

13048

2-12544/19



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

1619342/19

L 159669

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

[Signature]
 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 **Pritilata Naskar**, wife of Asim Naskar, by Nationality Indian, by faith Hindu, by Occupation - Housewife, residing at TG 3/13, Teghatia, Lichu Bagan, Rajarhat Gopalpur (M), Hatiara, Post Office -Hatiara, Police Station -Baguiati, Kolkata - 700157, District - North 24 Parganas, West Bengal. [PAN - AKWPN6079N]

3.2 **Bhaktaram Naskar**, son of Sachan Naskar, by Nationality Indian, by faith Hindu, by Occupation -Business, residing at Naskar Para, Kalikapur, Post Office - Kashinathpur, Police Station - Rajarhat, Kolkata - 700135, District - North 24 Parganas, West Bengal. [PAN - AXKPN5173C]

নম্বর : 6170
সন ও তারিখ : 2019/19
ক্রেতার নাম : Mr. Paul, Abu
ঠিকানা : High Court, Calcutta
মূল্য : 100000
ডেডাউন :



বারাসাত কোর্ট
জেলা : উত্তর ২৪ পরগণা
তারিখ : 09 SEP 2019
মোট ট্যান্স খরচ : RS 100000
ট্রেজারী বারাসাত
ডেডাউন : শ্রী সন্ন্যাস রোড



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

21 OCT 2019

- 3.3 **Nidhiram Naskar**, son of Sadhan Naskar, by Nationality Indian, by faith Hindu, by Occupation - Business, residing at Kalikapur, Kashinathpur, Post Office - Kashinathpur, Police Station - Rajarhat, Kolkata - 700135, District - North 24 Parganas, West Bengal. [PAN - AXTPN5442R]
- 3.4 **Bhabani Mandal alias Kanaklata Mandal**, wife of Ananda Mandal, by Nationality Indian, by faith Hindu, by Occupation - Housewife, residing at Kulberia, Post Office - Kulberia, Police Station - KLC, Pin - 743502, District - South 24 Parganas, West Bengal. [PAN - CHXPM7607P]
(collectively **Vendors**, include successors-in-interest)

AND

- 3.5 **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

- 3.6 **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).
- 3.7 **Md. Razzak 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 AWLPM7725K).
(**Confirming Party**, includes successors-in-interest).

Vendors, 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 3.0496² decimal, out of total 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No. 1052, recorded in L.R. *Khatian* Nos. 1951, 1952, 1953, 1954, *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.



Additional District Sub-Registrar,
Rajahmundry, New Town, North

21 OCT 2019

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 Pritilata Naskar:** Pritilata Naskar is the recorded owner of *sali* land measuring 0.7632 decimal being share of 0.0477 out of 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No. 1052, recorded in L.R. *Khatian* No. 1954, *Mouza* Kalikapur, J.L. No. 40, 6Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas (**Pritilata's Land**).
- 5.1.2 **Record of Rights of Pritilata Naskar:** Pritilata Naskar recorded her name in the records of rights *vide* L.R. *Khatian* No. 1954.
- 5.1.3 **Ownership of Bhaktaram Naskar:** Bhaktaram 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. 1952, *Mouza* Kalikapur, J.L. No. 40, 6Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas (**Bhaktaram's Land**).
- 5.1.4 **Record of Rights of Bhaktaram Naskar:** Bhaktaram Naskar recorded his name in the records of rights *vide* L.R. *Khatian* No. 1952.
- 5.1.5 **Ownership of Nidhiram Naskar:** Nidhiram 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. 1951, *Mouza* Kalikapur, J.L. No. 40, 6Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas (**Nidhiram's Land**).
- 5.1.6 **Record of Rights of Nidhiram Naskar:** Nidhiram Naskar recorded his name in the records of rights *vide* L.R. *Khatian* No. 1951.
- 5.1.7 **Ownership of Bhabani Mandal *alias* Kanaklata Mandal:** Bhabani Mandal *alias* Kanaklata Mandal is the recorded owner of *sali* land measuring 0.7632 decimal being share of 0.0477 out of 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No. 1052, recorded in L.R. *Khatian* No. 1953, *Mouza* Kalikapur, J.L. No. 40, 6Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas (**Bhabani's Land**).
- 5.1.8 **Record of Rights of Bhabani Mandal *alias* Kanaklata Mandal:** Bhabani Mandal *alias* Kanaklata Mandal recorded her name in the records of rights *vide* L.R. *Khatian* No. 1953.



