

APR-D.S.R-II-BARASAT Decd-3438/2017

# भारतीय गैर न्यायिक



## INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

15AB 957600

4/-

225/-

10/-

10/-

249/-

110/- 2018

15-01-2018



নং ১২ তারিখ ০২-১-১৮ ১০/১

ক্রয়তার নাম  
ক্রয়তার স্বাক্ষর  
বিধান নগর (সেন্ট্রাল সিটি) এ. ডি. এস. আর. ও  
মোট ক্রয় তারিখ  
চালান নং  
টহাঙ্গী বারাকপুর ভেড়া মিতা দস্ত

MD. MANIR UZ JAMAN  
DEED WRITER  
Residence : Mahammadpur  
Rajarhat, Kolkata - 700135

27 NOV 2017

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T 3438 /17



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
 5-10-17  
 8-15-17  
 8-0-1444771/17

Certified that the document is admitted to registration. The signature sheet/ Sheets 942603 the enclosure to sheet/ Sheets attached with this document's are the part of this document.

*[Signature]*  
 U/S 7(2)  
 District Sub Registrar II  
 24 Pgs (N) Barasat  
 08 NOV 2017

THIS DEED OF CONVEYANCE made this the 25<sup>th</sup> day of OCTOBER, TWO THOUSAND AND SEVENTEEN (2017)

**BETWEEN**

(I) SRI SAJAL NASKAR ALIAS SAJAL KUMAR NASKAR (PAN No. AIDPN6212C) son of Sri Sushil Kumar Naskar alias Sushil Naskar, residing at Mahishbathan P.O. - Krishnapur, P.S. - Bidhannagar(East) at present Electronic Complex, Kolkata - 700102, District - North 24-Parganas, West Bengal, by religion Hindu, Nationality Indian, by Occupation Business, hereinafter referred to as the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns) of the ONE PART;



25 23-10-17 100/-

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Naoolin Realcon P.Ltd.  
DN-10 - Sec 22 (Verla)

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20 SEP 2017

520000



11/2/17

NAOOLIN REALCON PRIVATE LIMITED

.....  
Director



11/2/19

Sajal Kumar  
Alok Sajal Kumar Kumar



Registrar O/S 7(2)  
District Sub-Registrar II  
24 Pgs (N) Baresn

25 OCT 2017

Malharji ...  
To Malharji ...  
of Malharji ...



**AND**

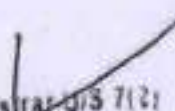
(ii) **NAOOLIN REALCON PVT. LTD** (Pan No. AAFCN0116N) a company incorporated within the meaning of the Companies Act, 1956, having its registered office at Merlin Matrix, 2<sup>nd</sup> Floor, Unit No. 203, DN-10, Sector-V, Salt Lake, P.O. - Sech Bhavan, P.S. - Electronic Complex, Kolkata - 700091, West Bengal, represented by its Director **SRI DEBASHIS ROY** (PAN No. AOPPR3859H) son of Sri Sunil Kumar Roy, residing at Vill. Panapukur, P.O. - Bhangar, P.S. - Kashipur, Dist - South 24-Parganas, Pin: 743502, West Bengal, by Religion Hindu, by Nationality Indian, by occupation Business, hereinafter referred to as the **PURCHASER** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **OTHER PART**;

**WHEREAS :**

A) by a Deed of Gift(Danpatra) dated 16.11.1992 made between Smt. Kiron Moni Dasi alias Kiron Bala Dasi, therein called the Donor of the One Part and Sri Sushil Kumar Naskar alias Sushil Naskar therein called the Donee of the Other Part registered at Additional District Sub-Registration Office Bidhannagar(Salt Lake City), recorded in Book No. 1, Volume No. 213, Pages from 287 to 297 Being No. 9812 for the year 1992 the said Smt. Kiron Moni Dasi alias Kiron Bala Dasi, for the consideration therein mentioned granted, transferred and conveyed by way of natural love and affection unto the said Sri Sushil Kumar Naskar alias Sushil Naskar ALL THAT piece or parcel of land measuring an area of 15 Decimals (1/2 share) out of 30 Decimals comprised in R.S. Dag No. 286 under R.S. Khatian No. 119, L.R. Khatian No. 51 of Mouza Mahisbathan, J.L. No. 18, R.S. No. 204,





