



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

Certified that the Document is Admitted to Registration the Signature Sheet / Sheets the Endorsement Sheet / Sheets Attached with this Document are the part of this Document.

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प. 21/2/25/17

23/2/17

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10:30 P.M

Additional District Sub-Registrar
Barasat, North 24 Parganas
27/2/17.

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the
23rd day of February, Two Thousand Seventeen (2017)

BETWEEN

To be cont

(2)

(1) JAYNAL ABEDIN SHA, (2) MD. AYNUL HAQUE SHA, (3) AMINUL ISLAM SHA, (4) MAHINUR ISLAM SHA, (5) TARIKUL ISLAM SHA, (6) MIRAJUL ISLAM SHA, (7) MIJANUR ISLAM SHA, all sons of Late Rafique Sha, (8) RIJIA BIBI, wife of Late Rafique Sha, all are residing at Village - Langolpota, P.O. - Matiagacha, P.S. - Rajarhat, Kolkata - 700135, Dist. North 24 Parganas, (9) SALEHAR BIBI, wife of Abul Kalam Molla, residing at Village - Radhanagar Purbapara, P.O. - Kulti, (10) ASMA BIBI, wife of Asikul Ali Sardar, residing at Village - Kamargati, Madhyapara, P.O. - Kamargati, both of P.S. - Haroa, PIN - 743502, Dist. North 24 Parganas, all by faith- Islam, by occupation- Business & Housewifem by Nationality- Indian, hereinafter called and referred to as the "VENDORS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, representatives nominees and assigns) of the ONE PART.

-AND-

NITU DEVELOPERS PRIVATE LIMITED (having PAN : AAECN1633P), a limited Company incorporated under the Companies Act. 1956, having its Office at Lauhati, P.O. - Lauhati, P.S. - Rajarhat, Dist. North 24 Parganas, Kolkata - 700135, represented by its Director **JAMAL UDDIN MOLLA,(having PAN: AIYPM1138K)**, son of

To be cont

(3)

Mojambari Molla, residing at Village & P.O. Lauhati, P.S. - Rajarhat, Dist. North 24 Parganas, Kolkata - 700135, by faith- Islam, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Director in office for the time being in force, executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS One Rafique Sha, son of Late Fayem Sha of Langolpota, P.S. - Rajarhat, was the absolute owner and possessor of a plot of land measuring an area of 06.95 Satak, comprised in R.S. & L.R. Dag No. 5174, under R.S. Khatian No. 190, L.R. Khatian No. 1689,2160, 2932, 2933, 1754 & 1755, under the following manner as per Dag-wise:-

Recorded area	Share	Total land	R.S.&L.R. Dag No.	L.R. Kh. No.	Nature of Land
06.95 Satak	0.0348	200 Satak	5174	1689, 2160, 2932, 2933, 1754 & 1755	Sali
Total land 06.95 Satak,					

lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat P.S. at present Rajarhat

To be cont

(4)

Police Station, in the District of North 24 Parganas, by virtue of inheritance and purchased by five Sale Deed (in Bengali language) i.e. No. (a) Book I, Volume No. 139, Pages from 265 to 280, Being No. 10371 for the year 1992, Regd. at A.D.S.R. Barasat, dt.29/09/1992 from Mst. Ajedan alias Ohedannecha Bibi AND (b) Book I, CD Volume No. 3, Pages from 3109 to 3130, Being No. 00684 for the year 2013, Regd. at A.D.S.R. Barasat, dt.07/02/2008 from Romjan Sarkar, Manirul Sarkar, Aleya Khatun Bibi, Asfatun Sarkar, Afruja Sarkar, Mst. Sabina Khatun Bibi, Mst. Farida Khatun Bibi AND (c) Book I, CD Volume No. 3, Pages from 3222 to 3247, Being No. 00689 for the year 2013, Regd. at A.D.S.R. Barasat, dt.12/06/2007 from Alauddin Molla, Salauddin Molla, Jahanara Begum, Alanara Begum, Innat Ali Midda, Safik Midda, Subed Midda, Abed Midda, Majida Bibi, Mafuja Bibi, Mamtaj Bibi, Md. Ansar Ali & Asraf Ali AND (d) Book I, CD Volume No. 3, Pages from 3028 to 3047, Being No. 00680 for the year 2013, Regd. at A.D.S.R. Barasat, dt.19/06/2007 from Moyazem Hossain Molla, Rabeya Bibi AND (e) Book I, Volume No. 81, Pages from 153 to 158, Being No. 4266 for the year 1999, Regd. at A.D.S.R. Barasat, dt.21/06/1999 from Abdul Gani.

