

14079

2-13499/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

1748134/19

L 160213

15/11/19

Caution: This document is admitted to registration. The vendor's sheet / seller's & the purchaser's sheet-est's attached with this document's are the part of this document.

B. S. Sin
Additional District Sub-Registrar
Rajarhat New town, North 24-Pgs.

15 NOV 2019 CONVEYANCE

1. Date: 15th Novmber, 2019
2. Place: Kolkata
3. Parties:
 - 3.1 Starlit Trexim Pvt. Ltd. a private limited company incorporated under the Companies Act, 1956 [CIN U70102WB1992PTC057300] having its registered office at 16A, Shakesperare Sarani, 5th Floor, 7Post Office Middleton Row, Police Station Shakesperare Sarani, Kolkata-700071 [PAN AAECs4218D], represented by its Authorized Signatory, namely **Mr. Aditya Mundhra**, son of Shyam Sundar Mundra, by nationality Indian, by faith Hindu, by occupation Business, residing at CF-300, Sector - I, Police Station North Bidhannagar, Post office Bidhannagar, Kolkata- 700064 [PAN ADYPM7092H]

नखतः 1201
अम ल कारिषः
हस्ताक्षर नामः M. Paul, Adv.,
ठिकानाः High Court, Calcutta
मुद्राः
दिनांकः



पंजीकृतः
दिनांकः 10 OCT 2019
मूल्यः RS.200000
पंजीकृतः
दिनांकः



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

15 NOV 2019

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

GRN: 19-201920-009405346-1 Payment Mode Online Payment
GRN Date: 15/11/2019 13:16:23 Bank: State Bank of India
BRN: CKL2773242 BRN Date: 15/11/2019 13:17:20

DEPOSITOR'S DETAILS

Id No. : 15230001748134/2/2019
(Query No./Query Year)

Name : IMRAN REALCON COMPANY
Contact No. : 09051016331 Mobile No. : +91 9051033251
E-mail : realtechnirman@gmail.com
Address : T68 TEGHARIA MAIN ROADKOLKATA700157
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	15230001748134/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	122249
2	15230001748134/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	29560

In Words : Rupees One Lakh Fifty One Thousand Eight Hundred Nine only
Total 151809



represented by it's constituted Attorney **Abdul Rashid Middy**, son of Late 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**).

(**Vendor**, include successors-in-interest)

AND

- 3.2 **Imran Realcon Company** [**PAN AAEFI5997C**], 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 **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).

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 5.336 decimal, out of total 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No. 1052, recorded in L.R. *Khatian* No. 3041, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (**PGP**), District North 24 Parganas



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Balrhat, New Town, North 24-Pgs

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(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 Starlit Trexim Pvt. Ltd: Starlit Trexim Pvt. Ltd is the recorded owner of *sali* land measuring 5.336 decimal being share of 0.3335 out of 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No. 1052, recorded in L.R. *Khatian* No. 3041, *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).

5.1.2 Record of Rights of Starlit Trexim Pvt. Ltd: Starlit Trexim Pvt. Ltd recorded its name in the records of rights *vide* L.R. *Khatian* No. 3041.

5.1.3 Power of Attorney: Starlit Trexim Pvt. Ltd has executed a registered Power of Attorney, dated 26th October, 2017, being No. 152300800 for the Year 2017, registered in the Addl. Dist. Sub Registrar Rajarhat (Newtown) office, to Abdul Rashid Middya, son of Meher Ali Middya.

5.1.4 Absolute Ownership of Said Property: In the abovementioned circumstances, the Vendor has become the undisputed owner of 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



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

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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, *debentures*, 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.



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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 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 *sali* land measuring 5.336 decimal, out of total 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No. 1052, recorded in L.R. *Khatian* No. 3041, *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 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. 20,00,000/- (Rupees twenty lac)** only paid by the Purchaser to the Vendor and the confirming party, receipt of which the Vendor and Confirming party hereby as well as by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.



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

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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, *debentures*, 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.

