

13046

2-12543/19



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

1619337/19 L 159667

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

Additional District Sub-Registrar
Material, New Town, North 24-Pgs

21 OCT 2019

CONVEYANCE

1. Date: 21st October, 2018
2. Place: Kolkata
3. Parties:
 - 3.1 **Mihirlal Naskar** son of Sadhan Naskar, by Nationality Indian, by faith Hindu, by Occupation - Business, residing at Kalikapur, Naskarpara, Post Office - Kashinathpur, Police Station - Rajarhat, Kolkata - 700135, District - North 24 Parganas, West Bengal. [PAN No. AXLPN3295]
(Vendor, include successors-in-interest)

Mihir Lal Naskar

নম্বর : 6168
সন ও তারিখ : 2009/19
ক্রেতার নাম : M. Paul & Co.
বিক্রয় : High Court, Calcutta
মূল্য : 100000
ডেপোজিট :
বারাসাত কোর্ট
জেলা : উত্তর ২৪ পরগণা
তারিখ : 09 SEP 2019
ঘোড়া ট্যাক্স খরচ : RS 100 000
ট্রেজারী বারাসাত
স্বাক্ষর : শ্রী সত্যজিৎ বোস



Assistant District Sub-Registrar
North 24 Parganas, North 24 Parganas

21 OCT 2019

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

GRN: 19-201920-008488004-1 Payment Mode Online Payment
GRN Date: 21/10/2019 12:04:41 Bank : IDBI Bank
BRN : 236851467 BRN Date: 21/10/2019 12:05:41

DEPOSITOR'S DETAILS

Id No. : 15230001619337/2/2019

(Query No./Query Year)

Name : IMRAN REALESTATE COMPANY
Contact No. : Mobile No. : +91 9051033251
E-mail :
Address : HATIARA PASCHIM PARA KOLKATA700157
Applicant Name : Mr SUBRATA DEBNATH
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	15230001619337/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	17038
2	15230001619337/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	4617

Total

21655

In Words : Rupees, Twenty One Thousand Six Hundred Fifty Five only



Additional District Sub Registrar
New Town, North 24 Parganas

AND

- 3.2 **Imran Realestate Company** [PAN AAEFI5990F], 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

- 3.3 **Abdul Rashid Middy**, son of Meher Ali Middy, by Faith Muslim, by Occupation Business, residing at Village - Teghoria, Pathaghata, Police Station - Rajarhat, Post Office - Kashinathpur, District- North 24 Parganas, Kolkata - 700135 (PAN BCQPM5113B).

(Confirming Party, includes successors-in-interest).

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. **Subject Matter of Conveyance**

- 4.1 **Said Property:** Land measuring 0.7616 decimal, out of total 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No. 1052, recorded in L.R. *Khatian* No. 1949, *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 Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. **Background, Representations, Warranties and Covenants**

- 5.1 **Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:

- 5.1.1 **Ownership of Mihirlal Naskar:** Mihirlal Naskar is the recorded owner of *sali* land measuring 0.7616 decimal being share of 0.0476 out of 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No. 1052, recorded in L.R. *Khatian* No. 1949, *Mouza* Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas (**Mihir's Land**).

Mihir Lal Naskar



ADDITIONAL DISTRICT SUB-REGISTRAR
NORTH 24 PARGANAS, WEST BENGAL

21 OCT 2019

- 5.1.2 **Record of Rights of Mihirlal Naskar:** Mihirlal Naskar recorded her name in the records of rights *vide* L.R. *Khatian* No. 1949.
- 5.1.3 **Absolute Ownership of Said Property:** In the abovementioned circumstances, the Vendor has become the undisputed owners of the Mihir's Property, being the Said Property. The Said Property is the Subject Matter of Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has 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 Vendor 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.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has 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 Vendor has 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 Vendor.
- 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 Vendor 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, *debtors*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor 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.

Mihir Lal Naskar



Additional District Sub Registrar
Rajahmundry, New Town, North 2A Prakasham

21 OCT 2019

5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor 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 Vendor 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** *khata*, 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 Vendor hereby sell, convey and transfer to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **Schedule** below, being *sahi* 0.7616 decimal, out of total 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No. 1052, recorded in L.R. *Khatian* No. 1949, *Mongra* 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 Vendor 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 Vendor receipt of which the Vendor 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, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has 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.

Mehar Lal Narain



AGRICULTURAL DISTRICT SUB-REGISTER
Bogor, New York, North 24-1-24

21 OCT 1951

- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's 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 Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnifies and keep indemnified the Purchaser and/or the Purchaser's 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 Purchaser's successors-in-interest and assigns by reason of the aforesaid.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, physical and peaceful possession of the Said Property has been handed over by the Vendor to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing 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 Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's 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 Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.6 **No Objection to Mutation:** The Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorney of the Vendor 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 Vendor 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.

