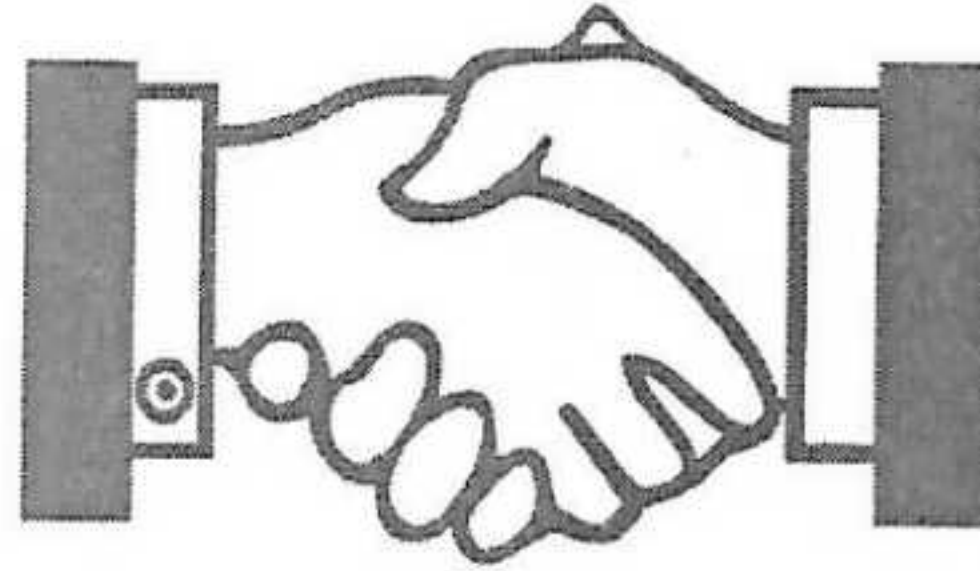
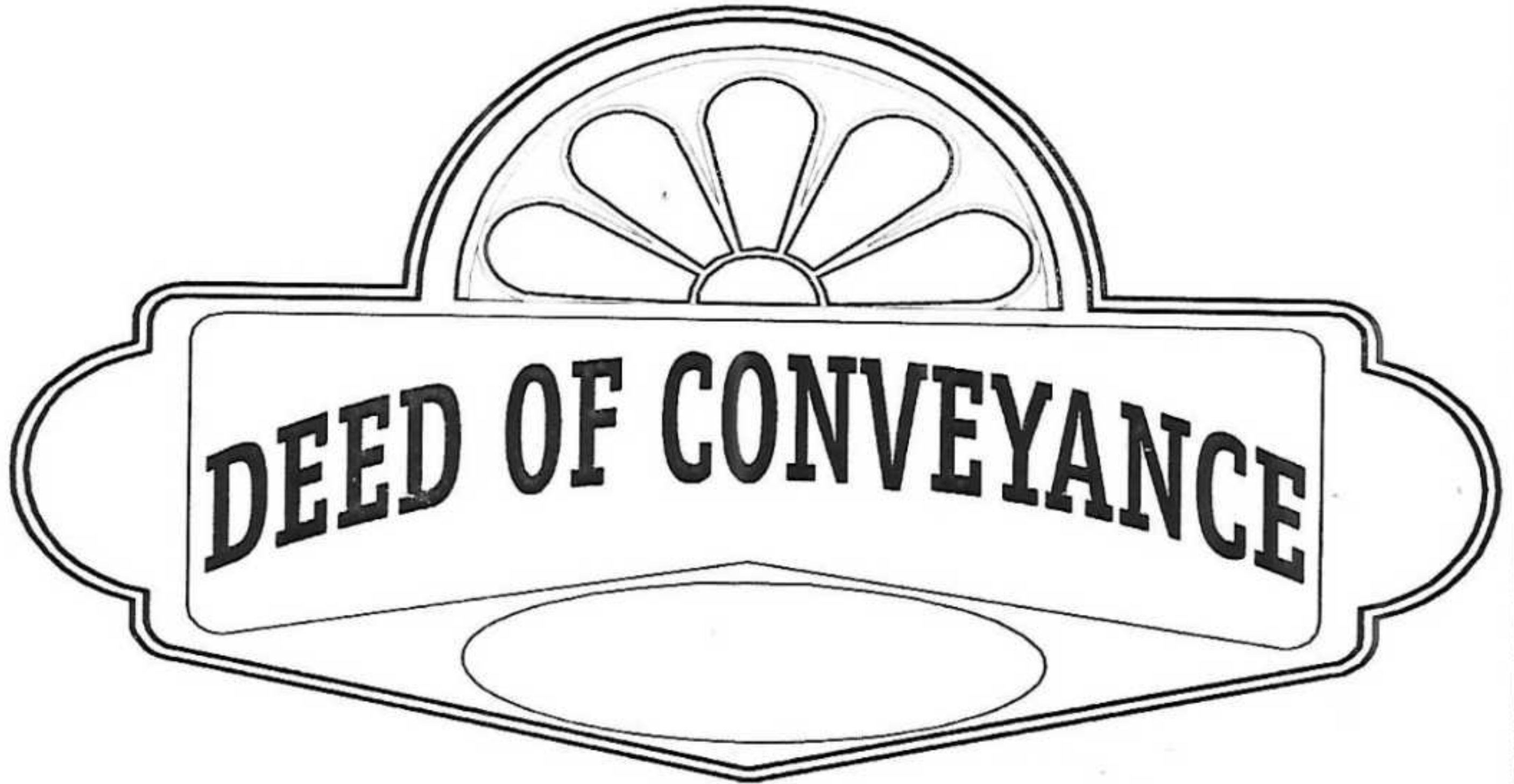


9903

R. - 09869/2021



: Drafted by :  
AJIM ALI  
Advocate,  
Barasat Judges' Court  
Mobile : 9831784613



9903

P-09869/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

2/1495355/21

G 150535

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

Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

31 AUG 2021

**DEED OF CONVEYANCE**

1. Date : 17th day of August, 2021.



নং - 4616.

