South 24 Parganas
Sonarpur
25 JAN 2021

D. In the circumstances the Vendors herein became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to a portion of the Larger Plot being ALL IHAI the piece and parcel of Danga Land measuring 0.03 acres, more or less, (out of 0.18 acres, more or less) and being 0.2000 share of the said Sakina Bewa in the Larger Plot, in Pargana-Magura, J.L. No. 74, R.S. No. 235, Touzi No. 119, R.S. Dag No. 230, R.S. Khatian No. 83, L.R. Dag No. 243, L.R. Khatian No. 287, Mouza-Raghavpur, Police Station-Sonarapur, Post Office Dhakishin Jagatdal. District: 24 Parganas (South), morefully and particularly described in the SECOND SCHEDULE hereunder written and hereinafter referred to as "the SAID LAND".

E. The Vendors have represented to the Purchaser that :

- i) The entirety of the Said Land is in the Khas and vacant possession of the Vendors and no persons other than the Vendors have any right, title and/or interest of any nature whatsoever in the Said Land or any part thereof;
- ii) There are no suits, litigations or legal proceedings pending in respect of the Said Land or any part thereof;
- iii) The right, title and interest of the Vendors in the Said Land is free from all encumbrances and the Vendors has a marketable title thereto.
- iv) The Said Land and/or any part thereof is at present not affected by any requisition or acquisition of any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Vendors;
- v) Neither the Said Land nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law and due to income tax, revenue and any other public demands;
- vi) The Vendors have not in any way dealt with the Said Land whereby the right, title and interest of the Vendors as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever;

F. The Vendors have agreed to sell and the Purchaser relying on the representation of the Vendors have agreed to purchase the Said Land, more fully and particularly described in

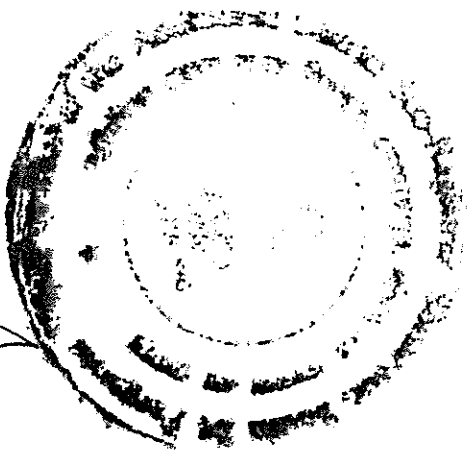


Addl. Dist. Sub Registrar
Sonapur
South 24 Pargannae
25 JAN 2021

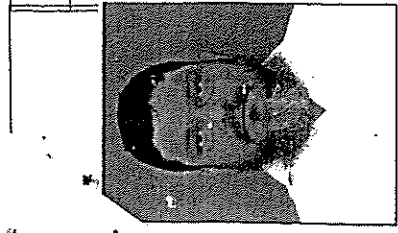
the SECOND SCHEDULE hereunder written for the consideration on the terms and conditions hereinafter mentioned;

NOW THIS DEED WITNESSETH as follows :

1. THAT in pursuance of the said agreement AND in consideration of an aggregate sum of Rs. 4,00,000/- (Rupees Four Lakh) only of the lawful money of the Union of India paid by the Purchaser to the Vendors as will appear from the memo of consideration hereunder written (the receipt whereof the Vendors doth hereby admit and acknowledge to have been received) and of and from the payment of the same and every part thereof do hereby acquit release and discharge the Purchaser as well as the Said Land hereby intended to be sold transferred and conveyed) the Vendors doth hereby infeasibly grant sell transfer convey assign and assure unto and to the Purchaser the Said Land. ALL THAT the piece and parcel of Danga Land measuring 0.03 acres, more or less, (out of 0.18 acres, more or less) and being 0.2000 share of the said Sakina Bewa in the Larger Plot, in Pargana-Magura, J.L. No. 74, R.S. No. 235, Touzi No. 119, R.S. Dag No. 230, R.S. Khatian No. 83, L.R. Dag No. 243, L.R. Khatian No. 287, Mouza-Raghavpur, Police Station-Sonarpur, Post Office Dhakishin Jagatdal, District: 24 Parganas (South), more fully and particularly described in the SECOND SCHEDULE hereunder written and also all dwelling units and structures thereon absolutely and forever, free from all encumbrances charges liens lispendens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lispendens OR HOWSOEVER OTHERWISE the Said Land or any part or portion thereof now is or are at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished TOGETHER WITH all benefits and advantages of ancient and other rights all yards courtyards areas sewers drains ways water courses ritches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the Said Land or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of the Said Land and of any and every part thereof AND all the legal incidences thereof AND all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendors into or upon and in respect of the Said Land and/or any and every part thereof herein comprised and hereby granted and



Adl. Dist. Sub Registrar
Samarpur
South 24 Parganas
25 JAN 2021

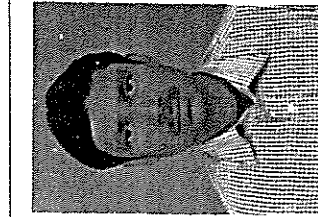


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Left hand					
Right hand					

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Signature..... (S) W B M 2012 35

Signature.....

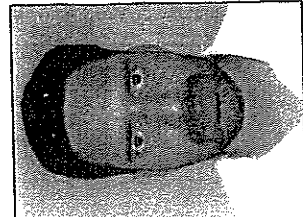


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Name.....

Signature.....

Signature.....

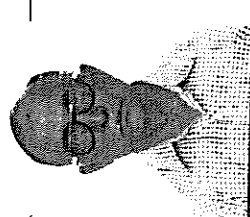


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Left hand					
Right hand					

Name.....

Signature.....

Signature.....



	Thumb	Index	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name.....

LAMIUM VILLA LLP.....

Signature.....

Partner / Authorised Signatory

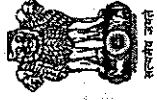


Asst. Dist. Sub Registrar
Sonitpur
South 24 Parganas

25 JAN 2021



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas
25, JAN 2021





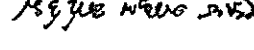
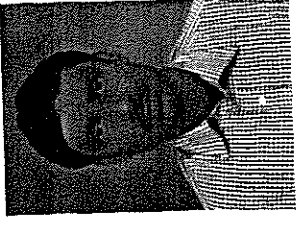
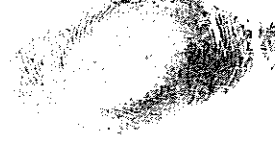
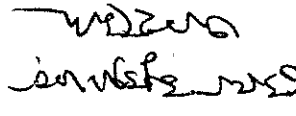
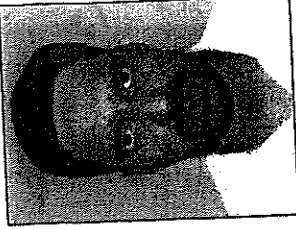
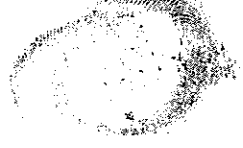
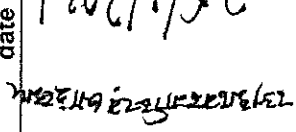
Government of West Bengal

