

990/1023

I 1019/20

Page No. 1

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 281477

K 281477

The document is submitted for registration
the signature and the document are to be
sheet attached with the document.
A.D.S.R. Bhargore
S/24 Parganas

03 FEB 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this 3rd
day of February, 2023 (Two Thousand and Twenty Three);

BETWEEN

Ranjit Kumar Das

69134

04 JAN 2023

DATE

SOLD TO

ADDRESS

RS

Martin Para mēdhamadi Education Society

24A, Martin Para (Purbachannagram)

5000/-

KOL-100.

CODE NO. (1087)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (S)
HIGH COURT, KOLKATA, 700 001

04 JAN 2023

Ranjit Kumar Des



2

Addl District Sub-Registrar
Bhanga, 24 Parganas (S)

03 FEB 2023

Abu Kumar gain
S/O - Surya gain
vill - Raghunathpur
P.O - B. Raghunathpur
P.S - Kashiapur
Dist - 24 PGS (S)

SRI RANJIT KUMAR DAS, (PAN: ALDPD8892M) Aadhaar No. 3171 7709 5729, Son of late Sri Mohan Das, by Faith Hindu, by occupation Business, By Nationality Indian, residing at 7, Canal South Road, Post Office & Police Station Entally, Dist- South 24 Parganas, Kolkata- 700015, West Bengal, India. Hereinafter called and referred to as the **VENDOR** (Which terms or expressions shall unless excluded by or repugnant to subject or context be deemed to include his heirs, successors, administrators, legal representatives, and assigns)_being the party of the **FIRST PART.**

-AND-

MARTIN PARA MOHAMMADI EDUCATIONAL SOCIETY, PAN. AAHAM2544D, Registered No. S/2L/9390, address at 24A, Martin Para (Purbo Panchannogram), Post Office- Tiljala, Police Station- Anandapur, District- South 24 Prganas, Kolkata- 700100, in the state of West Bengal, the Secretary of **SYED JAFFAR ABBAS RIZVI**, PAN No. AGRPR6077R, Aadhaar No. 2584 8936 5421, Son of late Syed Mohammad Akhtar Rizvi, by faith-Muslim, by occupation- Business, Nationality Indian, residing at- 24A, Martin Para (Purbo Panchannogram), Post Office- Tiljala, Police Station- Anandapur, District- South 24 Prganas, Kolkata- 700100, and treasurer of **SYED ASHFAQUE AHMED**, PAN No. APVPA4439H, Aadhaar No. 5568 7419 2710, Son of late Syed Mahtab Ahmed, by faith-Muslim, by occupation- Business, Nationality Indian, residing at- 7, K.M.B. Lane, Post Office- & Police Station- Tiljala, District- South 24 Prganas, Kolkata- 700039,



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Addl. District Sub-Registrar
Bhargar 24 Prg (S)

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hereinafter jointly called and referred to as the **PURCHASERS** (Which terms or expressions shall unless excluded by or repugnant to subject or context be deemed to include their heirs, successors, administrators, legal representatives, and assigns) being the party of the **SECOND PART.**

WHEREAS one Gajendra Nath Singha, by virtue of a Registered Sale Deed of Conveyance dated 30th day of November 1953 and registered in Book no. 1, Volume No. 99, page from 1 to 4, being no. 8815, for the year 1953, for valuable consideration mentioned therein purchased from one Khagendranath Singha son of Late Suk Chand Singha of Saitala, Sonarpore, District 24-Parganas in respect of land measuring 03 (three) Bighas of Sali Land under Rayati Dakhali Sattya situate and lying in the District of 24-Parganas (South) Police Station and sub-Registration office at Bhangore, J.L.No. 5, Khatian No. 479, Dag No. 952/993 of Mouja -Hadia contained in collectorate Touzi No. 3027 more fully and particularly mentioned and described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the said property.

AND WHEREAS the said property has been finally recorded and depicted in the Revisional Settlement Khatian No. 479, Dag No., 952/993 in the name said Gajendra Nath Singha under section 44 (2) of the W.B.E.A. Act 1953 (W.B.) Act 1 of 1954 modified under Section 47 of the said Act.