Additional District Sub Registrar
New Town, North 24 Parganas
21 OCT 2019

- 5.1.9 **Absolute Ownership of Vendors:** In the abovementioned circumstances, Pritilata Naskar, Bhaktaram Naskar, Nidhiram Naskar and Bhabani Mandal *alias* Kanaklata Mandal have become the undisputed and absolute owner of the Pritilata's Property, Bhaktaram's Property, Nidhiram's Property and Bhabani's Property, collectively Said Property.
- 5.1.10 **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.
- 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, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* 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.



Additional District Sub-Registrar
Rajahmundry, New Town, North 24-Pins

12 1 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 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** *kehar*, 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* 3.0496 decimal, out of total 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No. 1052, recorded in L.R. *Khatian* Nos. 1951, 1952, 1953, 1954, *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. 13,00,000/- (Rupees thirteen lac) only paid by the Purchaser to the Vendors receipt of which the Vendors and the 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 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.



ADDITIONAL DISTRICT SUB REGISTRAR
Hajipur, New Town, North 24 Parganas

21 OCT 2019

- 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.
- 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



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

12 1 OCT 2019

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)**

Shali land measuring 3.0496 decimal, out of total 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No. 1052, recorded in L.R. *Khatian* Nos. 1951, 1952, 1953, 1954, *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 Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

Summary of the Said Property

Mouza			Kalikapur			
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	1951	0.0476	Nidhiram Naskar	0.7616 Decimal
2	1052	16	1952	0.0476	Bhaktaram Naskar	0.7616 Decimal
3	1052	16	1953	0.0477	Bhabari Mandal <i>alias</i> Kanaklata Mandal	0.7632 Decimal
4	1052	16	1954	0.0477	Pritilata Naskar	0.7632 Decimal



Additional District Sub-Registrar,
Rajarhat, New Town, North 24 Parganas

21 OCT 2015

9. Execution and Delivery

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

Prithi Lata Naskar

ପ୍ରିଥି ଲତା ନାସ୍କର

ନିର୍ଦ୍ଦେଶକ

ଓପେରାଟିଭ୍ @ ସାମନ୍ତ ଲତା ଚନ୍ଦ୍ର

[Vendors]

IMRAN REAL ESTATE COMPANY

SK No. 2
RUPSC BiBi

Partner

[Purchaser]

ଆକାଉଣ୍ଟାଣ୍ଟି ଫିରମ୍

Md Razzanul Huda

[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



Additional District Sub-Registrar
Baharal, New Town, North 24-Pga.

21 OCT 2019

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs. 3,00,000/- (Rupees three lac) 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. 187362	18/10/2019	IDBI Bank	1,00,000/-
Chq No. 187365	18/10/2019	IDBI Bank	1,00,000/-
Chq No. 187366	18/10/2019	IDBI Bank	1,00,000/-
		Total	3,00,000/-

Prit. lata laska
 ଓଡ଼ିଆ ଲାକ୍ଷ୍ମୀ
 ଲାକ୍ଷ୍ମୀ ଲାକ୍ଷ୍ମୀ
 ଓ ଲାକ୍ଷ୍ମୀ ଲାକ୍ଷ୍ମୀ ଲାକ୍ଷ୍ମୀ

[Vendors]

Witnesses:

Signature Roshni Laskar

Name ROSHNI LASKAR

Father's Name Dhinay Laskar

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

Signature Subrata Debnath

Name SUBRATA DEBNATH

Father's Name Samir Debnath

Address Teghoria Main Road, Kol- 700157



GOVERNMENT OF PUNJAB
SHIVGARH, NEW TOWN, NORTH 24

12 1 OCT 2019

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs. 10,00,000/- (Rupees ten lac) 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. 187369	21/10/2019	IDBI Bank	5,00,000/-
Chq No. 187370	21/10/2019	IDBI Bank	5,00,000/-
		Total	10,00,000/-