Michael Wasson



Additional District Sub-Registrar
Bahawalpur, New Town, North 24-Pillars

21 OCT 2019

- 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 Vendor hereby covenants that the Vendor or any person claiming under the Vendor, 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)**

Shali land measuring 0.7616 decimal equivalent to 333 square feet, out of total 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No. 1052, recorded in L.R. *Khatian* No. 1949, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office 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 Vendor 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.	R.S./L.R. <i>Dag</i> No.	Total Area (in decimal)	L.R. <i>Khatian</i> No	Sold Share	Name of the Recorded Owner	Said Property (Mrk As)
1	1052	16	1949	0.0476	Mihirlal Naskar	0.7616 Decimal Said Property

Mihir Lal Naskar



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF AGRICULTURE
REGISTRATION DIVISION
CITY OF MANILA

121 OCT 1959

9. Execution and Delivery

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

Mehar Lal Narain

[Vendor]

IMRAN REALESTATE COMPANY
SK Nali
Rufsa Bibi Partner

[Purchaser]

WITNESSES - ROSHNI LASKAR

[Confirming Party]

Witnesses:

Signature Roshni Laskar

Signature Subrata Debnath

Name ROSHNI LASKAR

Name SUBRATA DEBNATH

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



সিউরিতর ডিষ্ট্রিক্ট সুর রেজিস্টার
নতুনতাল, নতুন তাল, নর্থ ২৪-পার্গা

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.)
Cash	21/10/2019		1,90,000/-
		Total	3,00,000/- 1,90,000/-

Milwie Lal Nagoo
[Vendor]

Witnesses:

Signature Roshni Laskar

Name ROSHNI LASKAR

Father's Name Dhiraj Laskar

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

Signature Subrata Debnath

Name SUBRATO DEBNATH

Father's Name Samir Debnath

Address Teghoria Main Road, Kol- 700157



Additional District Sub-Registrar
Warren, New Town, North 24-Pgs

121 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.)
Chq No. 187364 (P)	21/10/2019	IDBI Bank	1,10,000/-
		Total	3,00,000/- 1,10,000/-

[Handwritten Signature]

[Confirming Party]

Witnesses:

Signature Roshni Laskar

Name ROSHNI LASKAR

Father's Name Dhiraj Laskar

Address T-68, Toghoria Main Road, KOL - 700157

Signature Subrata Debnath

Name SUBRATA DEBNATH

Father's Name Sarvin Debnath


































Address Toghoria Main Road, KOL - 700157



Registrar, District Office,
Barrack, New Town, North 24 Parganas.

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 (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	<p style="font-size: 1.2em; font-family: cursive;">Rupsa Bibi</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	<p style="font-size: 1.2em; font-family: cursive;">Mehar Lal</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little












Mehar Lal 



Additional District Sub-Registrar,
Baharat, New Town, North 24 Parganas.

21 OCT 2019

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants						
	<p style="font-size: 1.2em; margin: 0;">আবুল হকিম সিদ্দিকী</p>						
		Little	Ring	Middle	Fore		
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
Little	Ring	Middle	Fore	Thumb			
(Left Hand)							
Thumb	Fore	Middle	Ring	Little			
(Right Hand)							



Additional Director
Balarhat New Town, I

21 OCT 2019

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भारत सरकार
GOVERNMENT OF INDIA



श्री लाल नस्कर
Mr. Lal Naskar
कर्मचारी / DOB: 10/01/1944
पुरुष / MALE



6943 3193 5409

आमल जालार आमल पहिचन

भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

ठिकाण:

Address:

कलिकापुर, डेरा 48 पसपरा, कलिकापुर, North 24 Parganas,
पिन नं - 700135 West Bengal - 700135

6943 3193 5409

MERA AADHAAR, MERI PEHACHAN

Militer Lal Naskar





आयकर विभाग

INCOME TAX DEPARTMENT

IMRAN REALESTATE COMPANY



भारत सरकार

GOVT. OF INDIA

07/08/2013

Permanent Account Number

AAEF15290F



Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SK NASIR
SHAIKH RASHID
15/12/1977

Permanent Account Number

ADSPN1335N

सह-संकेत

Signature





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA




RUPSA BIBI

SHAIKH RASHID

15/07/1983
Permanent Account Number

AJLP60681L

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

ক্রমিক - সাধারণ মানুষের অধিকার



ভারতের একমুঠক পরিষদ
Unique Identification Authority of India

ঠিকানা:
S/O: সমীর দেবনাথ, সুনিত
বানার্জী রোড, পানিহালি (ম),
ঘোলা বাজার, উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ, 700111