AND WHEREAS said Gajendra Nath Singha since then have been enjoying the said property free from all sorts of encumbrances by way of



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cultivation and in view of his old age and other lawful reasons has appointed his **six married daughters** namely 1. Hena Pramanik, wife of Late Sailendra Pramanik of Krikshnapur, P.S. Rajarhat, District - 24-Pargana (North), 2. Anima Mondal wife of Sri Mantu Modnal of Mahisgote, P.S. Rajarhat, Dist- 24-Parganas North, 3. Swapna Mondal wife of Sri Dhirendra Nath Mondal of Basirhat, P.S. Basirhat, District - North 24-Parganas, 4. Aparna Mondal wife of Sri Rabindranath Mondal of Keutia, District North 24-Pagganas, 5. Archana Mondal, wife of Sri Santi Kumar Mondal of Madhyamgram, P.S. Barasat, District North 24-Pargana and 6. Suparna Patra wife of Sri Sambhunath patra of Village - Jangra, P.S. Rajarhat, District -North 24- Parganas as the Constituted Attorneies by grant of a General Power of Attorney which has been registered at the District Registrar's office at Alipore in Book No. IV. Being no. 806 for the year 1991 to look after, control, and manage supervise the affairs in respect of the said property/land and has further authorized and empowered the said Attorneys to sell, transfer and assign the said property in favour of the suitable purchaser or purchasers.

AND WHEREAS said Gajendra Nath Singha through his registered Attorneys have jointly sold and transferred the said property, sale agricultural land measuring 7650 sqfts, under Rayati Dakhali Sattya, lying at a situated situated at the District of 24 Parganas (South), Police Station and sub registry office Bhangar, J.L.No. 5, Khatian No. 479, Dag No. 952/993 of Mouja -Haldia contained in collectorate Touzi No. 3027, in favour of Gopi Krishna Ghosh son of Late Haripada Ghosh, resident of 20, Central Park East, Jadavpur, Calcutta-700032 against consideration



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Bhanger, 24 Parg (S)

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money which is entered in Book No I, Volume 141, Pages 480-488 Being No 7576 for the year 1993 registered in the office of Sub Registrar, Bhangore 24 pgs (S).

AND WHEREAS said Gopi Krishna Ghosh sold and transferred the said property, sale agricultural land measuring 7650 sqfts, under Rayati Dakhali Sattya, lying at a situated situated at the District of 24 Parganas (South), Police Station and sub registry office Bhangar, J.L.No. 5, Khatian No. 479, Dag No. 952/993 of Mouja -Hadia contained in collectorate Touzi No. 3027, in favour of Sri Ranjit Kumar Das, son of Sri Mohan Das, the vendor herein resident of 7, Canal South Road, Kolkata-700015, against consideration money which is entered in Book No I, Being No 8223 for the year 2012, registered in the office of District Sub Registrar-III, Alipore 24 pgs (S), the said property is free from all sorts of encumbrances, attachments, liens, charges, lispens, claims, demands and other liabilities whatsoever.

AND WHEREAS said Sri Ranjit Kumar Das, Son of late Sri Mohan Das, presently seized and possessed **08 Cottahs 01 Chittaks (more or less)** out of 7650 Sq.ft. (more or less) Sali Land comprised in sale agricultural land measuring 7650 sqfts, under Rayati Dakhali Sattya, lying at a situated at the District of 24 Parganas (South), Police Station and sub registry office Bhangar, J.L.No. 5, Khatian No. 479, Dag No. 952/993 of Mouja -Hadia contained in collectorate Touzi No. 3027.

AND WHEREAS the party of the first part Vendor/Seller herein due to his personal reason for necessities of cash money has declared for absolute sale of undivided proportionate share of the land of ALL THAT



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Addl. District Sub-Registrar
Bhanger 24 Pgs. (S)

03 FEB 2023

piece and parcel of recorded Shali proposed Bastu Land admeasuring about **08 Cottahs 01 Chittaks (more or less)** out of 7650 Sq.ft. (more or less) Sali Land comprised in sale agricultural land measuring 7650 sqfts, under Rayati Dakhali Sattya, lying at a situated at the District of 24 Parganas (South), Police Station and sub registry office Bhargar, J.L.No. 5, Khatian No. 479, Dag No. 952/993 of Mouja -Hadia contained in collectorate Touzi No. 3027, West Bengal, India, morefully and particularly described in the "Schedule" hereunder written shown and delineated in the Map or Plan with Red border annexed hereto TOGETHER WITH the structure, right of ways, paths, passages, drains, lights and all and every manner of former or other rights, liberties, privileges and all kinds of easements, profits, appurtenances, appendages whatsoever standing in and upon or belonging or in any way appertaining to the said property hereby for conveyed at or for the total consideration of **Rs. 14,50,000/- (Rupees Fourteen Lakhs Fifty Thousand)** Only and the Vendee/ Purchaser herein after information from reliable sources and verification of all the relevant papers and documents of the said land and satisfied the same have agreed to purchase the said land at the said consideration.

