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I-12542/19



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

1619393/19

L 158803

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

Additional District Sub-Registrar
Rajarhat, New Town, North 24 Pgs
21 OCT 2019
CONVEYANCE

1. Date : 21st October, 2018
2. Place : Kolkata
3. Parties :
 - 3.1 **Basanti Naskar**, wife of Late Khudiram Naskar; by Nationality Indian, by faith Hindu, by Occupation - Housewife, residing at Naskar Para, Kalikapur, Patharghata, Post Office - Kashinathpur, Police Station - Rajarhat, Kolkata - 700135, District - North 24 Parganas, West Bengal. [PAN AMAPN7483Q]
 - 3.2 **Rikta Naskar**, daughter of Late Khudiram Naskar, by Nationality Indian, by faith Hindu, by Occupation - Household, residing at Kalikapur, Post Office - Kashinathpur, Police Station - Rajarhat, Kolkata - 700135, District - North 24 Parganas, West Bengal. [Aadhaar No. 2369 5262 1374]

নম্বর : 257
সম ও তারিখ : 16/08/19
ক্রেতার নাম : M. Paul, Hb,
ঠিকানা : High Court Calcutta
মূল্য : 200000
ক্রেতার : [Signature]



স্বরাশ্রিত কোর্ট
জেলা : উত্তর ১৪ জেলা
গরিন্দ তারিখ : 13 AUG 2019
মেট্রো স্ট্যাম্প খরিদ : RS.200000
ক্রেতারী স্বরাশ্রিত
ক্রেতার : শ্রী স্মাট রোড



Additional District Sub-
Registrar, New Town, North

21 OCT 2019

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

GRN: 19-201920-008484995-1

Payment Mode Online Payment

GRN Date: 21/10/2019 11:36:12

Bank : IDBI Bank

BRN : 236845473

BRN Date: 21/10/2019 11:37:38

DEPOSITOR'S DETAILS

Id No. : 15230001619393/2/2019

(Query No./Query Year)

Name : IMRAN REALESTATE COMPANY
Contact No. : Mobile No. : +91 9051033251
E-mail :
Address : HATIARA PACHIM PARA KOLKATA700157
Applicant Name : Mrs Roshni Laskar
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount(₹)
1	15230001619393/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	17001 ✓
2	15230001619393/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	5410 ✓

Total

22411

In Words : Rupees Twenty Two Thousand Four Hundred Eleven only



- 3.3 **Tista Naskar**, daughter of Late Khudiram Naskar, by Nationality Indian, by faith Hindu, by Occupation – Household, residing at Kalikapur, Post Office – Kashinathpur, Police Station – Rajarhat, Kolkata – 700135, District – North 24 Parganas, West Bengal. [Aadhaar No. – 6935 0291 4177] is represented by her mother as Natural and Legal Guardian : **Basanti Naskar**, wife of Late Khudiram Naskar, by Nationality Indian, by faith Hindu, by Occupation – Housewife, residing at Naskar Para, Kalikapur, Patharghata, Post Office – Kashinathpur, Police Station – Rajarhat, Kolkata – 700135, District – North 24 Parganas, West Bengal. [PAN AMAPN7483Q]
- 3.4 **Sikta Naskar**, daughter of Late Khudiram Naskar, by Nationality Indian, by faith Hindu, by Occupation – Household, residing at Kalikapur, Post Office – Kashinathpur, Police Station – Rajarhat, Kolkata – 700135, District – North 24 Parganas, West Bengal. [Aadhaar No. – 7341 7530 6026] is represented by her mother as Natural and Legal Guardian **Basanti Naskar**, wife of Late Khudiram Naskar, by Nationality Indian, by faith Hindu, by Occupation – Housewife, residing at Naskar Para, Kalikapur, Patharghata, Post Office – Kashinathpur, Police Station – Rajarhat, Kolkata – 700135, District – North 24 Parganas, West Bengal. [PAN AMAPN7483Q]
- 3.5 **Debojit Naskar**, son of Late Khudiram Naskar, by Nationality Indian, by faith Hindu, by Occupation – Student, residing at Naskar Para, Kalikapur, Patharghata, Post Office – Kashinathpur, Police Station – Rajarhat, Kolkata – 700135, District – North 24 Parganas, West Bengal. [Aadhaar No. – 8933 9235 1368] is represented by her mother as Natural and Legal Guardian **Basanti Naskar**, wife of Late Khudiram Naskar, by Nationality Indian, by faith Hindu, by Occupation – Housewife, residing at Naskar Para, Kalikapur, Patharghata, Post Office – Kashinathpur, Police Station – Rajarhat, Kolkata – 700135, District – North 24 Parganas, West Bengal. [PAN AMAPN7483Q] (collectively **Vendors**, include successors-in-interest)

