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पश्चिम बंगाल WEST BENGAL

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

*[Handwritten Signature]*

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

2-1211614/20

S 532537

08 OCT 2020 CONVEYANCE

1. **Date:** 30<sup>th</sup> September, 2020
2. **Place:** Kolkata
3. **Parties:**
  - 3.1 **Md Rakibul Islam**, son of Amjed Sardar *alias* Amjet Sardar, by Faith Muslim, by Occupation Business, residing at Village - Dadpur, Police Station - Barasat, Post Office - Kadambagachi, District- North 24 Parganas, Kolkata - 700125 (PAN ADVPI0246C and Aadhaar No. 6510 8286 3737)  
(Vendor, include successors-in-interest)

নম্বর : 3120  
 সন ও তারিখ : 28/09/2020  
 জেলা : উত্তর 24 পরগনা  
 ডিভিশন : North 24 Parganas  
 নম্বর :  
 ডেপুটি :  
 বারাসত কোর্ট  
 জেলা : উত্তর 24 পরগনা  
 গণিত : 13 JUL 2020  
 মোট টাকার পরিমাণ : RS 000 00  
 ট্রেজারী বারাসত  
 ডেপুটি : শ্রী সত্যজিৎ সেন



SK Nali



5051

SK Nali



5052



স্বাক্ষর : Subrata Deb Nath



5053

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

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Subrata Deb Nath  
 46- Sonar Deb Nath  
 Teghonia Main Road

## 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 one of Partner, 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.
- 3.3 **Imran Realestate Company** [PAN AAEFI5990F], a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Newtown, Kolkata 700157, represented by its one of Partner, 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.  
(collectively **Purchasers**, includes successors-in-interest)

Vendor and Purchasers collectively **Parties** and individually **Party**

## NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. **Subject Matter of Conveyance**
- 4.1 **Said Property:** *Shali* land measuring **2.12 decimal** (two point one two) decimal, out of 5.33 decimal out of total 16 decimal, comprised in **R.S./L.R. Dag No. 1052**, recorded in **R.S. Khatian No. 11** corresponding to **L.R. Khatian Nos. 728, 729, 730 and 731**, *Mouza Kalikapur*, J.L No. 40, Police Station **Rajarhat**, Additional District Sub-Registrar Office Rajarhat, District North 24 Parganas, (**Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.



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## 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 Narendra Nath Naskar:** One Narendra Nath Naskar was the absolute owner of his inherited property in respect of land measuring 05.33 decimal out of total 16 Decimal, comprised in R.S. *Dag* No. 1052, under R.S. Khatian No. 11, *Mouza* Kalikapur Gram, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata *Gram Panchayat (PGP)*, District North 24 Parganas (**Mother Property**)

5.1.3 **Demise of Narendra Nath Naskar:** Narendra Nath Naskar died *intestate*, leaving behind him his wife Draupadi Naskar, 3 (three) sons Sufal Naskar, Swapan Naskar, Tapan Naskar and 2 (two) daughters Kamala Mondal and Bimala Mondal (collectively **Legal Heirs of Narendra Nath Naskar**) as his heirs and heiresses, who inherited the right, title and interest of Mother Property, as per the Hindu law of inheritance.

5.1.4 **Record of Rights of Sufal Naskar and others:** Sufal Naskar, Swapan Naskar, Tapan Naskar and Draupadi Naskar recorded their names in the records of rights *vide* L.R. *Khatian* Nos. 728, 729, 730 and 731 respectively except share of Kamala Mondal and Bimala Mondal. Kamala's share and Bimala's shares have been included in the respective L.R. *Khatian* Nos. 728, 729, 730 and 731.

5.1.5 **Demise of Draupadi Naskar:** Draupadi Naskar died *intestate*, leaving behind her 3 (three) sons Sufal Naskar, Swapan Naskar, Tapan Naskar and 2 (two) daughters Kamala Mondal (*since deceased*) [wife of Late Kashinath Mondal] and Bimala Mondal [wife of Matilal Mandal] (collectively **Legal Heirs of Draupadi Naskar**) as her legal heirs and heiresses, who



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inherited the right, title and interest of Draupadi Naskar's share in the Mother Property, as per the Hindu law of inheritance.