NOW THIS DEED OF CONVEYANCE WITNESSETH as follows:

That in pursuance of the said offer and in Consideration of the said sum of **Rs. 14,50,000/- (Rupees Fourteen Lakhs Fifty Thousand)** Only well and truly paid by the Vendee/Purchaser to the Owner/Seller/Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge the same as per Memo hereunder written and acquit, release and forever discharge the said Purchasers as



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Addl. District Sub-Registrar
Bhargar 24 Pgs.(S)

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well as the said land and hereditaments hereby sold) and the Vendor doth hereby grant, transfer, convey, sell, assign and assure unto the Purchasers ALL THAT piece and parcel of recorded Shali proposed Bastu Land admeasuring about **08 Cottahs 01 Chittaks (more or less)** out of 7650 Sq.ft. (more or less) Sali Land comprised in sale agricultural land measuring 7650 sqfts, under Rayati Dakhali Sattya, lying at a situated at the District of 24 Parganas (South), Police Station and sub registry office Bhangar, J.L.No. 5, Khatian No. 479, Dag No. 952/993 of Mouja -Hadia contained in collectorate Touzi No. 3027, West Bengal, India, more fully and particularly described in the "Schedule" hereunder written 'shown and delineated in the Map or Plan with Red border annexed hereto OR HOWSOEVER OTHERWISE said land, hereditaments and premises now is or are or heretofore was or were situated, butted, bounded, called, known, numbered described or distinguished TOGETHER WITH all paths, passages, ways, sewers, drains, ditches, hedges, water, water-courses and all other former and ancient rights, liberties, benefits, privileges, advantages, easements, appurtenances whatsoever to the said land, hereditaments and premises belonging to or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong to be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof AND all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendor into or upon the said land, hereditaments and premises and every part thereof AND all the deeds, pattahs, muniments, writings, evidences of title which exclusively relates to the said land and hereditaments or every part



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**Addl. District Sub-Registrar
Bhargar 24 Pgs.(S)**

03 FEB 2023

thereof which now are or hereafter may be in the custody, power, control or possession of the Vendor or any person or persons from whom the Vendor may procure the same without any lawful action or suit TO HAVE AND TO HOLD the said land, hereditaments and premises so to be unto the use of the said Purchasers absolutely forever free from all encumbrances.

AND THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS as follows:-

THAT Notwithstanding any act, thing, deed, matters whatsoever made done executed or knowingly suffered to the contrary the Vendor now has good right, full power, absolute authority and indefeasible title to grant, transfer and convey the said land, hereditaments and premises sold or expressed or intended so to be unto and to the use of the Purchasers in manner aforesaid.

AND the Purchasers shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land or every part thereof and pay the rents and taxes to the Appropriate Authorities upon getting their names mutated in the office of B.L. & L.R.O Concerned and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from or under or in trust for the Vendor or any of his predecessors in-title and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged, saved, harmless and keep the Purchasers indemnified from or against all charges, encumbrances



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made or suffered by the Vendor or any of his predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid.

FURTHER the Vendor and all persons having lawfully or equitably claiming any estate or interest upon the said land, hereditaments and premises or any part thereof from under or in trust for the Vendor shall and will from time to time or at all times hereafter at the costs and request of the Purchasers do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said land, hereditaments and premises to the Purchasers as shall or may be reasonably required.

THE Vendor also declare that the land hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, liens, lispensens or any attachments or acquisition or requisition or encumbrances whatsoever. There is no Case, Suit or Proceeding pending against the said land before any Court of Law. The Vendor sold the said land while having Khas possession and delivered possession of the said land to the Purchasers.

IF any of the statements or covenants made hereinbefore is found to be false, fraud, untrue and/or any defect in title is detected hereafter the Vendor shall be liable for the same.



