

2 - 1757

1 - 1650/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Z 529257

Handwritten notes:
 23/3/18
 23/3/18

certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar
 Sonarpur, South 24 Parganas



CONVEYANCE

THIS INDENTURE made this 23rd day of March, 2018 BETWEEN (1) GOLAM HOSSIAN NASKAR (alias GOLAM HOSSIAN LASKAR), son of Late Abdul Aziz Laskar, (2) GOLAM RASUL NASKAR, (alias GOLAM RASUL LASKAR), son of Late Abdul Aziz Laskar, and (3) RABIA BIBI, wife of Late Abdul Aziz Laskar, all residing at Uttar Danga, Laskar Para, Post Office- Banhooghly Banhooghly-2, Police Station- Sonarpur, Sonarpur, South 24 Parganas - 700 103 all represented by their Constituted Attorney MRITUNJOY GOSWAMI, son of Late Chittaranjan Goswami, residing at Deshapriy Block, Rajpur, Sonarpur, Post Office - Rajpur, Police Station- Sonarpur, South 24 Parganas - 700 149 pursuant to a Power of Attorney dated 4th September, 2014 registered in the Office of the District Registrar at

147925

Sl. No. Sold to.....

RAGHUNATH GHOSE
ADVOCATE
R. N. GHOSE & ASSOCIATES
ADVOCATES
10, OLD POST OFFICE STREET
1ST FLOOR, ROOM NO.-36A
KOLKATA-700001

Address.....

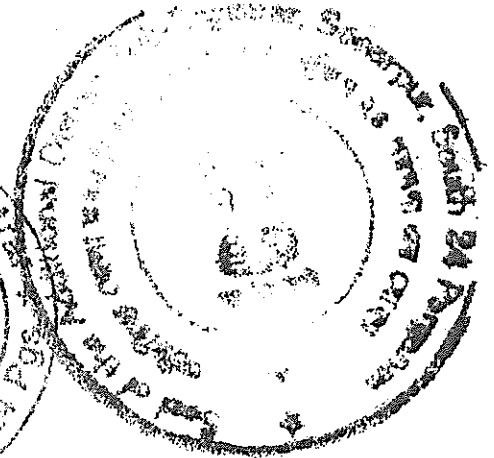
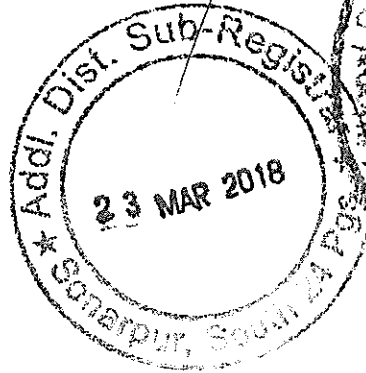
A. K. Maity
Licensed Stamp Vendor

10, Old Post Office Street
Kolkata - 700001

Rs. 100/- (Rupees One Hundred) only

Issue Date:....., Sign.....

- 8 MAR 2018



Atyjit Chakraborty
Ht. Somindra, Mohan Chakraborty
F.B. Indrani Park Kolkata 700033

Sonarpur, South 24 Parganas in Book No. IV, CD Volume No. 4, at Pages from 1725 to 1733, Being No. 02368 for the year 2014, having Income Tax PAN : ASGPG6813P, hereinafter collectively referred to as the "VENDORS" (which expression shall unless excluded by or repugnant to the context include their successors-in-interest, and/or assigns) of the ONE PART AND BALADEVA INFRACON PRIVATE LIMITED, company within the meaning of Companies Act, 1956 and having its registered office at 50, Suburban School Road, Post Office- Bhowanipore, Police Station- Kalighat, Kolkata-700025, having PAN AAFCEB3967P represented by Shri Arun Kumar Kedia, son of Shri Ram Kumar Kedia residing at 50, Suhasini Ganguly Sarani, Post Office – Bhowanipore, Police Station – Kalighat, Kolkata – 700 025 having PAN AFCPK8353F hereinafter referred to as "the PURCHASER" (which expression shall unless excluded by or repugnant to the context include its successors-in-interest, and/or assigns) of the OTHER PART.

