



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



192024250093254508

GRN Details

GRN:	192024250093254508	Payment Mode:	SBI Epay
GRN Date:	25/06/2024 22:56:47	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	5262533935126	BRN Date:	25/06/2024 22:57:22
Gateway Ref ID:	CHQ3122398	Method:	State Bank of India NB
GRIPS Payment ID:	250620242009325449	Payment Init. Date:	25/06/2024 22:56:47
Payment Status:	Successful	Payment Ref. No:	2001586916/8/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr NILU CONSTRUCTION PVT LTD
Address:	138/E USTAD ENAYET KHAN AVENUE
Mobile:	9830398694
Period From (dd/mm/yyyy):	25/06/2024
Period To (dd/mm/yyyy):	25/06/2024
Payment Ref ID:	2001586916/8/2024
Dept Ref ID/DRN:	2001586916/8/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001586916/8/2024	Property Registration- Stamp duty	0030-02-103-003-02	926142
2	2001586916/8/2024	Property Registration- Registration Fees	0030-03-104-001-16	185258
			Total	1111400

IN WORDS: ELEVEN LAKH ELEVEN THOUSAND FOUR HUNDRED ONLY.

11986/24

I-11657/24

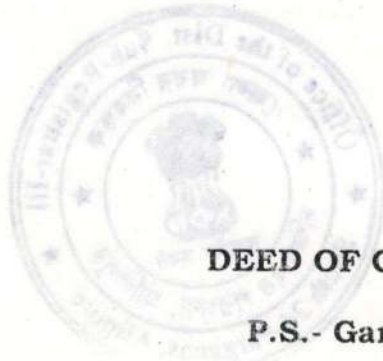


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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15/07/24
 G-21586916

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.



[Signature]
 District Sub-Registrar-II
 Alipore, South 24-parganas

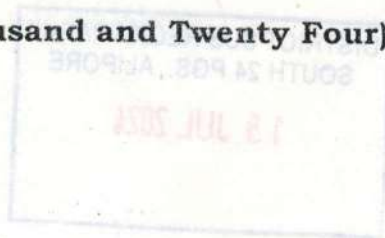
DEED OF CONVEYANCE

15-07-24

P.S.- Garden Reach

VALUED AT : 45,00,000/-

THIS DEED OF CONVEYANCE is made on this the **27th** day of June,
 2024 (Two Thousand and Twenty Four)



[Handwritten notes in Bengali script]

SL No. 1599 Date 27.06.2024

Name Adil & Aneer

Address 138/D Karaya Rd, Kol-17

Vendor Sig. [Signature]

TAPAN KUMAR DAS
Alipore Police Court
Kolkata-700027



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BETWEEN

1) MOHAMMED QAMARUDDIN (PAN- AEMPM0902M) (AADHAR No. :- 9139 7095 4385), son of Late Mohammed Nizamuddin, by faith Muslim, by occupation Business, residing at 138/D, Karaya Road, P.s.- Beniapukur, P.O.- Circus Avenue, Kolkata- 700017; **2) MD. SOHRAB ALI(PAN- ACYPA6957C) (AADHAR No. :- 9018 1434 8009)**, son of Late Mohammad Sher Ali, by faith Muslim, by occupation- business, residing at Nai Basti Raod No. 3, Rahamat Nagar, Burnpur, Asansol Municipal Corporation, Burdwan, - 713325; Herein after called and referred to as **VENDORS** (which expression shall unless excluded by or repugnant to the context shall deem to include their respective legal heirs, successors, representatives, legal assignees, and successors in office) at the **FIRST PART;**

A N D

NILU CONSTRUCTIONPRIVATE LIMITED (PAN- AACCN9790K), a company incorporated under the Companies Act, 1956, Vide CIN U45400WB2009PTC134334, having its registered office at "Orion House", 138E, Ustad Enayet Khan Avenue, P.O.- Circus Avenue, P.S.- Beniapukur, Kolkata - 700017 and represented by its Director **Mr. ADIL QAMAR(PAN- AABPQ1401A) (AADHAR No. :- 3950 5401 7859)**, son of Mohammed Qamaruddin, By faith Muslim, by occupation- business, residing at 138/D, Karaya Road, P.s.- Beniapukur, P.O.- Circus Avenue, Kolkata- 700017, hereinafter called and referred to as **PURCHASER** (which expression shall unless excluded by or repugnant to the context shall deem to include its legal representative, successors, and successors in office and assignees) of the **SECOND PART;**



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WHEREAS the Vendors herein are the joint owners and occupiers with regard to the properties being **ALL THAT** piece and parcel of bastu land measuring about 17 Cottah 7 Chittak 27 S.ft. be the same a little more or less together with structure 200 Sq.ft tin-shade cemented flooring structure standing thereon lying and situated at 90A, Garden Reach Road, P.O. and P.S.- Garden Reach, District- South 24 Parganas, Kolkata- 700023 together with all easement rights appertaining thereto within the jurisdiction of Kolkata Municipal Corporation, Ward No. 075, and premises being assessed as no. 11-075-09-0001-0, Which is morefully and particularly described in **Schudule** herein below written.

AND WHEREAS one Radha Nath Roy and his brother Kanailal Roy and Balailal Roy were the joint owners of amongst various other properties the land hereditament and premises no. 90, Garden Reach Road, Khidirpore, within the limits of Municipal Corporation of Kolkata.

AND WHEREAS sometimes in the year 1947 they amicably divided and partitioned their said joint properties including the said premises no. 90, Garden Reach Road amongst themselves and on the basis of such partition inter alia the said land hereditament and premises no. 90, Garden Reach Road was allotted to and taken by the said Radha Nath Roy in severally absolutely as for his share in the joint properties.

AND WHEREAS they recorded in writing the said amicable settlement by an agreement made between them and dated the 30th day of October, 1947 mentioning therein that they took exclusive possession of their respective allotment on the 17th day of October, 1947.



