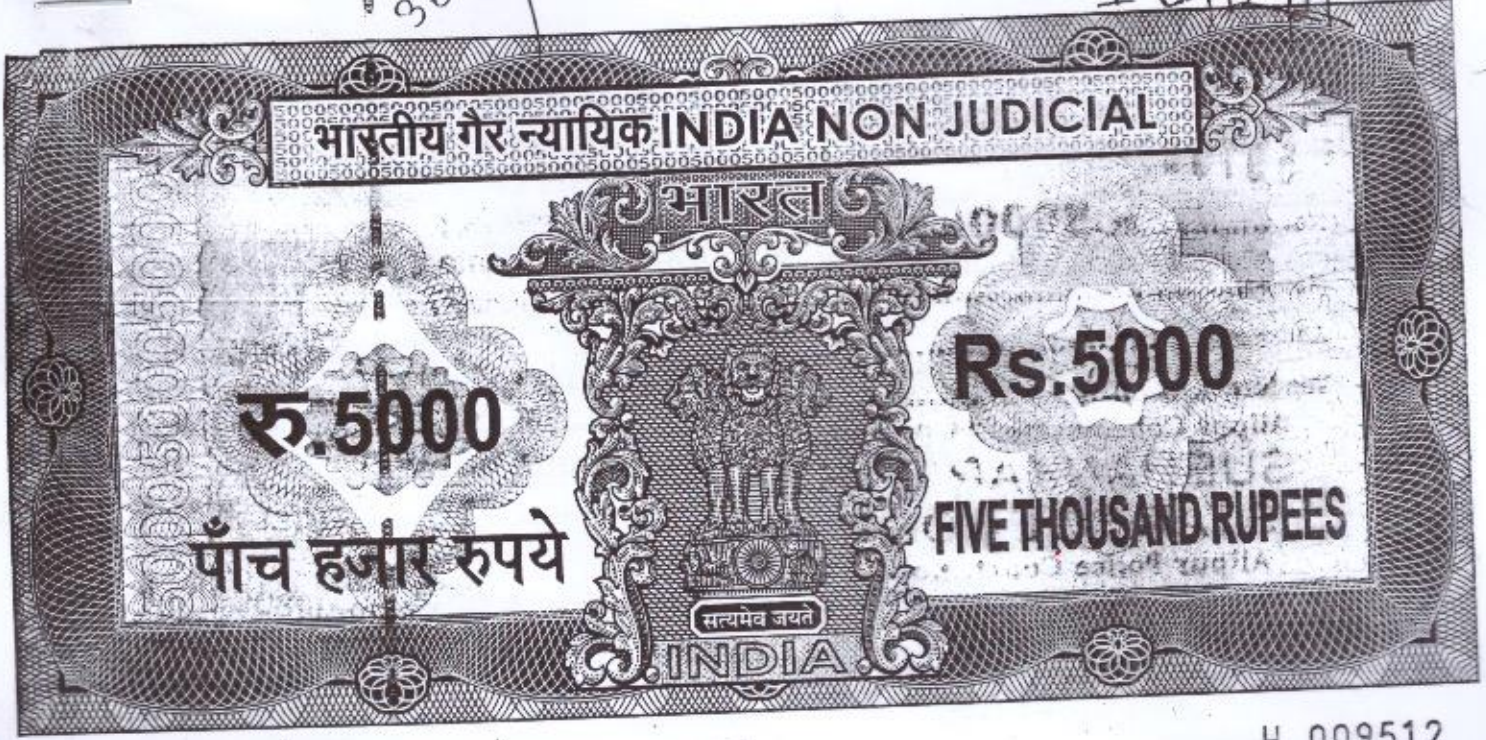


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Certified that the documents is admitted to registration. The Signature sheet/s and the endorsement sheet/s attached with this document are the part of this document.

Add. Dist. S. b-Registrar  
 Agartala, South 24 Parganas

24 NFC 2021

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 23<sup>rd</sup> day of December in the year Two Thousand Twenty One (2021)

BETWEEN

Contd.....P/2

*Handwritten notes:*  
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23 DEC 2021

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No.....Rs. **5000/-** Date..... **B. C. LAHIRI**  
Advocate  
Name:..... **ALIPUR JUDGE COURT**  
Address:..... **KOL-27**



Vendor: *S. Subhankar Das*

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**  
**STAMP VENDOR**

Alipur Police Court, Kol-27

59752 = 5000/-

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*Basu der Pat -  
S/o Late D. C. Pal  
Alipur Police  
Court, Kol-27*

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Stamp of the Alipur District Sub-Registrar's Office

- (1) ISMAIL SK, (PAN - DKEPS9553P) (Aadhaar - 7521 6093 3422) (2) MD. JIBRAIL SEIKH, (PAN - BEQPS7164L) (Aadhaar - 2475 7993 0682), (3) MD. MEKAIL SK, (PAN - AMMPM1231F) (Aadhaar - 3760 4529 2089), all are sons of Late Majed Ali, all by faith - Muslim, by occupation - Business, by Nationality - Indian, all are residing at Village - Bakharpur, Khandua, Dayra, Lalgola, Post Office - Dayra, Police Station - Lalgola, District - Murshidabad, Pin - 742148, (4) MASTURA KHATUN, (PAN - KDAPK2153P) (Aadhaar - 7016 5499 3864), wife of Saïiquil Alam and daughter of Late Majed Ali, by faith - Muslim, by occupation - Housewife, by Nationality - Indian, residing at Krishnashail, Khamra, Raghunathganj - II, Post Office - Khamra, Police Station - Raghunathganj, District - Murshidabad, Pin - 742213, (5) SAYERA KHATUN, (PAN - LBCPK2828Q) (Aadhaar - 6628 6636 9557), wife of Md. Abdul Matin and daughter of Late Majed Ali, by faith - Muslim, by occupation - Housewife, by Nationality - Indian, residing at Shirotola, Alipur, Kaliachak - I, Post Office - Alipur, Police Station - Kaliachak, District - Malda, Pin - 732201 and (6) TAHERA KHATUN, (PAN - LKLPK3043H) (Aadhaar - 3600 4849 6432), wife of Majibur Rahaman and daughter of Late Majed Ali, by faith - Muslim, by occupation - Housewife, by Nationality - Indian, residing at



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Jangipur, Osmanpur, Post Office - Osmanpur, Police Station - Jangipur, District Murshidabad, Pin - 742213, hereinafter jointly called and referred to as the "**LAND OWNERS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, successors, administrators, legal representatives and/or assigns) of the **ONE PART**.

**AND**

**SRI KAUSHIK ROY**, (PAN - ADCPR1053P) (Aadhaar - 9140 0194 8577), son of Late Probhat Chandra Roy, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 17, North Road, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, hereinafter called and referred as to the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and/or assigns) of the **OTHER PART**.