- 5.1.6 **Demise of Kamala Mondal:** Kamla Mondal died *intestate* on 12<sup>th</sup> December, 2010, behind her son Shantipada Mondal and 2(two) daughters Dipa Patra [wife of Shayan Patra] and Shyamoli Baidya [wife of Sunil Baidya] (collectively **Legal Heirs of Kamala Mondal**) as her legal heirs and heiresses, who inherited the right, title and interest of Kamala Mondal's share in the Mother Property, as per the Hindu law of inheritance.
- 5.1.7 **Sale by Bimala Mondal:** By a Deed of Conveyance dated 22.01.2020, registered in the Office of Additional District Sub-Registrar, Rajarhat, in Book No. I, Volume No. 1523-2020, at Pages 42643 to 42661, being Deed No. 152300734 for the Year 2020, Shantipada Mondal, Dipa Patra and Shyamoli Baidya sold conveyed, transferred the their inherited portion of land measuring about 1.06 Decimal out of the Mother Property to the Vendor, for the consideration mentioned therein. (**First part of Said Property**)
- 5.1.8 **Sale by Legal Heirs of Kamala Mondal:** By a Deed of Conveyance dated 22.01.2020, registered in the Office of Additional District Sub-Registrar, Rajarhat, in Book No. I, Volume No. 1523-2020, at Pages 42795 to 42820, being Deed No. 152300735 for the Year 2020, Shantipada Mondal, Dipa Patra and Shyamoli Baidya sold conveyed, transferred the their inherited portion of land measuring about 1.06 Decimal out of the Mother Property to the Vendor, for the consideration mentioned therein. (**Second part of Said Property**)
- 5.1.9 **Absolute Ownership of Said Property:** In the abovementioned circumstances, the Vendor has become the undisputed owner of the First part of Said Property and Second part of Said Property, collectively Said Property and The Said Property is the Subject Matter of Conveyance.



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**5.2 Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:

**5.2.1 No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the *Panchayat* Authority or Government or any Statutory Body.

**5.2.2 No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.

**5.2.3 No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

**5.2.4 Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.

**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.



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- 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, *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 Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 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 Purchasers free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and **together with** *khas*, vacant, peaceful and physical possession and the Purchasers 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**).



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## 7. Transfer

7.1 **Hereby Made:** The Vendor hereby sell, convey and transfer to the Purchasers 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 *shali* land measuring **2.12 decimal** (two point one two) decimal, out of 5.33 decimal out of total 16 decimal, comprised in **R.S./L.R. Dag No. 1052**, recorded in **R.S. Khatian No. 11** corresponding to **L.R. Khatian Nos. 723, 729, 730 and 731, Mouza Kalikapur Gram, J.L. No. 40, Police Station Rajarhat**, Additional District Sub-Registrar Office Rajarhat, District North 24 Parganas (**Said Property**) **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. **9,00,000/- (Rupees nine lac)** only paid by the Purchasers to the Vendor, receipt of which the Vendor 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 **Saie:** 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



Additional District Sub-Reg.  
Rajahmundry North, North 2-4

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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 Purchasers 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 Purchasers 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 Purchasers 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 vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 **Delivery of Possession:** *Khas*, vacant, physical and peaceful possession of the Said Property has been handed over by the Vendor to the Purchasers.



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- 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 Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchasers 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 Purchasers, 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 Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendor hereby expressly (1) consent to the same and (2) appoint the Purchasers as the constituted attorney of the Vendor and empowers and authorizes the Purchasers 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 Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.7 **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 Purchasers and/or their successors-in-interest and assigns, do and execute or cause to be done and



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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 **2.12 decimal** (two point one two) decimal, out of 5.33 decimal out of total 16 decimal, comprised in **R.S./L.R. Dag No. 1052**, recorded in **R.S. Khatian No. 11** corresponding to **L.R. Khatian Nos. 728, 729, 730 and 731**, **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.

Sd/- Sub-Registrar



Additional District Sub-Registrar  
Rajahmundry New Town, North 24-F'js.