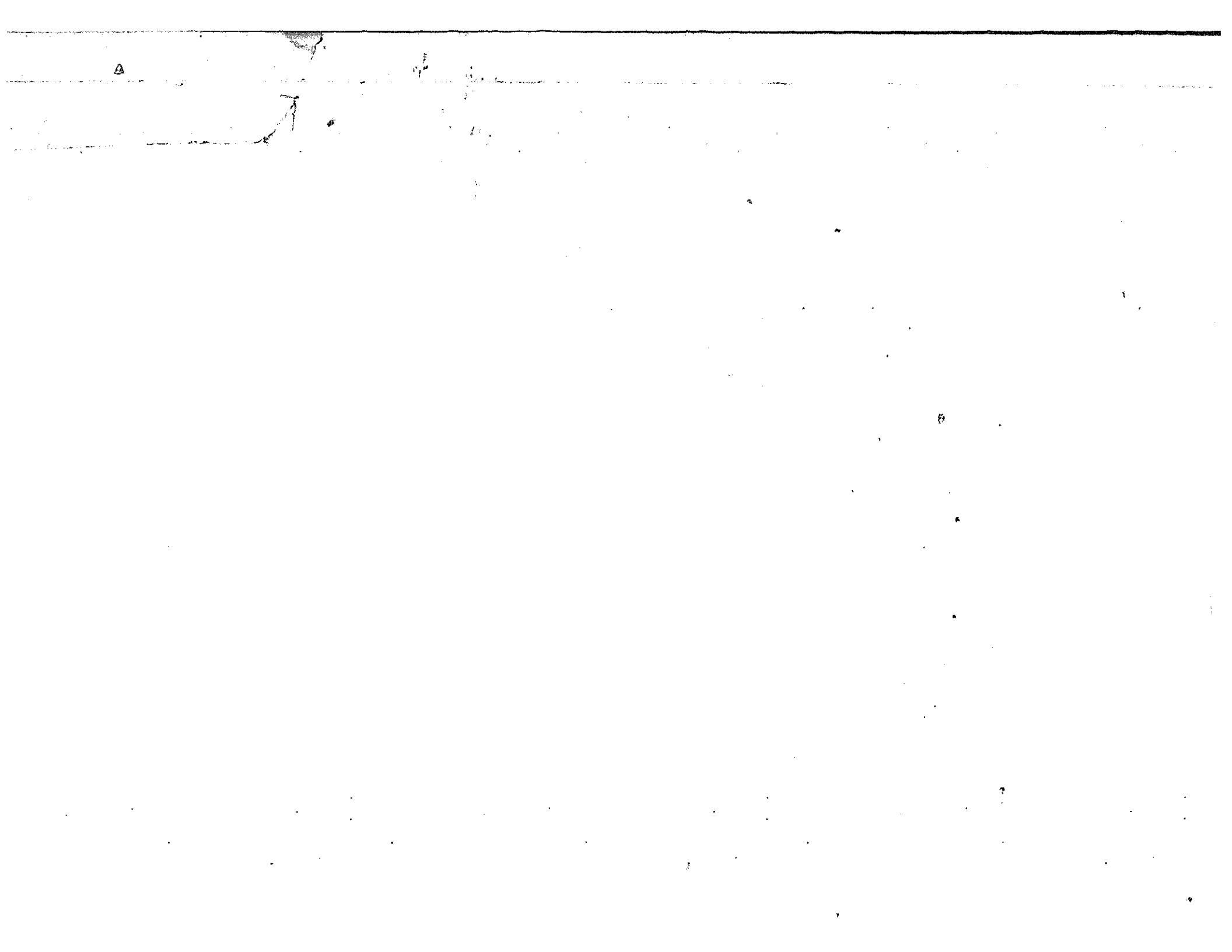
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

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

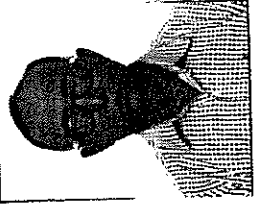

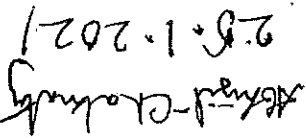


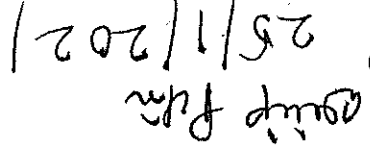
Signature / LTI Sheet of Query No/Year 16082001795484/2020

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Sk ABDUL KAYUM RAGHABPUR, P.O.- DAKSHIN JAGADDAL, P.S.- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700151	Seller		 254	 25/11/2021
2	Sk MUZAFFOR AHAMED RAGHABPUR, P.O.- DAKSHIN JAGADDAL, P.S.- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700151	Seller		 255	 25/11/2021
3	Sk. BENOZIR AHAMED RAGHABPUR, P.O.- DAKSHIN JAGADDAL, P.S.- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700151	Seller		 256	 25/11/2021



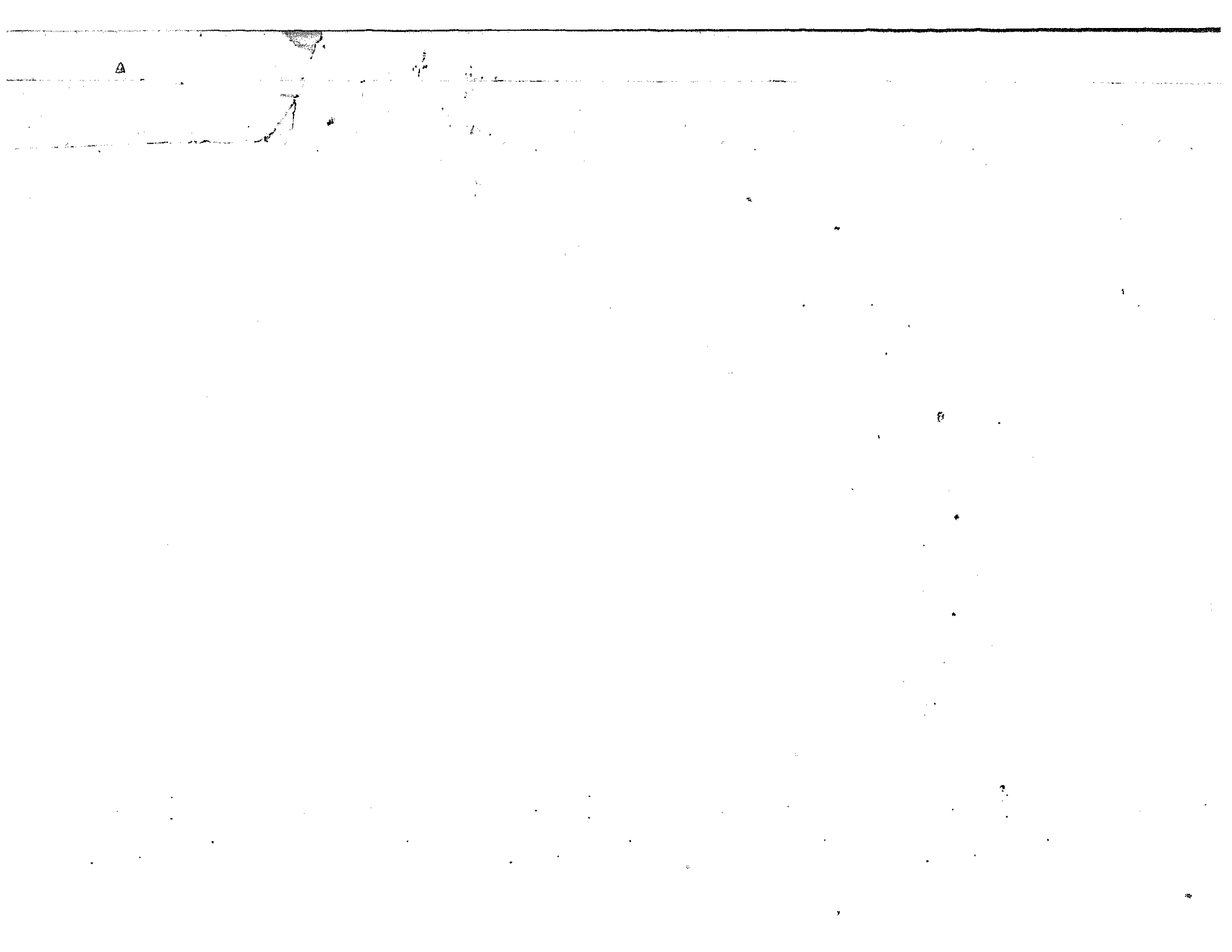
I. Signature of the Person(s) admitting the Execution at Private Residence.