WHEREAS:

- A. One Abdul Aziz Naskar absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of Danga Land, admeasuring 0.01 acre, more or less in Pargana-Magura, J.L. No. 74, RS No. 235, Touzi No. 119, R.S Khatian No. 91, L.R. Khatian Nos. 51, in Mouza-Raghavpur, Post Office- Dakshin Jagaddal , Police Station-Sonarpur, R.S. Dag No. 251, L.R. Dag No. 258, District-Sub-Registration Office at Baruipur (Now Sonarpur), presently within Polghat Gram Panchayet,

23 MAR 2018
Addl. Dist. Sub-Registrar
Sonarpur, South 24 Pgs.

Additional District Sub-Registrar
Sonarpur, South 24 Pgs.

GRN: 19-
GRN Date: 08/0

DEPOSITOR'S D

Name :
Contact No. :
E-mail :
Address :
Applicant Name :
Office Name :
Office Address :
Status of Depositor :
Purpose of payment / P
PAYME

morefully and particularly described in the SCHEDULE hereunder written and hereinafter referred to as the SAID LAND";

- B. The said Abdul Aziz Naskar died intestate leaving behind him surviving his wife, the Vendor No. 3 herein, his two sons, the Vendor Nos. 1 and 2 herein as his legal heiress and heirs who jointly inherited the Said Land as per Mohamadan Law of Succession.
- C. The Vendors have represented to the Purchaser that :
- i) The entirety of the Said Land is in the Khas and vacant possession of the Vendors and no persons other than the Vendors have any right, title and/or interest of any nature whatsoever in the Said Land or any part thereof;
 - ii) There are no suits, litigations or legal proceedings pending in respect of the Said Land or any part thereof;
 - iii) The right, title and interest of the Vendors in the Said Land is free from all encumbrances and the Vendors have a marketable title thereto;
 - iv) The Said Land and/or any part thereof is at present not affected by any requisition or acquisition of any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Vendors;

23 MAR 2018
Addl. Dist. Sub-Registrar
Sonepur, South 24 Pgs.

Additional District Sub-Registrar
Sonepur, South 24 Pgs.

GRN: 19-
GRN Date: 08/0

DEPOSITOR'S D

Name :
Contact No. :
E-mail :
Address :
Applicant Name :
Office Name :
Office Address :
Status of Depositor :
Purpose of payment / P
PAYMENT

- v) Neither the Said Land nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law and due to income tax, revenue and any other public demands;
 - vi) The Vendors have not in any way dealt with the Said Land whereby the right, title and interest of the Vendors as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever;
- D. The Vendors have agreed to sell and the Purchaser relying on the representation of the Vendors have agreed to purchase the Said Land, more fully and particularly described in the SCHEDULE hereunder written and delineated on the map or plan annexed hereto for the consideration and on the terms and conditions hereinafter mentioned;

NOW THIS DEED WITNESSETH as follows :

1. THAT in pursuance of the said agreement AND in consideration of an aggregate sum of Rs.1,00,000/- (Rupees One Lakh only) of the lawful money of the Union of India paid by the Purchaser to the Vendors as will appear from the memo of consideration hereunder written (the receipt whereof the Vendors do and each of them doth hereby admit and acknowledge to have been received) and of and from the payment of the same and every part thereof do hereby acquit release and discharge the Purchasers as well as the Said Land hereby intended to

be sold transferred and conveyed) the Vendors do hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser the Said Land i.e. ALL THAT the piece and parcel of Danga Land, admeasuring 0.01 acre, more or less in Pargana-Magura, J.L. No. 74, RS No. 235, Touzi No. 119, R.S Khatian No. 91, L.R. Khatian No. 51, in Mouza-Raghavpur, Post Office- Dakshin Jagaddal , Police Station-Sonarapur, R.S. Dag No. 251, L.R. Dag No. 258, District-Sub-Registration Office at Baruipur (Now Sonarapur), presently within Polghat Grampanchayet, more fully and particularly described in the SCHEDULE hereunder written and also all dwelling units and structures thereon absolutely and forever, free from all encumbrances charges liens lispendens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lis pendens OR HOWSOEVER OTHERWISE the Said Land or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished TOGETHER WITH all benefits and advantages of ancient and other rights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the Said Land or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of the Said

Land and of any and every part thereof AND all the legal incidences thereof AND all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendors into or upon and in respect of the Said Land and/or any and every part thereof herein comprised and hereby granted and transferred TOGETHER WITH all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the Said Land or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the Said Land hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands mortgages leases licences liabilities trusts attachments acquisitions requisitions executions prohibitions restrictions easements and lis pendens whatsoever.