AND WHEREAS While seized and possessed of the aforesaid plots of land, the said Rafique Sha died intestate leaving behind her sevenb sons

To be cont

(5)

namely Jaynal Abedin Sha, Md. Aynul Haque Sha, Aminul Islam Sha, Mahinur Islam Sha, Tarikul Islam Sha, Mirajul Islam Sha, Mijanur Islam and two daughters namely Rijia Bibi, Salehar Bibi and only wife Asma Bibi (all the Vendors herein) as his legal heirs and successors to his estate and they become the absolute owners of the aforesaid land in terms of the Mohammadan Law of Succession Act.

AND WHEREAS Since then, the said Jaynal Abedin Sha, Md. Aynul Haque Sha, Aminul Islam Sha, Mahinur Islam Sha, Tarikul Islam Sha, Mirajul Islam Sha, Mijanur Islam, Rijia Bibi, Salehar Bibi and Asma Bibi (the Vendors herein) are the absolute owners of land measuring an area 06.95 Satak, comprised in R.S. & L.R. Dag No. 5174, lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat P.S. at present Rajarhat Police Station, in the District of North 24 Parganas, more fully and particularly described in the schedule hereinafter written, by virtue of inheritance, recorded and purchase and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in his name as absolute

To be cont

(6)

owner and possessor thereof and have the full right to dispose or transfer the same to any body in any way as he will think fit and proper.

AND WHEREAS Now the Vendors herein have agreed to sell and the Purchaser herein has agreed to purchase the aforesaid plot of land measuring an area of 06.95 Satak, comprised in R.S. & L.R. Dag No. 5174, lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat P.S. at present Rajarhat Police Station, in the District of North 24 Parganas, more fully described in the schedule hereinafter written, for the total consideration of Rs. 7,89,000/- (Rupees Seven Lac Eighty-nine Thousand) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of Rs. 7,89,000/- (Rupees Seven Lac Eighty-nine Thousand) only, of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendors paid at the time of or before the execution hereof (the receipt whereof the Vendors doth hereby by this receipt and Memo of consideration hereunder written admit and acknowledge the payment of the same and every part

To be cont

(7)

thereof forever release, discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be) the Vendors doth hereby grant sell, convey transfer assign and assure unto and in favour of the Purchaser herein ALL THAT piece or parcel of Sali and Khal land total measuring an area of 06.95 Satak, comprised in R.S. & L.R. Dag No. 5174, lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat P.S. at present Rajarhat Police Station, at present Rajarhat Police Station, in the District of North 24 Parganas, more fully and particularly described in the Schedule hereunder written and hereinafter referred to as the 'SAID PLOTS OF LAND' together with all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water courses lights and all manner of former and other right liberties benefits, privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel of member thereof which now is or are or hereto before were or was held used occupied or enjoyed therewith AND reversion or reversions remainder or

To be cont

(8)

remainders and rents issues and profits thereof and all and every part thereof AND all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demands whatsoever of the Vendors out of or upon the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH all deeds paths muniments writings and evidences of title in anyway relating to or connected with the said property or any part thereof which now are or is or hereafter may be in possession, power, custody or control of the Vendors or any person or persons from whom the Vendors or any of them may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages, charges, leases, tenancies, occupancy rights, liens, lispences, attachments, bargaders, trusts, claims, demands, acquisition, requisition, vesting, alignment claims demands and liabilities whatsoever or howsoever.

To be cont

(9)

THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASER AS UNDER :-

- 1 That free and clear and freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the cost and expenses of the Vendor/s is/are and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispendences, attachments whatsoever.
2. That the Purchaser shall hereinafter peacefully and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendors or their legal heirs, executors, administrators, representatives, nominees and assigns.
3. That no notice issued under the public demand recovery act has been served on the Vendors not any such notice has been published.
4. That the land fully described in the schedule below stands retained by the Vendors through operation of family ceiling as envisaged in chapter II-B, West Bengal Land Reforms Act.
5. That the said land or any part or portion thereof or under any interest therein has not vested in and/or is neither acquired nor any notice has been served under the state of West Bengal Estate Acquisition Act. 1953 or statutory modification thereof or under the Urban Land

To be cont

(Ceiling & Regulations) Act. 1976 or any other law for the time being in force.