সন ও তারিখ - 17.08.2021

ক্রেতার নাম - Saroj Jain .

সাকিন -

স্ট্যাম্প মূল্য - 50000 → 46 B. Chakrabarti, Ref.  
ভেদার -

বারাসাত কোর্ট, উত্তর 28 পরগণা

ভেদার - শ্রী হারান চন্দ্র সাধু

টি.ভি. নং - 11 AUG 2021

তারিখ - 400000

মোট স্ট্যাম্প মূল্য -

স্বাক্ষর অফিস - বারাসাত

- MD. Faijuddi Ahmed



6965

- MD. Faijuddi Ahmed



6966

- Saroj Jain



6968

Additional District Sub-Registrar  
New Town, North 24 Parganas

Goutam Ch. Ghosh, 17 AUG 2021

with H.O. - Bhagyabanti Pan

P.S. - Barasat





(1)

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

**GRN Details**

<b>GRN:</b>	192021220053826481	<b>Payment Mode:</b>	Online Payment
<b>GRN Date:</b>	16/08/2021 23:50:28	<b>Bank/Gateway:</b>	Indian Bank
<b>BRN :</b>	IB17082021098938	<b>BRN Date:</b>	16/08/2021 23:08:34
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2001495355/1/2021

[Query No\*/Query Year]

**Depositor Details**

<b>Depositor's Name:</b>	Smt Saroj Jain
<b>Address:</b>	KC Villa, 46B, Chakraberia
<b>Mobile:</b>	9333072703
<b>Depositor Status:</b>	Buyer/Claimants
<b>Query No:</b>	2001495355
<b>Applicant's Name:</b>	Mr Ajim Ali
<b>Identification No:</b>	2001495355/1/2021
<b>Remarks:</b>	Sale, Sale Document

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001495355/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	118520
2	2001495355/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	30889
			<b>Total</b>	<b>149409</b>

**IN WORDS: ONE LAKH FORTY NINE THOUSAND FOUR HUNDRED NINE ONLY.**



(2)

3. Parties :

Vendor/Owner:

MD. FAIJUDDIN AHMED, having PAN BKHPA0368K, and Aadhaar No. 6904 4548 3454, Son of Late Mansur Sardar, residing at Hatiara, P.O. Hatiara, P.S. - New Town now Eco Park, Kolkata - 700157, District - North 24 Parganas, West Bengal, by faith - Islam, by Nationality - Indian, by occupation - Business, hereinafter called and referred to as the Party of the **First Part**.

3.1 Purchaser :

SAROJ JAIN, having PAN - ACTPJ7498Q, and Aadhaar No. - 7268 1992 8359, Wife of Sri. Dharam Chand Jain, residing at KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. & P.S. - Bhawanipore, Kolkata - 700020, West Bengal, by faith - Hindu, by Nationality - Indian, by Occupation - Business, hereinafter called and referred to as the Party of the **Second Part**.

3.2 The terms Owner/Vendor and Purchaser shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, legal representatives,



(3)

administrators, assigns and all persons claiming under or through it.

4. Subject matter of Sale :

ALL THAT piece and parcel of Shali land measuring an area of 02 (TWO) DECIMALS, be the same a little more or less, out of 04 Decimals as 1000 share out of 37 Decimals, comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under C.S. Khatian No. 1779, corresponding to L.R. Khatian No. 6416, corresponding to at present L.R. Khatian No. 19996 [recorded in the name of Md. Faijuddin Ahmed, Vendor herein],

And

ALL THAT piece and parcel of Shali land measuring an area of 02 (TWO) DECIMALS, be the same a little more or less, out of 04 Decimals as 1000 share out of 40 Decimals, comprised in C.S. Dag No. 2695 corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian No. 1177, corresponding to L.R. Khatian No. 6416, corresponding to at present L.R. Khatian No. 19996 [recorded in the name of Md. Faijuddin Ahmed, Vendor herein],



(4)

i.e. Total 04 (Four) Decimals, be the same a little more or less, alongwith Residential Tiles shed measuring about 300 Sq.ft., comprised in C.S. Dag Nos. 2694 and 2695 corresponding to R.S. & L.R. Dag Nos. 2672 and 2673 respectively under C.S. Khatian Nos. 1779 and 1177, corresponding to L.R. Khatian No. 6416, corresponding to at present L.R. Khatian No. 19996 [recorded in the name of **Md. Faijuddin Ahmed**, Vendor herein], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 169, 160, 162, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, which is morefully and particularly described in the "**Schedule**" and hereinafter referred to as the "Said Land and Property".

5. Background/ Devolution of Title:

WHEREAS one **Fakir Ali Mondal** (S/o. - Late Mati Mondal) was the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 18.50 (EIGHTEEN POINT FIVE ZERO) DECIMALS, be the same a little more or less, as



(5)

5000 share out of 37 Decimals, comprised in C.S. Dag No. 2694, corresponding to **R.S. Dag No. 2672**, under C.S. Khatian No. 1779,

And

ALL THAT piece and parcel of Shali land measuring an area of 20 (TWENTY) DECIMALS, be the same a little more or less, as 5000 share out of 40 Decimals, comprised in C.S. Dag No. 2695 corresponding to **R.S. Dag No. 2673**, under C.S. Khatian No. 1177,

i.e. **Total 38.50 (Thirty Eight Point Five Zero) Decimals**, be the same a little more or less, comprised in C.S. Dag Nos. 2694 and 2695 corresponding to **R.S. Dag Nos. 2672 and 2673** respectively, under C.S. Khatian Nos. 1779 and 1177 respectively, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 169, 160, 162, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, and absolutely seized and possessed the same.