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AND WHEREAS subsequently by an Award dated 31st day of August, 1953 made by Sir Ashoke K. Roy along with settlement of other disputes the amicable partition as recorded by said Agreement dated 30th October, 1947 was confirmed.

AND WHEREAS since the said 17th October, 1947 unto the time of his death herein after recited the said Radha Nath Roy was in open exclusive un-interrupted and continuous possession and enjoyment of the said land hereditament and premises no. 90, Garden Reach Road as the sole and absolute owner thereof and in the mean time applied for and got his name recorded in the assessment registrar of the Municipal Corporation of Calcutta as the sole owner of the said premises.

AND WHEREAS the said Radha Nath Roy died at Hazaribagh on 12th day of February, 1966 who absolutely seized and possessed of inter alia the said premises no. 90, Garden Reach Road, Calcutta, as the sole owner thereof.

AND WHEREAS the said Radha Nath Roy prior to his death made and published his last WILL and Testament dated 22nd day of February, 1958 whereby he appointed his wife Smt. Annpurna Roy and the then Vendor as the Executrix and Executor thereof and also a Codicil thereto dated 21st day of September, 1964.

AND WHEREAS the said Executrix and Executor duly applied to the Hon'ble High Court at Calcutta in its Testamentary and Intestate Jurisdiction for granting them of Probate to the said WILL and Codicil of the said Radha Nath Roy deceased and the Probate was granted to them on the 29th day of March, 1968.



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AND WHEREAS by the said WILL the said Radha Nath Roy after providing for certain pecuniary legacies therein contained declared that the executors should pay the income of the immovable properties and investment appertaining to his estate to his wife Smt. Annapurna Roy, since deceased, and the Miss. Roberts in equal shares during the term of their respective natural life and that upon the death either of them, the executor should pay the said entire income to the survivor till her death and upon the death of the survivor the residuary estate would vest in his son the Rajat Nath Roy.

AND WHEREAS the said Smt. Annapurna Roy died in February, 1974.

AND WHEREAS the then Vendors, as the surviving executrix and executor have been administering the estate of the said Radha Nath Roy since deceased hereinafter referred to as the said estate.

AND WHEREAS the then Vendors, had with the consent and occurrence of the confirmers decided to sale the said premises no 90, Garden Reach Road unto and infavour of the then intending purchaser or purchasers as the case may be.

AND WHEREAS the then Vendors namely said Rajat Nath Roy and Miss. Marjorie Roberts by an agreement for sale dated 21st February, 1978 agreed to sale the said premises no. 90, Garden Reach Road, Calcutta, in one or more lots to Cassim Mohammed Jadwet or his nominees and also to Hasim Mohammed Jedwet or his nominees at or



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for a marketable price which is free from all encumbrances by one or more conveyances.

AND WHEREAS said Cassim Mohammed Jadwet and said Hasim Mohammed Jedwet thereafter nominated their TRUST namely "**M.C. JADWET AND RASOOL BIBI TRUST**" as Purchaser of the some portions of the said premises.

AND WHEREAS the other confirms / beneficiaries also consented and confirmed the aforesaid sale of the said premises no., 90, Garden Reach Road, Calcutta in two lots and agreed to join in and execute each of the two conveyances for confirming the sale to be affected by them respectively.

AND WHEREAS by virtue of a Registered Deed bearing Deed no. 4381 of 1978 which was recorded in Book No. I, Volume No. 187, Pages 169 to 180 at Registrar of Assurances, Calcutta and said Rajat Nath Roy became the absolute owner of the said plot of land being 90, Garden Reach Road, Northern Portion of the same premises (at Presently renumbered and known as 90A, Garden Reach Road) within the limits of the Kolkata Municipal Corporation.

AND WHEREAS by a registered deed of declaration on 11th day of November, 1985 the said Cassim Mohammed Jadwet as the Settler and other Trustees made a Declaration which was duly registered at Port Blair, within the territory of Union of India. It was stated therein by inter alia by an Indenture of Trust Deed executed between the Settlor



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and Trustees therein vide Indenture dated 25th November, 1965 and registered by Sub-Registrar, Port Blair, vide Book No. 4, Volume No. VIII, Pages 171 to 189 at Sl. No. 3 of 66 dated 28th January 1966, a Trust was formed under the name and style of "**M.C.JADWET AND RASOOL BIBI TRUST**".

AND WHEREAS then the Vendor intended to change the name of the trust by a Deed of Rectification dated 14.09.1985 to "**M.C.JADWET AND RASOOL BIBI TRUST**" in place of the "**M.C.JADWET AND RASOOL BIBI JADWET WAQF**".

AND WHEREAS the said **M.C.JADWET AND RASOOL BIBI JADWET TRUST**" became the absolute owner of the Northern portion of the said property and renumbered it as 90A, Garden reach Road, which contains total area 1 Bigha, 1 Cottah 13 Chitaks and 31 S.ft. be the same a little more or less by reason of the Deed of rectification dated 14th September, 1985.

AND WHEREAS the said Trust while in absolute seized and possessed of the said property desired to sell out some portions of the said property unto and infavour of the then intending Purchaser or Purchasers.

AND WHEREAS having come to know the same the Vendors of this present decided to purchase the some portions out of the total area 1 Bigha, 1 Cottah 13 Chitaks and 31 S.ft.



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AND WHEREAS accordingly the Vendors of this present namely **MOHAMMED QAMARUDDIN** and **MD. SOHRAB ALI** vide two separate Deeds purchased some portions of the said property.