**WHEREAS** by way of a Registered Deed of Gift executed and registered on 5<sup>th</sup> day of May, 1939 made between Nirmal Chandra Dey Sarkar



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and Others, described therein as the Donor of the One Part and Smt. Subala Bala Basu (now deceased) described therein as the Donee of the Other Part, the said Nirmal Chandra Dey Sarkar and others transferred and conveyed a piece and parcel of land measuring an area of 4 Cottahs more or less, lying and situated at Mouza - Baishnabghata, J.L. No. 28, Touzi No. 151 & 56, comprised in Khatian No. 313, under Dag No. 324, Police Station - Sadar Tollygunge then Jadavpur now Netaji Nagar, in the District 24 - Parganas now District South 24 - Parganas and the said Deed of Gift was duly registered at the office of Sub-Registrar, Alipore Sadar and recorded in Book No. I, Volume No. 55. Pages 122 to 124, Being No. 1564 for the year 1939.

**AND WHEREAS** after the aforesaid Deed of Gift the said Smt. Subala Bala Bose (now deceased) became the absolute sole owner of ALL THAT piece and parcel of land measuring an area of 4 Cottahs more or less, lying and situated at Mouza - Baishnabghata, J.L. No. 28, Touzi No. 151 & 56, comprised in Khatian No. 313, under Dag No. 324, Police Station - Sadar Tollygunge then Jadavpur now Netaji Nagar, in the District 24 - Parganas now District South 24 - Parganas and enjoying the absolute right, title, interest and possessed over the said plot of land, by construct a tiles shed structure thereon.



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**AND WHEREAS** while having seized and possessed the aforesaid plot of land, along with structure thereon the said Smt. Subala Bala Bose (now deceased) mutated her name in the assessment records of the Kolkata Municipal Corporation, as absolute sole owner in respect of the said plot of land, along with structure thereon, subsequently the said concerned authority have assessed her name in the books of assessment and renumbered as K.M.C. Premises No. 5/1A, Baishnabghata Lane, under Ward No. 100, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District South 24 - Parganas and enjoying the absolute right, title, interest and possessed over the said plot of land, free from all encumbrances.

**AND WHEREAS** since then the said Smt. Subala Bala Bose (now deceased) has been enjoying the absolute right, title and interest over the said plot of land measuring about 04 Cottahs be the same a little more or less, along with tile shed structure standing thereon, measuring about 400 Square Feet more or less, lying and situated at Mouza - Baishnabghata, J.L. No. 28, Touzi No. 151 & 56, comprised in Khatian No. 313, under Dag No. 324, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 5/1A, Baishnabghata Lane, under Ward No. 100, Police Station -



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Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District South 24 - Parganas.

**AND WHEREAS** while having absolute seized and possessed the said plot of land, along with structure thereon, the said Smt. Subala Bala Bose died intestate on 24/09/1995 leaving behind her surviving three sons namely Sunil Bose (now deceased) Sarit Kr. Bose Alias Sri Ashoke Bose, and Sri Samir Bose, along with one daughter namely Bela Bose (now deceased), as her legal heirs and successors who jointly inherit the aforesaid plot of land, with structure standing thereon. The husband of deceased Smt. Subala Bala Bose has predeceased before her and one elder son of deceased Smt. Subala Bala Bose namely Sukumar Bose has predeceased as bachelor before her death on 02/04/1991.

**AND WHEREAS** by way of inheritance the said Sunil Bose (now deceased), Sarit Kr. Bose Alias Sri Ashoke Bose, Sri Samir Bose and Bela Bose (now deceased), became the absolute joint owners of ALL THAT piece and parcel of land measuring an area of 04 Cottahs be the same a little more or less, along with tile shed structure standing thereon, measuring about 400 Square Feet more or less, lying and situated at Mouza - Baishnabghata, J.L. No. 28, Touzi No. 151 & 56, comprised in Khatian No. 313, under Dag No. 324, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No.



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5/1A, Baishnabghata Lane, under Ward No. 100, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District South 24 - Parganas and enjoying the absolute right, title, interest and possessed over the said landed property, free from all sorts of encumbrances, liens, charges etc.

**AND WHEREAS** while enjoying the aforesaid landed property the said Bela Bose died intestate on 20/04/2004 as spinster and without any issued leaving behind her three brothers namely Sunil Bose (now deceased), Sarit Kr. Bose Alias Sri Ashoke Bose, and Sri Samir Bose as her legal heirs and successors who jointly inherited the share of deceased Bela Bose.

**AND WHEREAS** while seized and possessed the aforesaid landed property the said Sunil Bose died intestate on 03/05/2005 as Bachelor and without any issue leaving behind his two brothers namely Sarit Kr. Bose Alias Sri Ashoke Bose, and Sri Samir Bose as his only legal heirs and successors who jointly inherited the share of deceased Bela Bose, by way of Hindu Succession Act, 1956.

**AND WHEREAS** by way of inheritance the said Sri Ashoke Bose and Sri Samir Bose became the absolute joint Owners of ALL THAT piece and parcel of land measuring an area of 04 Cottahs be the same a little more or less, along with tile shed structure standing thereon,



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measuring about 400 Square Feet more or less, lying and situated at Mouza - Baishnabghata, J.L. No. 28, Touzi No. 151 & 56, comprised in Khatian No. 313, under Dag No. 324, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 5/1A, Baishnabghata Lane, under Ward No. 100, Police Station - Jadavpur now Nctaji Nagar, Kolkata - 700047, within the jurisdiction of District South 24 - Parganas and enjoying the absolute right, title, interest and possession over the said plot of land, along with structure thereon, free from all sorts of encumbrances, liens, charges etc.

**AND WHEREAS** due to urgent necessity of liquid money, the said Sri Samir Bose, by virtue of registered Deed of Conveyance, sold and transferred his undivided share of land measuring about 02 Cottahs more or less, out of entire land measuring about 04 Cottahs more or less, along with structure standing thereon measuring about 200 Square Feet more or less, out of entire structure measuring about 400 Square Feet, in favour of (1) Sankar Ghosh, (2) Sandip Dey Sarkar and (3) Majed Ali (now deceased), along with demarcated his portion of land, lying and situated at Mouza - Baishnabghata, J.L. No. 28, Touzi No. 151 & 56, comprised in Khatian No. 313, under Dag No. 324, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 5/1A, Baishnabghata Lane, under Ward No. 100,



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Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, within the jurisdiction of District South 24 – Parganas, which was duly registered in the office of the A.D.S.R. at Alipore and recorded in Book No. 1, C.D. Volume No. 27, Page from 4172 to 4193, Being No. 06536, for the year 2014 for the consideration mentioned therein and delivery the peaceful Khas possession in favour them forever.

**AND WHEREAS** by virtue of aforesaid Deed of Conveyance the said (1) Sankar Ghosh, (2) Sandip Dey Sarkar and (3) Majed Ali (now deceased), became the joint owners of **ALL THAT** piece and parcel of demarcated portion undivided land measuring an area of **02** Cottahs equivalent into 1440 Square Feet more or less, along with structure standing thereon measuring about 200 Square Feet more or less, lying and situated at Mouza - Baishnabghata, J.L. No. 28, Touzi No. 151 & 56, comprised in Khatian No. 313, under Dag No. 324, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 5/1A, Baishnabghata Lane, under Ward No. 100, Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, within the jurisdiction of District South 24 – Parganas, each having 1/3<sup>rd</sup> share in the aforesaid plot of land with structure thereon hereinafter for the sake of brevity referred to as the “**said Property**” and enjoying the absolute right, title, interest and possession over the said property



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and enjoying the absolute right, title and interest over the said property, free from all sorts of encumbrances, liens, charges etc. .

