

F.L
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01673/17

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10073/2

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL



Y 940756

23/9/17
1294459/17
3,92,701/-
[Signature]

Certified that the Document is duly
Registered. The Signature Sheet and
Instrument sheets are attached to this document.
[Signature]

23 SEP 2017

DEED OF CONVEYANCE

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

BETWEEN

To be cont

(2)

(1) **RAFIKUL ISLAM**, (Voter Card No. - WB/20/091/939519), son of Late Rousan Ali, residing at Village - Gopalpur Noapara, P.O. - Ganganagar, P.S. - Barasat at present Madhyamgram, District of North 24 Parganas, Kolkata - 700132, by faith- Islam, by occupation- Cultivation, by Nationality- Indian, (2) **MD. MUCHHA HAQUE SHA**, (PAN- DYDPS4643R), son of Late Kalu Sha, residing at Village - Langalpota, P.O. - Matiagacha, P.S. - Rajarhat, Dist. North 24 Parganas, Kolkata - 700135, by faith - Islam, by Occupation- Cultivation, 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.

IT IS NOTED THAT said Rafikul Islam (the Vendor No.1 herein) represent by his Constituted Attorney **JAMAL UDDIN MOLLA**, (having **PAN: AIYPM1138K**), son of 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, by a registered Deed of General Power of Attorney execute on dated 29/11/2016 and duly registered on dated 02/12/2016 at the Office of the A.D.S.R. Barasat, North 24 Parganas, Vide Book No. IV, CD Volume No. 1503-2016, Pages

To be cont

(3)

from 18144 to 18162, Being No. 00967 for the year 2016 AND said Md. Muchha Haque Sha (the Vendor No.2 herein) represent by his Constituted Attorney said **Jamal uddin Molla**, by a registered Deed of General Power of Attorney dated 16/02/2017 duly registered at the Office of the A.D.S.R. Rajarhat, New Town, Vide Book No. IV, CD Volume No. 1523-2017, Pages from 1688 to 1704, Being No. 00108 for the year 2017.

-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 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.

To be cont

(4)

WHEREAS One Hasina Bibi, wife of Late Rousan Ali was the absolute recorded owner and possessor of plots of Sali land total measuring an area of 04.54 Satak comprised in R.S. & L.R. Dag Nos. 5115, 5175 & 5179, under L.R. Khatian No. 3141 (in the name of Hasina Bibi), under the following manner :-

Recorded land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Kh No.	Nature of land
02.55 Satak	0.0091	283 Satak	5115	3141	Shali
01.41 Satak	0.0091	155 Satak	5175	3141	Shali
00.58 Satak	0.0091	64 Satak	5179	3141	Shali
Total land measuring 04.54 Satak more or less					

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 by virtue of inheritance from her father Late Afchhar Ali Mondal and thereafter she recorded her name in B.L. & L.R.O. under L.R. Khatian No. 3141 and enjoyed the same absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plots of

To be cont

(5)

land, the said Hasina Bibi died intestate leaving behind her one son namely Rafikul Islam (the Vendor No. 1 herein) and three daughters namely Supia Bibi, W/o - Samad Gazi, Sabera Bibi, W/o - Abdul Hannan and Muslima Bibi, W/o - Osman Ali as her legal heirs and successor to her estate and they become the absolute owner of the aforesaid plots of land in terms of the Muslim Farayez Act. where the son get 01.82 Satak (2/5 share out of 04.54 Satak) and each daughter get 00.91 Satak (1/5 share out of 04.54 Satak) and free from all encumbrances whatsoever.

AND WHEREAS One Md. Muchha Haque Sha (the Vendor No. 2 herein) is the absolute owner and possessor of plots of Sali land total measuring an area of 01.78 Satak comprised in R.S. & L.R. Dag Nos. 5108 & 5181 under L.R. Khatian No. 2145, under the following manner as per Dag wise:-

Recorded land area	Share of land	Out of total land	R.S. & L.R. Dag	L.R. Khatian No.	Nature of land
00.76 Satak	0.0447	17 Satak	5108	2145	Shali
01.02 Satak	0.0446	23 Satak	5181	2145	Shali
Total land measuring 01.78 Satak more or less					

lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No.

