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D-12545/19



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

1619352/19

L 158805

Certified that the document is admitted to registration. The duplicate sheet / sheets & the enclosures / enclosures attached with the document are the part of this document.

[Handwritten Signature]

Additional District Sub-Registrar,
Haroa, North 24-Pgs
CONVEYANCE

Date: ~~21st~~ October, 2018 **21 OCT 2019**

Place: Kolkata

Parties:

- 31 Sandhya Naskar, wife of Dulal Naskar, by Nationality Indian, by faith Hindu, by Occupation - Housewife, residing at Kalikapur, Kashinathpur, Post Office - Kashinathpur, Police Station - Rajarhat, Kolkata - 700135, District - North 24 Parganas, West Bengal. [Aadhaar No. 6670 0563 5114]
- 32 Mamani Mandal, wife of Shyamapada Mandal, by Nationality Indian, by faith Hindu, by Occupation - Housewife, residing at Madhya Sonapukur, Shankapukur, Haroa, Post Office - Sonapukur, Police Station - Haroa, Pin - 743502, District - North 24 Parganas, West Bengal. [Voter No. - LFH 2722007]

নম্বর : 2556
সম ও তারিখ : 16/8/19
ক্রেতার নাম : M. K. Paul, Adv.
ঠিকানা : High Court, Calcutta
মূল্য :
ডেডাম :
বারাশিতি কোর্ট



জেলা : উত্তর ২৪ পরগণা
পরিদ তার : 13 AUG 2019
মোট টাকার পরিমাণ : RS.200000
ক্রয়কারী বারাসিদ্ধ
ডেডাম : শ্রী সত্যজিৎ গোস্বামী

20552



21 OCT 2019

- 3.3 **Nityananda Naskar**, son of Dulal Naskar, by Nationality Indian, by faith Hindu, by Occupation - Business, residing at Kalikapur, Post Office - Kashinathpur, Police Station - Rajarhat, Kolkata - 700135, District - North 24 Parganas, West Bengal. [PAN - BPBPN4692C]
- 3.4 **Sukanta Naskar**, son of Dulal Naskar, by Nationality Indian, by faith Hindu, by Occupation - Business, residing at Kalikapur, Post Office - Kashinathpur, Police Station - Rajarhat, Kolkata - 700135, District - North 24 Parganas, West Bengal. [PAN - AUKPN9822H]
- 3.5 **Jayanta Naskar**, son of Dulal Naskar, by Nationality Indian, by faith Hindu, by Occupation - Business, residing at Kalikapur, Post Office - Kashinathpur, Police Station - Rajarhat, Kolkata - 700135, District - North 24 Parganas, West Bengal. [PAN - BIQPN4217F]
(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 **Md. Razzak Middy**, son of Md. Meher Ali Middy, by Faith Muslim, by Occupation Business, residing at Village - Teghoria, Patharghata, 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 0.7616 decimal, out of total 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No. 1052, recorded in L.R. *Khatian* No. 1948, *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.



REGISTRAR OF COMPANIES
NEW TOWN, NORTH 24 PARGANAS, WEST BENGAL

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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 Dulal Chandra Naskar *alias* Dulal Naskar:** Dulal Chandra Naskar *alias* Dulal Naskar is/was 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. 1948, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas (**Dulal's Land**).

5.1.2 **Record of Rights of Dulal Chandra Naskar *alias* Dulal Naskar:** Dulal Chandra Naskar *alias* Dulal Naskar recorded his name in the records of rights *vide* L.R. *Khatian* No. 1948.

5.1.3 **Demise of Dulal Chandra Naskar *alias* Dulal Naskar:** Dulal Chandra Naskar *alias* Dulal Naskar, died *intestate*, leaving behind him his wife Sandhya naskar, 3(three) sons Jayanta Naskar, Sukanta naskar, Nityananda naskar and only daughter Mamani Mondal (**collectively Legal Heirs of Dulal Chandra Naskar *alias* Dulal Naskar**) as his legal heirs who inherited the right, title and interest of Dulal Chandra Naskar *alias* Dulal Naskar, in the Dulal's Land, as per the Hindu law of inheritance.