**AND WHEREAS** while enjoying the aforesaid property the said (1) Sankar Ghosh and (2) Sandip Dey jointly sell, transfer and conveyed their said undivided 2/3<sup>rd</sup> share of undivided land measuring about 960 Square Feet more or less out of entire undivided land measuring about 1440 Square Feet more or less, along with 133.34 Square Feet of tile shed structure standing thereon, out of 200 Square Feet of tile shed structure standing thereon, lying and situated at Mouza - Baishnabghata, J.L. No. 28, Touzi No. 151 & 56, comprised in Khatian No. 313, under Dag No. 324, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 5/1A, Baishnabghata Lane, under Ward No. 100, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District South 24 - Parganas, together with all rights of easements and appurtenances civil amenities and facilities in the said property to the intending purchaser for the consideration mentioned therein.

**AND WHEREAS** the rest portion of land measuring about **480 Square Feet** more or less, along with **66.67 Square Feet** more or less of tile shed structure standing thereon, lying and situated at Mouza - Baishnabghata, J.L. No. 28, Touzi No. 151 & 56, comprised in Khatian



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No. 313, under Dag No. 324, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 5/1A, Baishnabghata Lane, under Ward No. 100, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District South 24 - Parganas, together with all rights of easements and appurtenances civil amenities and facilities in the said property, belong to Majed Ali (since deceased), more fully and particularly described in the **SCHEDULE** hereunder written and enjoying the absolute right, title and interest, free from all sorts of encumbrances.

And whereas while having absolute seized and possessed the aforesaid plot of land measuring an area of 480 Square Feet more or less, along with 66.67 Square Feet more or less of tile shed structure standing thereon, the said Majed Ali died intestate on 28/02/2021 leaving behind his surviving three sons namely Ismail Sk, Md. Jibrail Seikh and Md. Mekail Sk, along with three married daughters namely Mastura Khatun, Sayera Khatun and Tahera Khatun, as his only legal heirs and successors who jointly inherited the share of deceased Majed Ali. The wife of deceased Majed Ali has predeceased before him.

**AND WHEREAS** by way of inheritance the said (1) Ismail Sk, (2) Md. Jibrail Seikh, (3) Md. Mekail Sk, (4) Mastura Khatun, (5) Sayera Khatun and (6) Tahera Khatun, became the joint Owners of **ALL**



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**THAT** piece and parcel of land measuring about **480 Square Feet** more or less, along with **66.67 Square Feet** more or less of tile shed structure standing thereon, lying and situated at Mouza - Baishnabghata, J.L. No. 28, Touzi No. 151 & 56, comprised in Khatian No. 313, under Dag No. 324, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 5/1A, Baishnabghata Lane, under Ward No. 100, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District South 24 - Parganas, more fully and particularly described and mentioned in the **SCHEDULE** hereunder written and enjoying the absolute right, title, interest and possessed over the said property.

**AND WHEREAS** thus the said, (1) Ismail Sk, (2) Md. Jibrail Seikh, (3) Md. Mekail Sk, (4) Mastura Khatun, (5) Sayera Khatun and (6) Tahera Khatun, (the Land Owners herein), thereto became the sixteen annas Owner of **ALL THAT** piece and parcel of land measuring about **480 Square Feet** more or less, along with **66.67 Square Feet** more or less of tile shed structure standing thereon, lying and situated at Mouza - Baishnabghata, J.L. No. 28, Touzi No. 151 & 56, comprised in Khatian No. 313, under Dag No. 324, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 5/1A, Baishnabghata Lane, under Ward No. 100, Police Station - Jadavpur



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now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District South 24 - Parganas and enjoying the absolute right, title and interest over the said property, without any kind of hindrance, objection, obstruction, lispendens, trusts, mortgage, claim and/or demand whatsoever or howsoever from any corner, more fully and particularly described in the **SCHEDULE** hereunder written, free from all sorts of encumbrances, liens, charges, attachment etc.

**AND WHEREAS** due to acute financial stringency and their personal necessities the said Land Owners therein decided to sell, transfer and conveyed the said **ALL THAT** piece and parcel of land measuring about **480 Square Feet** more or less, along with **66.67 Square Feet** more or less of tile shed structure standing thereon, lying and situated at Mouza - Baishnabghata, J.L. No. 28, Touzi No. 151 & 56, comprised in Khatian No. 313, under Dag No. 324, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 5/1A, Baishnabghata Lane, under Ward No. 100, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District South 24 - Parganas, together with all rights of easements and appurtenances civil amenities and facilities in the said premises, which is more fully and particularly described and mentioned in the **SCHEDULE** hereunder written, at or for total consideration of



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**Rs.5,00,000/- (Rupees Five Lakh)** only, without any interruption and free from all of encumbrances, attachment, liens, charges, attachment, liabilities etc.

**AND WHEREAS** knowing such intention of the said Land Owners herein the Purchaser approached to purchase the said **ALL THAT** piece and parcel of land measuring about **480 Square Feet** more or less, along with **66.67 Square Feet** more or less of tile shed structure standing thereon, lying and situated at Mouza - Baishnabghata, J.L. No. 28, Touzi No. 151 & 56, comprised in Khatian No. 313, under Dag No. 324, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises, No. 5/IA, Baishnabghata Lane, under Ward No. 100, Police Station, - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District South 24 - Parganas, together with all rights of easements and appurtenances civil amenities and facilities in the said premises, at and for total consideration sum of **Rs.5,00,000/- (Rupees Five Lakh)** only and the said Land Owners accept the offer from the Purchaser herein.

**AND WHEREAS** the said Purchaser upon being fully satisfied with the papers and documents of the said property supplied by the Land Owners therein and after making necessary search in the department of the registrars and upon being fully satisfied with the title of the



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Land Owners to the said Property, agreed to purchase the said undivided landed property and both the parties therein entered into an oral agreement.

**AND WHEREAS** as per the oral agreement, the Purchaser has paid the full consideration money of **Rs.5,00,000/- (Rupees Five Lakh)** only, to the within named Land Owners and the Purchaser has now requested the Land Owners to transfer the said land, along with tile shed structure thereon, in favour of Purchaser herein by way of registered Deed of Conveyance.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said consideration sum of **Rs.5,00,000/- (Rupees Five Lakh)** only, being the full and final price or consideration of the said property, truly paid by the Purchaser to the Land Owners on or before the execution of these presents, (the receipt whereof, the Land Owners doth hereby as well as by the receipt of the same hereunder written admit and acknowledge the same as per Memo of Consideration hereunder mentioned). The Land Owners doth hereby convey, grant, sell, transfer, assign and assure unto and in favour of the Purchaser forever and for good of **ALL THAT** piece and parcel of land measuring about **480 Square Feet** more or less, along with **66.67 Square Feet** more or less of tile shed structure standing thereon, lying and situated