2. AND the Vendors and each one of them doth hereby covenant with the Purchaser that the Vendor is the absolute and lawful owners of and well and sufficiently seized and possessed of and entitled to the Said Land and every part thereof, free from all encumbrances charges and liabilities of whatsoever nature AND the Vendors do hereby covenant with the Purchaser that the Vendors have not at any time heretofore done or executed or knowingly suffered or been party or privy to any

act deed matter or thing whereby or by reason whereof the Said Land hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendors may or can be prevented from granting selling conveying assigning and assuring the Said Land or any part thereof in the manner aforesaid **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendors done executed or knowingly suffered to the contrary the Vendors at the time of execution of these presents are the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the Said Land hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendors now has in themselves good right full and absolute power to grant sell convey transfer assure and assign the Said Land hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid **AND THAT** the Vendors have duly made over possession of the Said Land to the Purchaser herein and the Purchaser has received and accepted the same without any dispute, demand or claim whatsoever against the Vendors in respect of the nature and/or occupancy of the constructions on the land comprised in the Said Land or otherwise.

3. AND THAT the Purchaser shall and may at all times hereafter at their own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or any of their predecessors in title or any one of them AND THAT the Purchaser shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases licences liabilities trusts attachments executions prohibitions restrictions easements and lis pendens whatsoever suffered or made or liabilities created in respect of the Said Land by the Vendors or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors or their predecessors in title or any of them as aforesaid or otherwise.
4. AND THAT all rates taxes and other impositions and/or outgoings payable in respect of the Said Land upto the date of execution of these presents as and when assessed by the authorities concerned shall be payable by the Vendors and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchases.