  
Registrar O/S 7(2)  
District Sub. Registrar II  
24 Pgs (N) Barawal

25 OCT 2017



Touzi No. 172 at present 10, under Bidhannagar (East) at present Electronic Complex Police Station in the district of North 24-Parganas fully described in the Schedule thereunder written absolutely and for ever.

- B) The said Sri Sushil Kumar Naskar alias Sushil Naskar after Deed of Gift the said land recorded its name at B.L.R.O. and recorded under separate L.R. Khatian No. 1338 and has so long been enjoying and possessing the same by paying tax in the concerned authority with good right and full and absolute power of ownership and has every right to transfer the same to anybody by any way.
- C) By a Deed of Gift(Danpatra) dated 10.03.2017 made between Sri Sushil Kumar Naskar alias Sushil Naskar, therein called the Donor of the One Part and Sri Sajal Naskar alias Sajal Kumar Naskar therein called the Donee of the Other Part and registered at D.S.R.-II, North 24-Parganas, Barasat, recorded in Book No. I, Volume No. 1502-2017, Pages from 18073 to 18089, Being No. 150200726 for the year 2017 the said Sri Sushil Kumar Naskar alias Sushil Naskar, for the consideration therein mentioned granted, transferred and conveyed by way of natural love and affection unto the son, the said Sri Sajal Naskar alias Sajal Kumar Naskar, the Vendor herein ALL THAT piece or parcel of land measuring an area of 07 Cottahs out of 15 Decimals arising out of 30 Decimals comprised in R.S./L.R. Dag No. 286 under R.S. Khatian No. 119, L.R. Khatian No 61 now 1338, of Mouza Mahisbathan, J.L. No. 18, R.S. No. 204, Touzi No. 172 at present 10, within the jurisdiction of Bidhannagar Municipal Corporation under Bidhannagar (East) at present Electronic Complex Police Station in the district of North 24-Parganas fully described in the Schedule thereunder written absolutely and for ever.



- D) Thereafter the said Sri Sajal Naskar alias Sajal Kumar Naskar mutated his name with the records of B.L. & L.R.O., North 24-Parganas, land measuring an area of 07 Cottahs out of 15 Decimals arising out of 30 Decimals comprised in R.S./L.R. Dag No. 286 under L.R. Khatian No. 2054, of Mouza Mahisbathan, J.L. No. 18, R.S. No. 204, Touzi No. 172 at present 10 under Bidhannagar (East) at present Electronic Complex Police Station in the district of North 24-Parganas.
- E) Thus the said Sri Sajal Naskar alias Sajal Kumar Naskar, the Vendor herein is absolutely seised and possessed of the piece or parcel of land measuring an area of 07 Cottahs out of 15 Decimals arising out of 30 Decimals comprised in R.S./L.R. Dag No. 286 under R.S. Khatian No. 119, L.R. Khatian No 61, 1338 now L.R. Khatian No. 2054, of Mouza Mahisbathan, J.L. No. 18, R.S. No. 204, Touzi No. 172 at present 10, within the jurisdiction of Bidhannagar Municipal Corporation, Ward No. 18, under Bidhannagar (East) at present Electronic Complex Police Station in the district of North 24-Parganas fully described in the Schedule hereunder written (hereinafter for the sake of brevity referred to as 'the said property') free from all encumbrances and liabilities whatsoever.
- F) The Vendor has agreed to sell and transfer the Said Properties and the Purchaser has agreed to purchase and acquire the Said Properties, free from all encumbrances and charges being **ALL THAT** land measuring an area of 07 Cottahs out of 15 Decimals arising out of 30 Decimals comprised in R.S./L.R. Dag No. 286 under R.S. Khatian No. 119, L.R. Khatian No 61, 1338 now L.R. Khatian No. 2054, of Mouza Mahisbathan, J.L. No. 18, R.S. No. 204, Touzi No. 172 at present 10, **Together with** all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, drain, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages





and appurtenances whatsoever to the Said Properties or any part or portion thereof belonging thereto or in any ways appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto, free from all encumbrances and charges for the consideration and subject to the terms and conditions hereinafter appearing.

- G) At or before execution of this Indenture the Vendor has assured and represented to the Purchaser as follows:
- H) That the Vendor alone is the sole and absolute owner of the Said Properties.
- I) That the Vendor has not entered into any agreement for sale and transfer and/or lease nor has created any interest of any third party into or upon the Said Properties.
- J) That the Said Properties are free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debentures, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars, bhagchashi 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 Properties is free, clear and marketable.
- K) That the Said Properties are not being cultivated and/or the Vendor has not been cultivating the Said Properties.



- L) That there is no legal bar or impediment on the part of the Vendor in selling and/or transferring the Said Properties.
- M) That the Said Properties are not subject to any notice of acquisition and/or requisition.
- N) That the Vendor is in khas possession of the entirety of the Said Properties.
- O) That no person excepting the Vendor have any right of easement or any other right whatsoever or howsoever over and in respect of the Said Properties.
- P) That nobody has any right of easement over and in respect of the Said Properties or any part thereof.
- Q) The Purchaser relying upon the above representations has agreed to execute this Deed and to make payment of the amount of consideration as hereinafter appearing or enjoyed therewith or reputed to belong or appertain thereto.

**NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS.**

- I) That in consideration of a sum of Rs. 1,25,00,000/- (Rupees One Crore twenty five Lakh only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor, receipt of which the Vendor doth hereby and also by the receipt hereunder written, admits and acknowledges to have been received and of and from the payment of the same and every part thereof doth hereby acquit, release and discharge the Purchaser and the Said Properties, being the Said Properties, and/or the entirety of the right title interest of the Vendor into or upon the Said Properties hereby intended to be sold, transferred and conveyed and the Vendor hereby indefeasibly



grant, sell, transfer, convey, assign and assure unto and to the Purchaser being ALL THAT land measuring an area of 07 Cottahs out of 15 Decimals arising out of 30 Decimals comprised in R.S./L.R. Dag No. 286 under R.S. Khatian No. 119, L.R. Khatian No 61, 1338 now L.R. Khatian No. 2054, of Mouza Mahisbathan, J.L. No. 18, R.S. No. 204, Touzi No. 172 at present 10, J.L. No. 18, R.S. No. 204, Touzi No. 172 at present 10, Together With all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, drain, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the Said Properties or any part or portion thereof belonging thereto or in anyways appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto, free from all encumbrances and charges for the consideration and subject to the terms and conditions hereinafter appearing or enjoyed therewith or reputed to belong or appertain thereto And the reversion or reversions remainder or remainders and the rents issues and profits of the Said Properties and every part or portion thereof And all the legal incidences thereof And all the estate right, title, interest, inheritance, possession, use, trust, property, claims and demands whatsoever both at law and in equity of the Vendor into or upon and in respect of the Said Properties or any and every part thereof herein comprised and hereby sold, granted and transferred Together With all deeds, pattahs, muniments and evidences of title which are anyways exclusively relates to or concerns the Said Properties or any part or parcel thereof which now are or hereafter shall or may be in the custody, power, possession or control of the Vendor or any person or persons from whom the Vendor can or



may procure the same without any action or suit at law or in equity To Have And To Hold the Said Properties hereby granted, sold, conveyed, transferred, assigned, assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances, charges, liens, claims, demands, mortgages, leases, licenses, liabilities, trust, attachments, acquisitions, requisitions, prohibitions, restrictions, easements and dependencies whatsoever.