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.



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

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- 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:** *Khat*, 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.



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- 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 5.336 decimal, being share of 0.3335 out of total 16 (sixteen) decimal, comprised in R.S./L.R. Dag No. 1052, recorded in L.R. Khatian No. 3041, 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 of full Dag No 1052

- 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

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	3041	0.3335	Starlit Trexim Pvt. Ltd	5.336 Decimal Said Property



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

15 NOV 2019

9. Execution and Delivery

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

Starlit Trexim Pvt. Ltd

as constituted attorney of
Starlit Trexim Pvt. Ltd

[Vendor]

IMRAN REALCON COMPANY
SKNali

RUPS & BITBI

Partner

[Purchaser]

Md Razzan Muddiya

[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
Belahat, New Town, North 24 Pgs

15 NOV 2019

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs. **15,00,000/-** (Rupees fifteen 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. 317078	13/11/2019	Axis Bank	4,00,000/-
Chq No. 187372	15/11/2019	IDBI Bank	3,00,000/-
Chq No. 187373	15/11/2019	IDBI Bank	3,00,000/-
Chq No. 187374	15/11/2019	IDBI Bank	3,00,000/-
Chq No. 187375	15/11/2019	IDBI Bank	2,00,000/-
		Total	15,00,000/-

[Handwritten Signature]

as constituted attorney of
Starlit Trexim Pvt. Ltd

[Vendor]

Witnesses:

Signature Rashni Laskar

Name RASHNI LASKAR

Father's Name DHIRAJ LASKAR

Address Teghoria Main Road,
KOL- 700157.

Signature Subrata Debnath

Name SUBRATA DEBNATH

Father's Name Sarvir Debnath

Address Teghoria Main
Road, KOL-700157



Additional District Sub-Registrar
Palamuru, North 24-Pgs

15 NOV 2019

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 5,00,000/-** (Rupees five 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. 317079	13/11/2019	Axis Bank	5,00,000/-
		Total	5,00,000/-

Md Razzan Middy

[Confirming Party]

Witnesses:

Signature Mintu Paul

Name MINTU PAUL

Father's Name S.C. PAUL

Address Teghoria Main Road
Kolkata - 700157

Signature Subrata Debnath

Name SUBRATA DEBNATH

Father's Name Samin Debnath

Address Teghoria Main
Road, 1502-700157






















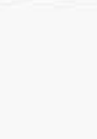


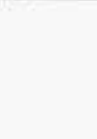
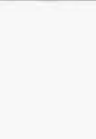

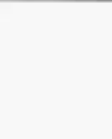


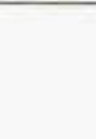


Additional District Sub-Registrar
Balerhat, New Town, North 24-Pgs

15 NOV 2019

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SPECIMEN FORM TEN FINGER PRINTS


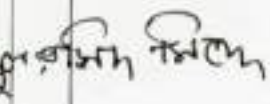
































Sl. No.	Signature of the executants and/or Presentants					
	<p style="font-family: cursive;">Sh Nali</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	<p style="font-family: cursive;">Rups - BiBi</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



Additional District Sub-Registrar
Waterhat, New Town, North 26 Circle

15 NOV 2019

SPECIMEN FORM TEN FINGER PRINTS

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



Additional District Sub-Registrar
Meerut, North 24 Paragana

15 NOV 2019

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
AAECS4218D



नाम / NAME
STARLIT TREXIM PVT LTD

निगमन/जन्म की तिथि / DATE OF INCORPORATION/REGISTRATION
29-12-1992

ॐ

भारत सरकार, दिल्ली

COMMISSIONER OF INCOME TAX, DELHI

इस कार्ड के खो / हिल जाने पर कृपया तुरंत अपने
सबसे निकटवर्ती को सूचित / सूचना देकर
संश्लेषण आदेश (आयुक्त / प्रमुख एवं उपस्थिति),
सी. १,
सी. १, बंगला,
कलकत्ता - ७०० ०६९.