To be cont

(6)

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, by virtue of own L.R. Settlement Record of Rights being L.R. Khatian No. 2145, absolutely free from all encumbrances whatsoever.

AND WHEREAS the said Md. Muchha Haque Sha (the Vendor No. 2 herein) is the absolute owner and possessor of plots of Sali land total measuring an area of 00.36 Satak comprised in R.S. & L.R. Dág Nos. 5108 & 5181 under R.S. Khatian Nos. 2523 & 190, L.R. Khatian Nos. 1754 & 1755, lying and situated at Mauza- 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, by virtue of three Sale Deed (Bengali Saf Kobala) i.e. No. (a) Book I, CD Volume No. 22, Pages from 710 to 736, Being No. 06165 for the year 2011, Regd. at A.D.S.R. Barasat, dt.12/06/2007 from Alauddin Molla, Salauddin Molla, Jahanara Begum, Alanara Begum, Innat Ali Midda, Majida Bibi, Mafuja Bibi, Mamtaj Bibi, Md. Ansar Ali & Asraf Ali AND (b) Book I, CD Volume No. 22, Pages from 614 to 634, Being No. 06158 for the year 2011, Regd. at A.D.S.R. Barasat, dt.19/06/2007 from Moyajam Hossain Molla & Rabia

To be cont

(7)

bibi, AND (c) Book I, CD Volume No. 22, Pages from 737 to 759, Being No. 06166 for the year 2011, Regd. at A.D.S.R. Barasat, dt.07/02/2008 from Romjan Sarkar, Manirul Sarkar, Aleya Khatun Bibi, Asfatun Sarkar, Afruja Sarkar Bibi, Mst. Sabina Khatun Bibi & Mst. Farida Khatun Bibi.

AND WHEREAS aforesaid circumstances the said Rafikul Islam (the Vendor No. 1 herein) is the absolute owner of land measuring an area 01.82 Satak more or less, comprised in R.S. & L.R. Dag Nos. 5115, 5175 & 5179, under L.R. Khatian No. 3141, by virtue of inheritance and the said Md. Muchha Haque Sha (the Vendor No.2 herein) is the absolute owner of land measuring an area 02.14 Satak comprised in R.S. & L.R. Dag Nos. 5108 & 5181 under L.R. Khatian Nos. 2145, 1754 & 1755, by virtue of own record and purchase, i.e. total land measuring 03.96 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 Police Station, in the District of North 24 Parganas, more fully and particularly described in the schedule hereinafter written,

AND WHEREAS Since then, the said Rafikul Islam and Md. Muchha

To be cont

(8)

Haque Sha (the Vendors herein) are jointly seized and possessed of the aforesaid plots of land total measuring an area of **03.96 Satak** be the same a little more or less comprised in R.S. & L.R. Dag Nos. 5115, 5175, 5179, 5108 & 5181 all under L.R. Khatian No. 3141 & 2145, 1754 & 1755, lying and situated at Mouza-MATIAGACHA, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat at present Rajarhat Police Station, in the District of North 24 Parganas and have been enjoying the same peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in their names as absolute owners and possessors thereof and have the full right to dispose or transfer the same to any body in any way as they 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 **03.96 Satak** be the same a little more or less comprised in R.S. & L.R. Dag Nos. 5115, 5175, 5179, 5108 & 5181 all under L.R. Khatian No. 3141 & 2145, 1754 & 1755, lying and situated at Mouza-MATIAGACHA, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the

To be cont

(9)

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. 3,92,701/- (Rupees Three Lac Ninety-two Thousand Seven Hundred One) only.**

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of **Rs. 3,92,701/- (Rupees Three Lac Ninety-two Thousand Seven Hundred One) 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 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 land total measuring an area of **03.96 Satak** be the same a little more or less comprised in

To be cont

(10)

R.S. & L.R. Dag Nos. 5115, 5175, 5179, 5108 & 5181 all under L.R. Khatian No. 3141 & 2145, 1754 & 1755, lying and situated at Mouza-MATIAGACHA, J.L. No. 187, R.S. No. 17, 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 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

To be cont

(11)

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.