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at Mouza - Baishnabghata, J.L. No. 28, Touzi No. 151 & 56, comprised in Khatian No. 313, under Dag No. 324, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 5/1A, Baishnabghata Lane, under Ward No. 100, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District South 24 - Parganas, together with all rights of easements and appurtenances civil amenities and facilities in the said premises, as more fully and particularly mentioned in the **SECOND SCHEDULE** hereunder written, together with all easement right, title and interest of the Land Owners into or upon the said land and **TO HAVE AND TO HOLD** the said plot of land together with structure thereon hereby sold, transferred unto the Purchaser absolutely and forever. That the Land Owners doth hereby covenant with the Purchaser that notwithstanding any acts, deeds, matters and things hereto before done, executed or knowingly suffered to the contrary the Land Owners is now lawfully seized and possessed of the said land and the said Property is not notified to be acquired under the land acquisition act or not requisitioned by the Government nor by any public body whatsoever there is no suit or dispute or case pending in any Court in respect of the said Property and there is no co-sharer in respect of the said Property and the Land Owners have fully power and absolute authority to sell, transfer and convey the said undivided landed



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Property in the manner aforesaid. That the Purchaser shall at all times hereafter peaceably and quietly hold, possess and enjoy the said land with absolute right to sell, convey, transfer, gift, mortgage, lease, whatsoever as an absolute Owner and possessor without any lawful eviction from the Land Owners or any persons. The Land Owners doth hereby covenant with the Purchaser that simultaneously with the completion of purchase, the peaceful vacant Khas possession of the said Property shall be made over by the Land Owners to the Purchaser absolutely and forever.

**THE LAND OWNERS HEREBY COVENANT WITH THE PURCHASER**

as follows:

- 1) **THAT** notwithstanding any act deed matter or thing by the Land Owner done or executed or knowingly suffered to the contrary the Land Owners is now lawfully and rightfully and absolutely seized and possessed or and/or otherwise well and sufficiently entitled to the said Property benefits and right and each and every part thereof hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser, in the manner aforesaid for perfect and indefeasible estate of inheritance without any manner or condition or other things whatsoever to alter, defect, encumber or make void the same.



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- 2) **AND THAT** notwithstanding any such act deed matter or timing whatsoever done as aforesaid the Land Owners now have good right full power and absolute authority to grant, sell, convey, transfer, assigns and assure the said Property, benefits and right hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents.
- 3) **AND THAT** the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold, posses, use and enjoy the said land appurtenant thereto including the said Property, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid so to be receive all rents, issues and to receive all rents, issues and profits thereof without any lawful hindrance, eviction, interruption, disturbances, claim and demand whatsoever from or by the Land Owners or any person lawfully or equitably claiming from under or in trust for the Land Owner and thus the Purchaser became the absolute Owner of the said Property



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with right to transfer, sell, mortgages, lease, gift, exchange or to let out in full.

- 4) **AND THAT** the said land appurtenant thereto including the said Property benefits and right hereby granted, sold, conveyed, transferred, assigned and assure or expressed or intended so to be and each and every part thereof are now free from all claim, demands, encumbrances, liens, lispendents, attachments, leases, uses, debutters, or trusts made or suffered by the Land Owners or any person having or lawfully claiming any estate or interest therein from under or in trust for the Land Owners.
- 5) **AND FURTHER THAT** the Land Owners and all person having or rightfully claiming any estate or interest in any part thereof from time to time and all times hereafter at the request and at the costs of the Purchaser do and execute or cause to be done and all excuted all such acts, deeds, matter and thing whatsoever for further better and more perfectly assuring said Property, benefits and right hereby grafited, sold, transferred, assigned and assures unto and the Purchaser in the manner aforesaid as shall or maybe reasonably required by the Purchaser.



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- 6) **AND ALSO THAT** the Land Owners have not at any time done or executed or knowledge suffered or been party or parties to any act, deed, matter or thing whereby and the said Property, benefits and rights hereby granted, sold, conveyed, transferred assigned.

**BE IT FURTHER STATED BY THE LAND OWNER** that the Purchaser shall be entitled to enjoy all rights of ingress and egress and all using rights including all easement rights over said Property shown in the Map or Plan annexed herewith and the Purchaser has got every liberty to arrange for electric connection, Telephone connection, water pipe connection, drainage system over whatsoever through or over the said common passage.

**THAT** the Purchaser shall have all right to mutate his name as absolute Owner and/or occupier, in respect of the **SCHEDULE** below property in the records of the concerned authority or authorities.

**IF** any error or omission is transpired in this Deed in future the Land Owner shall at the cost and request of the Purchasers execute and register any supplementary Deed or Deeds of Rectification / Declaration in favour of the Purchaser.



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**THE SCHEDULE ABOVE REFERRED TO**  
**(Description of Entire Landed Property)**

**ALL THAT** piece and parcel of land measuring about **480 Square Feet** more or less, along with **66.67 Square Feet** more or less of tile shed structure standing thereon, lying and situated at Mouza - Baishnabghata, J.L. No. 28, Touzi No. 151 & 56, comprised in Khatian No. 313, under Dag No. 324, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 5/1A, Baishnabghata Lane, under Ward No. 100, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District South 24 - Parganas, along with all rights of easements and appurtenances civil amenities and facilities in the said premises, together with all fittings, fixtures, installations and sorts of easement right over the common passage/road and other benefits, facilities, amenities and advantages attachment therein or thereon, being butted and bounded as follows:-

**ON THE NORTH :** House of Mr. Amit Sinha;  
**ON THE SOUTH :** Land of Taradhan Ghatak;  
**ON THE EAST :** House of Tarun Ghosh;  
**ON THE WEST :** Municipal Park



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South 24 Parganas  
Kolkata-700027

**IN WITNESS WHEREOF** the Land Owner and the Purchaser herein have put their respective seal and signature on this the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED BY:**

In Presence of:-

**WITNESSES:**

1. Basu der Paul  
Alipore Police  
Court. Cal. 27.

Ismail Sh

MD. Tibraail Sekh  
Md. Masud Sh

Mastura Khatun

Sayera Khatun

Tahera Khatun

SIGNATURE OF THE  
LAND OWNERS

2. ৬৬৬৬৬৬৬৬৬৬৬৬  
বসু দেবপাল, (স্বাক্ষরিত)  
স্বাক্ষরিত - ৯৪২০৪৬

Kausik Roy

SIGNATURE OF THE  
PURCHASER

Drafted by:

Amitabha Roy  
Alipore Police Court  
Kolkata - 700027

**PRINT ZONE,**  
Alipore Police Court,  
Kolkata - 700027.

S. Ahmed  
Sarfaraz Ahmed



Addl. Dist. Sub-Registrar  
Alipore  
23 DEC 2021  
South 24 Parganas  
Kolkata-700027

**MEMO OF CONSIDERATION**

**RECEIVED** from the within named **PURCHASER** the within mentioned sum of **Rs.5,00,000/- (Rupees Five Lakh)** only, being the full consideration money of the **SCHEDULE** mentioned land, paid by the **PURCHASER**.

| <u>DATE</u> | <u>BANK / BRANCH</u>                 | <u>CHEQUE</u> | <u>AMOUNT (RS)</u> |
|-------------|--------------------------------------|---------------|--------------------|
| 22.12.2021  | Bandhan<br>Bank/Baghajatin<br>Branch | 000054        | Rs.5,00,000/-      |

**TOTAL**

**Rs.5,00,000/-**

**(RUPEES FIVE LAKH) ONLY**

**WITNESSES:**

1. Basu de Paul

2. [Signature]