AND

- 3.6 **Imran Realestate Company** [PAN AAEF15990F], a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Newtown, Kolkata 700157, represented by its Partners, namely (1) **Sk. Nasir**, [PAN ADSPN1335N] son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Newtown, Kolkata 700157 and (2) **Rupsa Bibi**, [PAN AJLPB0681L] wife of Sk. Nasir, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Newtown, Kolkata 700157. (**Purchaser**, includes successors-in-interest)

AND

- 3.7 **Abdul Rashid Middy**, son of Meher' Ali Middy, by Faith Muslim, by Occupation Business, residing at Village - Teghoña, Patharghata, Police Station - Rajarhat, Post Office - Kashinathpur, District- North 24 Parganas, Kolkata – 700135 (PAN BCQPM5113B). (**Confirming Party**, includes successors-in-interest).

Vendors, Purchaser and Confirming Party collectively **Parties** and individually **Party**



Additional District Sub-
Registrar, New Town, North 24 Parganas, West Bengal

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NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. **Subject Matter of Conveyance**
- 4.1 **Said Property:** Land measuring 0.76 decimal, out of total 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No. 1052, recorded in L.R. *Khatian* Nos. 1955, 1956, 1957, 1958, 1959, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas (Said Property) together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.
5. **Background, Representations, Warranties and Covenants**
5. **Background, Representations, Warranties and Covenants**
- 5.1 **Representations and Warranties Regarding Title:** The Vendors represent, warrant and covenant regarding title as follows:
 - 5.1.1 **Ownership of Basanti Naskar:** Basanti Naskar is the recorded owner of *sali* land measuring 0.152 decimal being share of 0.0095 out of 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No. 1052, recorded in L.R. *Khatian* No. 1955, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas (Basanti's Land).
 - 5.1.2 **Record of Rights of Basanti Naskar:** Basanti Naskar recorded her name in the records of rights *vide* L.R. *Khatian* No. 1955.
 - 5.1.3 **Ownership of Rikta Naskar:** Rikta Naskar is the recorded owner of *sali* land measuring 0.152 decimal being share of 0.0095 out of 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No. 1052, recorded in L.R. *Khatian* No. 1956, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas (Rikta's Land).
 - 5.1.4 **Record of Rights of Basanti Naskar:** Basanti Naskar recorded her name in the records of rights *vide* L.R. *Khatian* No. 1956.
 - 5.1.5 **Ownership of Sikta Naskar:** Sikta Naskar is the recorded owner of *sali* land measuring 0.152 decimal being share of 0.0095 out of 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No. 1052, recorded in L.R. *Khatian* No. 1957, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas (Sikta's Land).
 - 5.1.6 **Record of Rights of Sikta Naskar:** Sikta Naskar recorded her name in the records of rights *vide* L.R. *Khatian* No. 1957.