AND WHEREAS vide one Deed being no. 00880 for the year 2009 which was registered in the office of the District Sub-Registrar –II, South 24 Parganas vide Book No. I, Volume No. 3, Pages From 2138 to 2167 the Vendors herein namely said **MOHAMMED QAMARUDDIN** and **MD. SOHRAB ALI** purchased **ALL THAT** piece and parcel of $\frac{1}{2}$ share being undivided, un-demarcated and impartible portion of the land with structure tin-shades thereon 3850 Sq.ft. containing an area 10 Cottah, $14 \frac{1}{2}$ Chittaks, and $15 \frac{1}{2}$ sq.ft. be the same a little more or less out of total land 1 Bigha 1 Cottah 13 Chittaks and 31 Sq.ft. be the same a little more or less, part of share of undivided, impartible and un-demarcated shares of the said property, lying and situated 90A, Garden Reach Road, Kolkata- 700023 together with all easement rights to use the common areas within the jurisdiction of Kolkata Municipal Corporation, Ward No. 075, and premises being assessed no. 11-075-09-0001-0.

AND WHEREAS vide another Deed being no. 00881 for the year 2009 which was registered in the office of the District Sub-Registrar –II, South 24 Parganas vide Book No. I, Volume No. 3, Pages From 2168 to 2194 the Vendors herein namely said **MOHAMMED QAMARUDDIN** and **MD. SOHRAB ALI** purchased another property being **ALL THAT** piece and parcel of $\frac{1}{2}$ undivided, un-demarcated and impartible portion of the land with structure tin-shades thereon 4500 Sq.ft. containing an area



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10 Cottah, 14 ½ Chittaks, and 15 ½ sq.ft. be the same a little more or less out of total land 1 Bigha 1 Cottah 13 Chittaks and 31 Sq. ft. be the same a little more or less, part of share of undivided, im-partible and un-demarcated shares of the said property, lying and situated 90A, Garden Reach Road, Kolkata- 700023 together with all easement rights to use the common areas within the jurisdiction of Kolkata Municipal Corporation, Ward No. 075, and premises being assessed no. 11-075-09-0001-0.

AND WHEREAS the consideration amount of Rs. 45,00,000/- (Rupees Forty Five Lakhs only) for the Schedule Property (Schedule A and B) was paid by the then purchaser M/s. Nilu Construction (Prop. **MOHAMMED QAMARUDDIN**) which was subsequently converted into a Private Limited Company i.e. M/S. Nilu Construction Private Limited in terms of the Memorandum of Consideration stated herein after in the Deed and Whereas the said firm M/s. Nilu Construction after being converted into a Private Limited Company was and merged into the said Company being the purchaser in this Deed of Conveyance.

AND WHEREAS the then Purchasers of the Scheduled Land **MOHAMMED QAMARUDDIN** i.e. Prop M/s Nilu Construction and his relative Md. Sohrab Ali were stated in the original purchase deed as Purchaser who held the property in fiduciary capacity on behalf of M/s. Nilu Construction Private Limited being successors of M/s. Nilu Construction being the then Proprietorship firm and the beneficial owner was M/s. Nilu Construction Private Limited (Successor of M/s. Nilu Construction).



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AND WHEREAS in order to avoid any future complexities as the title and actual ownership of the schedule property, the Vendors herein, as mutually agreed upon have decided to execute this Deed of Conveyance in favour of M/s. Nilu Construction Private Limited (Successor of M/s. Nilu Construction) who had actually paid the consideration amount of the Schedule property at the time of said Purchase.

AND WHEREAS after purchasing the said two properties the Vendors herein mutated their names and since then have been depositing the rent and taxes before the appropriate authority and are in absolute enjoyment of the said two properties since then.

AND WHEREAS it is worthy to mention here that though the said two properties were purchased in the names of present Vendors, however the consideration money for the said purchase was paid by M/s. Nilu Construction then Sole Proprietor **MOHAMMED QAMARUDDIN**.

AND WHEREAS the then Vendors herein while in absolute seized and possessed of the said property gifted a portion measuring 2 Cottah 12 Chittak 2 Sq.ft. land from the land they purchased out of the total 21 Cottah 13 Chittak land unto and infavour of their sons namely Md. Adil Qamar, and also in the name of Ziauddin Ali vide one Deed of Gift dated 09.02.2010 which was registered in the office of the ADSR, Alipore, West Bengal and the same was recorded vide Book No. I, Volume No. 4, Pages from 1922 to 1932 being no. 00793 for the year 2010.



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AND WHEREAS after the execution of the said Deed of Gift dated 09.02.2010 the then Vendors herein signed and executed one Deed of Declaration dated 09.02.2010 which was registered in the office of the ADSR, Alipore, West Bengal and same was recorded vide Book No. I, Volume No. 4, Pages from 1933 to 1941, being no. 00794 for the year of 2010. That in the said Deed of Declaration the Vendors herein declared that after the said Deed of Gift the total area of land in the said property being 90A Garden Reach Road stands to the extend of 19 Cottah and 43 s.ft.

AND WHEREAS thereafter the then Vendors herein jointly applied before the Kolkata Municipal Corporation for a sanction plan with respect to the below Schedule mentioned properties and for this purpose the then Vendors herein signed two Deed of Gifts unto and in favour of Kolkata Municipal Corporation one in the year of 2011 and another in the year of 2012.

AND WHEREAS pursuant to the said Deed of Gift dated 3rd November, 2011 the then Vendors herein gifted a strip of space measuring 17.688 Sq.Mt. equivalent to 190 Sq.ft. be the same a little more or less beside the part of the premises no. 90A, Garden Reach Road, ward No. 75, Kolkata 700023 to the Kolkata Municipal Corporation and the said Deed was registered in the office of the ADSR Alipore, vide Book No. I, Volume No. 35, Pages from 239 to 247 being no. 07977 for the year 2011.