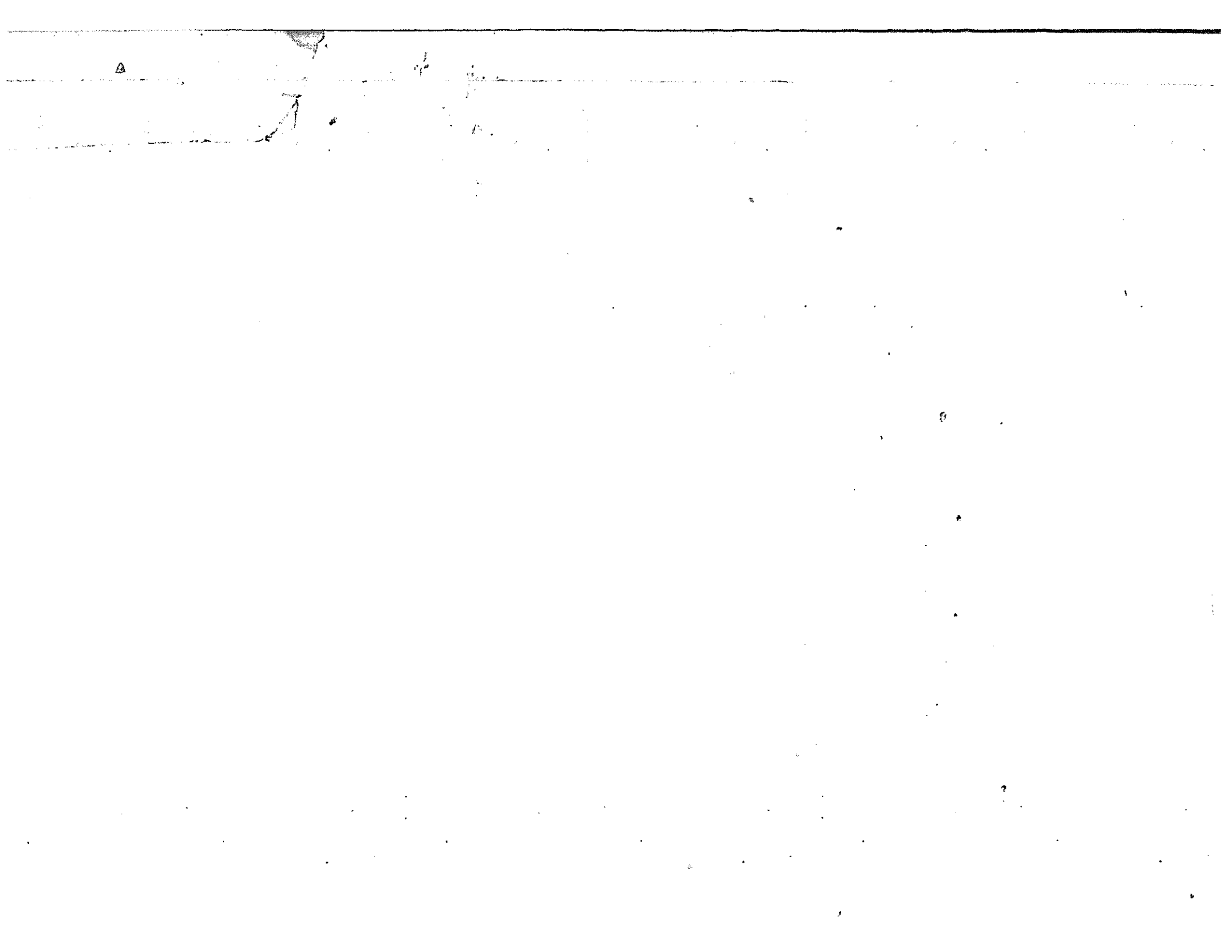
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr ABHIJIT CHAKRABORTY 7B, INDRANI PARK, P.O:- CHARU MARKET, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700033	Representative of Buyer [LAMIUM VILLA LLP]			 25.1.2021
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr DILIP PATRA Son of Late KHAGENDRA NATH PATRA 2C, MEHENDRA ROAD, P.O:- BHAWANIPORE, P.S.- Bhawanipore, District:-South 24- Parganas, West Bengal, India, PIN - 700025	Sk ABDUL KAYUM, Sk MUZAFFOR AHAMED, Sk. BENOZIR AHAMED, Mr ABH CHAKRABORTY			 25/1/2021

(Barun Kumar Bhunia)
ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
SONARPUR

South 24-Parganas, West
Bengal







Government of India



UNIQUE AND AUTHENTICATED SOURCE OF IDENTIFICATION

ভারত

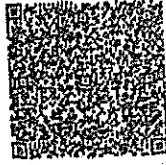
ভারত সরকার

ভারত সরকার

Unique Identification Authority of India
Government of India

নতুন আই ডি / Enrollment No.: 119022595/46965

To
শেখ আব্দুল কাইয়ুম
Sk Abdul Kayum
S/O Sk Kawsar Ali
Raghabpur
Dakshin Jagaddal
South Twenty Four Parganas
West Bengal 700151
164776888
ML647768888FT



নার আধার সংখ্যা / Your Aadhaar No. :
9986 3258 2378

ভারত - সাধারণ মানুষের আধার

ভারত সরকার
Government of India
শেখ আব্দুল কাইয়ুম
Sk Abdul Kayum
পিতা : শেখ কওসার আলি
Father : SK KAWSAR ALI
জন্মতারিখ / DOB : 03/01/1971
পুরুষ / Male



9986 3258 2378

ভারত - সাধারণ মানুষের আধার

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

আধার সারা দেশে মান্য।
আমার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা
প্রাপ্তির সহায়ক হবে।
Aadhaar is valid throughout the country.
Aadhaar will be helpful in availing Government
and Non-Government services in future.