6. It is hereby declared by the Vendors that the said land which have been described in the schedule hereinafter written is the self acquired property of the Vendors and that they are not the benamder of any one.
7. It is hereby declared that the said Purchaser has the absolute right to mutate its name in respect of the present purchased land.
8. All the taxes land revenue and impositions payable in respect of the said property up to date of these presents have been fully paid by the Vendors and if any portion of such taxes levies impositions etc. be found to have remained unpaid for the period up to date the same shall be deemed to be the liability of the Vendors and realizable from the Vendors.
9. It is hereby declared by the Vendors that the said land are absolutely free from all encumbrances and that is not the benamder of anyone and the same is not the DEBATTOR or PIROTTOR property or is not subject matter of any court case or not any litigation from any corners whatsoever.
10. That the Vendors have not yet taken any loan or financial benefits

(11)

from any bank or financial institutions or any corners in respect of the schedule mentioned land.

11. If it is transpired subsequently that the said property hereby sold, conveyed and transferred and assigned by the Vendors are found to be not free from all encumbrances or if it is found that the total quantum or any quantum of the land sold, conveyed and transferred are physically absent or the Vendors do not have valid right title interest and possession of the said land or any part thereof, the Vendors shall be bound to give possession of the equal quantum of land owned held and possessed by them and if any mistake is detected hereafter in this deed, that will be ratified by the Vendors without any claim or demand at the cost of the purchaser.

AND the Vendors herein deliver this day khas possession of the said land unto the Purchaser herein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

(Description of land hereby sold by the Vendors herein)

ALL THAT piece or parcel of rayati dakhali swattiya bisistha sali and Khal land total measuring an area 06.95 Satak, comprised in R.S. & L.R. Dag

To be cont

(12)

No. 5174, under R.S. Khatian No. 190, L.R. Khatian No. 1689,2160, 2932, 2933, 1754 & 1755, under the following manner :-

Saleable area	Share	Total land	R.S.&L.R. Dag No.	L.R. Kh. No.	Nature of Land
06.95 Satak	0.0348	200 Satak	5174	1689, 2160, 2932, 2933, 1754 & 1755	Sali
Total land 06.95 Satak,					

lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, at present Touzi No. 12, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station, at present Rajarhat Police Station, Pargana- Anowarpur, under A.D.S.R. Office, Barasat, in the District of North 24-Parganas, in the State of West Bengal.

It is clearly stated herein that the Vendors herein sold and conveyed the said total land measuring of 06.95 Satak be the same a little more or less together with all easement right of the same unto and in favour of the Purchaser herein. There are no road surrounding those plots.

The annual proportionate rent will be payable as per State Government Rules and Regulations.

To be cont

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their hand's and seal's on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendor at Rajarhat in Presence of:

1. Aijijul Molla
Rajarhat, Rajarhat

2. Subob Ali
Mohammed Pur
Rajarhat

3. Swifur Sha
Deed prepared and explained

by me.

Ajijul Molla
Advocate
Barisal Judges Court
WB/798/1995

উপস্থিত আবেদন ১০০-
Md. Asmat Haque Sha
আবিসুল আলম ইসলাম
আবিসুল ইসলাম
আবিসুল ইসলাম
Mirajul Islam Sha
স্বাক্ষরিত বিবি
Asma bibi
আবিসুল ইসলাম
আবিসুল ইসলাম

SIGNATURE OF THE VENDORS

TYPED BY:

B

(14)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 7,89,000/- (Rupees Seven Lac Eighty-nine Thousand) only, being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

<u>Dated</u>	<u>Cheque No.</u>	<u>Drawn on</u>	<u>Amount (Rs)</u>
22/02/2017	722270	UCO Bank Hatibagan, Kol- 6	7,89,000/-

Total Rs. 7,89,000/- (Rupees Seven Lac Eighty-

nine Thousand) only.