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AND WHEREAS pursuant to the said Deed of Gift dated 12th June, 2012 the then Vendors herein in compliance of the Order dated 14.03.2012 passed by the Learned 5th Civil Judge (Jr. Divn.) at Alipore passed in Title Suit No. 814 of 2007 further gifted in favour of the Kolkata Municipal Corporation a strip of land/passage measuring 2 Feet wide and 200 feet length be the same a little more or less at the north and east side from the premises no. 90A, Garden Reach Road, within Police Station Watgung, Ward No. 075, Kolkata -700023 and the said Deed of Gift was registered in the Office of the ADSR Alipore Vide Book No. 1, Volume No. 21, Pages from 1724 to 1732 being no. 04716 for the year 2012.

AND WHEREAS after the sign and execution of the said two gift deeds the actual area of land in the holding being 90A, Garden Reach Road, Kolkata- 700023 stands to the extent of 17 Cottah 7 Chittak 27 Sq.ft. be the same a little more or less , which has been morefully and particularly described in the Schedule herein below written.

AND WHEREAS while in absolute seized and possessed of the below Schedule mentioned property the then Vendors of this present signed and executed of Deed of Declaration (Boundary Declaration) thereby and there under determining the boundary of the below Schedule mentioned property being premises no. 90A, Garden Reach Road, Ward No. 075, P.S.- Garden Reach, Kolkata - 700023.

AND WHEREAS the said Deed of Declaration (Boundary Declaration) was registered in the Office of the ARA – I, Kolkata vide Book No. I,



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Volume No. 1901 -2017, Pages From 228372 to 228391 being no. 190106798 for the year 2017.

AND WHEREAS the Vendors of this present while in absolute seized and possessed of the below Schedule mention property demolished the old dilapidated structure standing on the below Schedule mentioned land and also applied before the Kolkata Municipal Corporation for developing a multi-storied structure on the below schedule mentioned land and the Kolkata Municipal Corporation has issued sanction plan vide Building Permit No. 2023090084 dated 24.01.2024 which is valid up to 24.01.2029.

AND WHEREAS while in absolute seized and possessed of the said property and in consideration of earlier payment of sale value of Rs. 45,00,000/- M/s. Nilu Construction Private Limited (Successor of M/s. Nilu Construction) as stated in the schedule of the Memorandum of consideration the Vendors herein have decided to sell out the land as per the sanctioned plan for the below Schedule mentioned property being **ALL THAT** piece and parcel of 17 Cottah 7 Chittak 27 Sft. Bastu land be the same a little more or less together with 200 Sq.ft tin shaded cemented flooring structure standing thereon measuring lying and situated at 90A, Garden Reach Road, P.O.- and P.S.- Garden Reach, Kolkata- 700023 together with all easement rights to use the common areas within the jurisdiction of Kolkata Municipal Corporation, Ward No. 075, and premises being assessed no. 11-075-09-0001-0 which is morefully and particularly described in **Schedule** herein below written, to said Nilu Construction Private Limited.



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AND WHEREAS the said company namely M/s Nilu Construction Private Limited, being the Purchaser herein has agreed to purchase the below Schedule mentioned property in lieu of money that had already been paid by the Purchaser herein to the then Vendors of the said property long back in the year 2009 in total amounting to Rs. 45,00,000/- (Rupees Forty Five Lakh) only.

AND WHEREAS there is no embargo in selling out or purchasing the said below Schedule C mentioned property by and between the parties hereto and both the parties of this present are willing to give effect to this Sale by executing and registering a proper Sale Deed among them on the terms and conditions herein below written.

NOW THIS DEED WITNESSETHAS FOLLOWS:-

That in pursuance of the said mutual agreement and in consideration thereof the Vendors of this present doth hereby grant, transfer, convey and assure unto the Purchaser herein for ever **ALL THAT** piece and parcel of bastu land measuring about 17 Cottah 7 Chittak 27 Sq.ft. be the same a little more or less together with structure 200 Sq.ft tin-shade cemented flooring structure standing thereon lying and situated at 90A, Garden Reach Road, P.O. and P.S.- Garden Reach, District- South 24 Parganas, Kolkata- 700023 together with all easement rights appertaining thereto within the jurisdiction of Kolkata Municipal Corporation, Ward No. 075, and premises being assessed as no. 11-075-09-0001-0, Which is morefully and particularly described in **Schedule** herein below written **TOGETHER WITH** other easementary right appurtenant thereto, solely for the beneficial right, and enjoyment



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of the Purchaser-Company and its officials herein for their free egress and ingress into the said property herein below written, and **ALL THAT** the estate right title interest property claim demand whatsoever of the Vendors into or upon the said property and all other benefits and rights therein comprised and hereby granted or expressed or intended so to be and every part or parts thereof **TOGETHER WITH** all the rights liberties and appurtenances belonging to the Vendors or in anywise appertaining to the same or any part thereof usually held used occupied or enjoyed or known as part or parcel thereof or be appurtenant thereto and the said Schedule mentioned property and the other premises hereby granted and all the estate right title interest use inheritance property possession benefit claim and demand whatsoever of the Vendors into out of or upon the said Schedule mentioned property or any part thereof **TOGETHER WITH** the rights, liberties and appurtenances whatsoever of the Vendors to and unto the Purchaser free from all encumbrances charges, trusts, liens, lispensens, execution, attachments and all other liabilities whatsoever (save only those as are expressly mentioned herein) **AND TOGETHER WITH** easements or quasi easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said below Schedule C mentioned property and all other benefits and rights hereby granted sold conveyed transferred assigned and assured and every part or parts thereof respectively absolutely and forever. **AND** the Purchaser is obliged to pay and discharge the expenses and all other outgoing in connection with the below **Schedule** mentioned property wholly and **TO HAVE AND TO HOLD** the below **Schedule** mentioned property hereby granted and sold or intended so to be with its and every of its