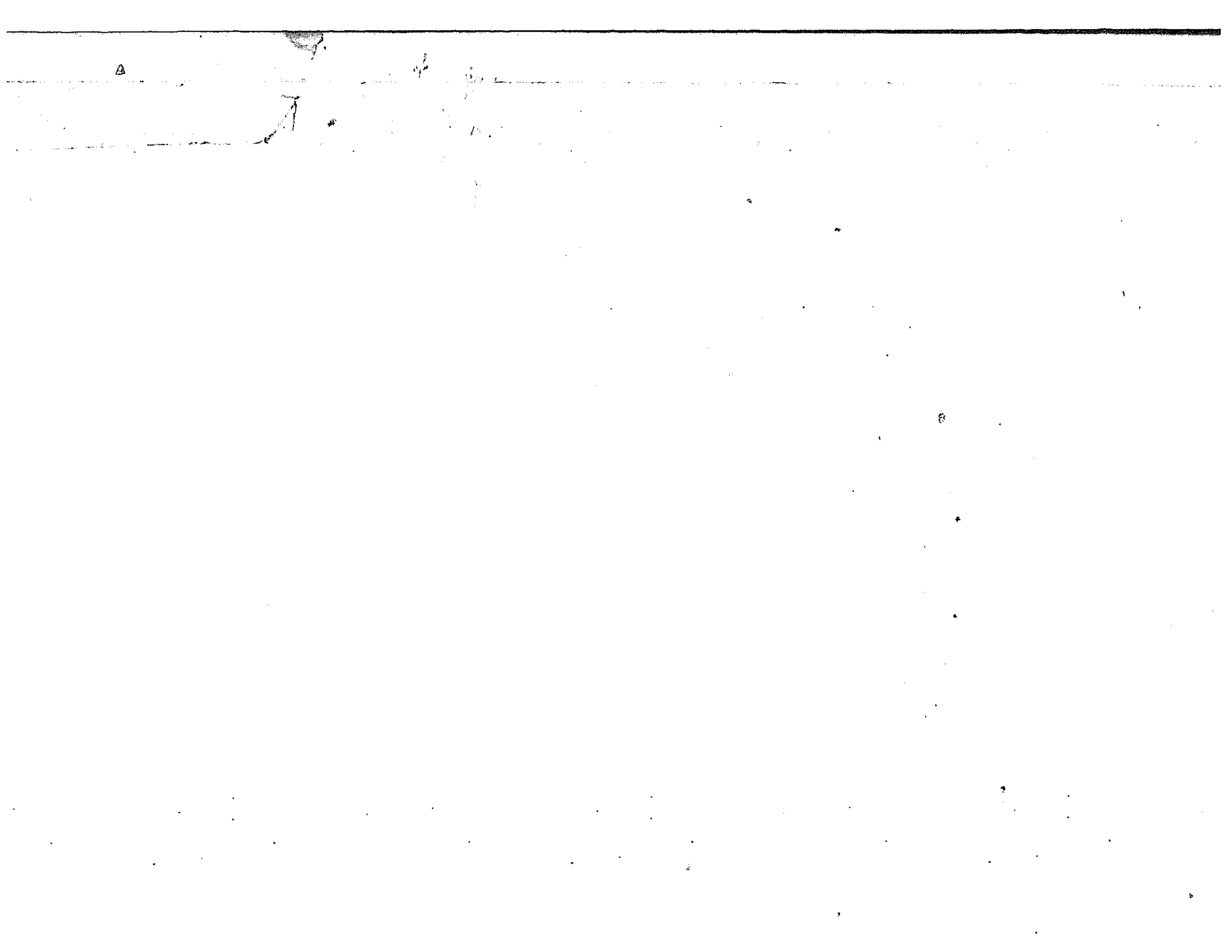


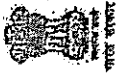
ভারতীয় বিনীট পরিচয় প্রাধিকারণ
Unique Identification Authority of India

ঠিকানা:
S/O শেখ কওসার আলি,
রাগহাবপুর, দক্ষিণ জগদ্দাল, দক্ষিণ
২৪ পরগণা, পশ্চিমবঙ্গ, ৭০০১৫১
Address:
S/O Sk Kawsar Ali, Raghabpur,
Dakshin Jagaddal, South Twenty
Four Parganas, West Bengal,
700151

9986 3258 2378

1890 300 1947
1947
help@uidai.gov.in
www.uidai.gov.in





ভারত সরকার

Unique Identification Authority of India
GOVERNMENT OF INDIA

ভূমিকাত্তর আই ডি/Enrollment No.: 1190/22595/46973

To
শেখ মুজিবুর আহমেদ
Sk.Muzaffor Ahamed
S/O Sk.Kawsar Ali
Raghibpur
Dakshin Jyegaddal
South Twenty Four Parganas
West Bengal 700151
164776501
ML647769013FT



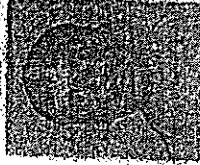
আপনার আধার সংখ্যা / Your Aadhaar No. :

4788 2546 5216

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA

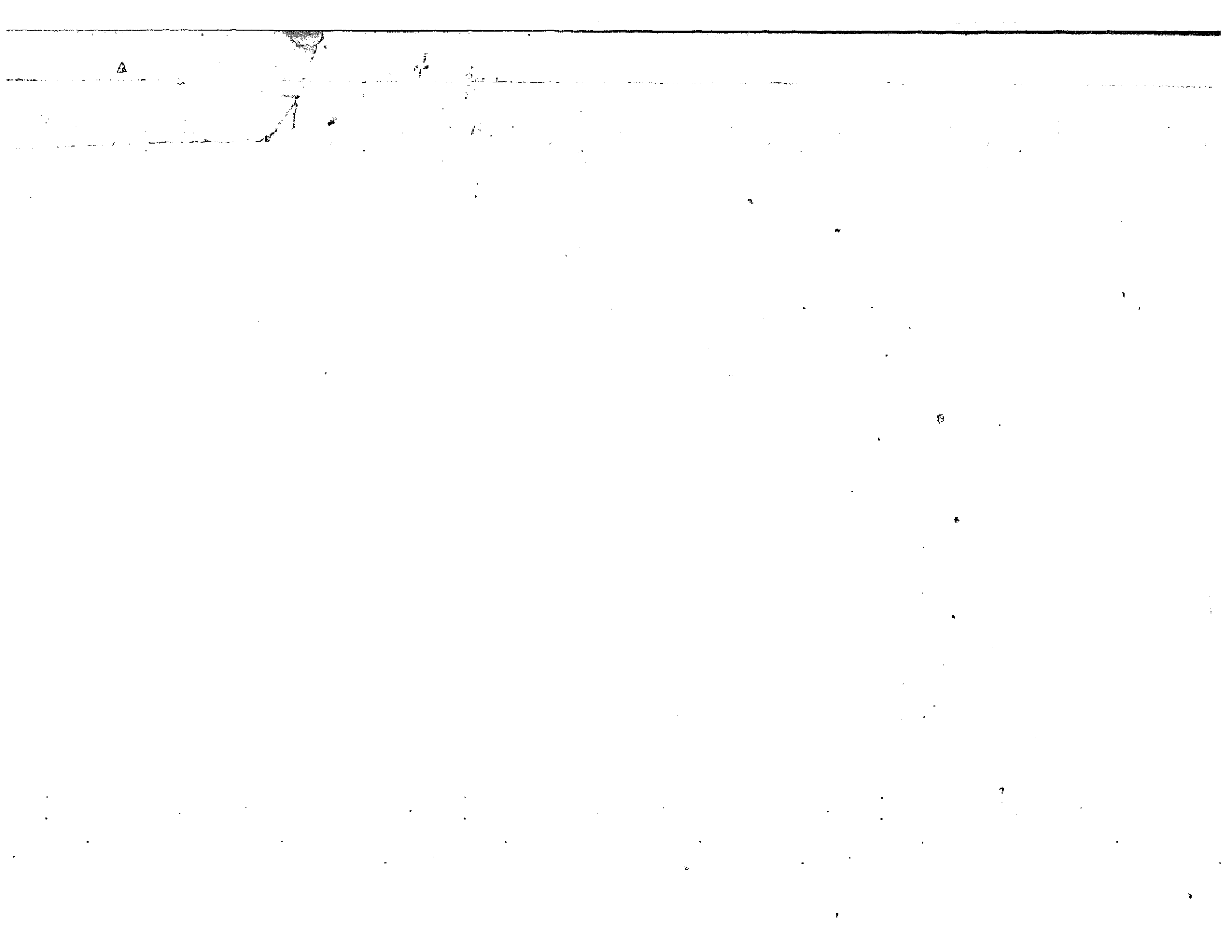


শেখ মুজিবুর আহমেদ
Sk.Muzaffor Ahamed
পিতা : শেখ কবীর আলি
Father: SK.KAWSAR ALI
জন্ম তারিখ / DOB : 15/03/1976
পুরুষ / Male