Ismail SK

MD. TIBRAT SIKD

Md Masud SK

Mastura Khatun

Sayera Khatun

Tahera Khatun

**SIGNATURE OF THE  
LAND OWNERS**

Name  
Sign



Addl. Dist. Sub-Registrar  
Alipore  
23 Dec 2021  
South 2<sup>nd</sup> Circles  
Kolkata-700027



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

|            |  |  |  |  |  |
|------------|--|--|--|--|--|
| left hand  |  |  |  |  |  |
| right hand |  |  |  |  |  |

Name ..... SAYERA KHATUN  
Signature *Soyera khatun*



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

|            |  |  |  |  |  |
|------------|--|--|--|--|--|
| left hand  |  |  |  |  |  |
| right hand |  |  |  |  |  |

Name ..... ISMAIL SK.  
Signature *Ismail SK*



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

|            |  |  |  |  |  |
|------------|--|--|--|--|--|
| left hand  |  |  |  |  |  |
| right hand |  |  |  |  |  |

Name ..MASTURA KHATUN  
Signature *Mastura Khatun*



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

|            |  |  |  |  |  |
|------------|--|--|--|--|--|
| left hand  |  |  |  |  |  |
| right hand |  |  |  |  |  |

Name ..MD. JIBRAIL SK.  
Signature *MD. Jibrail SK*

Name  
Signature



Addl. Dist. Sub-Registrar  
Alipore  
23 Dec 2021  
South 24 Parganas  
Kolkata-700027





Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

|            |  |  |  |  |  |
|------------|--|--|--|--|--|
| left hand  |  |  |  |  |  |
| right hand |  |  |  |  |  |

Name KAUSHIK ROY

Signature Kaushik Roy



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

|            |  |  |  |  |  |
|------------|--|--|--|--|--|
| left hand  |  |  |  |  |  |
| right hand |  |  |  |  |  |

Name MD. MAKAIL SK

Signature md. makail sk



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

|            |  |  |  |  |  |
|------------|--|--|--|--|--|
| left hand  |  |  |  |  |  |
| right hand |  |  |  |  |  |

Name TAHERA KHATUN

Signature Tahera Khatun

|       |            |  |  |  |  |
|-------|------------|--|--|--|--|
| PHOTO | left hand  |  |  |  |  |
|       | right hand |  |  |  |  |

Name .....



Addl. Dist. Sub-Registrar  
Alipore  
23 DEC 2021  
South 24 Parganas  
Kolkata- 700027



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

GRN Details

GRN: 192021220144103421      Payment Mode: Online Payment  
GRN Date: 23/12/2021 12:55:45      Bank/Gateway: State Bank of India  
BRN : IK0BLDSPJ6      BRN Date: 23/12/2021 12:12:33  
Payment Status: Successful      Payment Ref. No: 2002694271/1/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: KAUSHIK ROY  
Address: 17, NORTH ROAD JADAVPUR KOLKATA 700032  
Mobile: 9123358303  
Depositor Status: Buyer/Claimants  
Query No: 2002694271  
Applicant's Name: Mr BASUDEV PAUL  
Identification No: 2002694271/1/2021  
Remarks: Sale, Sale Document

Payment Details

| Sl. No. | Payment ID        | Head of A/C<br>Description               | Head of A/C        | Amount (₹)   |
|---------|-------------------|--|--------------------|--------------|
| 1       | 2002694271/1/2021 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 24544        |
| 2       | 2002694271/1/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 7395         |
|         |                   |  | <b>Total</b>       | <b>31939</b> |

IN WORDS: THIRTY ONE THOUSAND NINE HUNDRED THIRTY NINE ONLY.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ISMAIL SK  
MAJED ALI  
12/02/1992



Permanent Account Number  
DKEPS9553P



ISMAIL SK  
Signature

*In case this card is lost / found, kindly inform / return to*  
Income Tax PAN Services Unit, UTILISI  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपाएं।  
आयकर पैन सेवाएँ यूनिट, प्लॉट नं. 3, सेक्टर 11, एम.डी.एस. एल.  
प्लॉट नं. 3, सेक्टर 11, नवी मुंबई - 400 614।  
नवी मुंबई - 400 614।



ভারত সরকার

Unique Identification Authority of India



সরকারী গোপনীয়

তালিকাভুক্তির আই ডি / Enrollment No.: 1062/74101/67717

To  
ইসমাইল মেখ  
Ismail Sk  
Bakharpur  
Khandua  
Murshidabad  
West Bengal 742148

07/10/2013  
53231049



MN532310492FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**7521 6093 3422**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



ইসমাইল মেখ  
Ismail Sk  
পিতা : মাজেদ আলি  
Father : MAJED ALI  
জন্মতারিখ / DOB : 12/02/1992  
পুরুষ / Male



**7521 6093 3422**

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग  
INCOME TAX DEPARTMENT  
MD JIBRAIL SEIKH

MAJED ALI

07/04/1986

BEQPS7164L

Mb. Jibraail Seikh

भारत सरकार  
GOVT. OF INDIA



08042006

इस कार्ड को खोने/पाते/भ्रष्ट रूपमा उपभोग करी/लोस्ट/र  
आयकर पैन सेवा कार्ड, एन एस डी एल  
श्री श्री मंजिल, 'ए' विंग, ट्रेड वर्ल्ड, कामला मिल्स कंपाउंड,  
एस. बी. मार्ग, लोअर पारेल, मुंबई - 400 013.

*If this card is lost / someone's lost card is found,  
please inform / return to:*  
Income Tax PAN Services Unit, NSDL,  
4th Floor, 'A' Wing, Trade World,  
Kamala Mills Compound,  
S. B. Marg, Lower Parel, Mumbai - 400 013.  
Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,  
email: tininfo@nsdl.co.in



आधार



ভারত সরকার  
Unique Identification Authority of India



ভাঙ্গিকাতুক্টির আই ডি / Enrollment No.: 1062/74101/87714

28/06/2013

To  
মো: জিব্রাইল সেক্হ  
Md Jibrail Sekh  
Bakharpur  
Khandua  
Murshidabad  
West Bengal 742148

26603633



MN266036332FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**2475 7993 0682**

আধার - সাধারণ মানুষের অধিকার



মো: জিব্রাইল সেক্হ  
Md Jibrail Sekh  
পিতা : মাজেদ আলী  
Father : MAJED ALI  
জন্ম সাল / Year of Birth : 1988  
পুরুষ / Male



**2475 7993 0682**

আধার - সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

### INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার 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 .



ঠিকানা:  
বাক্হরপুর, খান্দুয়া, মুর্শিদাবাদ,  
পশ্চিমবঙ্গ, 742148

Address:  
Bakharpur, Khandua,  
Murshidabad, West Bengal,  
742148

**2475 7993 0682**

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MD MEKAIL SK

MAZED ALI

26/04/1984

Permanent Account Number

AMMPM1231F

*md-mekail sk*

Signature



07022006

इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर  
कृपया सूचित करें / लौटाएं :  
आयकर पैन सेवा इकाई, एन एस डी यू  
तीसरी मंजिल, ट्रेड वर्ल्ड, ए विंग, कमला मिल्स कंपाउंड  
एस. बी. मार्ग, लोअर पारेल, मुंबई - 400 013.