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Bhanger 24 Pga.(S)

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IF any error or omission is transpired in this Deed in future the Vendor shall at the costs and request of the Purchasers execute and register any Supplementary Deed or Deed of Rectification/ Declaration in favour of the Purchasers.

"SCHEDULE" AS REFERRED TO ABOVE

(Description of the Conveyed Land)

ALL THAT piece and parcel of recorded Shali proposed Bastu Land admeasuring about **08 Cottahs 01 Chittaks (more or less)** out of 7650 Sq.ft. (more or less) ~~Sali Land~~ comprised in sale agricultural land measuring 7650 sqfts, under Rayati Dakhali Sattya, lying at a situated at the District of 24 Parganas (South), Police Station and sub registry office Bhangar, J.L.No. 5, Khatian No. 479, Dag No. 952/993 of Mouja -Hadia contained in collectorate Touzi No. 3027, West Bengal, India, shown and delineated in the Map or Plan with Red border annexed hereto **TOGETHER WITH** the right ways, paths, passages drains, lights and all and every manner of former or other rights, liberties, privileges and all kinds of easements, profits, appurtenances, appendages whatsoever standing in and upon or belonging or in any way appertaining to the said property and has been seized and possessed of/and otherwise well and sufficiently entitle to the said property hereby for conveyed with all other general, quasi - easement and easement rights & liberties attached and due to the property under this instrument Which is more fully and particularly described and shown under table and butted and bounded as follows:-



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Addl. District Sub-Registrar
Bhargar 24 Pgs.(S)

03 FEB 2023

On the North : Part of R.S Dag No. 952/993,
 On the South : 20'0" Wide Road (Metal Road),
 On the East : Part of R.S Dag No. 952/993,
 On the West : Part of R.S Dag No. 992/993 (P),

IN WITNESS WHEREOF the vendor and the purchasers do hereby set
 and subscribe their respective hands and seals the day, month and year
 as stated at the outset.

Signed, sealed and delivered

In presence of: -

Witnesses:-

1. FIROJ BAKSH
 9M TOPSIA ROAD
 KOLKATA - 700039

Ranjit Kumar Das

SIGNATURE OF THE VENDOR

Syed Jaffer Abbas Rizvi
 Syed Ashfaqur Ahmmed

2. Arun Kumargain
 Vill- Raghunathpur

SIGNATURE OF THE PURCHASERS

COMPUTERED &

DRAFTED BY:-

Animesh Kumar Pal.

Animesh Kumar Pal

Village- Chakmoricha

Lisence No- BGR/81

A.D.S.R- Bhangar



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Addl. District Sub-Registrar
Bhargar 24 Pga.(S)

03 FEB 2023

MEMO OF CONSIDERATION

RECEIVED of and from the within named Vendee/Purchasers the within mentioned sum of **Rs. 14,50,000/-** (~~Rupees Fourteen Lakhs Fifty Thousand~~) Only being the full and final Consideration money of the property mentioned in the "Schedule" hereinabove, paid by the Purchasers as per memo in below.

Being the full amount of below:

| NEFT / CHEQUE | Bank Name | D a t e | A m o u n t |
|------------------|-------------|------------|----------------------|
| SBIN223013735253 | S B I | 13.01.2023 | 2,00,000 / - |
| 8 7 1 7 5 6 | S B I | 14.01.2023 | 4,00,000 / - |
| 8 7 1 7 5 7 | S B I | 14.01.2023 | 4,00,000 / - |
| 8 7 1 7 6 6 | S B I | 23.01.2023 | 2,50,000 / - |
| B y C a s h | | 20.04.2022 | 1,00,000 / - |
| B y C a s h | | 03.08.2022 | 1,00,000 / - |
| T o t a l | A m o u n t | | 14,50,000 / - |

WITNESSES:

1) FIROZBAKSH
9M TOPSIK ROAD
KOLKATA-700039.

Ranjit Kumar Das

SIGNATURE OF THE VENDOR/SELLER

2) Arun Kumar Gaim
vill- Baghu nath pur



Addl. District Sub-Registrar
Bhanger 24 Pgs.(S)

03 FEB 2023

SITE PLAN

THIS IS THE WHITE PRINT (SITE PLAN) OF MOUZA- HADIA, J.L. NO. 05, R.S. DAG NO. 952/993. SOLD AREA OF LAND 08 KATHA 01 CHATAK (M/L), P.S.- K.L.C. DIST.- 24 PARGANAS (S) UNDER BAMANGHATA GRAMPANCHAYET. SOLD AREA MARK IN RED BORDER.