In case this card is lost/damaged, kindly inform to
the issuing authority,
Joint Commissioner of Income-tax (Systems & Technical),
C-1,
Chowringhee Square,
Calcutta-700 069.



आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

ADITYA MUNDHRA
SHYAM SUNDAR MUNDHRA

09/08/1979

आयकर अपील नंबर

ADYPM7092H





आयकर विभाग

INCOME TAX DEPARTMENT

IMRAN REALCON COMPANY



भारत सरकार

GOVT. OF INDIA



07/08/2013

Permanent Account Number

AAEF15997C

Signature

RWRS - BiBi

Sh Noli





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RUPSA BIBI

SHAikh RASHID

15/07/1983
Permanent Account Number
AJLPB0681L

Rupsa Bibi
Signature



Rupsa Bibi





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SK NASIR
SHAIKH RASHID
15/12/1977



Permanent Account Number

ADSPN1335N



SA NASIR

Signature

SK Nasir





आयकर विभाग

INCOME TAX DEPARTMENT

ABDUL RASHID MIDDYA

MEHER ALI MIDDYA



भारत सरकार

GOVT. OF INDIA

01/01/1960

Permanent Account Number

BCQPM5113B

Abdul Rashid Middya
Signature







भारत सरकार
GOVERNMENT OF INDIA



Abdul Rashid Middya
Date of Birth/DOB: 01/01/1960
Male/ MALE



6930 3238 4805

MEERA AADHAAR, MERI PEHCHAN



भारत सरकार
GOVERNMENT OF INDIA

Address :

S/O Meher Ali Middya, TEGHORIA, PO-
KASHINATHPUR, PS- NEW TOWN,
Patharghata, North 24 Parganas,
West Bengal - 700135



1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001





ভাৰতীয় নিৰ্বাচন কমিছন
भारतीय चयन
ELECTION COMMISSION OF INDIA
IDENTITY CARD

GGC3636004



নিৰ্বাচকৰ নাম : মহা ব্ৰাহ্মাক মিষে
Elector's Name : Mr. Brahmak Mishra
পিতাৰ নাম : মহা মেহেৰ আলী
Father's Name : Mr. Meher Ali Mishra
লিংগ : পু M
জন্ম তাৰিখ : 20001978
Date of Birth : 20001978





ভারত সরকার
Government of India



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



9174 0185 2065

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ
Unique Identification Authority of India

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

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

9174 0185 2065

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*900 200 1947

✉
help@uidai.gov.in

www
www.uidai.gov.in



Major Information of the Deed



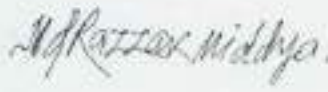
Deed No :	I-1523-13499/2019	Date of Registration	15/11/2019
Query No / Year	1523-0001748134/2019	Office where deed is registered	
Query Date	14/11/2019 8:35:22 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SUBRATA DEBNATH T 68 , TEGHORIA MAIN ROAD, District : 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 : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 24,54,560/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,22,749/- (Article:23)	Rs. 29,560/- (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-3041	Bastu	Shali	5.336 Dec	20,00,000/-	24,54,560/-	
Grand Total :					5.336Dec	20,00,000 /-	24,54,560 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Aditya Mundhra Son of Shyam Sundar Mundhra C F - 300, Sector - I, P.O:- Bidhannagar, P.S:- North Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADYPM7092H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney			
2	Md Razzak Middy Son of Meher Ali Middy Executed by: Self, Date of Execution: 15/11/2019 , Admitted by: Self, Date of Admission: 15/11/2019 ,Place : Office			
	15/11/2019	15/11/2019	15/11/2019	
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: 77xxxxxxxx4975, Status :Confirming Party, Executed by: Self, Date of Execution: 15/11/2019 , Admitted by: Self, Date of Admission: 15/11/2019 ,Place : Office				