(6)

AND WHEREAS while being in peaceful possession over the aforesaid landed property said **Fakir Ali Mondal**, transferred the same i.e. ALL THAT piece and parcel of Shali land measuring an area of 18.50 (EIGHTEEN POINT FIVE ZERO) DECIMALS, be the same a little more or less, as 5000 share out of 37 Decimals, comprised in C.S. Dag No. 2694, corresponding to **R.S. Dag No. 2672**, under C.S. Khatian No. 1779,

And

ALL THAT piece and parcel of Shali land measuring an area of 20 (TWENTY) DECIMALS, be the same a little more or less, as 5000 share out of 40 Decimals, comprised in C.S. Dag No. 2695 corresponding to **R.S. Dag No. 2673**, under C.S. Khatian No. 1177,

i.e. **Total 38.50 (Thirty Eight Point Five Zero) Decimals**, be the same a little more or less, comprised in C.S. Dag Nos. 2694 and 2695 corresponding to **R.S. Dag Nos. 2672 and 2673** respectively, under C.S. Khatian Nos. 1779 and 1177 respectively, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 169, 160, 162, Pargana -



(7)

Kalikata, within the local limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, in favour of his five sons namely Niyamat Ali (Now deceased), Ajgar Ali, Akbar Ali, Eman Ali and Afsar Ali, by virtue of a Deed of Family Settlement, duly executed and registered on 06/02/1990 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. - I, Volume No. 16, Pages from 155 to 160, being No. 720 for the year 1990 and delivered the peaceful possession over the same.

AND WHEREAS the aforesaid Deed of Family Settlement was took effect after the death of said **Fakir Ali Mondal**, according to the terms and condition of the said deed of family settlement.

AND WHEREAS while being in peaceful possession of 1/5th share over the aforesaid landed property said Niyamat Ali (Now deceased), herein mutated his name in the present **L.R. R.O.R.** being **L.R. Khatian No. 6416**, under **L.R. Dag**



(8)

No. 2672 as 1000 share out of 37 Decimals, as the nature of Shali and under L.R. Dag No. 2673 as 1000 share out of 40 Decimals, as the nature of Shali and since then he has been enjoying the said land and property and hereditaments by making kancha structure therein, which is free from all encumbrances, liens, charges and mortgages whatsoever, by paying usual rents and taxes to the proper authorities and has the absolute power of ownership.

AND WHEREAS while being in peaceful possession over the aforesaid property said Niyamat Ali alias Niyamat Ali Mondal, died intestate on 22/05/2013, leaving behind his only wife namely SAKINA BIBI, four sons namely HOSSAIN ALI, ALIMUDDIN MONDAL, MINUDDIN MONDAL, and SAHABUDDIN MONDAL, and two daughters namely ANOWARA BIBI, and MONOWARA BIBI, as his only legal heirs and successors, who jointly inherited the same, according to Mohammedan Law and jointly seized and possessed the same.

AND WHEREAS while being in peaceful possession over the aforesaid inherited property, said SAKINA BIBI,



(9)

HOSSAIN ALI, ALIMUDDIN MONDAL, MINUDDIN MONDAL, SAHABUDDIN MONDAL, ANOWARA BIBI, and MONOWARA BIBI, nominate, constitute and appoint SRI. MAHESH KUMAR, having PAN - ATGPK5855L, Son of Arvind Singh, residing at A1/110, 2nd Floor, Block A/1, Safdarjung Enclave, P.S. - Safdarjung, Ansari Nagar, South West Delhi, Delhi - 110029, as their Lawful Attorney for their names, on their behalf to do, exercise, execute and perform the acts, deeds, things and matters, by virtue of a General Power of Attorney, duly executed on 13/04/2021 and registered on 16/04/2021, before the D.S.R. - II, North 24 Parganas at Barasat, and recorded in Book - I, Volume No. 1502-2021, Pages from 46391 to 46437, being No. 150201434 for the year 2021.

AND WHEREAS while being in peaceful possession over the aforesaid property, said SAKINA BIBI, HOSSAIN ALI, ALIMUDDIN MONDAL, MINUDDIN MONDAL, SAHABUDDIN MONDAL, ANOWARA BIBI, and MONOWARA BIBI, [represented by their constituted attorney namely SRI. MAHESH KUMAR], sold, transferred and conveyed the same, i.e. ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) DECIMALS, be



(10)

the same a little more or less, as 1000 share out of 37 Decimals, comprised in **R.S. & L.R. Dag No. 2672**, and Shali land measuring an area of **04 (FOUR) DECIMALS**, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in **R.S. & L.R. Dag No. 2673**, i.e. **Total 08 Decimals**, more or less, **alongwith Tiles Shed measuring about 100 Sq.ft.** under C.S. Khatian Nos. 1177 & 1779, corresponding to **L.R. Khatian No. 6416** [recorded in the name of **Niyamat Ali**], lying and situated at **MOUZA - HATIARA**, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 160, 162, Pargana - Kalikata, within the local limits of Rajarhat-Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - Rajarhat then New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, West Bengal, in favour of the **VENDOR** herein, by virtue of a Sale Deed, duly registered on 17/06/2021, before the D.S.R. - II, North 24 Parganas at Barasat and recorded in Book No. I, Volume No. 1502-2021, Pages from 54498 to 54549, being No. 150201671 for the year 2021 and delivered the peaceful possession over the same.