THUMB

1ST FINGER

MIDDLE FINGER

RING FINGER

SMALL FINGER



NAME -

SIGNATURE

Handwritten signature in Devanagari script

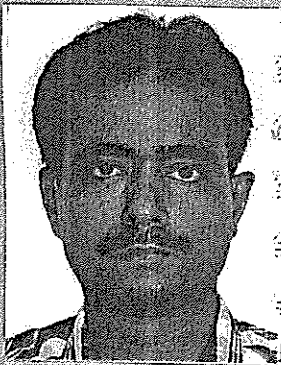
THUMB

1ST FINGER

MIDDLE FINGER

RING FINGER

SMALL FINGER



NAME -

SIGNATURE

Handwritten signature in Devanagari script

THUMB

1ST FINGER

MIDDLE FINGER

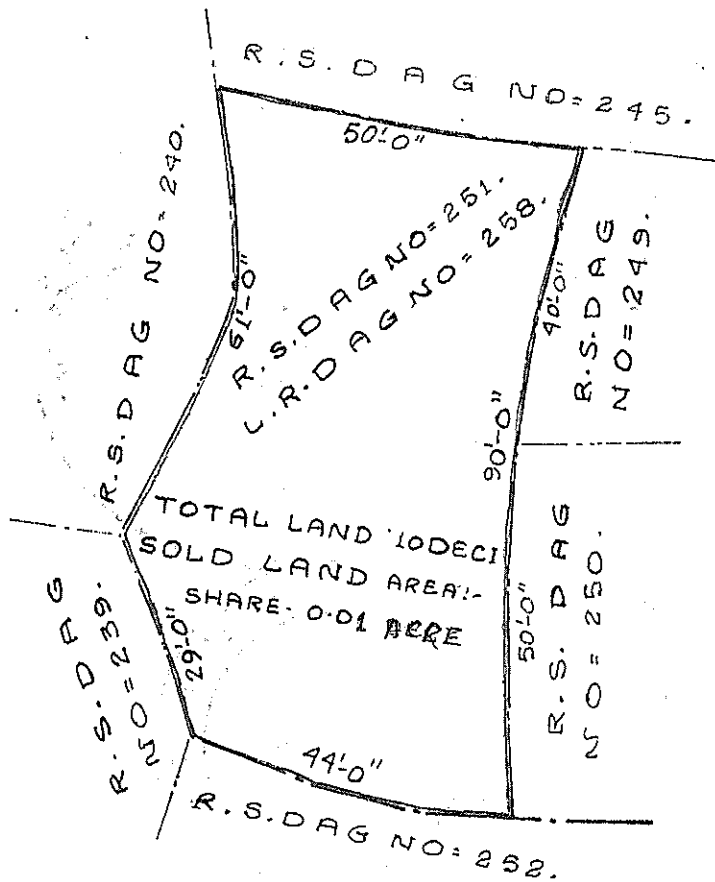
RING FINGER

SMALL FINGER

P H O	L E F T					
T O	R I G H T					

SITE PLAN OF UNDIVIDED LAND AT MOUZA-
RAGHABPUR. J.L.NO=74. PART OF R.S.DAG NO=251.
L.R.DAG NO=258. L.R.KHATIAN NO= 51 . UNDER
POLEGHAT GRAM PANCHAYET. P.S.SONARPUR. DIST-24 PGS(S)

SCALE=1"=25'-0"



Handwritten notes in Hindi, including the name 'BLO JALDEVI' and other illegible text.

SALADENA INFRA (IN P) LTD.

[Signature]
 Director/Authorized Signatory

Traced by:

M. L. Ghosh.
MOHAN KUMAR GHOSH
 Rajpur-Sonarpur Municipality
 Haridra, D1, Sahapur Lane
 Kot-73140, P.S.S. No. 79.....

12-3-18

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

GRN: 19-201718-019127091-2

Payment Mode Counter Payment

GRN Date: 08/03/2018 15:29:20

Bank : United Bank

DEPOSITOR'S DETAILS

Id No. : 16081000059080/7/2018

(Query No./Query Year)

Name : Raghunath Ghose

Contact No. : 22315366

Mobile No. : +91 9831024181

E-mail : rng_associates@yahoo.co.in

Address : 10 Old Post Office Street Rm No 36A Kol1

Applicant Name : Mr P K Roy

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document Payment No 7

PAYMENT DETAILS

Sl No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16081000059080/7/2018	Property Registration- Stamp duty	0030-02-103-003-02	4920
2	16081000059080/7/2018	Property Registration- Registration Fees	0030-03-104-001-16	1014
3	16081000059080/7/2018	Mutation/Conversion -Receipt	0029-00-800-023-27	40

Total

5974

In Words : Rupees Five Thousand Nine Hundred Seventy Four only

538624139



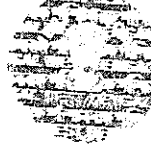
Note: Produce this challan to any branch of United Bank. Please ensure, to make your payment within 15/03/2018 (banking hours). This challan form shall be invalid

15/03/2018



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

KCT0747311



নির্বাচকের নাম : মৃতুঞ্জয় গোস্বামী
Elector's Name : Mritunjoy Goswami
পিতার নাম : চিত্তরঞ্জন গোস্বামী
Father's Name : Chlitaranjan Goswami
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ : XX/XX/1974
Date of Birth : XX/XX/1974

KCT0747311

ঠিকানা:
দেশপ্রিয় ব্লক, সোনারপুর সোনারপুর, সোনারপুর, দক্ষিণ 24
পরগণা-700149

Address:
DESHAPRIY BLOCK, RAJPUR
SONARPUR, SONARPUR, SOUTH 24
PARGANAS-700149

Date: 22/11/2012

147-সোনারপুর দক্ষিণ নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
147-Sonarpur Dakshin Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার ফোটার বিধি মত ফর্ম ও একই
সংখ্যক নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট করে এই
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

15A0051

Mritunjoy Goswami



भारत सरकार
GOVERNMENT OF INDIA



अरुन कुमार केदिया
Arun Kumar Kedia
जन्मतिथि/ DOB: 17/08/1973
पुरुष / MALE



5164 8976 7218

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाण:

५०, सुहासिनी गान्गुली सरणी, भवानीपुर,
भवानीपुर, कोलकाता,
पश्चिमवङ्ग - 700025

Address:

50, SUHASINI GANGULY
SARANI, BHABANIPUR,
Bhawanipore S.O, Kolkata,
West Bengal - 700025



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BALADEVA INFRA CON PRIVATE
LIMITED



27/02/2013

Receipt of Account Number
AAFCB967E

यदि कार्ड खोला/चुराया या गलत प्रयोग में आया
आपको सूचित करने के लिए आपको
तुरंत सूचना देनी चाहिए।
यदि आपको यह कार्ड खोला
हो तो, पता 411 045