5.1.4 **Absolute Ownership of Said Property:** In the abovementioned circumstances, 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.



Additional District Sub Registrar,
New Town, North 24 Parganas

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- 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.
- 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** *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 Vendors hereby sell, convey and transfer to the Purchasers 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* 0.7616 decimal, out of total 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No. 1052, recorded in L.R. *Khatian* No. 1948, *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 Purchasers to the Vendors receipt of which the Vendors and Confirming Party hereby as well as by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.



MINISTRY OF JUSTICE
Belgrade, New Town, North District

21 OCT 2019

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.
- 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:** *Khar*, 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



Regional District of
Central, New Town, North 24-

21 OCT 2019

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)**

Shahi 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. 1948, *Mauza* 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 <i>Dag</i> No. 1050.
On the East	: By RS/LR <i>Dag</i> No. 1050.
On the South	: By RS/LR <i>Dag</i> No. 1053.
On the West	: By RS/LR <i>Dag</i> 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.



संयुक्त राज्य अमेरिका
राष्ट्रीय मानक ब्यूरो, नॉर्थ गैरी, इन्डियाना


21 OCT 2019

Summary of the Said Property

Mouza			Kalikapur			
Sl. No.	R.S/L.R Dag No.	Total Area (in decimal)	L.R. Khatian No	Sold Share	Name of the Recorded Owner	Said Property (Mrk As)
1	1052	16	1948	0.0476	Dulal Chandra Naskar	0.7616 Decimal Said Property

9. Execution and Delivery

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

Subrata Naskar *Jeyanki Naskar*
Subrata Naskar *Subrata Naskar*
 LTI of SANDHYA NASKAR
 by the pan of
 Subrata Naskar.

[Vendors]

IMPAN REALESTATE COMPANY
 Sk Nalin
 RUPS - Bi Bi Partner

[Purchaser]

Md Razzan Mirdha
 [Confirming Party]

Witnesses:

Signature *Roshni Laskar*

Name ROSHNI LASKAR

Signature *Subrata Naskar*

Name SUBRATA NASKAR

Mintu Paul
 Mintu Paul
 Advocate
 High Court, Calcutta
 Enrolment No. F/603/1713/2018



Additional District Survey
Market, New York, North 24.

21 OCT 1919

Receipt And Memo of Consideration

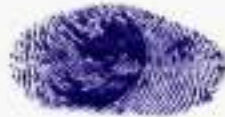
Received from the within named Purchaser the within mentioned sum of Rs. 1,90,000/- (Rupees one lac ninety thousand) only towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner :

Mode	Date	Bank	Amount (Rs.)
Cash	21/10/2019		1,90,000/-
		Total	1,90,000/-

Subrata Naskar
Subrata Naskar

Jyoti Naskar

Subrata Naskar



LTI of Somdhyia Naskar
 by the pan of
Subrata Naskar

[Vendors]

Witnesses:

Signature *Roshni Laskar*

Signature *Subrata Deb Nath*

Name *ROSHNI LASKAR*

Name *SUBROTA DEBNATH*

Father's Name *Dhiraj Laskar*

Father's Name *Samir Deb Nath*

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

Address *Teghoria Main*
Road, Kol-700157



OFFICE OF THE ADDITIONAL DISTRICT SUB REGISTRAR
New Town, North 24 Parganas

12 1 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. 187371	21/10/2019	IDBI Bank	1,10,000/-
		Total	1,10,000/-

MD RAZZAK MIDDYA.