**AND WHEREAS** by virtue of aforesaid sale deed, said



(11)

VENDOR herein, became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) DECIMALS, be the same a little more or less, as 1000 share out of 37 Decimals, comprised in **R.S. & L.R. Dag No. 2672**, and Shali land measuring an area of 04 (FOUR) DECIMALS, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in **R.S. & L.R. Dag No. 2673**, i.e. **Total 08 Decimals**, more or less, **alongwith Tiles Shed measuring about 100 Sq.ft.** under C.S. Khatian Nos. 1177 & 1779, corresponding to **L.R. Khatian No. 6416** [recorded in the name of Niyamat Ali], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 160, 162, Pargana - Kalikata, within the local limits of Rajarhat-Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - Rajarhat then New Town at present ECO Park, A.D.S.R.O: Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, and mutated his name in the present **L.R. R.O.R. vide L.R. Khatian No. 19996**, under **L.R. Dag No. 2672** as 1000 share out of 37 Decimals, as the nature of **Shali** and under **L.R. Dag No. 2673** as 1000 share out of 40 Decimals, as the nature of **Shali** and since then he has been enjoying the said land and property and hereditaments by making **kancha**



(12)

structure therein, which is free from all encumbrances, liens, charges and mortgages whatsoever, by paying usual rents and taxes to the proper authorities and have the absolute power of ownership and also power to dispose the same to anybody in any way as they will think fit and proper.

AND WHEREAS the Vendor herein announced to sell out and the Purchaser herein have agreed to purchase ALL THAT piece and parcel of Shali land measuring an area of 02 (TWO) DECIMALS, be the same a little more or less, out of 04 Decimals as 1000 share out of 37 Decimals, comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under C.S. Khatian No. 1779, corresponding to L.R. Khatian No. 6416, corresponding to at present L.R. Khatian No. 19996 [recorded in the name of Md. Faijuddin Ahmed, Vendor herein],

And

ALL THAT piece and parcel of Shali land measuring an area of 02 (TWO) DECIMALS, be the same a little more or less, out of 04 Decimals as 1000 share out of 40 Decimals, comprised in C.S. Dag No. 2695 corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian No. 1177, corresponding to L.R. Khatian No. 6416, corresponding to at present L.R. Khatian



(13)

No. 19996 [recorded in the name of Md. Faijuddin Ahmed, Vendor herein],

i.e. **Total 04 (Four) Decimals**, be the same a little more or less, alongwith Residential Tiles shed measuring about 300 Sq.ft., comprised in C.S. Dag Nos. 2694 and 2695 corresponding to R.S. & L.R. Dag Nos. 2672 and 2673 respectively under C.S. Khatian Nos. 1779 and 1177, corresponding to L.R. Khatian No. 6416, corresponding to at present L.R. Khatian No. 19996 [recorded in the name of Md. Faijuddin Ahmed, Vendor herein], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 169, 160, 162, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, Now Bidhānnagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, morefully and particularly described in the "**Schedule**" and hereinafter referred to as the "Said Land and Property" and also delineated by RED colour border in the annexed Plan hereto, at or for the total consideration of Rs. 30,87,500.00 (Rupees Thirty Lakh Eighty Seven Thousand Five Hundred) only.



(14)

AND WHEREAS the Vendor herein, being approached by the present Purchaser with an offer to purchase the **Schedule** mentioned property at a total consideration amount of Rs. 30,87,500.00 (Rupees Thirty Lakh Eighty Seven Thousand Five Hundred) only and the Purchaser has agreed to purchase the same at that price by paying the consideration amount to the Owner/Vendor and the Owner/Vendor has agreed to execute and register the Deed of Conveyance in favour of the present Purchaser for the sale of ALL THAT piece and parcel of Shali land measuring an area of 02 (TWO) DECIMALS, be the same a little more or less, out of 04 Decimals as 1000 share out of 37 Decimals, comprised in C.S. Dag No. 2694, corresponding to **R.S. & L.R. Dag No. 2672**, under C.S. Khatian No. 1779, corresponding to L.R. Khatian No. 6416, corresponding to at present L.R. Khatian No. 19996 [recorded in the name of **Md. Faijuddin Ahmed, Vendor herein**],

And

ALL THAT piece and parcel of Shali land measuring an area of 02 (TWO) DECIMALS, be the same a little more or less, out of 04 Decimals as 1000 share out of 40 Decimals, comprised in C.S. Dag No. 2695 corresponding to **R.S. & L.R. Dag No. 2673**, under C.S. Khatian No. 1177, corresponding to L.R.



(15)

Khatian No. 6416, corresponding to at present L.R. Khatian No. 19996 [recorded in the name of Md. Faijuddin Ahmed, Vendor herein],

i.e. Total 04 (Four) Decimals, be the same a little more or less, alongwith Residential Tiles shed measuring about 300 Sq.ft., comprised in C.S. Dag Nos. 2694 and 2695 corresponding to R.S. & L.R. Dag Nos. 2672 and 2673 respectively under C.S. Khatian Nos. 1779 and 1177, corresponding to L.R. Khatian No. 6416, corresponding to at present L.R. Khatian No. 19996 [recorded in the name of Md. Faijuddin Ahmed, Vendor herein], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 169, 160, 162, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, morefully and particularly described in the "Schedule" and hereinafter referred to as the "Said Land and Property".



(16)

NOW THIS INDENTURE WITNESSETH that in consideration of a total sum of Rs. 30,87,500.00 (Rupees Thirty Lakh Eighty Seven Thousand Five Hundred) only paid by the Purchaser to the Owner/Vendor at or immediately before the execution to these presents (the receipt whereof the Owner/Vendor do hereby admit and acknowledge) and or from the same every part thereof acquit release and discharge the Purchaser and every one of them and also the said LAND and property mentioned in the **Schedule** thereof, the Owner/Vendor as beneficial Owner do by these presents indefeasibly grant, sell, convey and transfer, assign and assure unto the Purchaser ALL THAT the said LAND and property mentioned in the **Schedule** written hereinafter hereto HOWSOEVER OTHERWISE the said LAND and property now and heretofore was situated, butted, bounded, called known numbered, described and distinguished together with all benefits and advantages of amount and other rights, liberties, easements, privileges, appendages whatsoever to the said LAND and property or any part thereby belonging or in any wise appertaining as or with the same or any part thereof usually held, used, occupied or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder/remainders, rents, issues and profits inheritance,