Administrative Division
Cakranegara, New Town

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- 5.1.7 **Ownership of Tista Naskar:** Tista Naskar is the recorded owner of *sali* land measuring 0.152 decimal being share of 0.0095 out of 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No. 1052, recorded in L.R. *Khatian* No. 1958, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas (Tista's Land).
- 5.1.8 **Record of Rights of Tista Naskar:** Tista Naskar recorded her name in the records of rights *vide* L.R. *Khatian* No. 1958.
- 5.1.9 **Ownership of Debojit Naskar:** Debojit Naskar is the recorded owner of *sali* land measuring 0.152 decimal being share of 0.0095 out of 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No. 1052, recorded in L.R. *Khatian* No. 1959, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas (Debojit's Land).
- 5.1.8 **Record of Rights of Debojit Naskar:** Debojit Naskar recorded his name in the records of rights *vide* L.R. *Khatian* No. 1959.
- 5.1.9 **Absolute Ownership of Vendors:** In the abovementioned circumstances, Basanti Naskar, Rikta Naskar, (minor) Sikta Naskar, (minor) Tista Naskar and (minor) Debojit Naskar have become the undisputed and absolute owner of the Basanti's Property, Rikta's Property, Sikta's Property, Tista's Property and Debojit's Property, collectively Said Property and thereafter Basanti Naskar has applied for a permission to sale of minors' share *vide* Misc. Case No.255/2015 (Act -VIII) of 1890 U/S 8(2) of the Hindu Minority and Guardianship Act, 1956 read with Section 29 of the Guardians and Wards Act, 1890. Subsequently, the Ld. Additional District Judge 2nd Court, at Barasat, passed an order on 08th March, 2016 that Basanti Naskar is permitted to sell the minors' [(minor) Sikta Naskar, (minor) Tista Naskar and (minor) Debojit Naskar] share to the Purchaser.
- 5.1.20 **Absolute Ownership of Said Property:** the Vendors have become the undisputed owners of the Said Property. The Said Property is the Subject Matter of Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent, warrant and covenant regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the *Panchayat* Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.



Additional District Survey Registrar,
Rajahmundry, New Town, North 24 Parganas

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- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutiers*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *borgadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendors will sell the Said Property to the Purchaser free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and **together with *khas***, vacant, peaceful and physical possession and the Purchaser will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).

7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **Schedule** below, being *sali* 0.76 decimal, out of total 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No. 1052, recorded in



Health Ministry
Ministry of Health, Turkey
21 OCT 2019

L.R. *Khatian* Nos. 1955, 1956, 1957, 1958, 1959, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 3,00,000/- (Rupees three lac) only paid by the Purchaser to the Vendors and the confirming party receipt of which the Vendors and confirming party hereby as well as by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *burgadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendors, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenants that the Vendors or any person claiming under the Vendors in law, trust and equity, shall, at all times hereafter, indemnifies and keep indemnified the Purchaser and/or the Purchasers' successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchasers' successors-in-interest and assigns by reason of the aforesaid.

8.2.2 **Transfer of Property Act:** all obligations and duties of Vendors and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.



Assistant District Attorney
Albany, New York, North

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- 8.3 **Delivery of Possession:** *Khas*, vacant, physical and peaceful possession of the Said Property has been handed over by the Vendors to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenants that the Purchaser and the Purchasers' successors-in-interest and assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.
- 8.6 **No Objection to Mutation:** The Vendors declares that the Purchaser shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorney of the Vendors and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Rights of Confirming Party:** The Confirming Party is the aggregator of the said property. The confirming party has no objection in respect of said property transfer in favour of the purchaser.
- 8.8 **Further Acts:** The Vendors hereby covenants that the Vendors or any person claiming under the Vendors, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or their successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

Schedule
(Said Property)

Land measuring 0.76 decimal, out of total 16 (sixteen) decimal, comprised in R.S./L.R.
Dag No. 1052, recorded in L.R. Khatian Nos. 1955, 1956, 1957, 1958, 1959, Manzra
Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office



REGISTRAR OF THE DISTRICT OF COLUMBIA
OFFICE OF THE REGISTRAR OF DEEDS AND MORTGAGES
21 OCT 2019

Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas, more or less and butted and bounded of full dag as follows :

Butted and bounded

On the North : By RS/LR *Dag* No. 1050.
 On the East : By RS/LR *Dag* No. 1050.
 On the South : By RS/LR *Dag* No. 1053.
 On the West : By RS/LR *Dag* No. 1050.