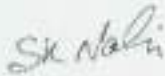
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Imran Realcon Company Hatiara Paschimpara, P.O:- Hatiara, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157, PAN No.:: AAEFI5997C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Abdul Rashid Middya Son of Late Meher Ali Middya Date of Execution - 15/11/2019, , Admitted by: Self, Date of Admission: 15/11/2019, Place of Admission of Execution: Office	 <small>Nov 15 2019 6:05PM</small>	 <small>LTI 15/11/2019</small>	 <small>15/11/2019</small>
Attorney, Starlit Trexim Private Limited, 16A, Shakespeare Sarani, 5th Floor, P.O:- Middleton Row, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071, Teghoria Patharghata, P.O:- Kashinathpur, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: BCQPM5113B, Aadhaar No: 69xxxxxxxx4805 Status : Attorney, Attorney of : Aditya Mundhra				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Sk Nasir (Presentant) Son of Late Sk Rashid Date of Execution - 15/11/2019, , Admitted by: Self, Date of Admission: 15/11/2019, Place of Admission of Execution: Office	 <small>Nov 15 2019 6:08PM</small>	 <small>LTI 15/11/2019</small>	 <small>15/11/2019</small>
Hatiara Paschimpara, P.O:- Hatiara, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ADSPN1335N, Aadhaar No: 98xxxxxxxx4168 Status : Representative, Representative of : Imran Realcon Company (as Partner)				



2	Name	Photo	Finger Print	Signature
	Rupsa Bibi Wife of Sk Nasir Date of Execution - 15/11/2019, , Admitted by: Self, Date of Admission: 15/11/2019, Place of Admission of Execution: Office			<i>Rupsa Bibi</i>
		Nov 15 2019 6:07PM	L1 15/11/2019	15/11/2019
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: 99xxxxxxxx4499 Status : Representative, Representative of : Imran Realcon 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			<i>Subrata Debnath</i>
	15/11/2019	15/11/2019	15/11/2019
Identifier Of Sk Nasir, Rupsa Bibi, Md Razzak Middy, Abdul Rashid Middy			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Aditya Mundhra	Imran Realcon Company-5.336 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:- 3041	Owner: স্টারলিট ডেভিস প্রা.লি., Gurdian: গণেশ , Address: 16১, মেকসপিকার মরগী, ১র্থ ফ্লোর, কোলকাতা:-৭১ , Classification: শানি, Area: 0.05000000 Acre.	Aditya Mundhra

Endorsement For Deed Number : I - 152313499 / 2019

On 15-11-2019

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 15:08 hrs on 15-11-2019, 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 24,54,560/-

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

Execution is admitted on 15/11/2019 by Md Razzak Middya, Son of Meher Ali Middya, 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 15-11-2019 by Sk Nasir, Partner, Imran Realcon 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 15-11-2019 by Rupsa Bibi, Partner, Imran Realcon 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

Executed by Attorney

Execution by Abdul Rashid Middya, Attorney, Starlit Trexim Private Limited , 16A, Shakespeare Sarani, 5th Floor, P.O:- Middleton Row, P.S:- Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN - 700071 as the constituted attorney of Aditya Mundhra C F - 300, Sector - I, P.O: Bidhannagar, Thana: North Bidhannagar, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700064 is admitted by him

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 29,560/- (A(1) = Rs 24,546/- ,B = Rs 5,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 29,560/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/11/2019 1:17PM with Govt. Ref. No: 192019200094053461 on 15-11-2019, Amount Rs: 29,560/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKL2773242 on 15-11-2019, Head of Account 0030-03-104-001-16




Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,22,749/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 1,22,249/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 1201, Amount: Rs.500/-, Date of Purchase: 07/11/2019, Vendor name: Samrat Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/11/2019 1:17PM with Govt. Ref. No: 192019200094053461 on 15-11-2019, Amount Rs: 1,22,249/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKL2773242 on 15-11-2019, 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 544301 to 544331

being No 152313499 for the year 2019.



Digitally signed by SANJOY BASAK
Date: 2019.11.26 18:25:51 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 26-11-2019 6:25:03 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