THE VENDORS DOTH 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

To be cont

(12)

the Vendors 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 (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

To be cont

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 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,

To be cont

(14)

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 is 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 land total measuring an area **03.96 Satak** be the same a little more or less comprised in R.S. & L.R. Dag Nos. 5115, 5175, 5179, 5108 & 5181 all under L.R. Khatian No. 3141 & 2145, 1754 & 1755, the said land clearly as

To be cont

(15)

under as per Dag wise :-

Saleble land area	Share	Total out of land	R.S.&L.R. Dag No.	L.R. Khatian No.	Nature of land
01.03 Satak	0.0036	283 Satak	5115	3141	Shali ✓
00.56 Satak	0.0036	155 Satak	5175	3141	Shali ✓
00.23 Satak	0.0036	64 Satak	5179	3141	Shali
00.91 Satak	0.0535	17 Satak	5108	2145,1754 & 1755	Shali
01.23 Satak	0.0535	23 Satak	5181	2145,1754 & 1755	Shali
Total land measaring 03.96 Satak more or less,					

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.

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

It is clearly stated herein that the Vendors herein sold and conveyed the said total land measuring of 03.96 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.

To be cont

(16)

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 Vendors at Rajarhat in Presence of:

1. [Handwritten signature]

[Handwritten signature]

2. [Handwritten signature]

[Handwritten signature]

Drafted by me.

[Handwritten signature]
Adv.
Barasat Judges Club

[Handwritten signature]

As a Constituted Attorney of:

Rafikul Islam and Md. Muchha Haque Sha

SIGNATURE OF THE VENDORS

MTU DEVELOPERS PVT. LTD

[Handwritten signature]
DIRECTOR

SIGNATURE OF THE PURCHASER

TYPED BY:

[Handwritten signature]

(UPANANDA BISWAS)

Asha Computer, Kol - 135.

To be cont

(17)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 3,92,701/- (Rupees Three Lac Ninety-two Thousand Seven Hundred One) 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>
12/06/2017	722327	UCO Bank. Hatibagan, Kolkata	3,92,701/-

Total Rs. 3,92,701/- (Rupees Three Lac Ninety-two Thousand Seven Hundred One) only.

WITNESSES :-

1. [Handwritten signature]

[Handwritten signature]

2. [Handwritten signature]

[Handwritten signature]




















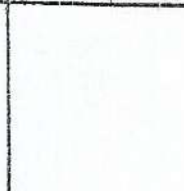
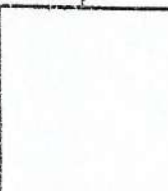


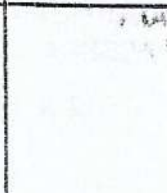

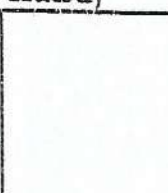


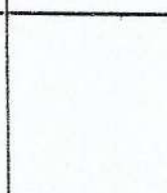
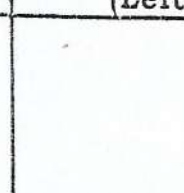
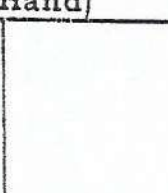

[Handwritten signature]

As a Constituted Attorney of:

Rafikul Islam and Md. Muchha Haque Sha

SIGNATURE OF THE VENDORS

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
	 <i>Santhya Devi</i> <i>11/10/16</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 <i>Santhya Devi</i> <i>11/10/16</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

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

<N: 19-201718-008246986-1 Payment Mode Online Payment
JRN Date: 21/09/2017 19:26:25 Bank : State Bank of India
BRN : IK00HRZHA4 BRN Date: 21/09/2017 19:27:07

DEPOSITOR'S DETAILS

Id No. : 19040001294459/4/2017

[Query No./Query Year]

Name : SUJANKAR DAS
Contact No. : Mobile No. : +91 9836206079
E-mail : dassuva1685@gmail.com
Address : 281 B B ST KOL 36
Applicant Name : Mr JAMALUDDIN 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	19040001294459/4/2017	Property Registration-Stamp duty	0030-02-103-003-02	19555 ✓
2	19040001294459/4/2017	Property Registration-Registration Fees	0030-03-104-001-16	4025
3	19040001294459/4/2017	Mutation/Conversion -Receipt	0029-00-800-028-27	86 ✓
Total				23666