Together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

Summary of the Said Property

<i>Mouza</i>			<i>Kalikapur</i>			
Sl. No.	RS/LR <i>Dag</i> No.	Total Area (in decimal)	L.R. Khatian No	Sold Share	Name of the Recorded Owner	Said Property (Mrk As)
1	1052	16	1955	0.0095	Basanti Naskar	0.152 Decimal
2	1052	16	1956	0.0095	Rikta Naskar	0.152 Decimal
3	1052	16	1957	0.0095	Sikta Naskar	0.152 Decimal
4	1052	16	1958	0.0095	Tista Naskar	0.152 Decimal
5	1052	16	1959	0.0095	Debojit Naskar	0.152 Decimal



ಆರೋಗ್ಯ ಇಲಾಖೆ, ಸಬ್-ರೀಜಿಯಲ್
ಆರೋಗ್ಯ, ನ್ಯೂ ಟೌನ್, ನಾರ್ಥ 24-ಇಸಿ
12 1 OCT 2019

9. Execution and Delivery

9.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

Basanti Naskar
Riuba Naskar

Basanti Naskar
as legal guardian
and mother of
Tista Naskar
Sikta Naskar
Debojit Naskar

[Vendors]

IMRAN REAL ESTATE COMPANY
SK NOLLI
RUPSA BIBI
Partner

[Purchaser]

WAGROSHI ITH

[Confirming Party]

Witnesses:

Signature Roshni Laskar

Name ROSHNI LASKAR

Signature Subrata Debnath

Name SUDRATA DEBNATH

Mintu Paul
Mintu Paul
Advocate
High Court, Calcutta
Enrolment No. F/663/1713/2018



Additional District Sub-Register
Market, New Telan, Nodh 24-Pgt

21 OCT 2019

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs. 1,10,000/- (Rupees one lac ten thousand) only towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner :

Mode	Date	Bank	Amount (Rs.)
Cash	21/10/2019		1,10,000/-
		Total	1,10,000/-

Basanti Naskar

Riuta Naskar

Basanti Naskar

as legal guardian

and mother of minor

Tista Naskar, Sitta Naskar

Debojit Naskar

[Vendors]

Witnesses:

Signature Roshni Laskar

Name ROSHNI LASKAR

Father's Name Dhiraj Laskar

Address F-68 Teghoria Main

Road, Kol - 700157.

Signature Subrata Debnath

Name SUBRATA DEBNATH

Father's Name Sarim Debnath

Address Teghoria Main

Road, Kol - 700157



Additional District Magistrate
New Town, North 24 Parganas

21 OCT 2019

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs. 1,90,000/- (Rupees one lac ninety thousand) only towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner :

Mode	Date	Bank	Amount (Rs.)
Chq No. 187364 (P)	18/10/2019	IDBI Bank	1,90,000/-
		Total	1,90,000/-

આવૃત્તિ સહી સિલક

[Confirming Party]

Witnesses:

Signature Roshni Laskar

Name ROSHNI LASKAR

Father's Name Dhiraj Laskar

Address T-68 Teghoria Main Road, Kol-700157.

Signature Subrata Debnath

Name SUBRATA DEBNATH

Father's Name Saniv Debnath


































Address Teghoria main Road. Kol-700157



Secretaría de Gobierno
Distrito Federal, México

21 OCT 2019

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
	<p style="font-size: 1.2em; font-family: cursive;">Sh Nali</p>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	<p style="font-size: 1.2em; font-family: cursive;">RUPSE 25161</p>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	<p style="font-size: 1.2em; font-family: cursive;">Basanti Nesing</p>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						



Agricultural District Sub-Registrar
Balarhat, New Town, North 24-Pgs.

21 OCT 2019

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
	<p>Rishita Naswar</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	<p>Manoj Kumar</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little





Additional District Sub-Registrar
Sirganj, New Town, North 24-Pin

21 OCT 2019

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BASANTI NASKAR
GOPAL CHANDRA MONDAL
25/01/1972



Pastorization Account Number

AMAPN7483Q

Basanti Naskar
Signature



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने या कृपया सूचना दें/सौंपें -
आयकर सेवा सेवा यूनिट, UTIISL,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.