*If this card is lost / someone's lost card is found,  
please inform / return to :*

Income Tax PAN Services Unit, NSDL  
3rd Floor, Trade World, A Wing,  
Kamala Mills Compound,  
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2492-3650, Fax: 91-22-2495-0664,  
email: tininfo@nsdl.co.in





### তথ্য

আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।  
পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ  
করুন।

### INFORMATION

Aadhaar is proof of identity, not of citizenship .

To establish identity, authenticate online .

- ▣ আধার সারা দেশে মান্য।
- ▣ আধার 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 .



ঠিকানা:  
বাখরপুর, খান্দুয়া, মুর্শিদাবাদ,  
পশ্চিমবঙ্গ, 742148

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

Address:  
Bakharpur, Khandua,  
Murshidabad, West Bengal,  
742148

3760 4529 2089

1947  
1800 300 1947

help@uidai.gov.in

www  
www.uidai.gov.in



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

ভূমিকাতন্ত্রির আই ডি / Enrollment No.: 1062/74101/67716

07/10/2013  
53225525

To  
মো: মেকাইল সেক  
Md Mekail Sk  
Bakharpur  
Khandua  
Murshidabad  
West Bengal 742148



MN532255252FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**3760 4529 2089**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



মো: মেকাইল সেক  
Md Mekail Sk  
পিতা : মাজেদ আলী  
Father : MAJED ALI  
জন্মতারিখ / DOB : 10/04/1985  
পুরুষ / Male



3760 4529 2089

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

पत्रांक  
K0APK2353P



नाम  
MASTURA KHATUN

पिता का नाम  
MD A MAJED ALI

जन्म तिथि  
03/04/1963



ভারত সরকার  
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 2834/09772/04480

Download Date: 15/01/2020

To  
মাসতুরা খাতুন  
MASTURA KHATUN  
C/O Safiqul Alam  
Krishnashail  
Khamra  
Raghunathganj  
Raghunathganj - II  
Murshidabad West Bengal - 742213  
9564260290

Issue Date: 21/11/2019

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

**7016 5499 3864**

VID : 9125 6074 3393 5914

আমার আধার, আমার পরিচয়



Download Date: 15/01/2020



মাসতুরা খাতুন  
MASTURA KHATUN  
জন্মতারিখ/DOB: 03/04/1989  
মহিলা/ FEMALE

Issue Date: 21/11/2019

**7016 5499 3864**

VID : 9125 6074 3393 5914

আমার আধার, আমার পরিচয়



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ কিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেকট্রনিক প্রক্রিয়াজাত তৈরী পত্র

### INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিসেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেটে রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India



ঠিকানা:  
C/O সফিকুল আলম, কুড়াপাইল, খামড়া,  
রঘুনাথগঞ্জ, রঘুনাথগঞ্জ ২, মুর্শিদাবাদ,  
পশ্চিম বঙ্গ - 742213

Address:  
C/O Safiqul Alam, Krishnashail, Khamra,  
Raghunathganj, Raghunathganj - II,  
Murshidabad,  
West Bengal - 742213



**7016 5499 3864**

VID : 9125 6074 3393 5914

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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA



स्थायी खाता संख्या का  
Permanent Account Number (PAN)

LBCPK2828Q



नाम  
SAYERA KHATUN

पति का नाम / Father's Name  
MD MAJED ALI

जन्म तिथि / Date of Birth  
11/02/1978

हस्ताक्षर / Signature



ভারত সরকার  
Unique Identification Authority of India  
Government of India

ডাণ্ডিকাঙ্কিয়া আই ডি / Enrollment No.: 1528/86977/24088

To  
সায়েরা খাতুন  
Sayera Khatun  
W/O Md Abdul Malin

01105/2013  
78041309

..  
SHIRO TOLA,  
Alipur  
Alipur  
Kaliachak - I Malda  
West Bengal 732201  
9734926848



MD780413095FH



আপনার আধার সংখ্যা / Your Aadhaar No.

**6628 6636 9557**

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



সায়েরা খাতুন  
Sayera Khatun  
পতি : মঃ আব্দুল মালিন  
Husband : Md Abdul Malin  
জন্মতারিখ / DOB : 11/02/1978  
মহিলা / Female



**6628 6636 9557**

আমার আধার, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1062/74025/00706

23/12/2012

To  
ভাহেরা খাতুন  
Tahera Khatun  
JANGIPUR Osmanpur  
Jangipur Murshidabad  
West Bengal 742213

6996628



MN069966288DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**3600 4849 6432**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



ভাহেরা খাতুন  
Tahera Khatun  
পতি : মজিবুর রহমান  
Husband : MAJIBUR RAHAMAN  
জন্ম সাল / Year of Birth : 1981  
মহিলা / Female



**3600 4849 6432**

আধার - সাধারণ মানুষের অধিকার



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

### INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার 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.

6996628



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
জঙ্গীপুর, ওসমানপুর, জঙ্গীপুর,  
মুর্শিদাবাদ, পশ্চিমবঙ্গ, 742213

Address:  
JANGIPUR, Osmanpur,  
Jangipur, Murshidabad, West  
Bengal, 742213



1947  
1800 180 1847



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001



ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
**LKLPK3043H**

नाम / Name **TAHERA KHATUN**

पिता का नाम / Father's name **MAJED ALI**

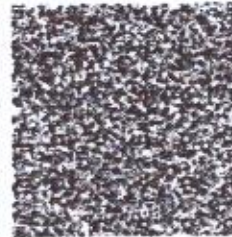
जन्म की तारीख / Date of Birth **28/01/1981**

लिंग / Gender **Female**



*Tahera Khatun*

हस्ताक्षर / Signature



Signature Not Verified

Digitally Signed by: Income Tax Department

Date: 21/12/2021, 23:14:26

Reason: Document Signer

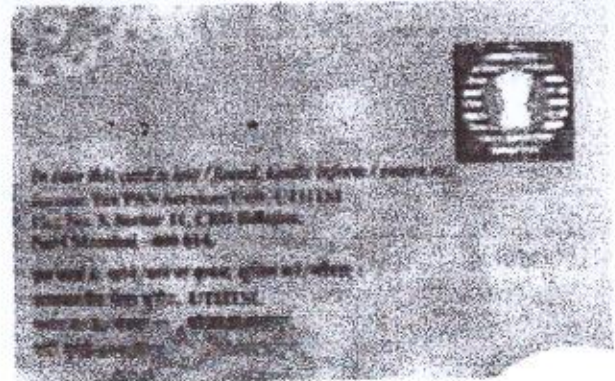
Location: India

- 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 सरकार से संबंधित विभिन्न दस्तावेजों का जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, शेष बकाया, सूचना के विनिमय और इलेक्ट्रॉनिक दस्तावेजों का आसानी से रखरखाव व खोजनी आदि भी शामिल हैं।
- 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 अन्तर्गत कई-कई प्रकार के लेखों में स्थायी लेखा संख्या (पैन) का उल्लेख 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 इस्तेमाल करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- This e-PAN Card 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 "PAN QR Code Reader" इस ई- स्थायी लेखा संख्या (e-PAN) कार्ड में एंजॉइड मूविल ऐप कोड शामिल है जो एक विशेष एंड्रॉइड मोबाइल ऐप द्वारा पढ़ा जा सकता है। Google Play Store पर इस विशेष मोबाइल ऐप को खोजने के लिए कीवर्ड "PAN QR Code Reader" है।