4788 2546 5216


আধার - সাধারণ মানুষের অধিকার





স্বাধীনতা মন্ত্রণালয়
Government of West Bengal
 কলকাতা-৭০০০০১, ভারত
 Sektu Benozir Ahmed
 ৯১১, চক্ৰবর্তী সার্কেল, আলি
 Pinner, Sektu Kawwar Ali
 ফোন: ৮০০-১৫০৫১৭৭৯
 ই-মেইল: skt@vsnl.com




8615 5454 2615
আঞ্চলিক - সাধারণ মানুষের অধিকার


স্বাধীনতা মন্ত্রণালয়
Government of West Bengal
 কলকাতা-৭০০০০১, ভারত
 S/O Sektu Kawwar Ali, Parghobpur,
 Dakshin Jagadhat, South Twenty
 Four Parganas, West Bengal,
 700151

8615 5454 2615
আঞ্চলিক - সাধারণ মানুষের অধিকার



Address: net@data.gov.in






आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

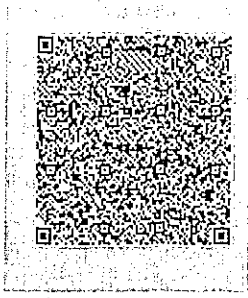
ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAHFL9268N

प्राप्ति संख्या /
Acknowledgement Number
030089700587052

नाम / Name
LAMIUM VILLA LLP

निगमन / गठन की तारीख
Date of Incorporation / Formation
01/08/2018

संचार का पता / Comm. Address
LAMIUM VILLA LLP
88B SARAT BOSE ROAD KOLKATA WEST BENGAL - 700026



Validity unknown
Digitally signed by Lamiu Tax
PAN Services Unit, NSDI,
eGovernance
Date: 2018. 08. 01 12:06:16 IST
Reason: NSDI - PAN Sign
Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक क्रयदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करी के भुगतान, आकलन, कर मांग, टैक्स थकावा, मूल्यांकन, मूल्य और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उद्धरण अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B. का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000 एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". संचार पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

-----Cut-----

आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAHFL9268N

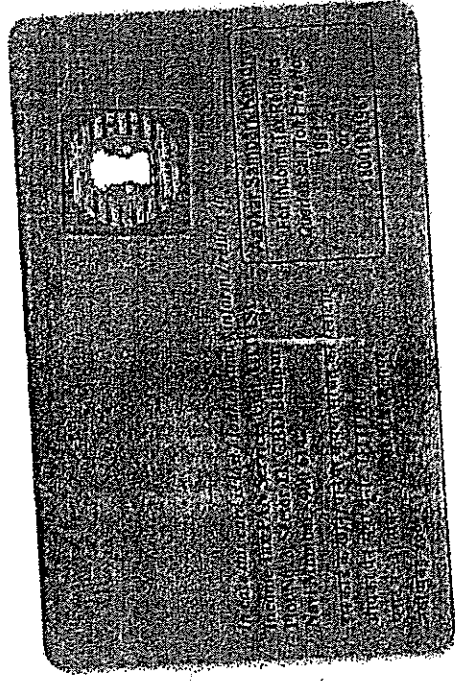
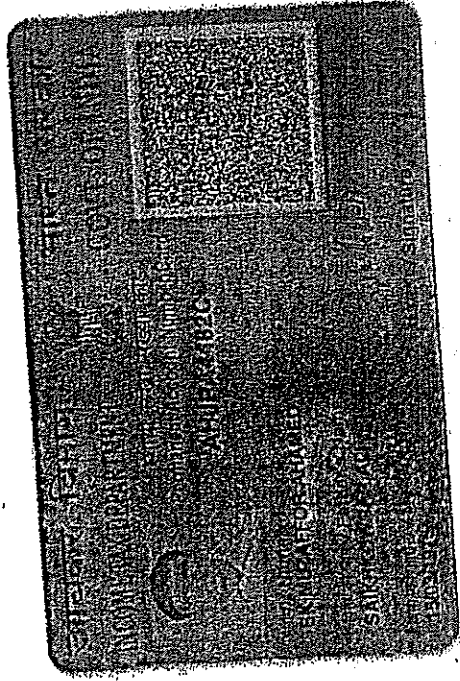
नाम / Name
LAMIUM VILLA LLP

निगमन / गठन की तारीख
Date of Incorporation / Formation
01/08/2018

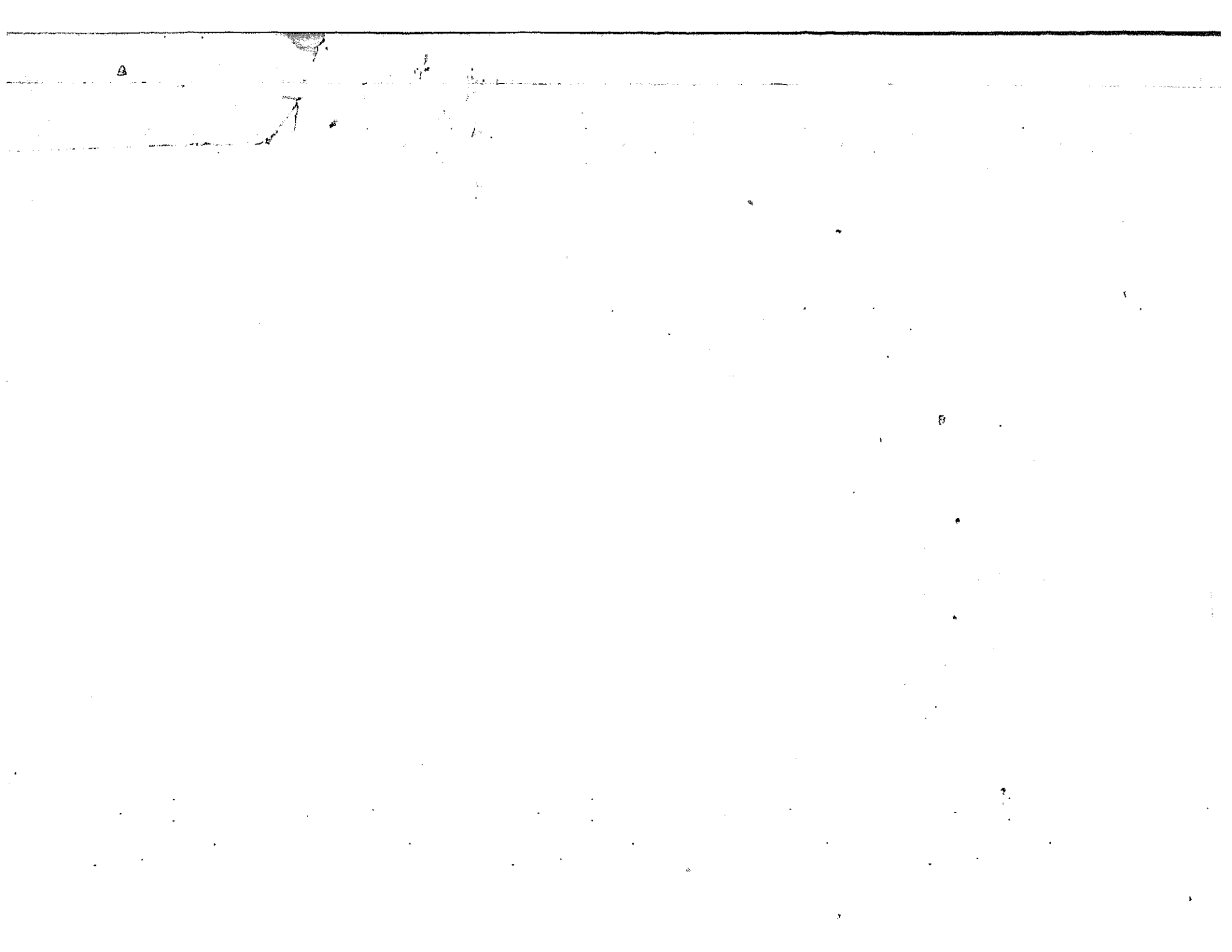
इस कार्ड में खोले/गले पर कृपया सुरक्षित करें/लगाएं।
आयकर विभाग के कार्ड, या पैन से पैन
5 बी अफिल, मॉडल कॉलोनी,
प्लॉट नं-341, सर्वे नं. 997/8,
मॉडल कॉलोनी, ग्रीन बंगलोर चौक के पास,
पुणे - 411 016