- II) And the Vendor doth hereby further covenants with the Purchaser that the Vendor are the absolute and lawful owner of the Said Properties and every part thereof and entitled each and every part or portions comprised therein and forming part thereof, free from all encumbrances, charges and liabilities of whatsoever nature And the Vendor doth hereby covenants with the Purchaser that it has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by the reason whereof the Said Properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or so intended to be was or is encumbered in title, estate or otherwise or by reason whereof the Vendor may or can be prevented from granting, selling, conveying, assigning and assuring the Said Properties or any part thereof in the manner as aforesaid.
- III) And That Notwithstanding any acts, deeds, matters or things by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently entitled to and absolutely seized and possessed of and or entitled to the Said Properties And the Said Properties hereby granted, sold, conveyed, transferred, assigned, assured or expressed so to be and every part



thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same **And That Notwithstanding** any such acts, deeds, matters or things whatsoever as aforesaid the Vendor now has good right, full and absolute power and authority to grant sell, convey, transfer, assure and assign the Said Properties hereby granted sold, conveyed, transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner as aforesaid and on the terms and conditions as aforesaid **And That** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold, possess and enjoy the same and receive and take all the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from under or in trust for any of his predecessors in title.

- IV) **And That** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted, exonerated, released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges, liens, claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, executions, prohibitions, restrictions, easements and dispendence whatsoever suffered or made or liabilities created in respect of the Said Properties by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or its predecessors in title or any of them as aforesaid or otherwise **And That** all rates, taxes and other impositions and/or outgoings payable in respect of the Said Properties upto the date of execution of these presents as and when assessed by the



authorities concerned and shall be payable by the Vendor and those relating to the period subsequent to the date of execution of these presents in respect of the Said Properties will be payable by the Purchaser **And That** the Vendor never held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the Said Property or any part or portion thereof has not been affected or vested under the Urban Land Ceiling & Regulation) Act, 1976 **And That** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 **And That** no notice, which is or may be subsisting has been served on the Vendor for the acquisition of the Said Properties or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed thereunder and the Vendor has no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the Said Properties or any part thereof **And That** no suit and/or proceeding is pending in any Court of law affecting the Said Properties and/or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **And Further That** the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the Said Properties or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make, do, acknowledge and execute all such further and lawful acts, deeds, matters and things whatsoever for further better and more perfectly and effectually granting and assuring the Said Properties and every part thereof unto and to the use the Purchaser as shall or may be reasonably required.



- V) **And This Deed Further Witnesseth** that herein after the Purchaser shall be entitled to hold, possess and enjoy the Said Properties in common with the other co-owners of the said Daga, without any interruption or hindrance by the Vendor or any person and/or persons claiming through or under the Vendor.

**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :**

**ALL THAT** piece or parcel of Bagan land measuring an area of **07 (Seven) Cottahs** out of 15 Decimals arising out of 30 Decimals comprised in R.S./L.R. Dag No. 286 under R.S. Khatian No. 119, L.R. Khatian No 61, 1338 now L.R. Khatian No. 2054, of Mouza Mahisbathan, J.L. No. 18, R.S. No. 204, Touzi No. 172 at present 10, within the jurisdiction of Bidhannagar Municipal Corporation, Ward No. 28 Near Charaktala Road, Additional District Sub-Registration Office Bidhannagar (Salt Lake City) under Bidhannagar (East) at present Electronic Complex Police Station in the district of North 24-Parganas and the said land is delineated in the Map or Plan is annexed hereto and thereon Border "RED".