(17)

use, trust, landed land, claim and demand whatsoever both out of land and equity, if the Owner into and upon the aforesaid land and every thereof and all deeds, pattahs, muniments and evidences of title within any wise relate to the said LAND and property or any part or parcel thereof and which are or hereafter shall or may in the custody, power and possession of the Owner/Vendor or any person whom they can or may procure the same without action and suit at land or in equity. TO HAVE AND TO HOLD the said LAND and property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, numbers and appurtenance up to and to the use of this Purchaser forever and the Owner/Vendor do hereby for itself covenants with the Purchaser that NOTWITHSTANDING any act, deed, matter and things whatsoever by the Owner/Vendor in title, done or executed or knowingly suffered to the contrary the Owner/Vendor had at all material times heretofore and now have good, right, full power absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said LAND and property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and that the Purchaser



(18)

shall and may at all times hereafter peaceably and equitably posses and enjoy the said LAND and property and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, interruption claim or demand whatsoever from or by the Owner/Vendor or any person/ persons lawfully or equitably claiming from under or in trust for them or from or under any of their ancestor or predecessor-in-title and that free and clear and freely and clearly absolutely acquitted, exonerated and realized or otherwise by and all the costs and expenses of the Owner/Vendor well and sufficiently indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Owner/Vendor or any person or persons lawfully or equitably claiming as aforesaid and FURTHER MORE that the Owner/Vendor and all person or persons lawfully or equitably claiming and estate or interest whatsoever in the said LAND and property and any part thereof. The Owner/Vendor shall be from time to time and at all times hereafter at the request and cost of the Purchaser, (her legal heirs, successor or successors, administrators and assigns) do or cause to be done and execute all such acts, deeds and things whatsoever for perfectly assigning the said LAND and property and every



(19)

part thereof and to the use of the Purchaser, (her legal heirs, successor or successors, administrators and assigns) in the manner aforesaid as shall or may be reasonably required.

**Mutual Covenants :**

The Owner/Vendor do hereby covenant with the Purchaser :

**THAT** the Owner/Vendor have received the full Consideration for the Sale as mentioned and acknowledges in the Memo of Consideration hereunder.

**THAT** the Owner have good right, full power and absolute authority to sell, transfer and convey the land and property.

**THAT** the Owner/Vendor delivered this day khas possession of the said land and property unto the Purchaser.

**THAT** the Owner shall keep the Purchaser well and sufficiently saved harmless indemnified from and against all former title and encumbrances to the said land and property.



(20)

**THAT** the Owner shall, at the costs and requests of Purchaser, do all such acts and execute all documents as be required for more perfectly assuring the said land and property unto the Purchaser and shall also produce and/or provide for inspection of all title documents and papers unless prevented by fire or irresistible force.

**THAT** notwithstanding any act deed matter or thing whatsoever done by the Owner or its predecessor-in-title or any of them done executed or knowingly suffered to the contrary, the Owner are fully and absolutely seized and possessed of the said land and property without any condition use trust or other thing whatsoever to alter or make void the same.

**THAT** notwithstanding any such act, deed or thing whatsoever aforesaid the Owner now have good right, full and lawful power, absolute authority indefeasible title to grant convey transfer assign and assure the said land hereby granted, transferred, conveyed, assured and assigned or expressed or intended to be with the appurtenance their unto belonging unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.

**THAT** the Purchaser shall and will and may from time to time and



(21)

at all times hereafter peaceably and quietly hold, occupy possess and enjoy the said land and property hereby granted transferred, conveyed assigned and assured or expressed or intended so to be any and every part thereof and receive enjoy and take rents issues and profits thereof for its absolute use and benefit without any lawful hindrances interruption, disturbances suit, eviction, claim or demand whatsoever from or by the Owner or any person or persons whatsoever.

**THAT** free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by and at the costs and expenses of the Owner well and sufficiently saved, defended, kept harmless and indemnified against all estates, charges encumbrances, liens, attachments, lis-pendens, tenancies, occupancies, uses, trusts, debutors, right, title interest, claims and demands whatsoever created occasioned or suffered by the Owner or any person or persons lawfully or equitably claiming as aforesaid.

**THAT** the Owner and all persons having and lawfully claiming any estate right, title or interest into or upon the said land and property and every part thereof from through or in trust for the Owner and/



(22)

or its predecessor-in-title or any of them shall and will from time to time at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done or executed all such acts, deeds, matters, assurances and things whatsoever for further better and more perfectly granting, assuring, transferring the said land and property hereby granted, conveyed, transferred, assigned and assured or expressed or intended so to be and transferred and assigned and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as shall or may be reasonably required.

**THAT** the said land and property or any and every part thereof is not attached in any proceeding including Certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or under the provisions of the Public Demand Recovery Act or otherwise and that no Certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and no steps have yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities and the said land is free from all encumbrances and liabilities whatsoever.



**THAT** in case the Purchaser is deprived of the possession of the said land and property or any and every part thereof for any defect in the title the Owner shall refund the amount of consideration along with all other costs, and expenses in connection with or in relation to the said land charges or the Owner shall be liable to pay compensation the Purchaser in any way admissible under the laws, i.e. by a substitute piece of land and property if called for by the Purchaser.

**THAT** no notice has been served and/or issued on the Owner under the Public Demand Recovery Act, in respect of the said land and property or any part thereof.

**THAT** the Owner have not yet received any notice for requisition or acquisition of the said land and property or any part or portion thereof described in the **Schedule** below.

**THAT** the Purchaser and all person or persons claiming through under them shall have undisputed and manner of rights in along



(24)

through over or under the common passage.

**THAT** it is hereby declared that the land and property, declared in the **Schedule** below is the self acquired land and property of the Owner and the Owner are not the benamder of the any one.

**THAT** the Owner by this Indenture do hereby accord his consent to the Purchaser for mutating her name in the records of the Concerned Authority /ties in respect of the LAND and property and the Owner and all their persons at all times hereinafter indemnify and keep indemnified for the same in favour of the Purchaser.