[Confirming Party]

Witnesses:

Signature Roshni Laskar

Name ROSHNI LASKAR

Father's Name Dhiraj Laskar

Address T-68 Tegheria Main
Road, K01-700157

Signature Subrata Deb Nath

Name SUBRATA DEBNATH

Father's Name Saminir Deb Nath



























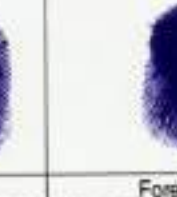






Address Tegheria Main
Road, K01-700157



Auditor General of Canada
Ottawa, Ontario, Canada

12 1 OCT 2019

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
	LTI Sandhya Naskar by the pin of Subrata Debnath					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	सवित्री मजुल					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	Subrata Debnath					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						



NATIONAL DISTRICT SUR REGISTRAR
New Town, North 24 P.W.D.
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)				

Sunil Nandani

Jayantia Nandani

Sunil Nandani



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

21 OCT 2019

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
	<p><i>Rupsa Bibi</i></p>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	<p><i>Md Razwan Mirdza</i></p>					
		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)						



Auditor General of the Republic of South Africa
Spartan, New Town, North 24-768

21 OCT 2019



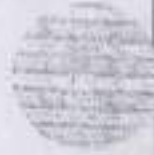
ELECTION COMMISSION OF INDIA

चुनाव आयोग

IDENTITY CARD

GGC3023934

पतिहर पत्र



Elector's Name Sushma Naskar

निवासी पत्र १९८५

Husband's Name Dulal Naskar

पतिहर पत्र १९८५

Sex F

Age as on 1.1.2002 41

१.१.१९६१ - २००२ ४१



LT 1 of Sushma Naskar
by the pan of
Subrata Debnath.

Address:

Naskar Para Pithargate Rajnagar North 24 Parganas
743319

धारा:

१९८५

Facsimile Signature
Electoral Registration Officer

Assembly Constituency: 81 Rajshahi (SC)

पतिहर पत्र १९८५

Place: North 24 Parganas

Date: 10.01.2002





भारतीय निर्वाचन आयोग
भारत
ELECTION COMMISSION OF INDIA
IDENTITY CARD
LFH2722007



निर्वाचक नाम : रामनि शर्मा

Elector's Name : Ramani Sharma

पति का नाम : श्यामसुन्दर शर्मा

Husband's Name : Shyam Sunder Sharma

लिंग / Sex : पुरुष / M

जन्म तिथि / Date of Birth : XX / XX / 1985

प्रार्थने मनुज

LFH2722007

पता:

नया सोनपुर, शंकरपुर, शंकरपुर, पश्चिम बंगाल
743502

Address:

Madhya Sonapur Sonapur
Shankarpukur Haroa North 24 Parganas
743502

Date: 26/02/2007

११-सदस्य (समसिद्धि) निर्वाचन क्षेत्र निर्वाचन

निर्वाचन आयोग के द्वारा जारी किया गया है

Focal/In-charge of the Electoral

Registration Officer for

27-Haroa (SC) Constituency

ध्यान दें: यदि आपका पता बदलता है तो आपको इस कार्ड को
अपना पता बदलने के लिए नया निर्वाचन आयोग के पास
जमा करना होगा।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

200707

बिस्तर नमो २



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड
Permanent Account Number Card
BIQPN4217F

नाम / Name
JAYANTA NASKAR

पिता या माता / Father's Name
DULAL NASKAR

जन्म की तारीख / Date of Birth
01/01/1977

हस्ताक्षर / Signature



BIQPN4217F

Jayanta Naskar

यदि कार्ड खो जाये/यदि किसी का कार्ड खो जाये/
अपने या किसी का, या उसे वापस
3 नो कॉल, नो फोन,
फॉन नं. 311, रॉड नं. 997/8,
मिडल कोलनी, नैर डीप बंगलौ चौरा,
पिन - 411 016.