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**9. Execution and Delivery**

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



(Md Rakibul Islam)

**[Vendor]**

IMRAN REALCON COMPANY  
Sk Nalin

*Partner*

(Imran Realcon Company)

IMRAN REALESTATE COMPANY

Sk Nalin

*Partner*

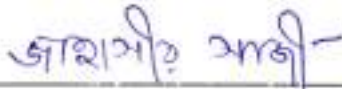
(Imran Realestate Company)

**[Purchasers]**

**Witnesses:**

Signature 

Signature 

Name 

Name SUBRATA DEBNATH

this deed is read over and explain in Bengali by me.

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



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

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### Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs. **9,00,000/- (Rupees Nine 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. 205842	28/02/2020	IDBI Bank	2,00,000/-
DD No. 037329	30/09/2020	Axis Bank	7,00,000/-
		<b>Total</b>	<b>9,00,000/-</b>

স্বাক্ষরিত: মোঃ রাকিবুল ইসলাম

(Md Rakibul Islam)

[Vendor]

#### Witnesses:

Signature মোঃ রাকিবুল ইসলাম

Name মোঃ রাকিবুল ইসলাম

Father's Name মুঃ আব্দুল হক

Address কলিকাতা, ২৩৩ -  
বাহাদুর, কলকাতা - ২৩৩

Signature Subrata Deb Nath

Name SUBRATA DEBNATH

Father's Name Samiir Debnath

Address Teehan's Main  
Road, KSI - 700157



Additional District Sub-Registrar  
Rajahmundry New Town, North 24-7 25.

30 SEP 2020



### SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
	<p style="font-family: cursive; color: blue;">Dr. Arang...</p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)		 Thumb	 Fore	 Middle
	<p style="font-family: cursive; color: blue;">SK Nali</p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)		 Thumb	 Fore	 Middle
	<p style="font-family: cursive; color: blue;">Identified by me Subrata Debata</p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)		 Thumb	 Fore	 Middle



Additional District Sub-Registrar  
Rajmahal New Town, North 24<sup>th</sup> P.S.

30 SEP 2020

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**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন  
 IDENTITY CARD KJM3238011  
 পরিচয় পত্র



Elector's Name Md Rakibul Islam  
 নির্বাচকের নাম মহঃ রাকিবুল ইসলাম  
 Father's Name Amjet Sardar  
 পিতার নাম আমজেত সর্দার  
 Sex M  
 লিঙ্গ পুরুষ  
 Age as on 1.1.2006 19  
 ১.১.২০০৬ এ বয়স ১৯



**ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ**  
**ভারত সরকার**  
 Unique Identification Authority of India  
 Government of India

পানিকার্ডের আই ডি / Enrollment No. : 1111/77754/02348

To:  
 Md Rakibul Islam  
 মহঃ রাকিবুল ইসলাম  
 Dadpur  
 Kadambagachi, North 24 Parganas  
 West Bengal - 700125



KH123392615FT  
 12339251



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6510 8286 3737**

আধার - সাধারণ মানুষের অধিকার

আয়কর বিভাগ  
 INCOME TAX DEPARTMENT  
 MD RAKIBUL ISLAM  
 AMJET SARDAR  
 01/01/1987  
 Permanent Account Number  
 ADVPI0246C  
 Signature  
 ভারত সরকার  
 GOVT. OF INDIA  
 ০১/০১/১৯৮৭  
 ১৯৮৭



ভারত সরকার  
 Government of India



মহঃ রাকিবুল ইসলাম  
 Md Rakibul Islam

জন্মতারিখ / DOB: 23/03/1985  
 পুরুষ / Male

6510 8286 3737



আধার - সাধারণ মানুষের অধিকার

স্বাক্ষর: রাকিবুল ইসলাম



**Address:**

Dadpur Sardarpara Gayenpara Dadpur Barasat North 24 Parganas 700124

**ঠিকানা:**

দাদপুর সর্দারপারা গায়েনপারা দাদপুর বারাসত উত্তর ২৪ পরগনা ৭০০১২৪

Facsimile Signature  
Ejector Registration Officer  
নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 92-Deganga

বিধানসভা নির্বাচন কেন্দ্র : ৯২-ডেগাঙ্গা

District: North 24 Parganas জেলা: উত্তর ২৪ পরগনা

Date: 21.03.2008 তারিখ: ২১.০৩.২০০৮

৯৯৯১১১



Government of India



**ভূখ্য**

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

**INFORMATION**

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মানা।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



জাতীয় পরিচয় পরিষেবা প্রাধিকারক

Unique Identification Authority of India

ঠিকানা: দাদপুর, কদম্বাগাচী  
উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ

Address: Dadpur, North 24 Parganas, Kadambagachi, West Bengal, 700125

6510 8286 3737

1947  
1820 309 1947

help@uidai.gov.in

www.uidai.gov.in

স্বাক্ষর:



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

IMRAN REALCON COMPANY



07/08/2013

Permanent Account Number

AAEFI5997C

Signature

IMRAN REALCON COMPANY

Sh. Mohd.