Get



Fold





भारत सरकार  
GOVERNMENT OF INDIA



Kaushik Roy  
Date of Birth/DOB: 01/07/1959  
Male/ MALE



9140 0194 8577

**MERA AADHAAR, MERI PEHCHAN**



भारतीय जनता पार्टी प्रधिकरण  
INDIAN NATIONAL PARTY OF INDIA

Address :

S/O Pravat Chandra Ray, 54B/1  
Jadavpur Central Road, Jadavpur  
University, Kolkata,  
West Bengal - 700032

Generation Date: 24/08/2017



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P.O. Box No.1947,  
Bengaluru-560 001



## Major Information of the Deed

|   |  |                                 |                      |
|---|--|---------------------------------|----------------------|
| No :                                    | I-1605-03492/2021  | Date of Registration            | 24/12/2021           |
| Deed No / Year                          | 1605-2002694271/2021   | Office where deed is registered |                      |
| Query Date                              | 21/12/2021 10:26:47 PM   |                                 | 1605-2002694271/2021 |
| Applicant Name, Address & Other Details | BASUDEV PAUL<br>ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9123358303, Status :Deed Writer |                                 |                      |
| Transaction                             | Additional Transaction   |                                 |                      |
| [0101] Sale, Sale Document              | [4305] Other than Immovable Property, Declaration [No of Declaration : 2]  |                                 |                      |
| Set Forth value                         | Market Value   |                                 |                      |
| Rs. 5,00,000/-                          | Rs. 7,38,091/-   |                                 |                      |
| Stamp duty Paid(SD)                     | Registration Fee Paid  |                                 |                      |
| Rs. 29,544/- (Article:23)               | Rs. 7,395/- (Article:A(1), E)  |                                 |                      |
| Remarks                                 | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)   |                                 |                      |

### Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baishnab Ghata Lane, , Premises No: 5/1A, , Ward No: 100 Pin Code : 700047

| Sch No               | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land  | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details       |
|----------------------|-------------|----------------|-----------------------|---------------|-------------------------|-----------------------|---------------------|
| L1                   | (RS :- )    |                | Bastu                 | 480 Sq Ft     | 4,85,000/-              | 7,20,001/-            | Property is on Road |
| <b>Grand Total :</b> |             |                |                       | <b>1.1Dec</b> | <b>4,85,000 /-</b>      | <b>7,20,001 /-</b>    |                     |

### Structure Details :


| Sch No   | Structure Details | Area of Structure  | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--|-------------------|--------------------|-------------------------|-----------------------|---------------------------|
| S1   | On Land L1        | 66.67 Sq Ft.       | 15,000/-                | 18,090/-              | Structure Type: Structure |
| Gr. Floor, Area of floor : 66.67 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete |                   |                    |                         |                       |                           |
| <b>Total :</b>   |                   | <b>66.67 sq ft</b> | <b>15,000 /-</b>        | <b>18,090 /-</b>      |                           |

Details :

Name, Address, Photo, Finger print and Signature

| Name   | Photo   | Finger Print   | Signature   |
|--|---|--|---|
| <b>1</b><br><b>Mr ISMAIL SK</b><br>Son of Late MAJED ALI<br>Executed by: Self, Date of Execution: 23/12/2021<br>, Admitted by: Self, Date of Admission: 23/12/2021 ,Place : Office | <br>23/12/2021 | <br>LTI<br>23/12/2021 | <br>23/12/2021 |



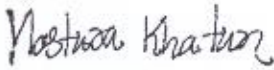


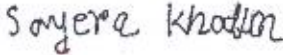


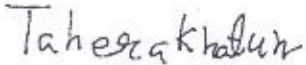
Village - Bakharpur, Khandua, Dayra, Lalgola, City:- , P.O:- DAYRA, P.S:-Lalgola, District:- Murshidabad, West Bengal, India, PIN:- 742148 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Aadhaar No: 75xxxxxxxx3422, Status :Individual, Executed by: Self, Date of Execution: 23/12/2021  
, Admitted by: Self, Date of Admission: 23/12/2021 ,Place : Office

| Name   | Photo   | Finger Print  | Signature   |
|--|---|---|---|
| <b>2</b><br><b>Md JIBRAIL SEIKH</b><br>Son of Late MAJED ALI<br>Executed by: Self, Date of Execution: 23/12/2021<br>, Admitted by: Self, Date of Admission: 23/12/2021 ,Place : Office | <br>23/12/2021 | <br>LTI<br>23/12/2021 | <br>23/12/2021 |

Village - Bakharpur, Khandua, Dayra, Lalgola, City:- , P.O:- DAYRA, P.S:-Lalgola, District:- Murshidabad, West Bengal, India, PIN:- 742148 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: BExxxxxx4L, Aadhaar No: 24xxxxxxxx0682, Status :Individual, Executed by: Self, Date of Execution: 23/12/2021  
, Admitted by: Self, Date of Admission: 23/12/2021 ,Place : Office




| Name   | Photo   | Finger Print  | Signature   |
|--|---|---|---|
| <b>3</b><br><b>Md MEKAIL SK</b><br>Son of Late MAJED ALI<br>Executed by: Self, Date of Execution: 23/12/2021<br>, Admitted by: Self, Date of Admission: 23/12/2021 ,Place : Office | <br>23/12/2021 | <br>LTI<br>23/12/2021 | <br>23/12/2021 |

Village - Bakharpur, Khandua, Dayra, Lalgola, City:- , P.O:- DAYRA, P.S:-Lalgola, District:- Murshidabad, West Bengal, India, PIN:- 742148 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Aadhaar No: 37xxxxxxxx2089, Status :Individual, Executed by: Self, Date of Execution: 23/12/2021  
, Admitted by: Self, Date of Admission: 23/12/2021 ,Place : Office