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rights and appurtenances unto and to the use and benefit of the Purchaser for ever to be held as heritable and transferable immoveable property within the meaning of any law for the time being in force and also subject to making payments of all rents, taxes, assessments rates, dues and duties now chargeable upon the same or which may hereafter become payable in respect thereof to the Govt. of West Bengal, to the Kolkata Municipal Corporation and/or any other concerned authorities **AND** the Vendors hereby covenanted with the Purchaser that the Vendors now have good right full power and absolute authority to grant convey and sell the below **Schedule** mentioned property hereby granted and sold or intended so to be unto and to the use of the Purchaser in the manner aforesaid **AND** the Purchaser may at all times hereafter peaceably and quietly enter upon hold occupy possess and enjoy exclusively the said appurtenances without any lawful eviction interruption claim and demand whatsoever from or by the Vendors or any person lawfully claiming any estate right or interest whatsoever in the said premises hereby granted sold expressed so to be by from under or in trust for the Vendors and the below Schedule mentioned property is absolutely and forever released and discharged or otherwise by the Vendors and well and sufficiently saved kept harmless and indemnified or from and against all former and other estate title charge and encumbrances whatsoever had made executed occasioned or suffered by the Vendors or any persons lawfully claiming under them.

AND the Vendors shall from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be



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done and executed all such further and other lawful and reasonable acts deeds matters things conveyances and absolutely granting the said property in the said premises hereby granted and sold unto and to the use of the Purchaser in the manner aforesaid as shall be reasonably required.

THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

- i) *The interest which the Vendors doth hereby profess in fiduciary capacity and transfer subsists and that the Vendors have the rightful power and absolute authority to grant sale convey transfer assign and assure unto the Purchaser the said property as more fully and particularly described in the **Schedule** hereunder written together with the benefits and rights in the manner aforesaid and also the right in the land in the said premises.*
- ii) *It shall be lawful for the Purchaser-Company or any official authorized by them from time to time and at all times hereafter to enter into and upon and to hold use and enjoy the below **Schedule** mentioned property and every part thereof without any interruption or disturbances from any corner.*
- iii) *That the Purchaser and/or her men/agents, servants and agents shall not create any nuisance or annoyance in the below Schedule mentioned property or in the Holding including its vicinity.*



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- iv) *The Purchaser shall bear all expenses beginning from the date of its obtaining delivery of possession of the below Schedule mentioned property.*
- v) *After the possession being handed over, Purchaser will be liable to pay all sorts of Tax liability if they are imposed by the State Government or by the Central Government in respect of the said land and/or the said premises including insurance premium etc. thereof.*

AND IT IS HEREBY FURTHER AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

*The Vendors do hereby covenant with the Purchaser that the Vendors are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property in fiduciary capacity free from all encumbrances and liabilities whatsoever and **THAT NOT WITH STANDING** any act deed or things whatsoever by the Vendors done or executed or caused to be done or knowingly suffered to the contrary and the Vendors have good right, full power absolute authority and indefeasible title to grant sell, Convey, transfer, give rent and assign and assure in the said land of the premises hereby granted sold conveyed transferred assigned assured or expressed or intended to be unto and to the use of the Purchaser in the manner aforesaid according to the true intents and meaning of these presents free from all encumbrances without suit hindrance eviction interruption disturbances claim demand whatsoever from or the owners and the Vendors or any*



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other person or persons lawfully or equitably claiming from under or in trust for the Vendors.

The Vendors further covenant that if it subsequently transpires that the property herein conveyed is not free from all encumbrances as stated earlier the vendors will be liable to the purchaser and will be bound to make good any loss suffered by the purchaser. Be it further declared that the property intended to be sold is within the limit of Urban Land (Ceiling & Regulations) Act, 1976 and for which no permission from the competent authority would be necessary for this transaction.

The Vendors hereby declare and state that nothing remains due as taxes to the corporation or any other due or dues as taxes to the corporation or any other due or dues to any authority concern and if at any time in future it comes to the notice of the purchaser that the right, title or interest of the property is affected by any means or due amounts are payable in respect of the property concerned prior to the period of purchase by the purchaser in that case the vendor as well as her heirs will be liable to clear and pay all such dues directly either to the concerned authorities or in case if it is paid by the purchaser herein, in that case such payments are to be made to the purchaser. Otherwise the purchaser herein will be able to take suitable legal steps against the vendor under any law of land for suitable relief or reliefs as to be deemed fit by the purchase.



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THE SCHEDULE ABOVE REFERRED TO:**(Description of the land)**

ALL THAT piece and parcel of bastu land measuring about 17 Cottah 7 Chittak 27 S.ft. be the same a little more or less together with 200 S.ft tin-shade cemented flooring (residential) structure standing thereon lying and situated at 90A, Garden Reach Road, P.O. and P.S.- Garden Reach, District-South 24 Parganas, Kolkata- 700023. together with all easement rights appertaining thereto within the jurisdiction of Kolkata Municipal Corporation, Ward No. 075, and premises being assessed as no. 11-075-09-0001-0, which is butted and bounded as follows:

ON THE NORTH : By premises No. 24/D Kabi Tirtha Sarani & Premises no. 24/H/8, Kabi Tirtha Sarani

ON THE SOUTH : By premises no. 90, Garden Reach Road

ON THE EAST : By premises no. 24/4, Kabi Tirtha Sarani & Premises no. 22/5, Kabi Tirtha Sarani

ON THE WEST : 40 ft wide Garden Reach Road



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
15 JUL 2024



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

15 JUL 2024

IN WITNESS WHEREOF the parties of this present doth hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED at
Kolkata in presence of:

1. Faroz Ali Mondal
Mallikpur.

(1) Md. Samanudin

(2) Sahabje

SIGNATURE OF THE VENDORS

2. Abul Fazi
Padmajala
Bansipur
South 24 Pgs.

WILL CONSTRUCTION PVT. LTD.