Basanti naskar



0-38

भारत सरकार
GOVERNMENT OF INDIA



निका नस्कर
RIKTA NASKAR
दस्तावेज/ DOB: 20/10/1998
महिला / FEMALE



2369 5262 1374

आधार-साधारण मान्यता अधिकार

Rikta Naskar



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

कश्मिनाथपुर, कलिकापुर, उत्तर
24 पारधना,
पश्चिमबंगाल - 700125

Address:

KASHINATHPUR, Kalikapur, North
Twenty Four Parganas,
West Bengal - 700125

2369 5262 1374

Aadhaar-Aam Admi ka Adhikar





आयकर विभाग
INCOME TAX DEPARTMENT
IMRAN REALESTATE COMPANY



भारत सरकार
GOVT. OF INDIA



07/08/2013
Permanent Account Number
AAEF15990F

Signature





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SK NASIR
SHAIKH RASHID
15/12/1977



Permanent Account Number

ADSPN1335N

ss. 104/P

Signature





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RUPSA BIBI

SHAIKH RASHID

15/07/1983
Permanent Account Number
AJLPB0681L

Rupsa Bibi
Signature







ভারত সরকার
Government of India



সুব্রত দেবনাথ
Subrata Debnath
পিতা : সমীর দেবনাথ
Father : SAMIR DEBNATH
জন্মতারিখ / DOB : 29/10/1985
পুরুষ / Male



9174 0185 2065

৯১৭৪ - সাধারণ মানুষের অধিকার



স্বাধীনতা পরিষদ
Unique Identification Authority of India

ঠিকানা:
S/O: সমীর দেবনাথ, সুনীত
বানার্জী রোড, পানিহাটি (ম),
ঘোলা বাজার, উত্তর ২৪ পরগণা,
পশ্চিম বঙ্গ, 700111

Address:
S/O: Samir Debnath, SUNIT
BANERJEE ROAD, Panihati (m),
Ghola Bazar, North 24 Parganas,
West Bengal, 700111

9174 0185 2065

1947
1800 300 1947

info@uaid.gov.in

www.uai.gov.in



Major Information of the Deed

Deed No :	I-1523-12542/2019	Date of Registration	21/10/2019
Query No / Year	1523-0001619393/2019	Office where deed is registered	
Query Date	19/10/2019 9:57:33 PM	A D S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Roshni Laskar T-88, Teghoria Main Road, District: North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. 8336953968, Status: Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,90,000/-]		
Set Forth value	Market Value		
Rs 3,00,000/-	Rs. 3,49,600/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 17,501/- (Article 23)	Rs. 5,410/- (Article: A(1), E, B)		
Remarks			

Land Details :

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, JI No: 40, Pin Code: 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1052 (RS -1052)	LR-1955	Bastu	Shali	0.152 Dec	60,000/-	69,920/-	
L2	LR-1052	LR-1956	Bastu	Shali	0.152 Dec	60,000/-	69,920/-	
L3	LR-1052	LR-1957	Bastu	Shali	0.152 Dec	60,000/-	69,920/-	
L4	LR-1052	LR-1958	Bastu	Shali	0.152 Dec	60,000/-	69,920/-	
L5	LR-1052	LR-1959	Bastu	Shali	0.152 Dec	60,000/-	69,920/-	
TOTAL :					.76Dec	3,00,000 /-	3,49,600 /-	
Grand Total :					.76Dec	3,00,000 /-	3,49,600 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Basanti Naskar Wife of Late Khudiram Naskar Executed by: Self, Date of Execution: 21/10/2019 , Admitted by: Self, Date of Admission: 21/10/2019, Place : Office	 21/10/2019	 LTI 21/10/2019	 21/10/2019