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

9174 0185 2065

1947
1603 200 1947

✉
help@uaid.gov.in

WWW
www.uaid.gov.in



Major Information of the Deed

Deed No :	I-1523-12543/2019	Date of Registration	21/10/2019
Query No / Year	1523-0001619337/2019	Office where deed is registered	
Query Date	19/10/2019 9:20:31 PM	A D S R RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SUBRATA DEBNATH T 88, TEGHORIA MAIN ROAD, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 8336953964, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,10,000/-]		
Set Forth value	Market Value		
Rs 3,00,000/-	Rs 3,50,336/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs 17,538/- (Article:23)	Rs. 4,617/- (Article:A(1), E, B)		
Remarks			

Land Details :


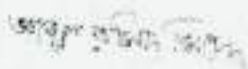
District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, JI No: 40, Pin Code: 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1052	LR-1949	Bastu Shali	0.7616 Dec	3,00,000/-	3,50,336/-	
Grand Total :				.7616Dec	3,00,000 /-	3,50,336 /-	

Seller Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mihirlal Naskar Son of Sadhan Naskar Executed by: Self, Date of Execution: 21/10/2019 , Admitted by: Self, Date of Admission: 21/10/2019 ,Place : Office	 <small>21/10/2019</small>	 <small>LTI 21/10/2019</small>	 <small>21/10/2019</small>
Kalikapur, Naskarpara, P.O:- Kashinathpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXLPN3295J, 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
	Abdul Rashid Middy Son of Meher Ali Middy 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	
Village - Teghoria, Pathaghata, P.O:- Kashinathpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: BCQPM5113B,Aadhaar No Not Provided by UIDAI, Status :Confirming Party, Executed by: Self, Date of Execution: 21/10/2019 , Admitted by: Self, Date of Admission: 21/10/2019 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Imran Realestate Company Hatiara Paschimpara, 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

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>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</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Oct 21 2019 6:30PM</td> <td>LTI 21/10/2019</td> <td>21/10/2019</td> <td></td> </tr> </tbody> </table> <p>Hatiara Paschimpara, P.O:- Hatiara, P.S:- New Town, Disfrict:-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)</p>	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				Oct 21 2019 6:30PM	LTI 21/10/2019	21/10/2019	
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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 SAMIR DEBNATH T-68, TEGHORIA MAIN ROAD, P.O.- HATIARA P.S.- Baguati, District-North 24-Parganas, West Bengal, India, PIN - 700157			
	21/10/2019	21/10/2019	21/10/2019

Identifier Of Mihirial Naskar, Abdul Rashid Middya, SK NASIR, Rupsa Bibi

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mihirial Naskar	Imran Realestate Company-0.7616 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: PATHARGHATA, 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 - 1949	Owner: মিহিরনাল নস্কর, Gurdian: সাধন নস্কর মৃত. Address: নিজ Classification: গাণি, Area 0.01000000 Acre,	Mihirial Naskar

Endorsement For Deed Number : I - 152312543 / 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 17.49 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 3,50,336/-



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

Execution is admitted on 21/10/2019 by 1. Mihir Lal Naskar, Son of Sadhan Naskar, Kalikapur, Naskarpara, P.O. Kashinathpur, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 2. Abdul Rashid Middy, Son of Meher Ali Middy, Village - Teghoria, Pathaghata, P.O. Kashinathpur, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business

Indetified by SUBRATA DEBNATH, , Son of SAMIR DEBNATH, T 68, TEGHORIA MAIN ROAD, P.O: HATIARA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Private 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 Paschimpara, P.O - Hatiara, P.S:- New Town, District-North 24-Parganas, West Bengal, India, PIN - 700157

Indetified by SUBRATA DEBNATH, , Son of SAMIR DEBNATH, T 68, TEGHORIA MAIN ROAD, P.O: HATIARA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Private Service

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

Indetified by SUBRATA DEBNATH, , Son of SAMIR DEBNATH, T 68, TEGHORIA MAIN ROAD, P.O: HATIARA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,617/- (A(1) = Rs 3,503/- ,B = Rs 1,100/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,617/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/10/2019 12:05PM with Govt. Ref. No: 192019200084880041 on 21-10-2019, Amount Rs. 4,617/-, Bank IDBI Bank (IBKL0000012), Ref. No. 236851467 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. 17,538/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 17,038/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 6168, Amount: Rs.500/-, Date of Purchase: 30/09/2019, Vendor name: SAMRAT BOSE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/10/2019 12:05PM with Govt. Ref. No: 192019200084880041 on 21-10-2019, Amount Rs: 17,038/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 236851467 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 505685 to 505708

being No 152312543 for the year 2019.



Digitally signed by SANJOY BASAK
Date: 2019.11.11 13:10:57 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 11-11-2019 1:10:26 PM
ADDITIONAL DISTRICT SUB-REGISTRAR .
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