If the card is lost/someone's lost card is found
please inform us through
Income Tax PAN Services Unit, NSDL,
1st Floor, Sandhya Chambers,
Near Bani Chaudhary Exchange,
Baker Road - 411 045

Helpline: 2012741000, Fax: 2012741004
e-mail: info@nsdl.co.in



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

KCT0904656



নির্বাচকের নাম : রাবিয়া লস্কর

Elector's Name : Rabiya Laskar

স্বামীর নাম : আজিজ লস্কর

Husband's Name : Aziz Laskar

লিঙ্গ / Sex : স্ত্রী / F

জন্ম তারিখ : XX/XX/1940
Date of Birth

রাবিয়া লস্কর
বঃ আজিজ লস্কর



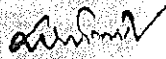
KCT0904656

ঠিকানা:

উত্তর ডাঙ্গা, লস্কর পাড়া পোঃ-বনহুগলী বনহুগলী-২
সোনাপুর দক্ষিণ ২৪ পরগনা ৭০০১০৩

Address:

Uttar Danga, Laskar
Para P.O.-Banhooghly Banhooghly-2
Sonarpur South 24 Parganas 700103



Date: 03/08/2007

১১০-বিশ্বনুপুর পূর্ব (ডহাশিলী জাতি) নির্বাচন কেন্দ্রের
নির্বাচক নিবন্ধন আধিকারিকের আফসের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

110-Bishnupur East (SC) Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
ভোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নথিটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

149/1094



ভারতের নির্বাচন কমিশন
শ্রীচয় শত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
KCT0904664



নির্বাচকের নাম : গোলাম হোসেন লস্কর

Elector's Name : Golam Hossain Laskar

পিতার নাম : আজিজ লস্কর

Father's Name : Aziz Laskar

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : XX / XX / 1967
Date of Birth

গোলাম হোসেন লস্কর

KCT0904656

ঠিকানা:
উত্তর ডাঙ্গা, লস্কর পোঃ-বনছগলী বনছগলী-২
সোনাপুর দক্ষিণ ২৪ পরগণা ৭০০১০৩

Address:
Uttar Danga, Laskar
Para P.O.-Banhooghly Banhooghly-2
Sonarpur South 24 Parganas 700103



Date: 03/08/2007
১১০-বিশ্বনুর পূর্ব (তপসিনী জাতি) নির্বাচন কেন্দ্রের
নির্বাচক নিবন্ধন আধিকারিকের স্বাক্ষরের অনুমতি
Facsimile Signature of the Electoral
Registration Officer for
110-Bishnupur East (SC) Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
ভোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

140/1004



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

KCT0904672



নির্বাচকের নাম : গোলাম রাসুল লস্কর

Elector's Name : Golam Rasul Laskar

পিতার নাম : আজিজ লস্কর

Father's Name : Aziz Laskar

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : XX/XX/1970
Date of Birth

গোলাম রাসুল লস্কর

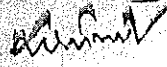
গোলাম রাসুল লস্কর

Deed No.
Query No.

KCT0904672

ঠিকানা:
উত্তর ডাঙ্গা, লস্কর শাড়া গোঃ-বনুগুণী বনুগুণী-2
সোনাপুর দক্ষিণ 24 পরগণা 700103

Address:
Uttar Danga, Laskar
Para P.O. Banhooghly Banhooghly-2
Sonarpur South 24 Parganas 700103



Date: 03/08/2007
110-বিষ্ণুপুর পূর্ব (ভপসিধী জাতি) নির্বাচন ক্ষেত্রের
নির্বাচক নিবন্ধন অধিকারিকের স্বাক্ষরের অনুমতি
Facsimile Signature of the Electoral
Registration Officer for
110-Bishnupur East (SC) Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানা ভোটার লিটে নাম
তোলা ও একই নামের নতুন লিট প্রস্তুত করাওয়ার
জন্য নিম্নলিখিত ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

140/1098

১১০-বিষ্ণুপুর পূর্ব (ভপসিধী জাতি) নির্বাচন ক্ষেত্রের

নির্বাচক নিবন্ধন অধিকারিকের স্বাক্ষরের অনুমতি

Major Information of the Deed

Deed No :	I-1608-01650/2018	Date of Registration	23/03/2018
Query No / Year	1608-1000059080/2018	Office where deed is registered	
Query Date	23/02/2018 11:56:51 AM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	P K Roy Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700150, Mobile No. : 7044384203, Status : Advocate		
Transaction	[0101] Sale, Sale Document		
Set Forth value	Rs. 1,00,000/-	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Stamp duty Paid(SD)	Rs. 5,020/- (Article:23)	Market Value	Rs. 1,00,000/-
Remarks		Registration Fee Paid	Rs. 1,014/- (Article:A(1), E)