Naskar Para, Kalikapur, P.O:- Kashinathpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AMAPN7483Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/10/2019
 , Admitted by: Self, Date of Admission: 21/10/2019 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Rikta Naskar Daughter of Late Khudiram Naskar Executed by: Self, Date of Execution: 21/10/2019 , Admitted by: Self, Date of Admission: 21/10/2019 ,Place : Office			
		21/10/2019	LTI 21/10/2019	21/10/2019
	Kalikapur, P.O:- Kashinathpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, Aadhaar No: 23xxxxxxxx1374, Status :individual, Executed by: Self, Date of Execution: 21/10/2019 , Admitted by: Self, Date of Admission: 21/10/2019 ,Place : Office			
3	Tista Naskar Daughter of Late Khudiram Naskar Kalikapur, P.O:- Kashinathpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Aadhaar No: 59xxxxxxxx4177, Status :Minor, Executed by: Guardian, Executed by: Guardian			
4	Sikta Naskar Daughter of Late Khudiram Naskar Kalikapur, P.O:- Kashinathpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Aadhaar No: 73xxxxxxxx6026, Status :Minor, Executed by: Guardian, Executed by: Guardian			
5	Debojit Naskar Son of Late Khudiram Naskar Kalikapur, P.O:- Kashinathpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, Aadhaar No: 89xxxxxxxx1368, Status :Minor, Executed by: Guardian, Executed by: Guardian			



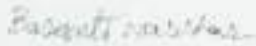
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature.
1	Imran Realestate Company Hatlara, P.O - HATIARA, P.S - New Town, District -North 24-Parganas, West Bengal, India, PIN - 700157 , PAN No : AAEFI5990F Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative











Guardian Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Basanti Naskar Wife of Late Khudiram Naskar Date of Execution - 21/10/2019, , Admitted by: Self, Date of Admission: 21/10/2019, Place of Admission of Execution: Office	 <small>Oct 21 2019 8:05PM</small>	 <small>LTI 21/10/2019</small>	 <small>21/10/2019</small>
Naskar Para, Kalikapur, P.O.- Kashinathpur, P.S.- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No : AMAPN7483Q,Aadhaar No Not Provided by UIDAI Status : Guardian, Guardian of : Tista Naskar, Sikta Naskar, Debojit Naskar				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Sk Nasir (Presentant) Son of Late Sk Rashid Date of Execution - 21/10/2019, , Admitted by: Self, Date of Admission: 21/10/2019, Place of Admission of Execution: Office	 <small>Oct 21 2019 8:29PM</small>	 <small>LTI 21/10/2019</small>	 <small>21/10/2019</small>
Hatiara Paschimpara, 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.: ADSPN1335N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Imran Realestate Company (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Rupsa Bibi Wife of Sk Nasir Date of Execution - 21/10/2019, , Admitted by: Self, Date of Admission: 21/10/2019, Place of Admission of Execution: Office	 <small>Oct 21 2019 8:31PM</small>	 <small>LTI 21/10/2019</small>	 <small>21/10/2019</small>
Hatiara Paschimpara, P.O.- Hatiara, P.S.- New Town, District-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: AJLPB0681L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Imran Realestate Company (as PARTNER)				



Identifier Details :

Name	Photo	Finger Print	Signature
SUBRATA DEBNATH Son of SWAPAN DEBNATH T-68, Teghoria Main Road, P.O:- Haliara, P.S:- Bagulati, District:-North 24- Parganas, West Bengal, India, PIN- 700157			
	21/10/2019	21/10/2019	21/10/2019
Identifier Of Basanti Naskar, Rikta Naskar, Sk Nasir, Rupsa Bibi, Basanti Naskar			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Basanti Naskar	Imran Realestate Company-0.152 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Rikta Naskar	Imran Realestate Company-0.152 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Sikta Naskar	Imran Realestate Company-0.152 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Tista Naskar	Imran Realestate Company-0.152 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Debojit Naskar	Imran Realestate Company-0.152 Dec