The details of Land is shown as hereunder :

R.S./L.R. DAG NO.	L.R. KHATIAN NO.	TOTAL AREA	SOLD AREA
286	2054	30 Decimals	07 Cottahs

The said property is butted and bounded as follows:

**ON THE NORTH** : By Land of Mr Inmoy Mondal

**ON THE SOUTH** : By 27' ft. wide Road.

**ON THE EAST** : By Part of R.S./L.R. Dag No. 286

**ON THE WEST** : By R.S./L.R. Dag No. 284



**IN WITNESS WHEREOF** the Parties have hereunto set and subscribed their respective hands the day month and year first above written.

**SIGNED AND DELIVERED** by

the **PARTIES** at Kolkata

in the presence of :

**WITNESSES :**

1. *MD Manir Uz Jaman*

*Sajid M Khan alias*

*Sajid Khan Khan*

**SIGNATURE OF THE VENDOR**

2. *Tanvir Nandy*

**NAOOLIN REALCON PRIVATE LIMITED**

*Dilip Kumar*

*Director*

**SIGNATURE OF THE PURCHASER**

**Draft Prepared by me: -**

*MD Manir Uz Jaman*  
**MD. MANIR UZ JAMAN**

Licence No. DW- I - 33.  
D.R.O. North 24-Parganas  
Residence: Mahammadpur  
Rajarhat, Kolkata-700135  
Mobile : 9830538095  
E-mail : [manicircle2@gmail.com](mailto:manicircle2@gmail.com)





13.

**RECEIVED** with thanks from the above named Purchaser a sum of Rs. **1,25,00,000/- (Rupees One Crore Twenty Five lakh) only** as an earnest money in respect of the said Residential flat and car parking space, referred in the Schedule hereinbefore written and in terms of the Agreement for Sale as per Memo given below :-

**MEMO OF CONSIDERATION**

Date	Cheque/Cash	Bank's Name	Amount[Rs.]
01.03.2017	3190	Kotak Mahindra, Salt Lake Br.	10,00,000.00
30.03.2017	Cash,	R.B.I. Notes	2,00,000.00
15.03.2017	3261	Kotak Mahindra, Salt Lake Br.	3,00,000.00
10.04.2017	3378	Kotak Mahindra, Salt Lake Br.	4,00,000.00
15.04.2017	3379	Kotak Mahindra, Salt Lake Br.	1,00,000.00
17.06.2017	3738	Kotak Mahindra, Salt Lake Br.	15,00,000.00
29.06.2017	3790	Kotak Mahindra, Salt Lake Br.	14,65,000.00
29.06.2017		TDS Paid	35,000.00
26.07.2017	3922	Kotak Mahindra, Salt Lake Br.	14,85,000.00
26.07.2017		TDS Paid	15,000.00

14

08.09.2017	4121	Kotak Mahindra, Salt Lake Br.	4,95,000.00
08.09.2017		TDS Paid	5,000.00
20.09.2017	4240	Kotak Mahindra, Salt Lake Br.	9,90,000.00
20.09.2017		TDS Paid	10,000.00
17.10.2017	4339	Kotak Mahindra, Salt Lake Br.	4,95,000.00
17.10.2017		TDS Paid	5,000.00
25.10.2017	000055	Kotak Mahindra, Salt Lake Br.	39,60,000.00
25.10.2017		TDS Paid	40,000.00
<b>TOTAL</b>			<b>1,25,00,000.00</b>

(Rupees One Crore Twenty Five lakh) only

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Srijal Kumar  
Srijal Kumar

**WITNESSES:**

1. Md Hanis Khan
2. Pooja Nandy

**SIGNATURE OF THE VENDOR**









Government of West Bengal


Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS, District Name :North 24-Parganas  
Signature / LTI Sheet of Query No/Year 15020001444771/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri SAJAL KUMAR NASKAR Akaas Shri SAJAL NASKAR MAHISHBATHAN, P.O.- KRISHNAPUR, P.S.- East Bidhannagar, Bidhannagar, District- North 24-Parganas, West Bengal, India, PIN - 700102	Seller			Sajal naskar ajim Sajal Kumar naskar 25/10/17
2	Shri DEBASHIS ROY PANAPUKUR, P.O.- BHANGAR, P.S.- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 743502	Representative of Buyer [NAGOLIN REALCO N PRIVATE LIMITED]			Debashis Roy 25/10/17.