**THAT** the said land & property or any interest therein have or has not vested and/or are in not acquired by the state government of West Bengal Acquisition Act, 1955 or statutory modification thereof or any other law for the time being in force.

**THAT** Owner shall and will from time to time and at all times hereafter indemnify and keep the Purchaser indemnified of, from



(25)

and against all losses, damages, claims, demands, costs, charges, expenses, suits, actions, proceedings whatsoever which the Purchaser may suffer, incur, or may be put to, or may be liable for any reason of any defect in the title of the Owner of the LAND and property.

**SCHEDULE REFERRED TO ABOVE**

**ALL THAT** piece and parcel of Shali land measuring an area of **02 (TWO) DECIMALS**, be the same a little more or less, out of 04 Decimals as 1000 share out of 37 Decimals, comprised in C.S. Dag No. 2694, corresponding to **R.S. & L.R. Dag No. 2672**, under C.S. Khatian No. 1779, corresponding to L.R. Khatian No. 6416, corresponding to at present L.R. Khatian No. 19996 [recorded in the name of Md. Faijuddin Ahmed, Vendor herein],

And

**ALL THAT** piece and parcel of Shali land measuring an area of **02 (TWO) DECIMALS**; be the same a little more or less, out of 04 Decimals as 1000 share out of 40 Decimals, comprised in C.S. Dag No. 2695 corresponding to **R.S. & L.R. Dag No. 2673**, under C.S. Khatian No. 1177, corresponding to L.R. Khatian No. 6416, corresponding to at present L.R. Khatian No. 19996 [recorded in the name of Md. Faijuddin Ahmed, Vendor herein],



(26)

i.e. Total 04 (Four) Decimals, be the same a little more or less, alongwith Residential Tiles shed measuring about 300 Sq.ft., comprised in C.S. Dag Nos. 2694 and 2695 corresponding to R.S. & L.R. Dag Nos. 2672 and 2673 respectively under C.S. Khatian Nos. 1779 and 1177, corresponding to L.R. Khatian No. 6416, corresponding to at present L.R. Khatian No. 19996 [recorded in the name of Md. Faijuddin Ahmed, Vendor herein], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 169, 160, 162, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, which is delineated in the annexed Plan hereto by a RED colour border. Nearest Road - Isan Pally (Hatiara).

The annexed Plan, e-Challan, fingerprints and colour photographs of the parties herein shall be treated as a part of this Deed.



(27)

Total area of land in R.S. & L.R. Dag No. 2672 =37 Decimals,

Area of land purchased = 02 (Two) Decimals,

Area of structure purchased = 150 (One Hundred and Fifty) Sq.ft,

**R.S. & L.R. Dag No. 2672 BUTTED AND BOUNDED AS UNDER:**

On the North : By Part of R.S. & L.R. Dag No. 2672.

On the South : By Part of R.S. & L.R. Dag No. 2672.

On the East : By R.S. & L.R. Dag No. 2673.

On the West : By R.S. & L.R. Dag No. 2671.

Total area of land in R.S. & L.R. Dag No. 2673 =40 Decimals,

Area of land purchased = 02 (Two) Decimals,

Area of structure purchased = 150 (One Hundred and Fifty) Sq.ft,

**R.S. & L.R. Dag No. 2673 BUTTED AND BOUNDED AS UNDER:**

On the North : By Part of R.S. & L.R. Dag No. 2673.

On the South : By Part of R.S. & L.R. Dag No. 2673.

On the East : By R.S. & L.R. Dag No. 2645.

On the West : By R.S. & L.R. Dag No. 2672.



(28)

IN WITNESS whereof the Owner/Vendor and Purchaser hereto have hereunto set and subscribed their hands and seal this the day month and year above written first.

SIGNED SEALED AND DELIVERED BY  
THE PARTIES IN THE PRESENCE OF:

Witnesses:

1. Gokul ch. Ghosh  
vill. Ho. Bhagyabantapur  
P.S. Barasat  
Kolkata - 700126

MD. Faijuddin Ahmed

(Signature of the Owner/Vendor)

2. Mohideul Mondul  
Habwara - R.N. Nagar  
P.O. = Habwara  
P.S. - Eco park  
Kolkata - 700157

Saidur Jahan

(Signature of the Purchaser)

Drafted by :

Ajim Ali  
(Ajim Ali)

Advocate,

Barasat Judges Court.

WB - 496/2004

Computer by :

Kuntal Singha Roy

(Kuntal Singha Roy)

Barasat Court.



(29)

**MEMO OF CONSIDERATION**

RECEIVED a sum of Rs. 30,87,500.00 (Rupees Thirty Lakh Eighty Seven Thousand Five Hundred) only from the Purchaser herein, as the full and final consideration money as per the memo given below :

<u>Date</u>	<u>Cheque No/RTGS.</u>	<u>Bank &amp; Branch</u>	<u>Amount</u>
28/07/2021	ICICR52021072800667532	ICICI Bank, Burra Bazar Br.	30,00,000.00
04/08/2021	002894	-- Do ---	87,500.00

Total Rs. 30,87,500.00

(Rupees Thirty Lakh Eighty Seven Thousand Five Hundred) only.

I have received the entire consideration.