Land Details as per Land Record

District:-North 24-Parganas, P.S:-Rajarhat, Gram Panchayat:-GATHARGHATA, Mouza:-Kalikapur, JI No:-40, Pin Code:-700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1052, LR Khatian No - 1955	Owner: বাসন্তী নস্কর, Gurdian: স্কুদিরাম নস্ক (মৃত, Address: নিজ , Classification: শাপি,	Basanti Naskar
L2	LR Plot No:- 1052, LR Khatian No - 1956	Owner: রিক্তা নস্কর, Gurdian: স্কুদিরাম নস্ক (মৃত, Address: নিজ , Classification: শাপি,	Rikta Naskar
L3	LR Plot No:- 1052, LR Khatian No - 1957	Owner: সিক্তা নস্কর, Gurdian: স্কুদিরাম নস্ক (মৃত, Address: নিজ , Classification: শাপি,	Sikta Naskar
L4	LR Plot No:- 1052, LR Khatian No - 1958	Owner: তিস্তা নস্কর, Gurdian: স্কুদিরাম নস্ক (মৃত, Address: নিজ , Classification: শাপি,	Tista Naskar



L5	LR Plot No:- 1052, LR Khatian No - 1959	Owner: দেবজিত নস্কর, Gurdian: খুদিরাম নস্ক (মৃত, Address নিম্ন Classification: শানি, Area: 0.01000000 Acre.	Debojit Naskar
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Endorsement For Deed Number : I - 152312542 / 2019

On 21-10-2019

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.

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

Presented for registration at 17:51 hrs on 21-10-2019, at the Office of the A.D.S.R. RAJARHAT by Sk Nasir .,

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 3,49,600/-

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

Execution is admitted on 21/10/2019 by 1. Basanti Naskar, Wife of Late Khudiram Naskar, Naskar Para, Kalikapur, P.O. Kashinathpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 2. Rikta Naskar, Daughter of Late Khudiram Naskar, Kalikapur, P.O. Kashinathpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Student
Indetified by SUBRATA DEBNATH, , Son of SWAPAN DEBNATH, T-68, Teghoria Main Road, P.O. Hatiara, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

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

Execution is admitted on 21-10-2019 by Sk Nasir, PARTNER, Imran Realestate Company (Partnership Firm), Hatiara, P.O - HATIARA, P.S - New Town, District -North 24-Parganas, West Bengal, India, PIN - 700157

Indetified by SUBRATA DEBNATH, , Son of SWAPAN DEBNATH, T-68, Teghoria Main Road, P.O. Hatiara, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Execution is admitted on 21-10-2019 by Rupsa Bibi, PARTNER, Imran Realestate Company (Partnership Firm), Hatiara, P.O - HATIARA, P.S - New Town, District -North 24-Parganas, West Bengal, India, PIN - 700157

Indetified by SUBRATA DEBNATH, , Son of SWAPAN DEBNATH, T-68, Teghoria Main Road, P.O. Hatiara, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Executed by Guardian

Execution is admitted by Basanti Naskar, , Wife of Late Khudiram Naskar, Naskar Para, Kalikapur, P.O. Kashinathpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession House wife as the guardian of 1. minor Tista Naskar, Kalikapur, P.O: Kashinathpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, 2. minor Sikta Naskar, Kalikapur, P.O: Kashinathpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, 3. minor Debojit Naskar, Kalikapur, P.O: Kashinathpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135

Indetified by SUBRATA DEBNATH, , Son of SWAPAN DEBNATH, T-68, Teghoria Main Road, P.O. Hatiara, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,410/- (A(1) = Rs 3,496/- ,B = Rs 1,900/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,410/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/10/2019 11:37AM with Govt. Ref. No: 192019200084849951 on 21-10-2019, Amount Rs: 5,410/-, Bank: IDBI Bank (IBKL0000012), Ref. No: 236845473 on 21-10-2019, Head of Account 0030-03-104-001-16



• **Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 17,501/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 17,001/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 2554, Amount: Rs. 500/-, Date of Purchase: 16/09/2019, Vendor name: SAMRAT BOSE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/10/2019 11:37AM with Govt. Ref. No: 192019200084849951 on 21-10-2019, Amount Rs: 17,001/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 236845473 on 21-10-2019, 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 1523-2019, Page from 505709 to 505737
being No 152312542 for the year 2019.



Digitally signed by SANJOY BASAK
Date: 2019.11.11 13:56:16 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 11-11-2019 1:56:00 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