In Words : Rupees Twenty Three Thousand Six Hundred Sixty Six only

Major Information of the Deed

Deed No :	I-1904-10073/2017	Date of Registration	23/09/2017
Query No / Year	1904-0001294459/2017	Office where deed is registered	
Query Date	12/09/2017 5:13:01 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	JAMALUDDIN 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. 3,92,701/-	Rs. 3,92,701/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 19,655/- (Article:23)	Rs. 4,025/- (Article:A(1), E, M(a), M(b), I)		
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	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5108	LR-2145	Industrial Use	Shali	0.91 Dec	90,242/-	90,242/-	
L2	LR-5181	LR-2145	Industrial Use	Shali	1.23 Dec	1,21,975/-	1,21,975/-	
L3	LR-5115	LR-3141	Industrial Use	Shali	1.03 Dec	1,02,142/-	1,02,142/-	
L4	LR-5175	LR-3141	Industrial Use	Shali	0.56 Dec	55,534/-	55,534/-	
L5	LR-5179	LR-3141	Industrial Use	Shali	0.23 Dec	22,808/-	22,808/-	
TOTAL :					3.96Dec	3,92,701 /-	3,92,701 /-	
Grand Total :					3.96Dec	3,92,701 /-	3,92,701 /-	




Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Md MUCHHA HAQUE SHA Son of Late KALU 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, PAN No.:: DYDPS4643R, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	RAFIKUL ISLAM Son of Late ROUSAN ALI GOPALPUR NOAPARA, P.O:- GANGA NAGAR, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700132 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of India, Status :Individual, Executed by: Attorney, Executed by: Attorney



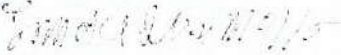
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NITU DEVELOPERS PVT LTD LAUHATI, P.O:- LAUHATI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAECN1633P, Status :Organization, Executed by: Representative

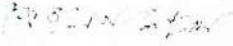
Arney Details :

Name,Address,Photo,Finger print and Signature				
SI No	Name	Photo	Signature	
1	JAMALUDDIN MOLLA Son of MOJAMBARI MOLLA Date of Execution - 23/09/2017, , Admitted by: Self, Date of Admission: 23/09/2017, Place of Admission of Execution: Office	 <small>Sep 23 2017 12:06PM</small>	 <small>LTI 23/09/2017</small>	 23/09/2017
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, , PAN No.:: AIYPM1138K Status : Attorney, Attorney of : Md MUCHHA HAQUE SHA, RAFIKUL ISLAM				

Representative Details :

Name,Address,Photo,Finger print and Signature				
SI No	Name	Photo	Signature	
1	JAMAL UDDIN MOLLA (Presentant) Son of MOJAMBARI MOLLA Date of Execution - 23/09/2017, , Admitted by: Self, Date of Admission: 23/09/2017, Place of Admission of Execution: Office	 <small>Sep 23 2017 12:06PM</small>	 <small>LTI 23/09/2017</small>	 23/09/2017
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, , PAN No.:: AIYPM1138K Status : Representative, Representative of : NITU DEVELOPERS PVT LTD (as DIRECTOR)				

Identifier Details :

Name & address	
BORHAN MONDAL Son of MOTALEB MONDAL LAUHATI, P.O:- LAUHATI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, B: Caste: Muslim, Occupation: Business, Citizen of: India, , Identifier Of JAMALUDDIN MOLLA, JAMAL UDDIN MOLLA	23/09/2017 

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
	Md MUCHHA HAQUE SHA	NITU DEVELOPERS PVT LTD-0.91 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Md MUCHHA HAQUE SHA	NITU DEVELOPERS PVT LTD-1.23 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	RAFIKUL ISLAM	NITU DEVELOPERS PVT LTD-1.03 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Md MUCHHA HAQUE SHA	NITU DEVELOPERS PVT LTD-0.28 Dec
2	RAFIKUL ISLAM	NITU DEVELOPERS PVT LTD-0.28 Dec

Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	RAFIKUL ISLAM	NITU DEVELOPERS PVT LTD-0.23 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:- 5108(Corresponding RS Plot No:- 5108), LR Khatian No:- 2145	Owner:মহঃ মুহাহক সা, Gurdian:কালু, Address:নিজ, Classification:শালি, Area:0.01000000 Acre,
L2	LR Plot No:- 5181(Corresponding RS Plot No:- 5181), LR Khatian No:- 2145	Owner:মহঃ মুহাহক সা, Gurdian:কালু, Address:নিজ, Classification:শালি, Area:0.01000000 Acre,
L3	LR Plot No:- 5115(Corresponding RS Plot No:- 5115), LR Khatian No:- 3141	
L4	LR Plot No:- 5175(Corresponding RS Plot No:- 5175), LR Khatian No:- 3141	
L5	LR Plot No:- 5179(Corresponding RS Plot No:- 5179), LR Khatian No:- 3141	

Endorsement For Deed Number : I - 190410073 / 2017

20-09-2017

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 3,92,701/-



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 23-09-2017

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 : 1 of Indian Stamp Act 1899.

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

Presented for registration at 12:01 hrs on 23-09-2017, at the Office of the A.R.A. - IV KOLKATA by JAMAL UDDIN MOLLA .,

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

Execution is admitted on 23-09-2017 by JAMAL UDDIN MOLLA, DIRECTOR, NITU DEVELOPERS PVT LTD, LAUHATI, P.O:- LAUHATI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 .

Indetified by BORHAN MONDAL, . , Son of MOTALEB MONDAL, LAUHATI, P.O: LAUHATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

Executed by Attorney

Execution by JAMALUDDIN MOLLA, . , Son of MOJAMBARI MOLLA, LAUHATI, P.O: LAUHATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business as the constitut attorney of 1. Md MUCHHA HAQUE SHA LANGOLPOTA, P.O: MATIAGACHA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, 2. RAFIKUL ISLAM GOPALPUR NOAPARA, P.O: GANGA NAGAR, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700132 is admitted by him

Indetified by BORHAN MONDAL, . , Son of MOTALEB MONDAL, LAUHATI, P.O: LAUHATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,025/- (A(1) = Rs 3,927/- ,E = Rs 14/- ,I = 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,025/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 21/09/2017 7:27PM with Govt. Ref. No: 192017180082469861 on 21-09-2017, Amount Rs: 4,025/-, Bank State Bank of India (SBIN0000001), Ref. No. IK00HRZHA4 on 21-09-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 19,655/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 19,555/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3626, Amount: Rs.100/-, Date of Purchase: 20/09/2017, Vendor name: M Dutta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 21/09/2017 7:27PM with Govt. Ref. No: 192017180082469861 on 21-09-2017, Amount Rs: 19,555/-, Bank State Bank of India (SBIN0000001), Ref. No. IK00HRZHA4 on 21-09-2017, Head of Account 0030-02-103-003-02

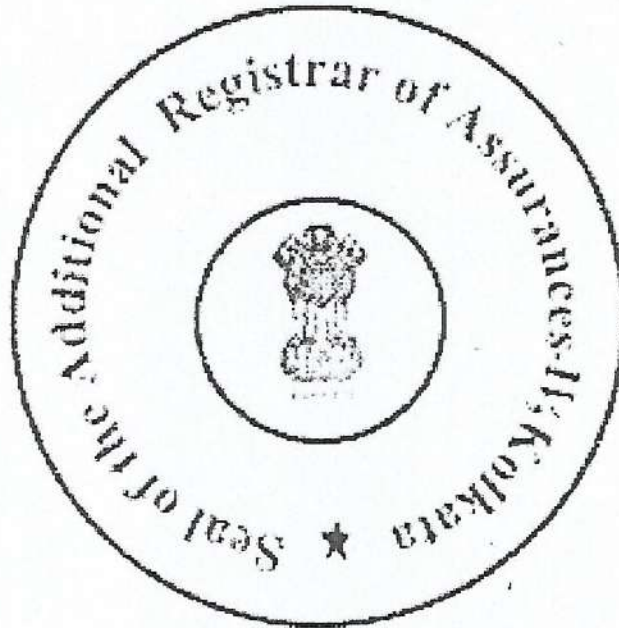


Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2017, Page from 383022 to 383054
being No 190410073 for the year 2017.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2017.10.11 17:49:18 +05:30
Reason: Digital Signing of Deed.

Al

(Asit Kumar Joarder) 11-10-2017 17:49:09
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)