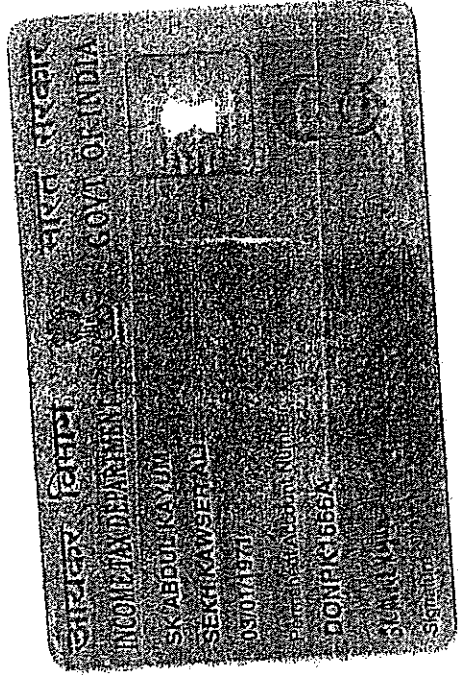
If this card is lost / someone's lost card is found,
please inform / return to
Income Tax, PAN Services Unit, NSDI,
5th Floor, Maatri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.
Tel: 9120-2721-8060; Fax: 91-20-2721-8081
e-mail: lamif6@nsdi.co.in





SK Muzzoff for Ahmed





SHRIYAT PANCH

INCOMETAX DEPARTMENT

SKABDUL KAYUM

SEKRETARIS

03071971

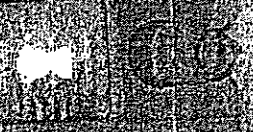
Pratibha

DOMP 1666A

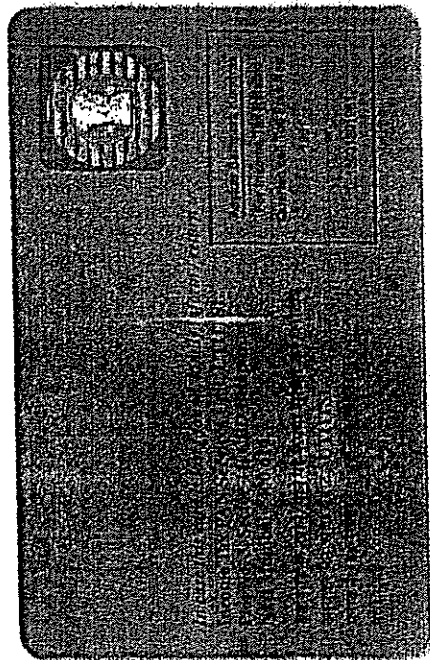
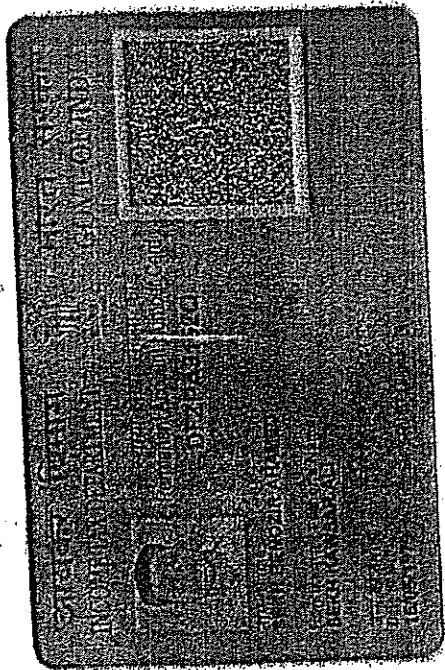
SECRET

SHRIYAT PANCH


GOVA, INDIA












 PERMANENT ACCOUNT NUMBER
AEIPC9889H

NAME
ABHUT CHAKRABORTY

FATHER'S NAME
SOURINDRA MOHAN CHAKRABORTY

DATE OF BIRTH
04-01-1958

SIGNATURE


COMMISSIONER OF INCOME-TAX (C.O.) KOLKATA

इस कार्ड के जो / किसे जारी कर दिया गया है
 यदि प्रमाणिकारी को सूचित / वापस कर दें
 तब प्रमाणिकारी को सूचित करें (कॉपी के साथ)।

नोडली स्क्वायर,
 कोलकाता - 700 068.

In case this card is lost found kindly inform/return to
 the issuing authority:
 Joint Commissioner of Income-tax (Systems & Technical),
 P-7,
 Chowringhee Square,
 Calcutta-700 068.





भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 2016/00420/38051

To
DILIP PATRA
S/O Khagendra Nath Patra
2C MAHENDRA ROAD
Bhawanipore
Bhawanipore
Circus Avenue Kolkata
West Bengal 700025
9830928607
40115514



MD401155146FH



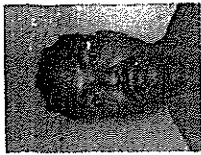
आपका आधार क्रमांक / Your Aadhaar No. :

2105 2903 1569

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



DILIP PATRA
Father : Khagendra Nath Patra
DOB : 10/10/1978
Male



2105 2903 1569

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

■ आधार देश भर में मान्य है।

■ आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।

■ Aadhaar is valid throughout the country.

■ Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O Khagendra Nath Patra, 2C, MAHENDRA ROAD,
Bhawanipore, Kolkata, Bhawanipore, West Bengal, 700025



1947



help@uidai.gov.in



www.uidai.gov.in

2105 2903 1569



Major Information of the Deed

Deed No :	I-1608-005664/2021	Date of Registration	27/01/2021
Query No / Year	1608-2001795494/2020	Office where deed is registered	
Query Date	30/12/2020 2:43:09 PM	1608-2001795484/2020	
Applicant Name, Address & Other Details	Pampa Roy Alipore Judges Court, Kolkata- 700027, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7003611477, 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. 4,00,000/-	Rs. 4,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:23)	Rs. 4,014/- (Article:A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Raghhabpur, JI No: 74, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-243 (RS :-)	LR-287	Bastu Danga	3 Dec	4,00,000/-	4,00,000/-	Width of Approach Road: 4 Ft.,
Grand Total :					3Dec	4,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>SK ABDUL KAYUM (Presentant) Son of Late SK KAWSAR ALI RAGHABPUR, P.O:- DAKSHIN JAGADDAL, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Aadhaar No: 99xxxxxxxx2378, Status :Individual, Executed by: Self, Date of Execution: 25/01/2021 , Admitted by: Self, Date of Admission: 25/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/01/2021 , Admitted by: Self, Date of Admission: 25/01/2021 ,Place : Pvt. Residence</p>
2	<p>SK MUZAFFOR AHAMED Son of Late SK KAWSAR ALI RAGHABPUR, P.O:- DAKSHIN JAGADDAL, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Aadhaar No: 47xxxxxxxx5216, Status :Individual, Executed by: Self, Date of Execution: 25/01/2021 , Admitted by: Self, Date of Admission: 25/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/01/2021 , Admitted by: Self, Date of Admission: 25/01/2021 ,Place : Pvt. Residence</p>