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

Income Tax PAN Services Unit, NSDL,
36 Floor, Maxis Building,
Plot No. 341, Survey No. 997/8,
Middel Colony, Near Deep Bangalou Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: taxinfo@nsdl.co.in



आयकर विभाग
INCOME TAX DEPARTMENT
SUKANTA NASKAR



भारत सरकार
GOVT. OF INDIA

DULAL NASKAR

18/02/1981

Permanent Account Number
AUKPN9822H


Signature



Sukanta Naskar

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTT7SI,
Plot No. 3, Sector 11, CHD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पैने पर कृपया सूचित करें/वापस करें :
आयकर सेवा सेवा यूनिट, UTT7SI,
प्लॉट नं. 3, सेक्टर 11, चिड बेलपुर,
नवी मुंबई-400 614.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BPBPN4692C



नाम / Name
NITYANANDA NASKAR

पिता का नाम / Father's Name
DULAL NASKAR

जन्म तिथि / Date of Birth
25/06/1967

संस्थापक / Issued by
आयकर विभाग / Income Tax Department



निठानंदनास्कर

In case this card is lost / found, kindly inform / register to:
Income Tax PAN Services Unit, I-TDPS,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
या कार्ड के खोने/प्राप्त होने की सूचना देने/जमा करने के लिए,
आयकर सेवा सेवा इकाई, I-TDPS,
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई - 400 614.





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

IMRAN REALESTATE COMPANY

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

SK NASIR

Signature





आयकर विभाग
INCOME TAX DEPARTMENT




भारत सरकार
GOVT. OF INDIA

RUPSA BIBI

SHAIKH RASHID

15/07/1963
Permanent Account Number
AJLPB0681L

Rupsa Bibi
Signature



15/07/2005

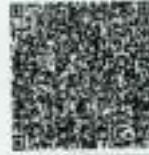




ভারত সরকার
Government of India



সুব্রত দেবনাথ
Subrata Debnath
পিতা : সমীর দেবনাথ
Father : SAMIR DEBNATH
জন্ম তারিখ / DOB : 29/10/1985
লিঙ্গ / Male



9174 0185 2065

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রকল্প
Unique Identification Authority of India

ঠিকানা:
S/O: সমীর দেবনাথ, সুনিত
বানার্জী রোড, পানিহাটি (৫ম),
ঘোলা বাজার, উত্তর ২৪ পরগনা,
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
100 300 1947

help@uidai.gov.in

www.uidai.gov.in



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

GRN: 19-201920-008487655-1

Payment Mode Online Payment

GRN Date: 21/10/2019 12:01:15

Bank : IDBI Bank

BRN : 236850630

BRN Date: 21/10/2019 12:01:52

DEPOSITOR'S DETAILS

Id No. : 15230001619352/2/2019

[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	15230001619352/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	17073
2	15230001619352/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	4624

Total

21697

In Words : Rupees Twenty One Thousand Six Hundred Ninety Seven only



Major Information of the Deed

Deed No :	I-1523-12545/2019	Date of Registration	21/10/2019
Query No / Year	1523-0001619352/2019	Office where deed is registered	
Query Date	19/10/2019 9:27:43 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 : 1,10,000/-]		
Set Forth value	Market Value		
Rs. 3,00,000/-	Rs. 3,51,038/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 17,573/- (Article 23)	Rs. 4,624/- (Article A(1), E, B)		
Remarks			

Land Details :












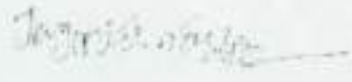
District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, JI No 40, Pin Code: 700135