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Raghobpur

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-258	LR-51	Bastu	Danga	0.01 Acre	1,00,000/-	1,00,000/-	Width of Approach Road: 6 Ft.,
Grand Total :					1Dec	1,00,000 /-	1,00,000 /-	

Seller Details :



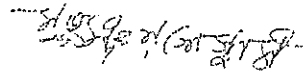
Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Golam Hossain Naskar, (Alias: Mr Golam Hossain Laskar) Son of Late Abdul Aziz Laskar Uttar Danga, Lascar Para, P.O:- Banhooghly, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mr Golam Rasul Naskar, (Alias: Mr Golam Rasul Laskar) Son of Late Abdul Aziz Laskar Uttar Danga, Lascar Para, P.O:- Banhooghly, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Rabia Bibi Wife of Late Abdul Aziz Laskar Uttar Danga, Lascar Para, P.O:- Banhooghly, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

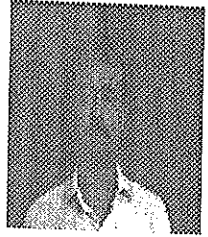

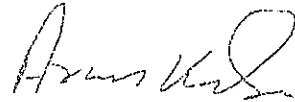
Sl No	Name,Address,Photo,Finger print and Signature
1	Baladeva Infracon Private Limited 50, Suburban School Road, P.O:- Bhawanipore, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025 , PAN No.:: AAFCB3967P, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1608-01650/2018-23/03/2018

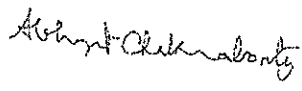
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Mritunjoy Goswami Son of Late Chittaranjan Goswami Date of Execution - 23/03/2018, , Admitted by: Self, Date of Admission: 23/03/2018, Place of Admission of Execution: Office	 Mar 23 2018 3:34PM	 LTI 23/03/2018	 23/03/2018
Deshapriya Block, Rajpur, Sonarpur, P.O:- Rajpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ASGPG6813P Status : Attorney, Attorney of : Mr Golam Hossain Naskar, Mr Golam Rasul Naskar, Rabia Bibi				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Arun Kumar Kedia (Presentant) Son of Mr Ram Kumar Kedia Date of Execution - 23/03/2018, , Admitted by: Self, Date of Admission: 23/03/2018, Place of Admission of Execution: Office	 Mar 23 2018 3:33PM	 LTI 23/03/2018	 23/03/2018
50, Suhasini Ganguly Sarani, P.O:- Bhawanipore, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFCKP8353F Status : Representative, Representative of : Baladeva Infracon Private Limited (as Representative)				

Identifier Details :

Name & address	
Mr Abhijit Chakraborty Son of Mr Sourindra Mohan Chakraborty 7B, Indrani Park, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Mritunjoy Goswami, Mr Arun Kumar Kedia	23/03/2018
	

Major Information of the Deed :- I-1608-01650/2018-23/03/2018

Transfer of property for L1

S.No	From	To. with area (Name-Area)
1	Mr Golam Hossain Naskar	Baladeva Infracon Private Limited-0.333333 Dec
2	Mr Golam Rasul Naskar	Baladeva Infracon Private Limited-0.333333 Dec
3	Rabia Bibi	Baladeva Infracon Private Limited-0.333333 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Raghobpur

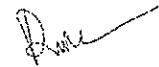
Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 258(Corresponding RS Plot No:- 251), LR Khatian No:- 51	Owner:আব্দুল আজিজ নস্কর, Gurdian:ফটি নস্কর, Address:নিজ, Classification:ডাঙ্গা, Area:0.01000000 Acre,

Endorsement For Deed Number : I - 160801650 / 2018

On 23-02-2018

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 1,00,000/-



Prasanta Mukhopadhyay
 ADDITIONAL DISTRICT SUB-REGISTRAR
 OFFICE OF THE A.D.S.R. SONARPUR

South 24-Parganas, West Bengal

On 23-03-2018

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 15:23 hrs on 23-03-2018, at the Office of the A.D.S.R. SONARPUR by Mr Arun Kumar Kedia .