[Handwritten signature]

Md RAZZAN MIDDYO.
[Confirming Party]

Witnesses:

Signature Roshni Laskar

Name ROSHNI LASKAR

Father's Name Dhinaj Laskar

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

Signature Subrata Deb Nath

Name SUBRATA DEBNATH

Father's Name Sarvir Deb Nath


































Address Teghoria Main Road KOL-700157



Registrar of Companies and
Registrar, New Town, North West Province

12 1 OCT 2019

SPECIMEN FORM TEN FINGER PRINTS


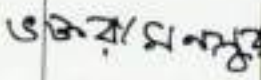











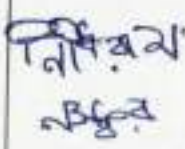











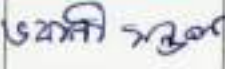










Sl. No.	Signature of the executants and/or Presentants					
	<p style="font-size: 1.2em; font-family: cursive;">Sk Noli</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	<p style="font-size: 1.2em; font-family: cursive;">Pitilata Norkar</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



Additional District Surkhet
Sukhet, New Town, North

12 1 OCT 2019

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
	 	 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)				
	 	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				





Additional District Sub-Registrar,
Baharhat, New Town, North

21 OCT 2019

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
		 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)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



Additional District of the
National Assembly, New Town, North 24

21 OCT 2019

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

(2)

PRITILATA NASKAR

SADHAN NASKAR

07/09/1973

Permanent Account Number
AKWPN6079N

Pritilata Naskar

Signature



11070010

Priti Lata Naskar

यदि कार्ड के बारे में किसी को जानकारी चाहिए / अनिष्ट / शिकायत /
सहायता चाहिए तो कृपया हमसे संपर्क करें।
सर्विस सेंटर, आयकर विभाग,
बनारस टेलीफोन एक्सचेंज के पास,
बनारस, पिन - 411 045

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, DSCL,
3rd Floor, Sapohans Chambers,
Near Banar Telephone Exchange,
Banar, Pin - 411 045

Tel: 91-20-2721 9080, Fax: 91-20-2721 8081
e-mail: itns@sil.co.in

Handwritten text, possibly a signature or name, located in the upper middle section of the page.



21 OCT 2019

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

3

BHAKTARAM NASKAR

SADHAN NASKAR

09/12/1975

Permanent Account Number

AXKPN5173C

उत्तराधिका



2012014

उत्तराधिका

इस कार्ड को खोलें / इस पर कृपया मुद्रित करें / खोलें /
आयकर विभाग, उत्तराधिका, उत्तराधिका
एन सी सी, एन सी सी, एन सी सी, एन सी सी, एन सी सी, एन सी सी
आयकर विभाग, उत्तराधिका, उत्तराधिका
फोन - 411 016

If this card is lost / someone's lost card is found,
please inform / inform to
Income Tax PAN Services Unit, NSDL,
20, Dore, Market Street,
Plot No. 341, Survey No. 972B,
Mumbai Colony, Near Deep Bungalow Check,
Pune - 411 016

Tel: No. 020-2722 5200, Fax: No. 020-2722 6001
e-mail: pan@nsdl.com



4

आयकर विभाग
INCOME TAX DEPARTMENT
NIDHIRAM NASKAR
SADHAN NASKAR
17/08/1968
Permanent Account Number
AXTPN5442R



भारत सरकार
GOVT. OF INDIA



Signature

इस कार्ड के खोने / खोने पर कृपया आयकर विभाग
अधिकार क्षेत्र के अंतर्गत, पत्र पत्र की पत्र
की प्रतियोगिता में शामिल, फोन नं. 341, प्लॉट नं. 347 / 8
मोडल कॉलोनी, नया दक्षिण बंगलौर चौक,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / report to:
Income Tax PAN Services Unit, NEDL,
5th floor, Market Street,
Flat No. 341, Survey No. 997/8,
Model Colony, Near Deep Bangalore Chowk,
Pune - 411 016.*

Tel: 91-20-2721 8000, Fax: 91-20-2721 8001
e-mail: itrd@panindia.co.in

निधि राखें नसकर



आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA

BHABANI MANDAL

SADHAN CHANDRA NASKAR

15/05/1974

Permanent Account Number

CHXPM7607P

Signature

Signature

1

ले राखी सुरक्षित

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

इस कार्ड के खोने/पहने पर कृपया सूचित करें/वापस करें।
 आयकर सेवा यूनिट, UTTTSL,
 प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
 नवी मुंबई - 400 614.







आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SK NASIR
SHAIKH RASHID
15/12/1977



Permanent Account Number

ADSPN1335N

॥ ३३३३३३

Signature





जायकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RUPSA BIBI

SHAIKH RASHID

15/07/1983
Permanent Account Number
AJLPB0681L

Rupsa Bibi
Signature



20180002



[Faint, illegible text]



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

স্বাক্ষর - সাধারণ মানুষের অধিকার



ভারতের একমুঠক পরিষদ
Unique Identification Authority of India

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

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

9174 0185 2065



1947
1900 200 1947



help@uaid.gov.in



www.uaid.gov.in



3
Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201920-008486379-1 Payment Mode Online Payment
GRN Date: 21/10/2019 11:49:15 Bank : IDBI Bank
BRN : 236848070 BRN Date: 21/10/2019 11:49:58

DEPOSITOR'S DETAILS

Id No. : 15230001619342/3/2019

(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	15230001619342/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	69662
2	15230001619342/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	24042

In Words : Rupees Ninety Three Thousand Seven Hundred Four only
Total 93704



Major Information of the Deed

Deed No :	I-1523-12544/2019	Date of Registration	21/10/2019
Query No / Year	1523-0001619342/2019	Office where deed is registered	
Query Date	19/10/2019 9:24:13 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SUBRATA DEBNATH T 68, 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 : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 13,00,000/-	Rs. 14,02,816/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 70,162/- (Article 23)	Rs. 24,042/- (Article A(1), E, B)		
Remarks			

Land Details :



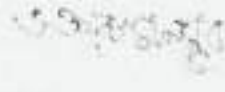


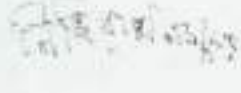


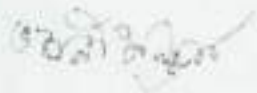


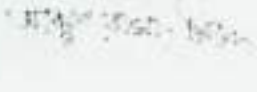
District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat, PATHARGHATA, Mouza: Kalikapur, JI No: 40, Pin Code: 700135

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-1951	Bastu	Shali	0.7616 Dec	3,25,000/-	3,50,336/-	
L2	LR-1052	LR-1952	Bastu	Shali	0.7616 Dec	3,25,000/-	3,50,336/-	
L3	LR-1052	LR-1953	Bastu	Shali	0.7632 Dec	3,25,000/-	3,51,072/-	
L4	LR-1052	LR-1954	Bastu	Shali	0.7632 Dec	3,25,000/-	3,51,072/-	
TOTAL :					3.0496Dec	13,00,000 /-	14,02,816 /-	
Grand Total :					3.0496Dec	13,00,000 /-	14,02,816 /-	

Seller Details :

SI No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Pritilata Naskar Wife of Asim Naskar Executed by: Self, Date of Execution: 21/10/2019 , Admitted by: Self, Date of Admission: 21/10/2019 ,Place : Office		 LTI 21/10/2019	 21/10/2019
TG 3/13, Tegharia, Lichu Bagan, Rajarhat Gopalpur, P.O:- HATIARA, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AKWPN6079N, 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
	Bhaktaram 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			
		21/10/2019	LT 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: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXKPN5173C,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			
3	Name	Photo	Finger Print	Signature
	Nidhiram 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			
		21/10/2019	LT 21/10/2019	21/10/2019
	Kalikapur, Kashinathpur, 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.:: AXTPNS442R,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			
4	Name	Photo	Finger Print	Signature
	Bhabani Mandal, (Alias: Kanaklata Mandal) Wife of Ananda Mandal Executed by: Self, Date of Execution: 21/10/2019 , Admitted by: Self, Date of Admission: 21/10/2019 ,Place : Office			
		21/10/2019	LT 21/10/2019	21/10/2019
	Kulberia, P.O:- Kulberia, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 743502 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CHXPM7607P,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			
5	Name	Photo	Finger Print	Signature
	Abdul Rashid Middya Son of Meher Ali Middya Executed by: Self, Date of Execution: 21/10/2019 , Admitted by: Self, Date of Admission: 21/10/2019 ,Place : Office			
		21/10/2019	LT 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