**Witnesses :**

1. Gokul Ch. Ghosh

2. Mohi dul Mondal

✓  
MD. Faijuddi Ahmed

(Signature of the Owner/Vendor)







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

(1) Name : F MD. FAIJUDDIN AHMED

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



MD. FAIJUDDIN AHMED

ডান হাত

MD. FAIJUDDIN AHMED  
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : SAROJ JAIN

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



SAROJ JAIN

ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Saroj Jain  
Signature of the Presentant

(3) Name : .....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



GOKUL



ডান হাত

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



ভারতের নির্বাচন কমিশন  
ELECTION COMMISSION OF INDIA  
নির্বাচকের সচিব পরিচয় প্রদায়ক ELECTOR PHOTO IDENTITY CARD  
GEC3177110



নাম: মোহাম্মদ ফয়েজুদ্দিন আহমেদ  
Name : MD FAJUDDIN AHAMED  
পিতার নাম: মনসুর সর্দার  
Father's Name : Mansur Sardar

লিঙ্গ/Gender : পুরু / Male  
জন্ম তারিখ / বয়স : 01-01-1981  
Date of Birth/ Age :  
ঠিকানা : মুসলমান পাড়া, বিধাননগর পৌর নিগম, নিউ টাউন, উত্তর  
24 পরগণা, 700157  
Address : Musalman Para, Bidhannagar Municipal  
Corporation, New Town, NORTH 24 PARGANAS, 700157  
তারিখ/ Date : 18-03-2020 নির্বাচক নিবন্ধন অধিকারিক  
Electoral Registration Officer  
বিধানসভা নির্বাচন কেন্দ্রের নং ও নাম : 115-রাজারহাট নিউটাউন  
(সাধারণ)  
Assembly Constituency No. and Name : 115-Rajarhat New  
Town (GENERAL)  
অংশ নং ও নাম : 77-হাতিয়ারা এফ.পি. স্কুল - রুম-২  
Part No. and Name : 77-Hatiara F.P.School - Room-2

বিঃ দ্রঃ / Note

- আপনার কাছে এই কার্ড থাকলে এমন কোন নিশ্চয়তা নেই যে বর্তমান ভোটার তালিকায় আপনার নাম রয়েছে। প্রতিটি নির্বাচনের আগে অনুগ্রহ করে ভোটার তালিকায় নাম যাচাই করুন।  
Mere possession of this card is no guarantee that you are elector in the current electoral roll. Please check your name in the current electoral roll before every election.
- এই কার্ডে উল্লিখিত জন্ম তারিখ ভোটার তালিকায় নাম নথিভুক্ত করা ব্যতীত অন্য কোন কাজের জন্য মান্য হবে না।  
Date of birth mentioned in this card shall not be treated as a proof of age / D. O. B. for any purpose other than registration in electoral roll.

MD. Farjuddin Ahamed





भारत सरकार  
Government of India



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrollment No.: 2794/70067/00360

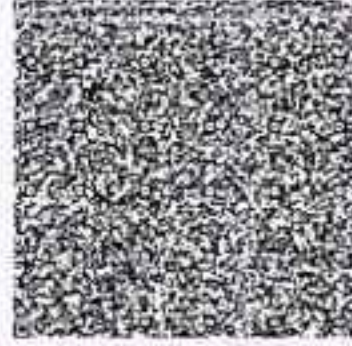
To  
Md Faijuddin Ahmed  
C/O Mansur Sardar,  
HATIARA, GOTE 1 NO GATE,  
VTC: Hatiara,  
PO: Hatiara,  
Sub District: North 24 Paraganas, District: North 24  
Parganas,  
State: West Bengal,  
PIN Code: 700157,  
Mobile: 9903089064

15/02/2014

194071297



ME940712975FH



आपका आधार क्रमांक / Your Aadhaar No. :

**6904 4548 3454**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Md Faijuddin Ahmed  
DOB : 01/07/1981  
Male

6904 4548 3454

मेरा आधार मेरी पहचान

15/02/2014



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड/ऑफलाइन XML/ ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।

INFORMATION

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

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- 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.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address: C/O Mansur Sardar,  
HATIARA, GOTE 1 NO GATE,  
Hatiara, North 24 Parganas, West  
Bengal, 700157



6904 4548 3454

1047

hel@uidai.gov.in

www.uidai

Md. Faijuddin Ahmed





ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

KJM0334748



নির্বাচকের নাম : গোকুল চন্দ্র ঘোষ  
Elector's Name : Gokul Chandra Ghosh  
পিতার নাম : সুনীল কুমার ঘোষ  
Father's Name : Sunil Kumar Ghosh  
লিঙ্গ/Sex : পুং M  
জন্ম তারিখ : XX/XX/1976  
Date of Birth : XX/XX/1976

KJM0334748

ঠিকানা:  
ভাগ্যবন্তপুর (পশ্চিমপাড়া,  
পূর্বপাড়া)দাদপুর, ভাগ্যবন্তপুর, শাসন, উত্তর ২৪  
পরগণা-700128

Address:  
BHAGYABANTAPUR (PASHCHIMPARA,  
PURBAPARA)  
DADPUR, BHAGYABANTAPUR, SHASAN, NO  
RTH 24 PARGANAS-700128

Date: 02/02/2014

121-হাজোয়া নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুলিপি  
Facsimile Signature of the Electoral  
Registration Officer for  
121-Harua Constituency

বিষয় পরিবর্তন হলে নতুন ঠিকানার খেতাব স্ট্রিট নম্বর, ভোগ ও একই  
নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্ম এই  
পরিচয়পত্রের নথিটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

0260306

Gokul ch, Ghosh,





भारत सरकार  
Government of India



भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrollment No.: 0000/00644/50125

To  
Saroj Jain  
2nd Floor 46B Chakraberia Road (N)  
VTC: L.R.Sarani,  
PO: L.r.sarani,  
District: Kolkata,  
State: West Bengal,  
PIN Code: 700020,  
Mobile: 9831046541

24/04/2016  
30628001



UA073274076IN



आपका आधार क्रमांक / Your Aadhaar No. :

**7268 1992 8359**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Saroj Jain  
DOB : 27/03/1963  
FEMALE

**7268 1992 8359**

मेरा आधार, मेरी पहचान

24/04/2016

Saroj Jain



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SAROJ JAIN

MAHAVIR PRASAD CHHABRS

27/03/1963  
Permanent Account Number

ACTPJ7498Q

*Saroj Jain*  
Signature



29082008

*Saroj Jain*





ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
DWK0682658



নির্বাচকের নাম : সরোজ জৈন

Elector's Name : Saroj Jain

স্বামীর নাম : ধরম চাঁদ জৈন

Husband's Name : Dharam Chand Jain

লিঙ্গ / Sex : স্ত্রী / F

জন্ম তারিখ : 27/03/1963  
Date of Birth

DWK0682658

ঠিকানা:

46এ ফ্ল-2ডি চক্রবেরিয়া রোড (নর্থ) ভবানীপুর  
কলকাতা 700020

Address:

46A FL-2D CHAKRABERIA ROAD  
(NORTH) BHAWANIPUR Kolkata  
700020

Date: 07/08/2007

146-চৌরঙ্গী নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন

আধিকারিকের স্বাক্ষরের অনুমতি

Facsimile Signature of the Electoral  
Registration Officer for

146-Chowringhee Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম  
তোলা ও একই নম্বরের নতুন সচিত্র পরিচয়পত্র পাওয়ার  
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No.