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

Execution is admitted on 23-03-2018 by Mr Arun Kumar Kedia, Representative, Baladeva Infracon Private Limited, 50, Suburban School Road, P.O:- Bhawanipore, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025

Major Information of the Deed :- I-1608-01650/2018-23/03/2018

Certified by Mr Abhijit Chakraborty, , Son of Mr Sourindra Mohan Chakraborty, 7B, Indrani Park, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by profession Service

Executed by Attorney

Execution by Mr Mritunjoy Goswami, , Son of Late Chittaranjan Goswami, Deshapriya Block, Rajpur, Sonarpur, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Others as the constituted attorney of 1. Mr Golam Hossain Naskar , Mr Golam Hossain Laskar Uttar Danga, Lascar Para, P.O: Banhooghly, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, 2. Mr Golam Rasul Naskar , Mr Golam Rasul Laskar Uttar Danga, Lascar Para, P.O: Banhooghly, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, 3. Rabia Bibi Uttar Danga, Lascar Para, P.O: Banhooghly, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103 is admitted by him

Indetified by Mr Abhijit Chakraborty, , Son of Mr Sourindra Mohan Chakraborty, 7B, Indrani Park, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,014/- (A(1) = Rs 1,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/03/2018 12:00AM with Govt. Ref. No: 192017180191270912 on 08-03-2018, Amount Rs: 1,014/-, Bank: United Bank (UTBI00CH175), Ref. No. S38624139 on 09-03-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

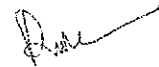
Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 4,920/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 147925, Amount: Rs.100/-, Date of Purchase: 08/03/2018, Vendor name: A K Maity

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/03/2018 12:00AM with Govt. Ref. No: 192017180191270912 on 08-03-2018, Amount Rs: 4,920/-, Bank: United Bank (UTBI00CH175), Ref. No. S38624139 on 09-03-2018, Head of Account 0030-02-103-003-02



Prasanta Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

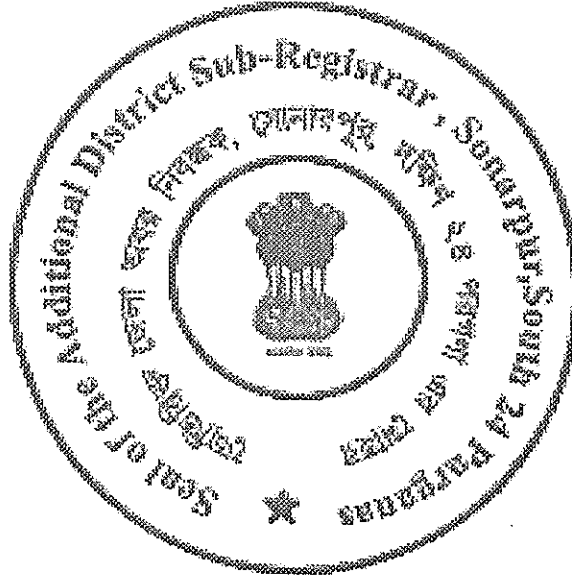
Major Information of the Deed :- I-1608-01650/2018-23/03/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2018, Page from 38548 to 38578

being No 160801650 for the year 2018.



Digitally signed by PRASANTA
MUKHOPADHYAY
Date: 2018.03.29 17:30:51 +05:30
Reason: Digital Signing of Deed.

(Prasanta Mukhopadhyay) 29-03-2018 17:30:11

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

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

Handwritten mark: a stylized '7' with a vertical line extending downwards.

★ Addl. Dist. Sub-Registrar ★
23 MAR 2018
★ SONARPUT, SOUTH 24 PARGANAS ★

★ Addl. Dist. Sub-Registrar ★
★ SONARPUT, SOUTH 24 PARGANAS ★

AND IT IS HEREBY FURTHER AGREED AND DECLARED by and between the parties hereto that the Vendors covenant and assure the Purchaser that unless prevented by fire or some other inevitable accident from time to time and at all times hereafter and upon every request and at the cost of the Purchaser shall produce or caused to be produced to the Purchaser or their Attorneys or Agents or at any trial commission examination or otherwise as occasion shall require all or any of the original title deeds documents and writings and also at the like request and cost deliver to the Purchaser such attested or other copies or extracts of and from the said Deeds and writings or any one of them as the Purchaser may require and will in the meantime unless prevented as aforesaid keep the said deeds documents and/or writings safe unobiterated and uncanceled.