Abul Fazi
Director

SIGNATURE OF THE PURCHASER

Drafted By and prepared as per
the instruction of the Vendors and
Purchaser herein

Kohinor Begum

Advocate

Alipore Police court
F/1762/666/2019,

Typed by me

Kabirul Anam



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
15 JUL 2024

MEMO OF CONSIDERATION

Received with thanks a sum of Rs.45,00,000/- (Rupees Forty Five lakh) only from the within named Purchaser as full and final consideration of the plot of land mentioned in the Schedule written hereinabove, on the following manner:

Cheque No and date	Bank and Branch	Amount
229307 dated 23.10.06	Standard Chartered Bank, Chowringhee	Rs. 10,00,000/-
229308 dated 20.10.2006	Standard Chartered Bank, Chowringhee	Rs. 5,00,000/-
117096 dated 23.03.2007	Standard Chartered Bank, Chowringhee	Rs. 5,00,000/-
117097 dated 23.03.2007	Standard Chartered Bank, Chowringhee	Rs. 2,50,000/-
456739 dated 12.01.2006	Standard Chartered Bank, Chowringhee	Rs. 5,00,000/-
033516 dated 25.07.2006	Standard Chartered Bank, Chowringhee	Rs. 5,00,000/-
078322 dated 28.08.2006	Standard Chartered Bank, Chowringhee	Rs. 5,00,000/-
223092 dated 23.09.2006	Standard Chartered Bank, Chowringhee	Rs. 5,00,000/-



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
15 JUL 2024

117095 dated 23.03.2007	Standard Chartered Bank, Chowringhee	Rs. 2,50,000/-
TOTAL		Rs. 45,00,000/-

(Rupees Forty Five Lakh Only)

WITNESSES :

1. Md. Zahid

2. Faroz Ali Molla.












(1) md *Qasim*

(2) *Bohat*
Signature of the Vendors

✓














DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
15 JUL 2024

		Thumb	Index finger	Middle finger	Ring finger	Little finger
	Left hand					
	Right hand					

NAME : MD. QAMIRUDDIN

SIGNATURE : Md. Qamiruddin

		Thumb	Index finger	Middle finger	Ring finger	Little finger
	Left hand					
	Right hand					

NAME : MD SOHRAB ALI

SIGNATURE : Sohrab Ali

		Thumb	Index finger	Middle finger	Ring finger	Little finger
	Left hand					
	Right hand					

NAME :

SIGNATURE :

NILU CONSTRUCTION PVT. LTD.

Javed Qureshi
Director

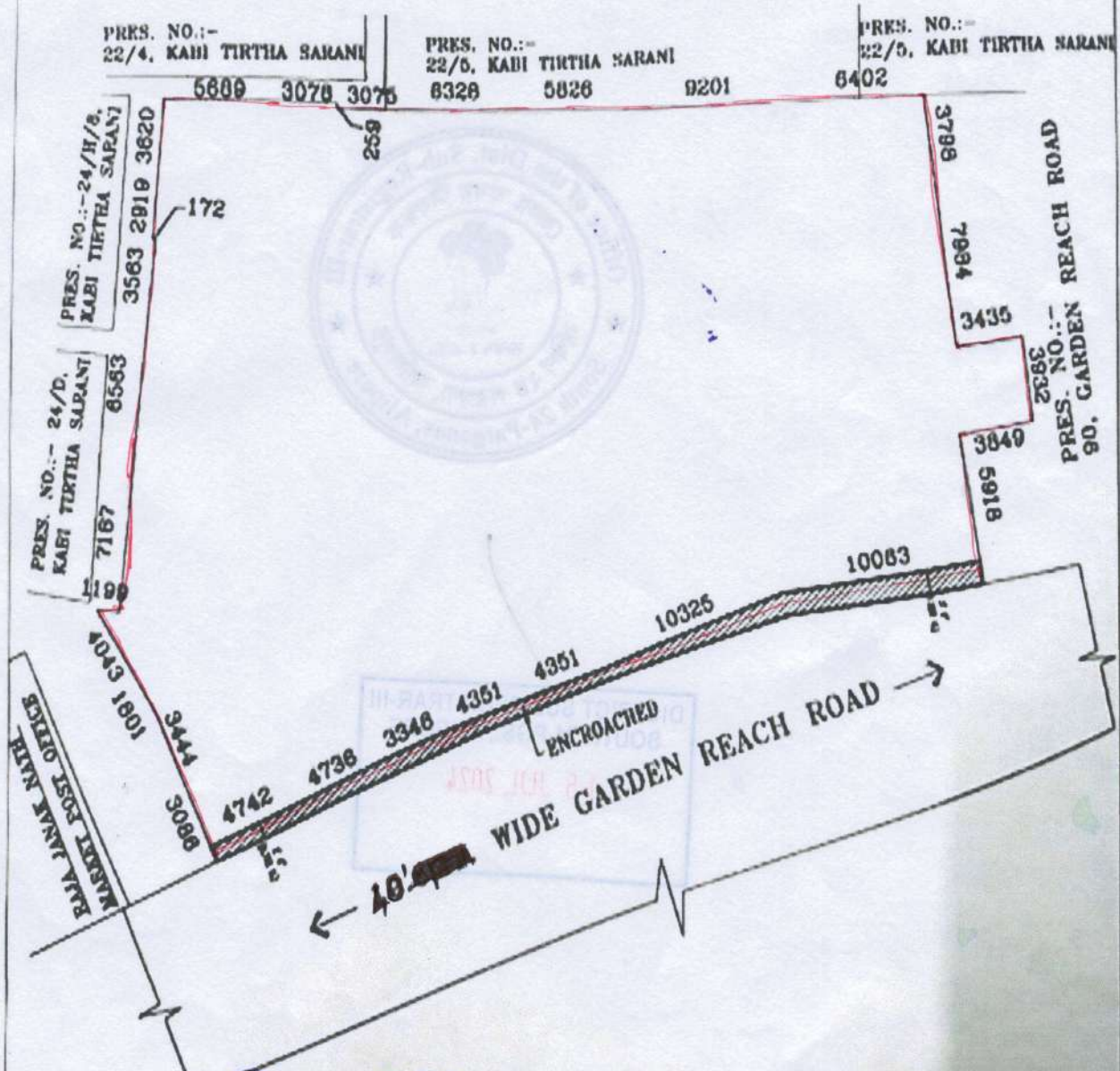


DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
15 JUL 2024

PRE NO. 90A, GARDEN REACH ROAD,
 KOLKATA -700023.
 WARD NO. -75, BOROUGH NO.-IX.