N.T.S



Ranjit Kumar Das

DRAWING BY:

[Signature]
02/04/25



SIGNATURE OF THE VENDOR



✓

Addl. District Sub-Registrar
Bhargar 24 Dec '81

03 FEB 2023

**PHOTO OF THE PRESENTANT SHOULD BE PASTED IN THE
FRONT PAGE OF THE DOCUMENTS.**



| | Thumb (Finger) | 1st Finger | Middle Finger | Ring Finger | Small Finger |
|---------------|-------------------|---------------|------------------|----------------|-----------------|
| Left Hand | | | | | |
| Right Hand | | | | | |

Name.....RANJIT KUMAR DAS.....

Signature.....(Ranjit Kumar Das) Ranjit Kumar Das.....



| | Thumb (Finger) | 1st Finger | Middle Finger | Ring Finger | Small Finger |
|---------------|-------------------|---------------|------------------|----------------|-----------------|
| Left Hand | | | | | |
| Right Hand | | | | | |

Name.....SYED JAFFAR ABBAS RIZVI......

Signature.....(Syed Jaffar Abbas Rizvi).....



| | Thumb (Finger) | 1st Finger | Middle Finger | Ring Finger | Small Finger |
|---------------|-------------------|---------------|------------------|----------------|-----------------|
| Left Hand | | | | | |
| Right Hand | | | | | |

Name.....SYED ASHFAQUR AHMED.....

Signature.....(Syed Ashfaqur Ahmed).....

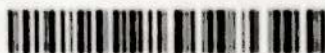


Addl. District Sub-Registrar
Bhargar 24 Pgs.(S)

03 FEB 2022



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192022230279509771

GRN Details

| | | | |
|-------------------|---------------------|---------------------|---------------------|
| GRN: | 192022230279509771 | Payment Mode: | Online Payment |
| GRN Date: | 03/02/2023 13:04:45 | Bank/Gateway: | ICICI Bank |
| BRN : | 94597424 | BRN Date: | 03/02/2023 13:05:56 |
| GRIPS Payment ID: | 030220232027950976 | Payment Init. Date: | 03/02/2023 13:04:45 |
| Payment Status: | Successful | Payment Ref. No: | 2000188758/4/2023 |

[Query No*/Query Year]

Depositor Details

Depositor's Name: SYED JAFFAR ABBAS RIZVI
Address: 24 A MARTIN PARA PURBA PANCHANNAGRAM
Mobile: 9732414830
Contact No: 9903543414
Depositor Status: Buyer/Claimants
Query No: 2000188758
Applicant's Name: Mr Animesh Kumar Pal
Identification No: 2000188758/4/2023
Remarks: Sale, Sale Document Payment No 4
Period From (dd/mm/yyyy): 03/02/2023
Period To (dd/mm/yyyy): 03/02/2023

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1 | 2000188758/4/2023 | Property Registration- Stamp duty | 0030-02-103-003-02 | 135082 |
| 2 | 2000188758/4/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 46694 |
| Total | | | | 181776 |

IN WORDS: ONE LAKH EIGHTY ONE THOUSAND SEVEN HUNDRED SEVENTY SIX ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RANJIT KUMAR DAS
MOHAN DAS
22/02/1984
Permanent Account Number
ALDPD8892M

Ranjit K. Das
Signature



Ranjit Kumar Das

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

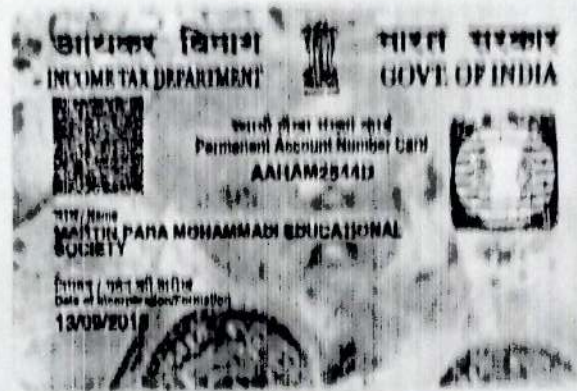
SYED JAFFAR ABBAS RIZVI
SYEDMOHAMMAD AKHTAR RIZVI
09/08/1968
Permanent Account Number
AGRPR6077R