WITNESSES :-

1. Ajjijul Molla
Kauhat; Rajahat
2. Sobah Ali'
3. Sawibel Sha
Longal pala
maliugaeja

উপস্থিত সাক্ষীদের মধ্যে -
Md. Ajjijul Haque, Sha

সম্মতি দেওয়া হয়েছে এবং
সাক্ষিত্ব প্রদান করা হয়েছে
তারিখ: ২২/০২/২০১৭

Mirajul Islam Sha

সাক্ষিত্ব প্রদান করা হয়েছে


































Asma bibi

২২/০২/২০১৭

সাক্ষিত্ব প্রদান করা হয়েছে

SIGNATURE OF THE VENDORS

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants						
	     	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
		Signature: <i>Lambale Devi Molla</i>					
	     	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
		Signature: <i>ডাঃ আলী হোসেন সান্না</i>					
	     	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
		Signature: <i>Md. Asmatul Haque Sha</i>					

SPECIMEN FORM FOR TEN FINGERPRINTS



Hand 1844156 No 18340

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Hand 1844156 No 18340

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Hand 1844156 No 18340

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Minajul Islam Sha

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SPECIMEN FORM FOR TEN FINGERPRINTS



SATTARA BABA

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



ASMA BIBI

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



ERLITZABETH

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



US 181752 B91013

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

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

GRN: 19-201617-004705791-1

Payment Mode Online Payment

GRN Date: 23/02/2017 16:35:10

Bank : State Bank of India

BRN : IK00CMFFK7

BRN Date: 23/02/2017 16:35:49

DEPOSITOR'S DETAILS

Id No. : 15030000212125/3/2017

[Query No./Query Year]

Name : SUVANKAR DAS

Contact No. :

Mobile No. : +91 9836206079

E-mail : dassuva1685@gmail.com

Address : 28/1 B B ST KOL 36

Applicant Name : Mr Jamal Uddin Molla

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15030000212125/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	10838
2	15030000212125/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	49149
			Total	59987

In Words : Rupees Fifty Nine Thousand Nine Hundred Eighty Seven only





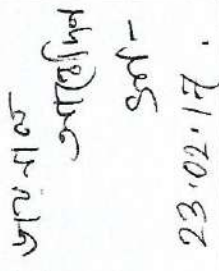


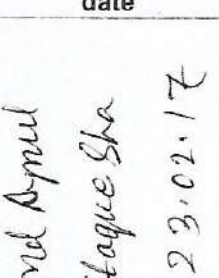


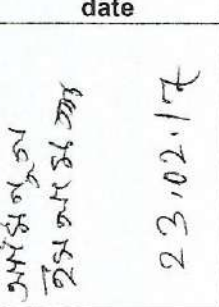
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue



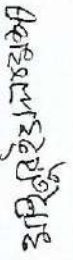





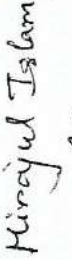

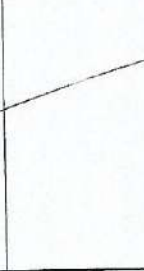

OFFICE OF THE A.D.S.R. BARASAT, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15030000212125/2017



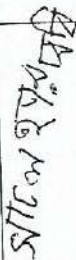

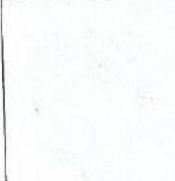
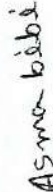


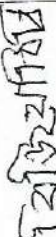

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Jaynal Abedin Sha Langolpota, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			 23.02.17
2	Md Aynul Haque Sha Langolpota, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			 23.02.17
3	Aminul Islam Sha Langolpota, P.O:- Matiaghacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			 23.02.17

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mahinur Islam Sha Langolpota, P.O:- Matiaghcha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			 23.02.17
5	Tarikul Islam Sha Langolpota, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			 23.02.17
6	Mirajul Islam Sha Langolpota, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			 23.02.17
7	Mijanur Islam Sha Langolpota, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			 23.02.17

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Salehar Bibi Radhanagar Purbapara, P.O:- Kulti, P.S:- Haroa, District:-North 24- Parganas, West Bengal, India, PIN - 743502	Seller			 23.02.17
9	Asma Bibi Kamargati Madhypara, P.O:- Kamargati, P.S:- Haroa, District:-North 24- Parganas, West Bengal, India, PIN - 743502	Seller			 23.02.17
10	Rijia Bibi Langolpota, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			 23.02.17
SI No.	Name and Address of identifier	Identifier of			Signature with date
1	Ajjul Molla Son of Abdul Hamid Molla Lauhati, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700135	Jaynal Abedin Sha, Md Aynul Haque Sha, Aminul Islam Sha, Mahinur Islam Sha, Tarikul Islam Sha, Mirajul Islam Sha, Mijanur Islam Sha, Salehar Bibi, Asma Bibi, Rijia Bibi, Jamaluddin Molla			 23.02.17