LAND AREA AFTER ENCROACHED (17K-07CH.-27SFT)=1168.957 sq.m
 (1203.887-34.93)

SCALE = 1:300



(1) old Jamuddin

(2) Shrab Gp.

(3) 
 Director

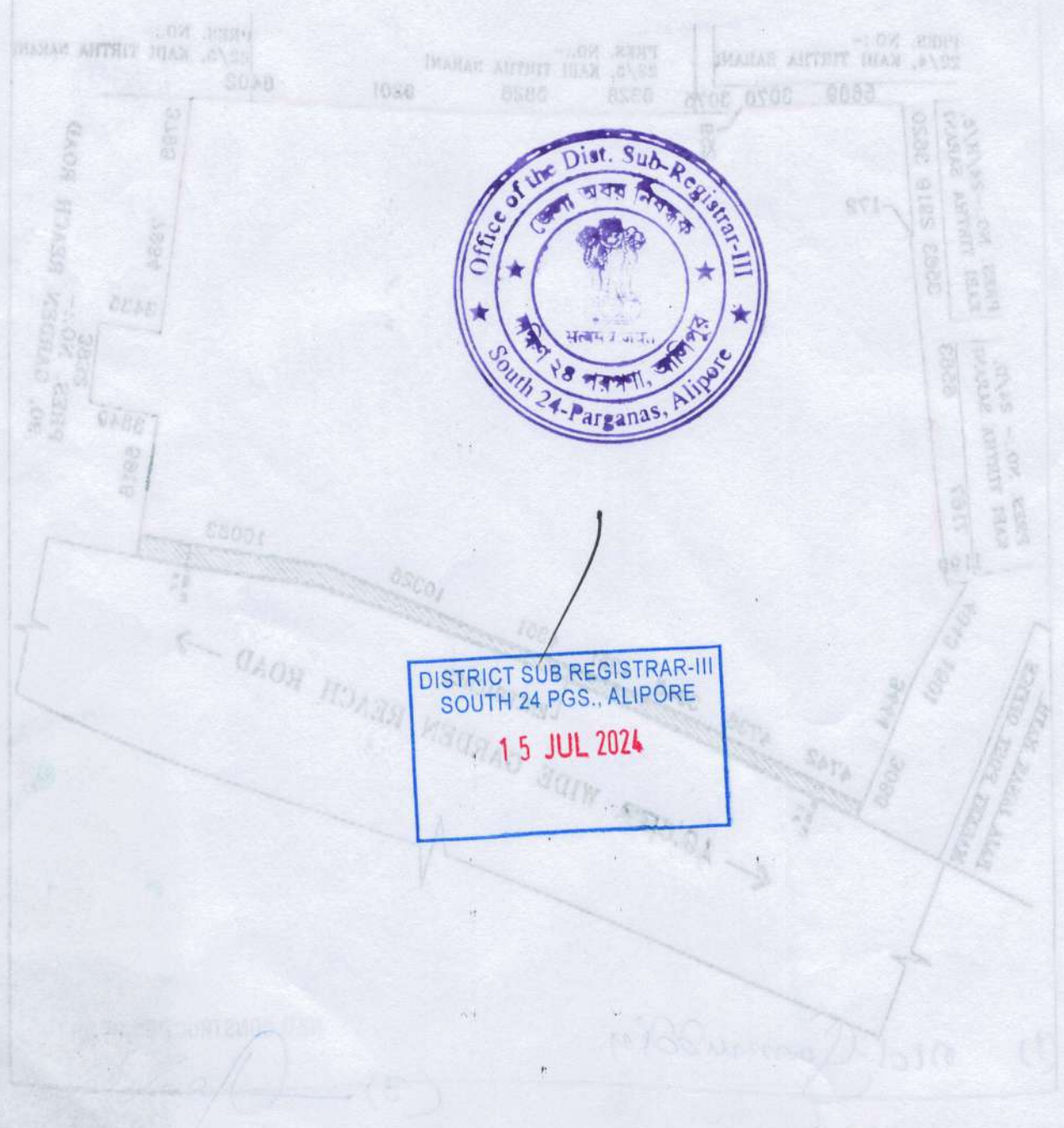
NILU CONSTRUCTION PVT. LTD.

WARD NO. - 75, BOROUGH NO. - IX,
KOLKATA - 700023
PRE NO. 904, GARDEN REACH ROAD.

SCALE = 1:300
(1503.887-34.93)
LAND AREA AFTER ENCROACHED (15K-07CH-27SFT)-1168.857 sq.m



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
15 JUL 2024



भारत सरकार
Government of India

भारत
भारत

Download Date: 25/05/2021



Faroz Ali Molla
Date of Birth/DOB: 05/06/1990
Male/ MALE

Issue Date: 12/05/2021

8367 9626 4004
VID : 9109 3624 3015 7063

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

भारत
भारत

Address:
C/O: Golap Molla, Akna Mirzapur,
Mallickpore, South 24 Parganas,
West Bengal - 700145



8367 9626 4004
VID : 9109 3624 3015 7063

1947 | help@uidai.gov.in | www.uidai.gov.in

Feroz Ali Molla.