Query No:-15020001444771/2017, 25/10/2017 04:21:53 PM D.S.R. - II NORTH 24-PARGANAS



	Name and Address of Identifier	Identifier of	Signature with date
1	Md MANIR UZ JAMAN Son of Md NURUL ALAM MAHAMMADPUR, P.O:- KADAMPUKUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Shri SAJAL KUMAR NASKAR, Shri DEBASHIS ROY	

(Utpal Kumar Basu)

DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R. -  
II NORTH 24-PARGANAS

North 24-Parganas, West  
Bengal

Query No:-15020001444771/2017, 25/11/2017 14:51:53 PM D.S.R. - II NORTH 24-PARGANAS



भारतीय निर्वाचन आयोग  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
GGC4356038



निर्वाचक क्षेत्र : राजकीय क्षेत्र

Sector's Name : Rajkiya Sector

निर्वाचक नाम : सुनील कुमार

Pollster's Name : Sunil Kumar

लिंग / लिंग : पुरुष / M

जन्म तिथि / Date of Birth : 12/12/1987

पता  
No. 025, Kanchi Colony, Majher  
Harekrishna Ward No. 14 Bidhan  
Nagar, Puri North 24 Parganas 750102

Address:  
No. 025, Kanchi Colony, Majher  
Harekrishna Ward No. 14 Bidhan  
Nagar, Puri North 24 Parganas 750102

Digitally signed by  
Facsimile Signature of the Electoral  
Registration Officer for  
SI-Rajkiya (SC) Constituency

Digitally signed by  
Date of change in address mention till Card No.  
for the concerned P.O. for recording your name in the  
roll of the electoral address and to obtain the card

Sunil Kumar Wasthi





Sajal Kumar Naskar.




 भारत सरकार  
 Government of India


 দেবচাঁদ রায়  
 Debachis Roy  
 জন্মতারিখ/ DOB: 10/01/1979  
 পুরুষ / MALE


 7948 1996 4292

আমার আধার, আমার পরিচয়

*Debachis Roy*


 সাহস্রশিক্ষা মিশন  
 West Bengal Sahasra Shiksha Mission

ঠিকানা:  
 S/O: Sunil Kumar Roy,  
 Bijayganj Para,  
 Panapukur, South 24  
 Parganas,  
 West Bengal - 743502



 147  
 [help@ssm.gov.in](mailto:help@ssm.gov.in)  
 [www.ssm.gov.in](http://www.ssm.gov.in)  
 F.O. No. 107,  
 Bangalore-560 071





*Debashis Roy*





PART OF R.S. KH. NO 286, L.R. KH. NO. 1338 NAME OF MOUZA MAHISH  
 SARJAHAT, NOW UNDER BIDHAN NAGAR MUNICIPALITY CORPORATION,  
 28 P.S. ELECTRONICS COMPLEX SEC-V, DIST - N. 24 PGS

1" = 30'

PL NO.	LAND OWNER	PURCHASER	LAND AREA	ENCLOSURE ROAD	TOTAL AREA
B	SAJAL NASKAR	NAOLIN REALCON PVT. LTD.	6KH 14 CH 27 SFT	0KH 1 CH 18 SFT	7 KH 0 CH 0 SFT



Sajal Naskar  
 Sajal Naskar (Signature)

SIG. OF OWNER

NAOLIN REALCON PRIVATE LIMITED

*(Signature)*  
 Director

SIG. OF PURCHASER














SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX- SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Eshwar pu</i>	LH					
	RH.					

ATTESTED :- *Eshwar pu*

 <i>Sajal Kumar Ali Sajal Kumar</i>	LH					
	RH.					