In the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

066/0621

Saroj Jain



### Major Information of the Deed

Deed No :	I-1523-09869/2021	Date of Registration	31/08/2021
Query No / Year	1523-2001495355/2021	Office where deed is registered	
Query Date	15/08/2021 12:42:03 PM	1523-2001495355/2021	
Applicant Name, Address & Other Details	Ajim Ali Barasat Judges Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9831784613, 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. 30,87,500/-	Rs. 30,87,500/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 1,23,520/- (Article:23)	Rs. 30,889/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Isan Pally(Hatiara), Mouza: Hatiara, , Ward No: 13 JI No: 14, Pin Code : 700157

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-2672 (RS :- )	LR-19996	Bastu	Shali	2 Dec	15,00,000/-	15,00,000/-	Width of Approach Road: 3 Ft., ,Last Reference Deed No :1502-I -01671 2021
L2	LR-2673 (RS :- )	LR-19996	Bastu	Shali	2 Dec	15,00,000/-	15,00,000/-	Width of Approach Road: 3 Ft., ,Last Reference Deed No :1502-I -01671 2021
		<b>TOTAL :</b>			4Dec	30,00,000 /-	30,00,000 /-	
	<b>Grand Total :</b>				4Dec	30,00,000 /-	30,00,000 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	300 Sq Ft.	87,500/-	87,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	<b>Total :</b>	300 sq ft	87,500 /-	87,500 /-	



**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mohd Faijuddin Ahmed (Presentant )</b> Son of Late Mansur Sardar Hatiara, City:- Bidhannagar, , P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: BKxxxxxx8K, Aadhaar No: 69xxxxxxxx3454, Status :Individual, Executed by: Self, Date of Execution: 17/08/2021 , Admitted by: Self, Date of Admission: 17/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2021 , Admitted by: Self, Date of Admission: 17/08/2021 ,Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Smt Saroj Jain</b> Wife of Shri Dharam Chand Jain KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx8Q, Aadhaar No: 72xxxxxxxx8359, Status :Individual, Executed by: Self, Date of Execution: 17/08/2021 , Admitted by: Self, Date of Admission: 17/08/2021 ,Place : Pvt. Residence

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Gokul Chandra Ghosh</b> Son of Late Sunil Kumar Ghosh Bhagyabantapur, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020			

Identifier Of Mohd Faijuddin Ahmed, Smt Saroj Jain

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mohd Faijuddin Ahmed	Smt Saroj Jain-2 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mohd Faijuddin Ahmed	Smt Saroj Jain-2 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mohd Faijuddin Ahmed	Smt Saroj Jain-300.00000000 Sq Ft



## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Isan Pally(Hatiara), Mouza: Hatiara, , Ward No: 13 JI No: 14, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2672, LR Khatian No:- 19996	Owner:মহম্মদ ফয়জুদ্দিন আহমেদ, Gurdian:মনসুর সরদার, Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	Mohd Faijuddin Ahmed
L2	LR Plot No:- 2673, LR Khatian No:- 19996	Owner:মহম্মদ ফয়জুদ্দিন আহমেদ, Gurdian:মনসুর সরদার, Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	Mohd Faijuddin Ahmed



On 17-08-2021

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

Presented for registration at 18:10 hrs on 17-08-2021, at the Private residence by Mohd Faijuddin Ahmed ,Executant.

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 30,87,500/-

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

Execution is admitted on 17/08/2021 by 1. Mohd Faijuddin Ahmed, Son of Late Mansur Sardar, Hatiara, P.O: Hatiara, Thana: New Town, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Muslim, by Profession Business, 2. Smt Saroj Jain, Wife of Shri Dharam Chand Jain, KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O: Bhawanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business

Indetified by Shri Gokul Chandra Ghosh, , , Son of Late Sunil Kumar Ghosh, Bhagyabantapur, P.O: Bhawanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Deed Writer



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

On 31-08-2021

**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 30,889/- ( A(1) = Rs 30,875/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 30,889/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/08/2021 11:51PM with Govt. Ref. No: 192021220053826481 on 16-08-2021, Amount Rs: 30,889/-, Bank: Indian Bank ( IDIB000C001), Ref. No. IB17082021098938 on 16-08-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

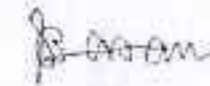
Certified that required Stamp Duty payable for this document is Rs. 1,23,520/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,18,520/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 4616, Amount: Rs.5,000/-, Date of Purchase: 17/08/2021, Vendor name: H C Sadhu

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/08/2021 11:51PM with Govt. Ref. No: 192021220053826481 on 16-08-2021, Amount Rs: 1,18,520/-, Bank: Indian Bank ( IDIB000C001), Ref. No. IB17082021098938 on 16-08-2021, Head of Account 0030-02-103-003-02



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



**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1523-2021, Page from 414295 to 414339  
being No 152309869 for the year 2021.**



Digitally signed by SANJOY BASAK  
Date: 2021.09.06 17:38:53 +05:30  
Reason: Digital Signing of Deed.

*Basak*

**(Sanjoy Basak) 2021/09/06 05:38:53 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.**

**(This document is digitally signed.)**