(Joyjit Chanda)

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

Major Information of the Deed

Deed No :	I-1503-01062/2017	Date of Registration	27/02/2017
Query No / Year	1503-0000212125/2017	Office where deed is registered	
Query Date	18/02/2017 10:05:17 PM	A.D.S.R. BARASAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Jamal Uddin Molla Lauhati, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 9836048243, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 7,89,000/-	Rs. 9,84,586/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 49,249/- (Article:23)	Rs. 10,838/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha

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-5174	LR-1754	Bastu	Shali	6.95 Dec	7,89,000/-	9,84,586/-	
Grand Total :					6.95Dec	7,89,000 /-	9,84,586 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringingerprint	Signature
1	Jaynal Abedin Sha Son of Late Rafique Sha Executed by: Self, Date of Execution: 23/02/2017 , Admitted by: Self, Date of Admission: 23/02/2017 ,Place : Pvt. Residence			
Langolpota, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status :Individual				
2	Md Aynul Haque Sha Son of Late Rafique Sha Langolpota, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 23/02/2017 , Admitted by: Self, Date of Admission: 23/02/2017 ,Place : Pvt. Residence			
3	Aminul Islam Sha Son of Late Rafique Sha Langolpota, P.O:- Matiaghacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 23/02/2017 , Admitted by: Self, Date of Admission: 23/02/2017 ,Place : Pvt. Residence			
4	Mahinur Islam Sha Son of Late Rafique Sha Langolpota, P.O:- Matiaghcha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 23/02/2017 , Admitted by: Self, Date of Admission: 23/02/2017 ,Place : Pvt. Residence			



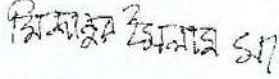
Tarikul Islam Sha

Son of Late Rafique Sha Langolpota, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 23/02/2017 , Admitted by: Self, Date of Admission: 23/02/2017 ,Place : Pvt. Residence

6 **Mirajul Islam Sha**

Son of Late Rafique Sha Langolpota, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 23/02/2017 , Admitted by: Self, Date of Admission: 23/02/2017 ,Place : Pvt. Residence

7

Name	Photo	Fingerprint	Signature
Mijanur Islam Sha Son of Late Rafique Sha Executed by: Self, Date of Execution: 23/02/2017 , Admitted by: Self, Date of Admission: 27/02/2017 ,Place : Office			
27/02/2017	LTI 27/02/2017	27/02/2017	27/02/2017

Langolpota, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status :Individual

8 **Salehar Bibi**

Wife of Abul Kalam Molla Radhanagar Purbapara, P.O:- Kulti, P.S:- Haroa, District:-North 24-Parganas, West Bengal, India, PIN - 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 23/02/2017 , Admitted by: Self, Date of Admission: 23/02/2017 ,Place : Pvt. Residence

9 **Asma Bibi**

Wife of Asikul Ali Sardar Kamargati Madhypara, P.O:- Kamargati, P.S:- Haroa, District:-North 24-Parganas, West Bengal, India, PIN - 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 23/02/2017 , Admitted by: Self, Date of Admission: 23/02/2017 ,Place : Pvt. Residence

10 **Rijia Bibi**

Wife of Late Rafique Sha Langolpota, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 23/02/2017 , Admitted by: Self, Date of Admission: 23/02/2017 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NITU DEVELOPERS PRIVATE LIMITED Lauhati, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 PAN No. AAECN1633P, Status :Organization

Identifier Details :

Name & address
Ajjul Molla Son of Abdul Hamid Molla Lauhati, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Identifier Of Jaynal Abedin Sha, Md Aynul Haque Sha, Aminul Islam Sha, Mahinur Islam Sha, Tarikul Islam Sha, Mirajul Islam Sha, Mijanur Islam Sha, Salehar Bibi, Asma Bibi, Rijia Bibi