ATTESTED :- *Sajal Kumar Ali Sajal Kumar Kumar*

<div style="border: 1px solid black; padding: 5px; width: 60px; margin: 0 auto;">PHOTO</div>	LH					
	RH.					

ATTESTED :-



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

19-201718-009642118-1

Payment Mode Online Payment

Date: 25/10/2017 14:13:22

Bank : HDFC Bank

N : 393371315

BRN Date: 25/10/2017 14:15:20

DEPOSITOR'S DETAILS

Id No. : 15020001444771/1/2017

(Query No./Query Year)

Name : NAOOLIN REALCON PVT LTD  
Contact No. : 9874019307 Mobile No. : +91 9874019307  
E-mail : naoolinrealcon@gmail.com  
Address : DN 10 MERLIN MATRIX SECTOR V SALT LAKE  
Applicant Name : Mr MD MANIR UZ JAMAN  
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	15020001444771/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	874920
2	15020001444771/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	125018
3	15020001444771/1/2017	Mutation/Conversion - Receipt	0029-00-800-029-27	462
Total				1000400

In Words : Rupees Ten Lakh Four Hundred only



### Major Information of the Deed

No :	I-1502-03438/2017	Date of Registration	08/11/2017
Query No / Year	1502-0001444771/2017	Office where deed is registered	
Query Date	23/10/2017 10:39:43 PM	D.S.R. - II NORTH 24-PARGANAS, District North 24-Parganas	
<b>Applicant Name, Address &amp; Other Details</b>	MD MANIR UZ JAMAN MAHAMMADPUR, Thana : Rajarhat, District: North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 9830538095, Status : Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,25,00,000/-	Rs. 1,25,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 8,75,020/- (Article:23)	Rs. 1,25,018/- (Article:A(1), E, M(b))		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

#### Land Details :

District: North 24-Parganas P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Charekatala Road (Mahishbathan). Mouza: Mahishbathan

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-286	LR-2054	Bastu	Bagan	7 Katha	1,25,00,000/-	1,25,00,000/-	Width of Approach Road: 27 Ft., Adjacent to Metal Road.
<b>Grand Total :</b>					<b>11.55Dec</b>	<b>125,00,000/-</b>	<b>125,00,000 /-</b>	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri SAJAL KUMAR NASKAR, (Alias: Shri SAJAL NASKAR)</b> Son of Shri SUSHIL KUMAR NASKAR MAHISHBATHAN. P.O:- KRISHNAPUR, P.S - East Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex. Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AIDPN6212C, Status : Individual, Executed by: Self, Date of Execution: 25/10/2017 . Admitted by: Self, Date of Admission: 25/10/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/10/2017 . Admitted by: Self, Date of Admission: 25/10/2017 ,Place : Pvt. Residence

#### Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>NAOOLIN REALCON PRIVATE LIMITED</b> MERLIN MATRIX, 2ND FLOOR, UNIT NO. 203, SEC-V, P.O:- SECH BHAVAN, P.S - East Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700102 , PAN No.: AAFCN0116N, Status : Organization, Executed by: Representative



**Identificatory Details :**

Name, Address, Photo, Finger print and Signature

**Shri DEBASHIS ROY (Presentant)**

Son of Shri - SUNIL KUMAR ROY PANAPUKUR, P.O:- BHANGAR, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 743502, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOPPR3859H Status : Representative, Representative of : NAOOLIN REALCON PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name &amp; address

Md MANIR UZ JAMAN

Son of Md NURUL ALAM

MAHAMMADPUR, P.O:- KADAMPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135,

Sex: Male, By Caste: Muslim, Occupation: Deed Writer, Citizen of: India, , Identifier Of Shri SAJAL KUMAR NASKAR,

Shri DEBASHIS ROY

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri SAJAL KUMAR NASKAR	NAOOLIN REALCON PRIVATE LIMITED-11.55 Dec

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Charaktala Road (Mahishbathan), Mouza. Mahishbathan

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 286(Corresponding RS Plot No:- 286), LR Khatian No:- 2054	Owner সজল মন্ডল, Gurdian সুনীল কুমার নস্কর, Address.বিহা, Classification:নাগর, Area:0.12000000 Acre,

**Endorsement For Deed Number : I - 150203438 / 2017**

On 25-10-2017

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

Presented for registration at 20:15 hrs on 25-10-2017, at the Private residence by Shri DEBASHIS ROY ..