Partner



22/11/2024



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

IMRAN REALESTATE COMPANY



07/08/2013

Permanent Account Number

AAEFI5990F

Signature

IMRAN REALESTATE COMPANY

Sh. Mohan

Partner



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SK NASIR  
SHAIKH RASHID  
15/12/1977

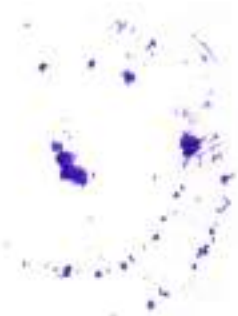


Permanent Account Number  
ADSPN1335N



सहस्र  
Signature

SK NASIR





**ভারত সরকার**  
**Government of India**





সেখ নাসির  
**Sk. Nasir**  
পিতা : সেখ রাসিদ  
Father : SK. RASID


জন্মতারিখ/DOB: 15/12/1977  
পুংস্ব / Male



9849 5865 4168

আধার - সাধারণ মানুষের অধিকার

**ভারত সরকার**  
**Unique Identification Authority of India**



**আধার**

ভারত সরকার

টিকাপা, হাতিয়ারা পশ্চিম পাড়া  
হাওয়াঘাট গোপালপুর (এম), হাতিয়ারা  
উত্তর ২৪ পরগণা, পশ্চিম বঙ্গ,

Address: HATIARA  
PASCHIM PARA, Rajarhat  
Gopalpur(M), Hatlira, North  
24 Parganas, West Bengal,  
700157

9849 5865 4168

1947  
1800 300 1947

✉  
help@uidai.gov.in

www  
www.uidai.gov.in

Sh. Nasir





ভারত সরকার  
Government of India



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



9174 0185 2065

আধার - সাধারণ মানুষের অধিকার



স্বাধীনতা বিধান - অসম্পর্কিত-প্রাথমিক  
Unique Identification Authority of India

ঠিকানা:  
S/O: সমীর দেবনাথ, সুনিত  
বানার্জী রোড, পানিহাটী (এম),  
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  
1800 300 1947



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Subrata Debnath







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

GRN: 19-202021-009888217-1

Payment Mode Online Payment

GRN-Date: 29/09/2020 19:47:04

Bank : ICICI Bank

BRN : 52715139

BRN Date: 29/09/2020 19:49:09

DEPOSITOR'S DETAILS

Id No. : 2001211614/6/2020  
[Query No./Query Year]

Name : IMRAN REALCON COMPANY  
Contact No. : Mobile No. : +91 9051018177  
E-mail :  
Address : HATIRA PACHIMPARA KOLKATA700157  
Applicant Name : Mr Rashmi Chowdhury  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001211614/6/2020	Property Registration- Stamp duty	0030-02-103-003-02	47780
2	2001211614/6/2020	Property Registration- Registration Fees	0030-03-104-001-16	9766

Total

57546

In Words : Rupees Fifty Seven Thousand Five Hundred Forty Six only



### Major Information of the Deed

Deed No :	I-1523-06745/2020	Date of Registration	08/10/2020
Query No / Year	1523-2001211614/2020	Office where deed is registered	
Query Date	27/09/2020 2:16:53 PM	1523-2001211614/2020	
Applicant Name, Address & Other Details	Rashmi Chowdhury 422, Sarat Chatterjee Road, Bataitola, Thana : Shibpur, District : Howrah, WEST BENGAL, PIN - 711103, Mobile No. : 8479991500, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 9,00,000/-	Rs. 9,75,200/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 48,780/- (Article:23)	Rs. 9,766/- (Article:A(1), E)		
Remarks			

#### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1052 (RS :- )	LR-728	Bastu	Shali	0.53 Dec	2,25,000/-	2,43,800/-	
L2	LR-1052 (RS :- )	LR-729	Bastu	Shali	0.53 Dec	2,25,000/-	2,43,800/-	
L3	LR-1052 (RS :- )	LR-730	Bastu	Shali	0.53 Dec	2,25,000/-	2,43,800/-	
L4	LR-1052 (RS :- )	LR-731	Bastu	Shali	0.53 Dec	2,25,000/-	2,43,800/-	
		<b>TOTAL :</b>			<b>2.12Dec</b>	<b>9,00,000 /-</b>	<b>9,75,200 /-</b>	
		<b>Grand Total :</b>			<b>2.12Dec</b>	<b>9,00,000 /-</b>	<b>9,75,200 /-</b>	

#### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Md Rakibul Islam</b> Son of Amjed Sardar Village -Dadpur, P.O:- Kadambagachi, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700125 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx6C, Aadhaar No: 65xxxxxxxx3737, Status :Individual, Executed by: Self, Date of Execution: 30/09/2020 , Admitted by: Self, Date of Admission: 30/09/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/09/2020 , Admitted by: Self, Date of Admission: 30/09/2020 ,Place : Pvt. Residence



**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Imran Realestate Company</b> Hatiara Paschimpara, P.O:- Hatiara, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157 , PAN No.:: AAxxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	<b>Imran Realcon Company</b> P.O:- Hatiara, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157 , PAN No.:: AAxxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Sk Nasir (Presentant )</b> Son of Late Sk Rashid 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.:: ADxxxxxx5N, Aadhaar No: 98xxxxxxxx4168 Status : Representative, Representative of : Imran Realestate Company (as Partner), Imran Realcon Company (as Partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Subrata Debnath</b> Son of Samir Debnath T 68 , TEGHORIA MAIN ROAD, P.O:- Hatiara, P.S:- Baguiati, District:-North 24- Parganas, West Bengal, India, PIN - 700157			
Identifier Of Md Rakibul Islam, Sk Nasir			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Md Rakibul Islam	Imran Realestate Company-0.265 Dec,Imran Realcon Company-0.265 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Md Rakibul Islam	Imran Realestate Company-0.265 Dec,Imran Realcon Company-0.265 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Md Rakibul Islam	Imran Realestate Company-0.265 Dec,Imran Realcon Company-0.265 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Md Rakibul Islam	Imran Realestate Company-0.265 Dec,Imran Realcon Company-0.265 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:- 728		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1052, LR Khatian No:- 729		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 1052, LR Khatian No:- 730		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 1052, LR Khatian No:- 731		Seller is not the recorded Owner as per Applicant.





On 28-09-2020

**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 9,75,200/-



Sanjoy Basak  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

On 30-09-2020

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

Presented for registration at 17:25 hrs on 30-09-2020, at the Private residence by Sk Nasir ,

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


Execution is admitted on 30/09/2020 by Md Rakibul Islam, Son of Amjed Sardar, Village -Dadpur, P.O: Kadambagachi, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125, 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 Service

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

Execution is admitted on 30-09-2020 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; Partner, Imran Realcon Company (Partnership Firm), 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 Service



Sanjoy Basak  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

On 08-10-2020

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 9,766/- ( A(1) = Rs 9,752/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 9,766/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/09/2020 7:49PM with Govt. Ref. No: 192020210098882171 on 29-09-2020, Amount Rs: 9,766/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 52715139 on 29-09-2020, Head of Account 0030-03-104-001-16



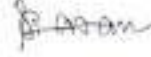
### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 48,780/- and Stamp Duty paid by Stamp Rs 1,000/- by online = Rs 47,780/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 3120, Amount: Rs.1,000/-, Date of Purchase: 28/09/2020, Vendor name: Samrat Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/09/2020 7:49PM with Govt. Ref. No: 192020210098882171 on 29-09-2020, Amount Rs: 47,780/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 52715139 on 29-09-2020, 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 1523-2020, Page from 276924 to 276951  
being No 152306745 for the year 2020.



Digitally signed by SANJOY BASAK  
Date: 2020.10.09 16:53:27 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2020/10/09 04:53:27 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)