Sk. BENOZIR AHAMED

Son of Late SK KAWSAR ALI RAGHABPUR, P.O:- DAKSHIN JAGADDAL, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Aadhaar No: 86xxxxxxx2615, Status :Individual, Executed by: Self, Date of Execution: 25/01/2021, Admitted by: Self, Date of Admission: 25/01/2021, Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/01/2021, Admitted by: Self, Date of Admission: 25/01/2021, Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	LAMIUM VILLA LLP 88 B, SARAT BOSE ROAD, P.O:- KALIGHAT, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.: AAXxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ABHIJIT CHAKRABORTY Son of Late SURENDRA MOHAN CHAKRABORTY 7B, INDRANI PARK, P.O:- CHARU MARKET, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,, PAN No.:: AExxxxx9H, Aadhaar No: 71xxxxxxx2308 Status : Representative, Representative of : LAMIUM VILLA LLP (as Authorised Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DILIP PATRA Son of Late KHAGENDRA NATH PATRA 2C, MEHENDRA ROAD, P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025			
Identifier Of Sk ABDUL KAYUM, Sk MUZAFFOR AHAMED, Sk. BENOZIR AHAMED, Mr ABHIJIT CHAKRABORTY			

Transfer of property for L1

Sl No	From	To. with area (Name-Area)
1	Sk ABDUL KAYUM	LAMIUM VILLA LLP-1 Dec
2	SK MUZAFFOR AHAMED	LAMIUM VILLA LLP-1 Dec
3	SK. BENOZIR AHAMED	LAMIUM VILLA LLP-1 Dec



Land Details as per Land Record

Village: South 24-Paiganas, P.S.- Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Raghbapur, JI No: 74, Pin Code : 70151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 243, LR Khatian No.- 287	Owner: সফিা বেগম, Gurdian: সফিা বেগম, Address: সফিা বেগম, Classification: ভাঙ্গা, Area: 0.04000000 Acre,	Seller is not the recorded Owner as per Applicant.



Endorsement For Deed Number : 1 - 1608000564 / 2021

On 25-01-2021

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

Presented for registration at 17:31 hrs on 25-01-2021, at the Private residence by Sk ABDUL KAYUM , one of the Executants.

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 4,00,000/-

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

Execution is admitted on 25/01/2021 by 1. Sk ABDUL KAYUM, Son of Late SK KAWSAR ALI, RAGHABPUR, P.O: DAKSHIN JAGADDAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Muslim, by Profession Business, 2. Sk MUZAFFOR AHAMED, Son of Late SK KAWSAR ALI, RAGHABPUR, P.O: DAKSHIN JAGADDAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Muslim, by Profession Business, 3. Sk. BENOZIR AHAMED, Son of Late SK KAWSAR ALI, RAGHABPUR, P.O: DAKSHIN JAGADDAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Muslim, by Profession Business

Identified by Mr DILIP PATRA, , , Son of Late KHAGENDRA NATH PATRA, 2C, MEHENDRA ROAD, P.O: BHAWANIPORE, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by profession Business

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

Execution is admitted on 25-01-2021 by Mr ABHIJIT CHAKRABORTY, Authorised Signatory, LAMIUM VILLA LLP (LLP), 88 B, SARAT BOSE ROAD, P.O:- KALIGHAT, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr DILIP PATRA, , , Son of Late KHAGENDRA NATH PATRA, 2C, MEHENDRA ROAD, P.O: SHAWANIPORE, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by profession Business

Barun Kumar Bhunia

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

South 24-Parganas, West Bengal

On 27-01-2021

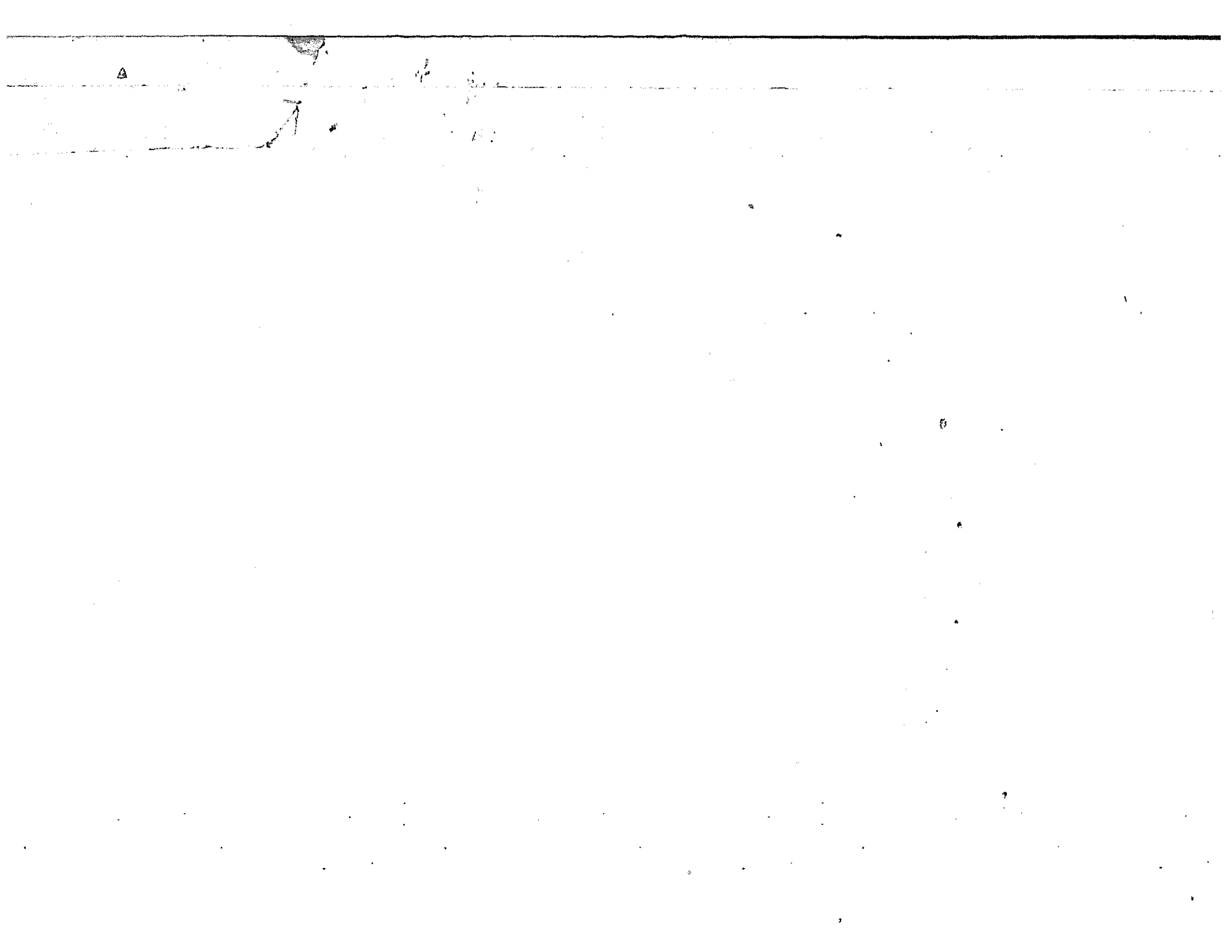
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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 4,014/- (A(1) = Rs 4,000/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/12/2020 6:13PM with Govt. Ref. No: 192020210185760688 on 30-12-2020, Amount Rs: 4,014/-, Bank: SBI EPay (SBlePay), Ref. No. 065832272620 on 30-12-2020, Head of Account 0030-03-104-001-16



ent of Stamp Duty

Verified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 10/-, by
Online = Rs 20,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 136560, Amount: Rs.10/-, Date of Purchase: 18/12/2020, Vendor name: Soumitra
Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/12/2020 6:13PM with Govt. Ref.No: 192020210185760688 on 30-12-2020, Amount Rs: 20,010/-, Bank:
SBI EPay (SBlePay), Ref. No. 0658322772620 on 30-12-2020, Head of Account 0030-02-103-003-02