Sab Ali
son of Mr Yusuf Ali
Mahammadpur, P.O:- Kadampukur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex:
Male, By Caste: Muslim, Occupation: Others, Citizen of: India, , Identifier Of Mijanur Islam Sha

27/02/2017

Sab Ali

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Jaynal Abedin Sha	NITU DEVELOPERS PRIVATE LIMITED-0.76 Dec
2	Md Aynul Haque Sha	NITU DEVELOPERS PRIVATE LIMITED-0.76 Dec
3	Aminul Islam Sha	NITU DEVELOPERS PRIVATE LIMITED-0.76 Dec
4	Mahinur Islam Sha	NITU DEVELOPERS PRIVATE LIMITED-0.76 Dec
5	Tarikul Islam Sha	NITU DEVELOPERS PRIVATE LIMITED-0.76 Dec
6	Mirajul Islam Sha	NITU DEVELOPERS PRIVATE LIMITED-0.76 Dec
7	Mijanur Islam Sha	NITU DEVELOPERS PRIVATE LIMITED-0.76 Dec
8	Salehar Bibi	NITU DEVELOPERS PRIVATE LIMITED-0.38 Dec
9	Asma Bibi	NITU DEVELOPERS PRIVATE LIMITED-0.38 Dec
10	Rijja Bibi	NITU DEVELCPERS PRIVATE LIMITED-0.87 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 5174(Corresponding RS Plot No:- 5174), LR Khatian No:- 1754	Owner:রমজান সরকার, Gurdian:আজিমদ্দিন, Address:নিজ, Classification:শালি, Area:0.03000000 Acre,

Endorsement For Deed Number : I- 150301062 / 2017

On 23-02-2017

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

Presented for registration at 22:30 hrs on 23-02-2017, at the Private residence by Jaynal Abedin Sha , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 9,84,586/-

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

Execution is admitted on 23/02/2017 by 1. Jaynal Abedin Sha, Son of Late Rafique Sha, Langolpota, P.O: Matiagacha, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 2. Md Aynul Haque Sha, Son of Late Rafique Sha, Langolpota, P.O: Matiagacha, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 3. Aminul Islam Sha, Son of Late Rafique Sha, Langolpota, P.O: Matiagacha, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 4. Mahinur Islam Sha, Son of Late Rafique Sha, Langolpota, P.O: Matiagacha, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 5. Tarikul Islam Sha, Son of Late Rafique Sha, Langolpota, P.O: Matiagacha, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 6. Mirajul Islam Sha, Son of Late Rafique Sha, Langolpota, P.O: Matiagacha, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 7. Salehar Bibi, Wife of Abul Kalam Molla, Radhanagar Purbapara, P.O: Kulti, Thana: Haroa, , North 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession House wife, 8. Asma Bibi, Wife of Asikul Ali Sardar, Kamargati Madhypara, P.O: Kamargati, Thana: Haroa, , North 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession House wife, 9. Rijia Bibi, Wife of Late Rafique Sha, Langolpota, P.O: Matiagacha, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife

Indetified by Ajjul Molla, , Son of Abdul Hamid Molla, Lauhati, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business



Joyjit Chanda

ADDITIONAL DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal

On 27-02-2017

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.

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

Execution is admitted on 27/02/2017 by Mijanur Islam Sha, Son of Late Rafique Sha, Langolpota, P.O: Matiagacha, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business

Indetified by Saheb Ali, , Son of Mr Yusuf Ali, Mahammadpur, P.O: Kadampukur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,838/- (A(1) = Rs 10,824/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,838/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/02/2017 4:35PM with Govt. Ref. No: 192016170047057911 on 23-02-2017, Amount Rs: 10,838/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00CMFFK7 on 23-02-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 49,249/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 49,149/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4422, Amount: Rs.100/-, Date of Purchase: 23/02/2017, Vendor name: M DUTTA
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/02/2017 4:35PM with Govt. Ref. No: 192016170047057911 on 23-02-2017, Amount Rs: 49,149/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00CMFFK7, on 23-02-2017, Head of Account 0030-02-103-003-02



Joyjit Chanda

ADDITIONAL DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2017, Page from 26319 to 26357
being No 150301062 for the year 2017.



Digitally signed by JOYJIT CHANDA
Date: 2017.02.27 16:49:08 +05:30
Reason: Digital Signing of Deed.

(Joyjit Chanda) 27/02/2017 16:49:07
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)