Signature



(*AK*)

Syed Jaffar Abbas Rizvi



MARTIN PARA MOHAMMADI EDUCATIONAL SOCIETY
Syed Jaffer Abbas Rizvi
Secretary

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SYED ASHFAQUE AHMED
AHMED SYED MAHTAB

18/11/1962
Permanent Account Number
APVPA4439H

Signature

10000000

(Ashfaq)

Syed Ashfaq Ahmed


ভারত সরকার
Government of India



রঞ্জিত কুমার দাস
Rangit Kumar Das

পিতা : মোহন দাস (U)

Father : Mohan Ram


জন্ম তারিখ : DOB : 22/02/1984

লিঙ্গ : Male



3171 7709 5729

আধার - সাধারণ মানুষের অধিকার


ভারতীয়唯身识别权威
Unique Identification Authority of India

ঠিকানা: নিউ বামনঘাটা, হাতিয়া,
দক্ষিণ ২৪ পরগনা, হাতিয়া, পশ্চিম
বঙ্গ, 700150

Address: NEW BAMANGHATA,
Hadia, South 24 Parganas, Hadia,
West Bengal, 700150

3171 7709 5729

1947
1800 300 1947

✉
help@uidai.gov.in

www.uidai.gov.in

Rangit Kumar Das

PH-9803720732



সার্বভৌম সরকার
GOVERNMENT OF INDIA



সৈয়দ আশফাক আহমেদ
Syed Ashfaq Ahmed
পিতা : সৈয়দ মহতাব আহমেদ
Father : SYED MAHTAB AHMED
জন্ম বর্ষ / Year of Birth : 1962
পুরুষ / Male



5588 7419 2710

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৭, কে. এম. বি. লেন, তিলজালা,
তিলজালা, কোলকাতা, পশ্চিমবঙ্গ,
700039

Address:
7, K. M. B. LANE, TILJALA,
Tiljala S.O, Tiljala, Kolkata,
West Bengal, 700039



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



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

(Ahmed)
Syed Ashfaq Ahmed



भारत सरकार

Government of India

Enrollment No. : 1528/67814/02819

To
Syed Jaffar Abbas Rizvi

01/04/2017

S/O: Syed Mohammad Akhtar Rizvi
24A, MARTIN PARA PURBA PANCHANNA GRAM
Vip Nagar
Vip Nagar, Vip Nagar, South 24 Parganas,
West Bengal - 700100
9903543414



KA159322799FH

15932279



आपका आधार क्रमांक / Your Aadhaar No. :

2584 8936 5421

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India

Syed Jaffar Abbas Rizvi



DOB: 09/08/1968

Male

2584 8936 5421



मेरा आधार, मेरी पहचान

(Signature)

Syed Jaffar Abbas Rizvi



রেজিস্ট্রেশন নথি প্রদান করা
যায় যেমনটি উল্লিখিত করা হয়েছে
সংশ্লিষ্ট নথিপত্রের
Registration granted in
anticipation of the
information/facts stated
in the documents being
correct and true.

Certificate of Registration of Societies
WEST BENGAL ACT XXVI of 1961

S/2L No. 9390 of 2013-2014

I hereby certify that Martin Para Mohammadi
Educational Society

has this day been registered under the West Bengal Societies Registration
Act, 1961.

Given under my hand at Kolkata

this Thirteenth day of September

Two thousand and Thirteen




Registrar of Firms, Societies &
Non-Trading Corporations,
West Bengal.

MARTIN PARA MOHAMMADI EDUCATIONAL SOCIETY

Syed Jaffer Abbas Rizvi
Secretary



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192022230279509771

GRN Details

| | | | |
|-------------------|---------------------|---------------------|---------------------|
| GRN: | 192022230279509771 | Payment Mode: | Online Payment |
| GRN Date: | 03/02/2023 13:04:45 | Bank/Gateway: | ICICI Bank |
| BRN: | 94597424 | BRN Date: | 03/02/2023 13:05:56 |
| GRIPS Payment ID: | 030220232027950976 | Payment Init. Date: | 03/02/2023 13:04:45 |
| Payment Status: | Successful | Payment Ref. No: | 2000188758/4/2023 |

[Query No.*Query Year]