Barun Kumar Bhunia

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

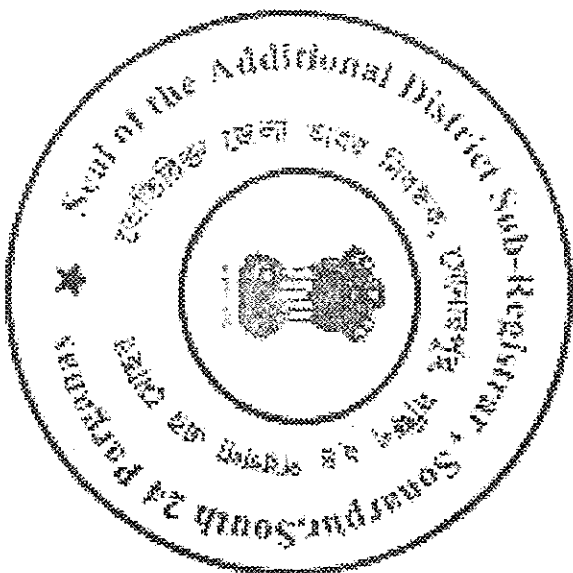
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - 1

Volume number 1608-2021, Page from 24264 to 24295

being No 160800564 for the year 2021.



Barun Kumar

Digitally signed by BARUN KUMAR
BHUNIA
Date: 2021.02.01 14:32:52 +05:30
Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 2021/02/01 02:32:52 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

West Bengal.

(This document is digitally signed.)

transferred TOGETHER WITH all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the Said Land or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the Said Land hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands mortgages leases licences liabilities trusts attachments acquisitions requisitions executions prohibitions restrictions easements and lis pendens whatsoever.

2. AND the Vendors do and each of them doth hereby covenant with the Purchase that the Vendors are the absolute and lawful owners of and well and sufficiently seized and possessed of and entitled to the Said Land and every part thereof, free from all encumbrances charges and liabilities of whatsoever nature AND the Vendors doth hereby covenant with the Purchaser that the Vendors has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the Said Land hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendors may or can be prevented from granting selling conveying assigning and assuring the Said Land or any part thereof in the manner aforesaid AND THAT NOTWITHSTANDING any act deed or thing by the Vendors done executed or knowingly suffered to the contrary the Vendors at the time of execution of these presents are the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the Said Land hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same AND THAT NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid the Vendors now has in themselves good right full and absolute power to grant sell convey transfer assure and assign the Said Land hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid AND THAT the Vendors have duly made over possession of the Said Land to the Purchaser herein and the Purchaser have received and accepted the same without any dispute, demand or claim whatsoever against the Vendors in respect of



Sub. Dist. Registrar
Sondarpur
South 24 Parganas

25 JAN 2021

the nature and/or occupancy of the constructions on the land comprised in the Said Land or otherwise.

3. AND THAT the Purchaser shall and may at all times hereafter at their own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take 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 or any of their predecessors in title or any one of them AND THAT the Purchaser shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases licences liabilities trusts attachments executions prohibitions restrictions easements and lis pendens whatsoever suffered or made or liabilities created in respect of the Said Land by the Vendors or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors or their predecessors in title or any of them as aforesaid or otherwise.
4. AND THAT all rates taxes and other impositions and/or outgoings payable in respect of the Said Land upto the date of execution of these presents as and when assessed by the authorities concerned shall be payable by the Vendors and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.
5. AND THAT the Vendors never held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the Said Land or any part thereof has not been affected or vested under the Urban Land (Ceiling & Regulation) Act, 1976 AND THAT no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 AND THAT no notice, which is or may be subsisting, has been served on the Vendors for the acquisition of the Said Land or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed thereunder and the Vendors has no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the Said Land or any part thereof AND THAT no suit and/or proceeding is pending in any Court of law affecting the Said Land and/or any part or portion thereof nor the same has been



Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

25 JAN 1971

lying attached under any writ or attachment of any Court or Revenue Authority AND FURTHER THAT the Vendors and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the Said Land or any part thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the Said Land and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

AND IT IS HEREBY FURTHER AGREED AND DECLARED by and between the parties hereto that the Vendors covenants and assures the Purchaser that unless prevented by fire or some other inevitable accident from time to time and at all times hereafter and upon every request and at the cost of the Purchaser shall produce or caused to be produced to the Purchaser or their Attorneys or Agents or at any trial commission examination or otherwise as occasion shall require all or any of the original title deeds documents and writings and also at the like request and cost deliver to the Purchaser such attested or other copies or extracts of and from the said Deeds and writings or any one of them as the Purchaser may require and will in the meantime unless prevented as aforesaid keep the said deeds documents and/or writings safe unobscured and uncanceled.

THE FIRST SCHEDULE
(The Larger Plot)

ALL THAT the piece and parcel of Danga Land measuring 0.18 acres, more or less, in Pargana Magura, J.L. No. 74, R.S. No. 235, Touzi No. 119, R.S. Dag No. 230, R.S. Khatian No. 83, L.R. Dag No. 243, L.R. Khatian No. 287, Mouza-Raghavpur, Police Station-Sonarpur, Post Office Dhakishin Jagatdai, District: 24 Parganas (South) presently within Ward No. 1 of Sonarpur-Rajarhat Municipality and butted and bounded as follows :

ON THE NORTH : By R.S. Dag No. 229;

ON THE SOUTH : By R.S. Dag No. 231;

ON THE EAST : By R.S. Dag No. 232/233;

ON THE WEST : By R.S. Dag No. 203;



Addl. Dist. Sub Registrar
Saurashtra
South 24 Parodana

25 JAN 2021

THE SECOND SCHEDULE
(The Said Land)

ALL THAT the piece and parcel of Danga Land measuring 0.03 acres, more or less, (out of 0.18 acres) and being 0.2000 share of the said Sakina Bewa in the Larger Plot, in Pargana-Magura, J.L. No. 74, R.S. No. 235, Touzi No. 119, R.S. Dag No. 230, R.S. Khatian No. 83, L.R. Dag No. 243, L.R. Khatian No. 287, Mouza-Raghavpur, Police Station-Sonarpur, Post Office Dhākishin Jagatdal, District: 24 Parganas (South), District-Sub-Registration Office at Baruipur (Now Sonarpur).

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

১৯৯৫ খ্রিঃ ১০ মাস ১৫ তারিখ
১৯৯৫ খ্রিঃ ১০ মাস ১৫ তারিখ
১৯৯৫ খ্রিঃ ১০ মাস ১৫ তারিখ

SIGNED AND DELIVERED by the VENDORS
at Kolkata in the presence of:


Asit Das

2-C Mohanram Road
KOLKATA 700025

LAMIUM VILLALLP
Abhijit Chakrabarty
Partner / Authorised Signatory

SIGNED AND DELIVERED by the
PURCHASER at Kolkata in the presence of:

১৯৯৫ খ্রিঃ ১০ মাস ১৫ তারিখ
১৯৯৫ খ্রিঃ ১০ মাস ১৫ তারিখ

Drafted by:

Raghunath Ghose
Advocate
High Court, Calcutta
Enrolment No. F/924/198



Audi. Dist. Sub Registrari
Suryapur
South 24 Pargannae
25 JAN 2021