THE SCHEDULE

(The Said Land)

ALL THAT the piece and parcel of Danga Land, admeasuring 0.01 acre. ^{undivided} more or less ^{out of 10 decimal} in Pargana-Magura, J.L. No. 74, RS No. 235, Touzi No. 119, R.S Khatian No. 91, L.R. Khatian No. 51, in Mouza-Raghavpur, Post Office-
Dakshin Jagaddal, Police Station-Sonarpur, R.S. Dag No. 251, L.R. Dag No. 258, District-Sub-Registration Office at Baruipur (Now Sonarpur), presently within Polghat Grampanchayet with road width approximately 6 (six) feet and butted and bounded in the manner as follows :

<u>ON THE NORTH</u>	:	By R. S. Dag No. - 245
<u>ON THE EAST</u>	:	By R. S. Dag Nos. – 249 and 250
<u>ON THE SOUTH</u>	:	By R. S. Dag No. – 252
<u>ON THE WEST</u>	:	By R. S. Dag No. – 239 and 240

Baruipur
referred to

Handwritten mark resembling a vertical line with a hook at the top.

ADDL. DIST. SUB-REGISTRAR
23 MAR 2018
SONARPUR, SOUTH 24 PGS.

ADDL. DIST. SUB-REGISTRAR
SONARPUR, SOUTH 24 PGS.
23 MAR 2018

OR HOWSOEVER the same now are or is or heretofore were or was butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF the Parties hereto have executed these presents the day, month and year first above written.

SIGNED AND DELIVERED by the VENDORS at Kolkata in the presence of :

Abhijit Chakraborty
F.B. Indrani Park
Kolkata 700033.

V. Modi

VIKASH KR. MODI
10, S.S. Rd,
KOL-25

বিক্রেতার (বিক্রেতার) নাম
বিক্রেতার (বিক্রেতার) নাম
বিক্রেতার (বিক্রেতার) নাম
বিক্রেতার (বিক্রেতার) নাম
বিক্রেতার (বিক্রেতার) নাম
বিক্রেতার (বিক্রেতার) নাম

বিক্রেতার (বিক্রেতার) নাম

Read over and explained the Vendors by me in their own vernacular.

SIGNED AND DELIVERED by the PURCHASER at Kolkata in the presence of :

SALADEVA INFRA (INDIA) LTD.

Signature
Director/Authorized Signator

23 MAR 2018
Addl. Dist. Sub-Registrar
* Sonarpur, South 24 Pgs. *

স্বাক্ষরিত
সন ১৪১৮ চৈত্র মাস ১৩ তারিখ
স্বাক্ষরিত
সন ১৪১৮ চৈত্র মাস ১৩ তারিখ
স্বাক্ষরিত
সন ১৪১৮ চৈত্র মাস ১৩ তারিখ

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED from the within named Purchasers the within mentioned sum of Rs.1,00,000/- (Rupees One Lakh only) towards full and final payment of the total Consideration for sale of the Said Land in the following manner :

<u>Date</u>	<u>Bank Cheque No.</u>	<u>Bank & Branch</u>	<u>Amount</u>	<u>Favouring</u>
26.05.2017	663187	SBI, H. Mukherjee Road	1,00,000/-	Mritunjoy Goswami

(Rupees One Lakh) only

WITNESSES :

Abhishek Chakrabarty
F.B. Indrani Park
Kolkata 700 33
✓ M. Chakrabarty

স্বাক্ষরিত (২) জন দ্বারা
৩২২০ (স্বাক্ষরিত) মূল্য
মাত্র
স্বাক্ষরিত (২) জন দ্বারা
৩২২০
স্বাক্ষরিত (২) জন দ্বারা
৩২২০
৩২২০

১/১১/১৭ (১১/১১/১৭)
VENDORS

Read over and explained to the Vendors by me in their own vernacular.

Drafted by me
Raghu
(Raghu Ghorse)
Advocate
F/803/789/89

23 MAR 2018
Addl. Dist. Sub-Registrar
* Sonarpur, South 24 Pgs. *

23 MAR 2018
Addl. Dist. Sub-Registrar
* Sonarpur, South 24 Pgs. *