| Name  | Photo   | Finger Print   | Signature   |
|---|---|--|---|
| <b>ASTURA KHATUN</b><br>Wife of SAFIQU ALAM<br>Executed by: Self, Date of Execution: 23/12/2021<br>, Admitted by: Self, Date of Admission: 23/12/2021 ,Place : Office   | <br>23/12/2021    | <br>LTI<br>23/12/2021   | <br>23/12/2021   |
| Krishnashail, Khamra, Raghunathganj - II, City:- , P.O:- KHAMRA, P.S:-Raghunathganj, District:- Murshidabad, West Bengal, India, PIN:- 742213 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: KDxxxxxx3P, Aadhaar No: 70xxxxxxxx3864, Status :Individual, Executed by: Self, Date of Execution: 23/12/2021 , Admitted by: Self, Date of Admission: 23/12/2021 ,Place : Office |   |  |   |
| <b>5</b><br><b>SAYERA KHATUN</b><br>Wife of MD ABDUL MATIN<br>Executed by: Self, Date of Execution: 23/12/2021<br>, Admitted by: Self, Date of Admission: 23/12/2021 ,Place : Office  | <br>23/12/2021   | <br>LTI<br>23/12/2021   | <br>23/12/2021   |
| Shirotoia, Alipur, Kaliachak - I, City:- , P.O:- Alipur, P.S:-Kaliachak, District:-Malda, West Bengal, India, PIN:- 732201 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: LBxxxxxx8Q, Aadhaar No: 66xxxxxxxx9557, Status :Individual, Executed by: Self, Date of Execution: 23/12/2021 , Admitted by: Self, Date of Admission: 23/12/2021 ,Place : Office                    |   |  |   |
| <b>6</b><br><b>Tahera Khatun</b><br>Wife of Majibur Rahaman<br>Executed by: Self, Date of Execution: 23/12/2021<br>, Admitted by: Self, Date of Admission: 23/12/2021 ,Place : Office   | <br>23/12/2021 | <br>LTI<br>23/12/2021 | <br>23/12/2021 |
| Jangipur, Osmanpur, City:- , P.O:- Osmanpur, P.S:-Jiaganj, District:-Murshidabad, West Bengal, India, PIN:- 742213 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: LKxxxxxx3H, Aadhaar No: 36xxxxxxxx6432, Status :Individual, Executed by: Self, Date of Execution: 23/12/2021 , Admitted by: Self, Date of Admission: 23/12/2021 ,Place : Office                            |   |  |   |

Details :

Name, Address, Photo, Finger print and Signature

| Name   | Photo   | Finger Print  | Signature   |
|--|---|---|---|
| <b>Shri Kaushik Roy</b><br><b>(Presentant)</b><br>Son of Late Probhat Chandra Roy<br>Executed by: Self, Date of Execution: 23/12/2021<br>, Admitted by: Self, Date of Admission: 23/12/2021 ,Place : Office  | <br>23/12/2021 | <br>LTI<br>23/12/2021 | <br>23/12/2021 |
| Son of Late Probhat Chandra Roy 17 , North Road, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx3P, Aadhaar No: 91xxxxxxxx8577, Status :Individual, Executed by: Self, Date of Execution: 23/12/2021 , Admitted by: Self, Date of Admission: 23/12/2021 ,Place : Office |   |   |   |

Identifier Details :

| Name  | Photo  | Finger Print  | Signature   |
|---|--|---|---|
| <b>Mr BASUDEV PAUL</b><br>Son of Late D C Paul<br>Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 | <br>23/12/2021 | <br>23/12/2021 | <br>23/12/2021 |
| Identifier Of Mr ISMAIL SK, Md JIBRAIL SEIKH, Md MEKAIL SK, MASTURA KHATUN, SAYERA KHATUN, Tahera Khatun, Shri Kaushik Roy  |  |   |   |

Transfer of property for L1

| Sl.No | From             | To. with area (Name-Area)     |
|-------|------------------|-------------------------------|
| 1     | Mr ISMAIL SK     | Shri Kaushik Roy-0.183334 Dec |
| 2     | Md JIBRAIL SEIKH | Shri Kaushik Roy-0.183334 Dec |
| 3     | Md MEKAIL SK     | Shri Kaushik Roy-0.183334 Dec |
| 4     | MASTURA KHATUN   | Shri Kaushik Roy-0.183334 Dec |
| 5     | SAYERA KHATUN    | Shri Kaushik Roy-0.183334 Dec |
| 6     | Tahera Khatun    | Shri Kaushik Roy-0.183334 Dec |

Transfer of property for S1

| Sl.No | From             | To. with area (Name-Area)          |
|-------|------------------|------------------------------------|
| 1     | Mr ISMAIL SK     | Shri Kaushik Roy-11.11166700 Sq Ft |
| 2     | Md JIBRAIL SEIKH | Shri Kaushik Roy-11.11166700 Sq Ft |
| 3     | Md MEKAIL SK     | Shri Kaushik Roy-11.11166700 Sq Ft |
| 4     | MASTURA KHATUN   | Shri Kaushik Roy-11.11166700 Sq Ft |
| 5     | SAYERA KHATUN    | Shri Kaushik Roy-11.11166700 Sq Ft |
| 6     | Tahera Khatun    | Shri Kaushik Roy-11.11166700 Sq Ft |

Endorsement For Deed Number : I - 160503492 / 2021

2021

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

Presented for registration at 13:58 hrs on 23-12-2021, at the Office of the A.D.S.R. ALIPORE by Shri Kaushik Roy  
Claimant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 7,38,091/-

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

Execution is admitted on 23/12/2021 by 1. Mr ISMAIL SK, Son of Late MAJED ALI, Village – Bakharpur, Khandua, Dayra, Lalgola, P.O: DAYRA, Thana: Lalgola, , Murshidabad, WEST BENGAL, India, PIN - 742148, by caste Muslim, by Profession Business, 2. Md JIBRAIL SEIKH, Son of Late MAJED ALI, Village – Bakharpur, Khandua, Dayra, Lalgola, P.O: DAYRA, Thana: Lalgola, , Murshidabad, WEST BENGAL, India, PIN - 742148, by caste Muslim, by Profession Business, 3. Md MEKAIL SK, Son of Late MAJED ALI, Village – Bakharpur, Khandua, Dayra, Lalgola, P.O: DAYRA, Thana: Lalgola, , Murshidabad, WEST BENGAL, India, PIN - 742148, by caste Muslim, by Profession Business, 4. MASTURA KHATUN, Wife of SAFIQU ALAM, Krishnashail, Khamra, Raghunathganj - II, P.O: KHAMRA, Thana: Raghunathganj, , Murshidabad, WEST BENGAL, India, PIN - 742213, by caste Muslim, by Profession House wife, 5. SAYERA KHATUN, Wife of MD ABDUL MATIN, Shirotoala, Alipur, Kaliachak – I, P.O: Alipur, Thana: Kaliachak, , Malda, WEST BENGAL, India, PIN - 732201, by caste Muslim, by Profession House wife, 6. Tahera Khatun, Wife of Majibur Rahaman, Jangipur, Osmanpur, P.O: Osmanpur, Thana: Jiaganj, , Murshidabad, WEST BENGAL, India, PIN - 742213, by caste Muslim, by Profession House wife, 7. Shri Kaushik Roy, Son of Late Probhat Chandra Roy, 17, North Road, P.O: Jadavpur Univercity, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business

Indetified by Mr BASUDEV PAUL, , Son of Late D C Paul, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7,395/- ( A(1) = Rs 7,381/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7,395/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/12/2021 12:57PM with Govt. Ref. No: 192021220144103421 on 23-12-2021, Amount Rs: 7,395/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BLDSPJ6 on 23-12-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 29,544/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 24,544/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 59752, Amount: Rs.5,000/-, Date of Purchase: 23/12/2021, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/12/2021 12:57PM with Govt. Ref. No: 192021220144103421 on 23-12-2021, Amount Rs: 24,544/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BLDSPJ6 on 23-12-2021, Head of Account 0030-02-103-003-02



Sukanya Talukdar


ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

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

missible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23  
of Indian Stamp Act 1899.



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2021, Page from 144080 to 144128  
being No 160503492 for the year 2021.



*Sukanya Talukdar*

Digitally signed by SUKANYA  
TALUKDAR  
Date: 2021.12.29 14:38:34 +05:30  
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2021/12/29 02:38:34 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)