Major Information of the Deed

Deed No :	I-1603-11657/2024	Date of Registration	15/07/2024
Query No / Year	1603-2001586916/2024	Office where deed is registered	
Query Date	25/06/2024 1:05:45 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SAMIRAN CHATTERJEE 45/1/1 KAMINI SCHOOL LANE, Thana : Malipanchghara, District : Howrah, WEST BENGAL, PIN - 711106, Mobile No. : 8420923611, 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. 45,00,000/-	Rs. 1,85,24,439/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 9,26,242/- (Article:23)	Rs. 1,85,290/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



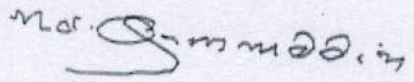


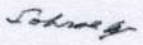
District: South 24-Parganas, P.S:- Garden Reach, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Garden Reach Road., , Premises No: 90A, , Ward No: 075 Pin Code : 700023

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 :-)		Bastu	17 Katha 7 Chatak 27 Sq Ft	44,80,000/-	1,84,70,439/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
Grand Total :				28.8338Dec	44,80,000 /-	184,70,439 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	20,000/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		200 sq ft	20,000 /-	54,000 /-	



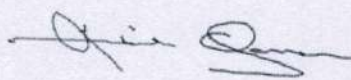
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr MOHAMMED QAMARUDDIN Son of Late MOHAMMED NIZAMUDDIN Executed by: Self, Date of Execution: 27/06/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office	Photo  15/07/2024	Finger Print  Captured LTI 15/07/2024	Signature  15/07/2024
	138/D, Karaya Road, City:- , P.O:- Circus Avenue, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: AExxxxxx2M, Aadhaar No: 91xxxxxxxx4385, Status :Individual, Executed by: Self, Date of Execution: 27/06/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office			
2	Name Mr MD SOHRAB ALI Son of Late MD SHER ALI Executed by: Self, Date of Execution: 27/06/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office	Photo  15/07/2024	Finger Print  Captured LTI 15/07/2024	Signature  15/07/2024
	NAI BASTI ROAD NO. 3, City:- , P.O:- Burnpur, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: ACxxxxxx7C, Aadhaar No: 90xxxxxxxx8009, Status :Individual, Executed by: Self, Date of Execution: 27/06/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office			

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NILU CONSTRUCTION PRIVATE LIMITED Orion House 138 Ustad Enayet Khan Avenue, City:- , P.O:- Circus Avenue, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX9 , PAN No.:: AAxxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ADIL QAMAR (Presentant) Son of Mr MOHAMMED QAMARUDDIN Date of Execution - 27/06/2024, , Admitted by: Self, Date of Admission: 15/07/2024, Place of Admission of Execution: Office	Photo  Jul 15 2024 3:14PM	Finger Print  Captured LTI 15/07/2024	Signature  15/07/2024
138/D Karaya Road, City:- , P.O:- Circus Avenue, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: AAxxxxxx1A, Aadhaar No: 39xxxxxxxx7859 Status : Representative, Representative of : NILU CONSTRUCTION PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr FAROZ ALI MOLLA Son of Late GOLAP MOLLA MALLICKPUR, City:- , P.O:- MALLICKPUR, P.S:-Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700145	 15/07/2024	 Captured 15/07/2024	 15/07/2024
Identifier Of Mr MOHAMMED QAMARUDDIN, Mr MD SOHRAB ALI, Mr ADIL QAMAR			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr MOHAMMED QAMARUDDIN	NILU CONSTRUCTION PRIVATE LIMITED-14.4169 Dec
2	Mr MD SOHRAB ALI	NILU CONSTRUCTION PRIVATE LIMITED-14.4169 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr MOHAMMED QAMARUDDIN	NILU CONSTRUCTION PRIVATE LIMITED-100.00000000 Sq Ft
2	Mr MD SOHRAB ALI	NILU CONSTRUCTION PRIVATE LIMITED-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160311657 / 2024

On 15-07-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 15:07 hrs on 15-07-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr ADIL QAMAR ,.

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 1,85,24,439/-

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

Execution is admitted on 15/07/2024 by 1. Mr MOHAMMED QAMARUDDIN, Son of Late MOHAMMED NIZAMUDDIN, 138/D, Karaya Road, P.O: Circus Avenue, Thana: Beniapur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession Business, 2. Mr MD SOHRAB ALI, Son of Late MD SHER ALI, NAI BASTI ROAD NO. 3, P.O: Burnpur, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Muslim, by Profession Business

Indetified by Mr FAROZ ALI MOLLA, , , Son of Late GOLAP MOLLA, MALLICKPUR, P.O: MALLICKPUR, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by profession Others

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

Execution is admitted on 15-07-2024 by Mr ADIL QAMAR, Director, NILU CONSTRUCTION PRIVATE LIMITED (Private Limited Company), Orion House 138 Ustad Enayet Khan Avenue, City:- , P.O:- Circus Avenue, P.S:- Beniapur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Indetified by Mr FAROZ ALI MOLLA, , , Son of Late GOLAP MOLLA, MALLICKPUR, P.O: MALLICKPUR, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,85,290.00/- (A(1) = Rs 1,85,244.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,85,258/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/06/2024 10:57PM with Govt. Ref. No: 192024250093254508 on 25-06-2024, Amount Rs: 1,85,258/-, Bank: SBI EPay (SBlePay), Ref. No. 5262533935126 on 25-06-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 9,26,242/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,26,142/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1599, Amount: Rs.100.00/-, Date of Purchase: 27/06/2024, Vendor name: T K DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/06/2024 10:57PM with Govt. Ref. No: 192024250093254508 on 25-06-2024, Amount Rs: 9,26,142/-, Bank: SBI EPay (SBlePay), Ref. No. 5262533935126 on 25-06-2024, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 310463 to 310494
being No 160311657 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.07.19 16:54:09 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 19/07/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.