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 1,25,00,000/-



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

...n is admitted on 25/10/2017 by Shri SAJAL KUMAR NASKAR, Alias Shri SAJAL NASKAR, Son of Shri SAJAL KUMAR NASKAR, MAHISHBATHAN, P.O: KRISHNAPUR, Thana: East Bidhannagar, . City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India PIN - 700102, by caste Hindu, by Profession Business  
...fied by Md MANIR UZ JAMAN, . . Son of Md NURUL ALAM, MAHAMMADPUR, P.O: KADAMPUKUR, Thana: Rajarhat, . North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Deed Writer

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

...xecution is admitted on 25-10-2017 by Shri DEBASHIS ROY. DIRECTOR, NAOLIN REALCON PRIVATE LIMITED, MERLIN MATRIX, 2ND FLOOR, UNIT NO. 203, SEC-V, P.O.- SECH BHAVAN, P.S:- East Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700102

...dentified by Md MANIR UZ JAMAN, . . Son of Md NURUL ALAM, MAHAMMADPUR, P.O: KADAMPUKUR, Thana: Rajarhat, . North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Deed Writer

*U.K. Basu*

**Utpal Kumar Basu**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II NORTH 24-**  
**PARGANAS**  
**North 24-Parganas, West Bengal**

**On 26-10-2017**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,25,018/- ( A(1) = Rs 1,25,000/- , E = Rs 14/- , M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 1,25,018/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/10/2017 2:15PM with Govt. Ref. No 192017180096421181 on 25-10-2017, Amount Rs: 1,25,018/-, Bank: HDFC Bank ( HDFC000014), Ref. No. 393371315 on 25-10-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 8,75,920/- and Stamp Duty paid by by online = Rs 8,74,920/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/10/2017 2:15PM with Govt. Ref. No: 192017180096421181 on 25-10-2017, Amount Rs: 8,74,920/- Bank: HDFC Bank ( HDFC000014), Ref. No. 393371315 on 25-10-2017, Head of Account 0030-02-103-003-02

*U.K. Basu*

**Utpal Kumar Basu**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II NORTH 24-**  
**PARGANAS**  
**North 24-Parganas, West Bengal**

**On 08-11-2017**

**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



of Stamp Duty

that required Stamp Duty payable for this document is Rs. 8,75,020/- and Stamp Duty paid by Stamp Rs 100/-  
tion of Stamp  
mp: Type: Court Fees, Amount: Rs. 10/-  
amp: Type: Impressed, Serial no 2595, Amount: Rs.100/-, Date of Purchase: 23/10/2017, Vendor name. Mita Dutta

*U.K. Basu*

**Utpal Kumar Basu**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II NORTH 24-**  
**PARGANAS**  
**North 24-Parganas, West Bengal**



Deed of Registration under section 60 and Rule 69.

Registered in Book - I

Deed number 1502-2017, Page from 87828 to 87857

Deed No 150203438 for the year 2017.



*UK Basu*

Digitally signed by UTPAL KUMAR  
BASU  
Date: 2017.11.09 11:51:06 +05:30  
Reason: Digital Signing of Deed.

{Utpal Kumar Basu} 09-11-2017 11:50:54  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS  
West Bengal.

Checked by  
*Gm* 15/01/18

~~Certified to be a True Copy~~

~~15-01-2018~~

(This document is digitally signed.)