Depositor Details

| | |
|---------------------------|--------------------------------------|
| Depositor's Name: | SYED JAFFAR ABBAS RIZVI |
| Address: | 24 A MARTIN PARA PURBA PANCHANNAGRAM |
| Mobile: | 9732414830 |
| Contact No: | 9903543414 |
| Depositor Status: | Buyer/Claimants |
| Query No: | 2000188758 |
| Applicant's Name: | Mr Animesh Kumar Pal |
| Identification No: | 2000188758/4/2023 |
| Remarks: | Sale, Sale Document Payment No 4 |
| Period From (dd/mm/yyyy): | 03/02/2023 |
| Period To (dd/mm/yyyy): | 03/02/2023 |

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1 | 2000188758/4/2023 | Property Registration- Stamp duty | 0030-02-103-003-02 | 135082 |
| 2 | 2000188758/4/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 46694 |
| Total | | | | 181776 |

IN WORDS: ONE LAKH EIGHTY ONE THOUSAND SEVEN HUNDRED SEVENTY SIX ONLY.

भारत का निर्वाचन आयोग
भारत का निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD
CCR1398478



निर्वाचक नाम : अरुण कुमार गण
Elector's Name : Arun Kumar Gain

पिता का नाम : सूर्य कुमार गण
Father's Name : Surya Kumar Gain

लिंग / लिंग : पुरुष / M

जन्म तिथि : XX/XX/1980
Date of Birth : XX/XX/1980

CCR1398478

पता:
मध्य राघुनाथपुर भोगाली - 1 नं० कश्मीर पुर 24
पार्श्व 743502

Address:
Madhya Raghunathpur Bhogali - 1 No
Kashipur South 24 Parganas 743502

Date: 28/07/2007
107-अनुसूचित क्षेत्र निर्वाचन आयोग
अधिकृतिकृत प्रमाणित प्रमाणित
Facsimile Signature of the Electoral
Registration Officer for
107-Bhanga Constituency

ध्यान दें: यदि आप इस कार्ड को खो जायें या इसे चुराया जायें तो आपको तुरंत निर्वाचन आयोग को सूचना देनी होगी।
In case of change in address mention this Card No.
to the nearest Police for including your name in the
list of the changed address and to obtain the card
with same number.

Arun Kumar Gain

Major Information of the Deed



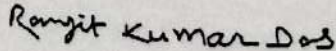
| | | | |
|---|--|---|------------|
| Deed No : | I-1621-01019/2023 | Date of Registration | 03/02/2023 |
| Query No / Year | 1621-2000188758/2023 | Office where deed is registered | |
| Query Date | 23/01/2023 8:56:50 PM | A.D.S.R. BHANGAR, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | Animesh Kumar Pal Chakmoricha,Thana : Kashipur, District : South 24-Parganas, WEST BENGAL, PIN - 743502, Mobile No. : 7908113014, Status :Deed Writer | | |
| Transaction | | Additional Transaction | |
| [0101] Sale, Sale Document | | | |
| Set Forth value | | Market Value | |
| Rs. 14,50,000/- | | Rs. 46,69,397/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 1,40,082/- (Article:23) | | Rs. 46,694/- (Article:A(1)) | |
| Remarks | | | |

Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Hadia, JI No: 5, Pin Code : 700150

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|-----------------------|------------------|-------------------------|-----------------------|-------------------------|
| L1 | RS-952/993 | RS-479 | Bastu Shali | 8 Katha 1 Chatak | 14,50,000/- | 46,69,397/- | Adjacent to Metal Road, |
| Grand Total : | | | | 13.3031Dec | 14,50,000 /- | 46,69,397 /- | |

Seller Details :



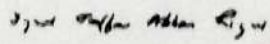


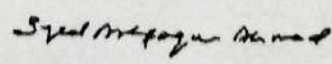
| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---|---|---|--|
| 1 | Name | Photo | Finger Print | Signature |
| | Ranjit Kumar Das (Presentant) Son of Late Mohon Das Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Office |  |  |  |
| | | 03/02/2023 | LTI 03/02/2023 | 03/02/2023 |

City:- Kolkata, P.O:- Entally, P.S:-Entally, District:-Kolkata, West Bengal, India, PIN:-700015 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: alxxxxxx2m,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Office


Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Martin Para Mohammadi Educational Society 24 A Martin Para Purba Panchanno Gram, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700100 , PAN No.:: aaxxxxxx4d,Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|---|---|--|
| 1 | Name | Photo | Finger Print | Signature |
| | Syed Jaffar Abbas Rizvi Son of Late Syed Mohammad Akhtar Rizvi Date of Execution - 03/02/2023, , Admitted by: Self, Date of Admission: 03/02/2023, Place of Admission of Execution: Office |  |  |  |
| | | Feb 3 2023 3:05PM | LTI 03/02/2023 | 03/02/2023 |
| | 24 A Martin Para Purba Panchannogram, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:-South 2-Parganas, West Bengal, India, PIN:- 700100, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: agxxxxxx7r,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Martin Para Mohammadi Educational Society (as secretary) | | | |
| 2 | Name | Photo | Finger Print | Signature |
| | Syed Ashfaq Ahmed Son of Late Syed Mahtab Ahmed Date of Execution - 03/02/2023, , Admitted by: Self, Date of Admission: 03/02/2023, Place of Admission of Execution: Office |  |  |  |
| | | Feb 3 2023 3:05PM | LTI 03/02/2023 | 03/02/2023 |
| | 7 K M B Lane, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: apxxxxxx9h,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Martin Para Mohammadi Educational Society (as tressarar) | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|--|
| Arun Kumar Gain Son of Surya Gain Village:- Raghunathpur, P.O:- B Raghunathpur, P.S:-Kashipur, District:- South 24-Parganas, West Bengal, India, PIN - 743502 |  |  |  |

| | | | |
|--|------------|------------|------------|
| | 03/02/2023 | 03/02/2023 | 03/02/2023 |
| Identifier Of Ranjit Kumar Das, Syed Jaffar Abbas Rizvi, Syed Ashfaque Ahmed | | | |

| Transfer of property for L1 | | |
|-----------------------------|------------------|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Ranjit Kumar Das | Martin Para Mohammadi Educational Society-13.3031 Dec |

Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Hadia, JI No: 5, Pin Code : 700150

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---|-----------------|--|
| L1 | RS Plot No:- 952/993, RS Khatian No:- 479 | | |

On 02-02-2023

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 46,69,397/-



Himansu Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHANGAR
South 24-Parganas, West Bengal

On 03-02-2023

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 13:56 hrs on 03-02-2023, at the Office of the A.D.S.R. BHANGAR by Ranjit Kumar Das, Executant.

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

Execution is admitted on 03/02/2023 by Ranjit Kumar Das, Son of Late Mohon Das, P.O: Entally, Thana: Entaly, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700015, by caste Hindu, by Profession Business

Indetified by Arun Kumar Gain, , Son of Surya Gain, P.O: B Raghunathpur, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by profession Others

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

Execution is admitted on 03-02-2023 by Syed Jaffar Abbas Rizvi, secretary, Martin Para Mohammadi Educational Society (Society), 24 A Martin Para Purba Panchanno Gram, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:- South 24-Parganas, West Bengal, India, PIN:- 700100

Indetified by Arun Kumar Gain, , Son of Surya Gain, P.O: B Raghunathpur, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by profession Others

Execution is admitted on 03-02-2023 by Syed Ashfaq Ahmed, tressarar, Martin Para Mohammadi Educational Society (Society), 24 A Martin Para Purba Panchanno Gram, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:- South 24-Parganas, West Bengal, India, PIN:- 700100

Indetified by Arun Kumar Gain, , Son of Surya Gain, P.O: B Raghunathpur, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46,694.00/- (A(1) = Rs 46,694.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 46,694/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/02/2023 1:05PM with Govt. Ref. No: 192022230279509771 on 03-02-2023, Amount Rs: 46,694/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 94597424 on 03-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,40,082/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 1,35,082/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 69134, Amount: Rs.5,000.00/-, Date of Purchase: 04/01/2023, Vendor name: A Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/02/2023 1:05PM with Govt. Ref. No: 192022230279509771 on 03-02-2023, Amount Rs: 1,35,082/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 94597424 on 03-02-2023, Head of Account 0030-02-103-003-02



Himansu Biswas

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BHANGAR

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1621-2023, Page from 24749 to 24772

being No 162101019 for the year 2023.



Digitally signed by HIMANSU BISWAS
Date: 2023.02.03 15:44:26 +05:30
Reason: Digital Signing of Deed.

Himansu

(Himansu Biswas) 2023/02/03 03:44:26 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHANGAR
West Bengal.

(This document is digitally signed.)