6	Name	Photo	Finger Print	Signature
	Md Razzak Middya Son of Meher Ali Middya 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.:: AWLPM7725K,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></td> <td>Oct 21 2019 6:29PM</td> <td>LTI 21/10/2019</td> <td>21/10/2019</td> </tr> </tbody> </table>	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 6:29PM	LTI 21/10/2019	21/10/2019
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 6:29PM	LTI 21/10/2019	21/10/2019										
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			
		Oct 21 2019 6:32PM	L1 21/10/2019	21/10/2019
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, TECHORIA MAIN ROAD, P.O - HATIARA, P.S - Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700157			
	21/10/2019	21/10/2019	21/10/2019
Identifier Of Pritilata Naskar, Bhaktaram Naskar, Nidhiram Naskar, Bhabani Mandal, Abdul Rashid Middy, Md Razzak Middy, SK NASIR, Rupsa Bibi			

Transfer of property for L1

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

Transfer of property for L2

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

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Bhabani Mandal	Imran Realestate Company-0.7632 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Pritilata Naskar	Imran Realestate Company-0.7632 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 - 1951	Owner: নিধিরাম নস্কর, Gurdian: মথ নস্কর, Address: নিজ , Classification: শালি, Area 0.01000000 Acre	Nidhiram Naskar



L2	LR Plot No - 1052, LR Khatian No - 1952	Owner ভকরাম নস্কর, Gurdian মাখন নস্ক (মৃত, Address নিজ , Classification শালি, Area 0.01000000 Acre,	Bhaktaram Naskar
L3	LR Plot No- 1052, LR Khatian No- 1953	Owner ভবানী ওয়ফে কনকলতা মণ্ডল, Gurdian মাখন নস্ক (মৃত, Address নিজ , Classification শালি, Area 0.01000000 Acre,	Bhabani Mandal
L4	LR Plot No - 1052, LR Khatian No - 1954	Owner প্রীতিলতা নস্কর, Gurdian মাখন নস্ক (মৃত, Address নিজ , Classification শালি,	Pritilata Naskar

Endorsement For Deed Number : I - 152312544 / 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 54 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 14,02,816/-

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

Execution is admitted on 21/10/2019 by 1. Pritilata Naskar, Wife of Asim Naskar, TG 3/13, Tegharia, Lichu Bagan, Rajarhat Gopalpur, P O: HATIARA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession House wife, 2. Bhaktaram Naskar, Son of Sadhan Naskar, Naskar Para, Kalikapur, P O: KASHINATHPUR, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 3. Nidhiram Naskar, Son of Sadhan Naskar, Kalikapur, Kashinathpur, P O: Kashinathpur, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 4. Bhabani Mandal, Alias Kanakiata Mandal, Wife of Ananda Mandal, Kulberia, P O: Kulberia, Thana: Koikata Leather Camp, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession House wife, 5. 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, 6. Md Razzak 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 24,042/- (A(1) = Rs 14,028/- B = Rs 10,000/- E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 24,042/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/10/2019 11:49AM with Govt. Ref. No 192019200084863791 on 21-10-2019, Amount Rs: 24,042/-,
Bank: IDBI Bank (IBKL0000012), Ref. No 236848070 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. 70,162/- and Stamp Duty paid by Stamp Rs 500/-,
by online = Rs 69,662/-
Description of Stamp
1 Stamp Type: impressed, Serial no 6170, 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 11:49AM with Govt. Ref. No 192019200084863791 on 21-10-2019, Amount Rs: 69,662/-,
Bank: IDBI Bank (IBKL0000012), Ref. No 236848070 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 504924 to 504954

being No 152312544 for the year 2019.



Digitally signed by SANJOY BASAK
Date: 2019.11.11 11:53:56 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 11-11-2019 11:53:43 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