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-1948	Bastu Shali	333 Sq Ft	3,00,000/-	3,51,038/-	
Grand Total :				.7631Dec	3,00,000 /-	3,51,038 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Sandhya Naskar Wife of Dulal 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>L1 21/10/2019</small>	 <small>21/10/2019</small>
Kalikapur, Kashinathpur, 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,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 Mamani Mandal Wife of Shyamapada Mandal Executed by: Self, Date of Execution: 21/10/2019 , Admitted by: Self, Date of Admission: 21/10/2019 ,Place : Office	Photo  21/10/2019	Finger Print  LTI 21/10/2019	Signature  21/10/2019
Madhya Sonapukur, Shankapukur, Haroa,, P.O:- Sonapukur, P.S:- Haroa, District:-North 24-Parganas, West Bengal, India, PIN - 743502 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,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 Nityananda Naskar Son of Dulal Naskar Executed by: Self, Date of Execution: 21/10/2019 , Admitted by: Self, Date of Admission: 21/10/2019 ,Place : Office	Photo  21/10/2019	Finger Print  LTI 21/10/2019	Signature  21/10/2019
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.:: BPBPN4692C,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 Sukanta Naskar Son of Dulal Naskar Executed by: Self, Date of Execution: 21/10/2019 , Admitted by: Self, Date of Admission: 21/10/2019 ,Place : Office	Photo  21/10/2019	Finger Print  LTI 21/10/2019	Signature  21/10/2019
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.:: AUKPN9822H,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 Jayanta Naskar Son of Dulal Naskar Executed by: Self, Date of Execution: 21/10/2019 , Admitted by: Self, Date of Admission: 21/10/2019 ,Place : Office	Photo  21/10/2019	Finger Print  LTI 21/10/2019	Signature  21/10/2019





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.:: BJQPN4217F,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

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	L/I 21/10/2019	21/10/2019
Teghoria, Pathaghata, 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,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 :

Sl 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 :

Sl No	Name,Address,Photo,Finger print and Signature
1	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 8:28PM
	L/I 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 8:53PM	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, TEGHORIA 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 Sandhya Naskar, Mamani Mandal, Nityananda Naskar, Sukanta Naskar, Jayanta Naskar, Mo Razzak Middy, Sk Nasir, Rupsa Bibi			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Sandhya Naskar	Imran Realestate Company-0 152625 Dec
2	Mamani Mandal	Imran Realestate Company-0 152625 Dec
3	Nityananda Naskar	Imran Realestate Company-0.152625 Dec
4	Sukanta Naskar	Imran Realestate Company-0.152625 Dec
5	Jayanta Naskar	Imran Realestate Company-0 152625 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 - 1948	Owner: দুলাল হুদ নসর, Gurdian: সাধন নসর (মৃত), Address: নিতাই, Classification: শালি, Area 0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 152312545 / 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 17:59 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 3,51,038/-

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

Execution is admitted on 21/10/2019 by 1. Sandhya Naskar, Wife of Dulal Naskar, Kalikapur, Kashinathpur, P.O. Kashinathpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 2. Mamani Mandal, Wife of Shyamapada Mandal, Madhya Sonapukur, Shankapukur, Haroa,, P.O: Sonapukur, Thana: Haroa, , North 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession House wife, 3. Nityananda Naskar, Son of Dulal Naskar, Kalikapur, P.O. Kashinathpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 4. Sukanta Naskar, Son of Dulal Naskar, Kalikapur, P.O. KASHINATHPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 5. Jayanta Naskar, Son of Dulal Naskar, Kalikapur, P.O. Kashinathpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 6. Md Razzak Middy, Son of Meher Ali Middy, Teghoria, Pathaghata, P.O: Kashinathpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, 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 4,624/- (A(1) = Rs 3,510/- ,B = Rs 1,100/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,624/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/10/2019 12:01PM with Govt. Ref. No: 192019200084876551 on 21-10-2019, Amount Rs: 4,624/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 236850630 on 21-10-2019, Head of Account: 0030-03-104-001-16



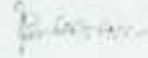
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 17,573/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 17,073/-

Description of Stamp

* Stamp Type: Impressed, Serial no 7556, 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 12:01PM with Govt. Ref. No: 192019200084876551 on 21-10-2019, Amount Rs. 17,073/-, Bank: IDBI Bank (IBKI.0000012), Ref. No. 236850630 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 504955 to 504985
being No 152312545 for the year 2019.



Digitally signed by SANJOY BASAK
Date: 2019.11.11 11:55:09 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 11-11-2019 11:54:37 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

