

2-1759

2-1652/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Z 529258

23/3/18
24/3/18

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.

Adtl. District Sub-Registrar
Sonarpur, South 24 Parganas **CONVEYANCE**



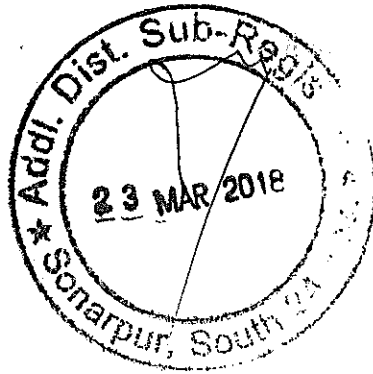
THIS INDENTURE made this 23rd day of March, 2018 **BETWEEN** (1) **JOYNAL ABEDIN NASKAR (alias JOYNAL LASKAR)**, son of Late Abdul Bari Laskar, residing at Kusumba Dakshinpara, Post Office- Narendrapur, Police Station-Sonarpur, Ward No.- 6, South 24 Paraganas – 700 103 (2) **SAHALAM NASKAR (alias SAHALAM LASKAR)**, son of Late Abdul Bari Laskar, residing at Uttar Danga O Laskar Para, Post Office- Banhooghly, Banhooghly-2, Police Station- Sonarpur, Sonarpur, South 24 Paraganas – 700 103 (3) **HAFIZA SARDAR**, wife of Ajibar Sardar, residing at Majher Para, Ward-25, Post Office- Sonarpur, Police Station- Sonarpur, Sonarpur, South

147924

Sl. No. Sold to..... **RAGHUNATH GHOSE**
ADVOCATE
Address..... **R. N. GHOSE & ASSOCIATES**
ADVOCATES
A. K. Maity 10, OLD POST OFFICE STREET
Licensed Stamp Vendor 1ST FLOOR, ROOM NO.-36A
KOLKATA-700001

10, Old Post Office Street
Kolkata - 700001
Rs. 100/- (Rupees One Hundred) only
Issue Date:....., Sign.....

8 MAR 2018



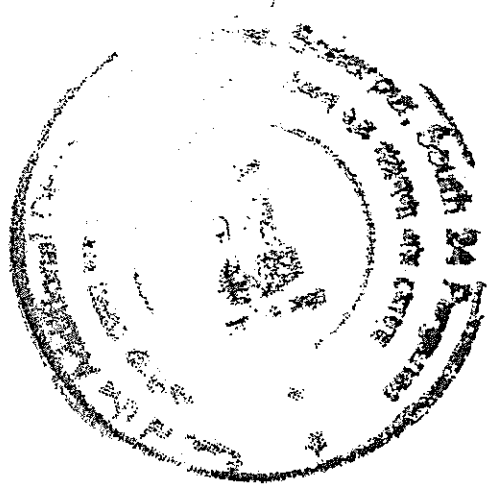
Abhisit Chakrabarty
At Somendra Mohan Chakrabarty -
F.B. Indrani Park
Kolkata 700033

24 Parganas – 700 150, and (4) MARUFA SARDAR, wife of Azad Sardar, residing at Dakshin Panchghara Musalman Para, Panchghara-8, Baruipur, Post Office- Sonarpur, Police Station- Sonarpur, Sonarpur, South 24 Parganas – 700 150, 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 Sonarpur, South 24 Parganas in Book No. IV, CD Volume No. 1608-2017, at Pages from 5401 to 5411, Being No. 160800450 for the year 2017, 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 Bari Naskar absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of Danga Land, admeasuring 0.00667 acres, more or less in

Joyhal



Pargana-Magura, J.L. No. 74, RS No. 235, Touzi No. 119, R.S Khatian No. 91, L.R. Khatian No. 180, 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, morefully and particularly described in the **SCHEDULE** hereunder written and hereinafter referred to as the **SAID LAND**”;

- B. The said Abdul Bari Naskar died intestate leaving behind him surviving his two sons, the Vendor Nos. 1 and 2 herein, his two daughters, the Vendor Nos. 3 and 4 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;
- 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) 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 0.00667 acres 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. 180, 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

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

Dist. Registrar Sonarpur, South 24 Pgs.
Dist. Registrar Sonarpur, South 24 Pgs.
Dist. Registrar Sonarpur, South 24 Pgs.
Dist. Registrar Sonarpur, South 24 Pgs.

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 Vendor 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 Vendor or any person or persons from whom the Vendor 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 Purchasers 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 Purchasers that the Vendors are 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 have 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 Purchasers 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 Purchasers have 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 Purchaser.

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**

THUMB

1ST FINGER

MIDDLE FINGER

RING FINGER

SMALL FINGER

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



NAME -

SIGNATURE


THUMB

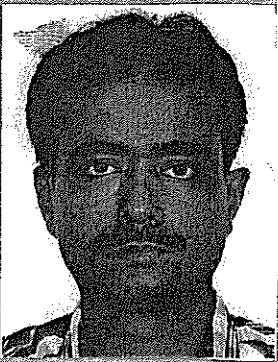
1ST FINGER

MIDDLE FINGER

RING FINGER

SMALL FINGER

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



NAME -

SIGNATURE

THUMB

1ST FINGER

MIDDLE FINGER

RING FINGER

SMALL FINGER

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

NAME -

SIGNATURE

THUMB

1ST FINGER

MIDDLE FINGER

RING

SMALL

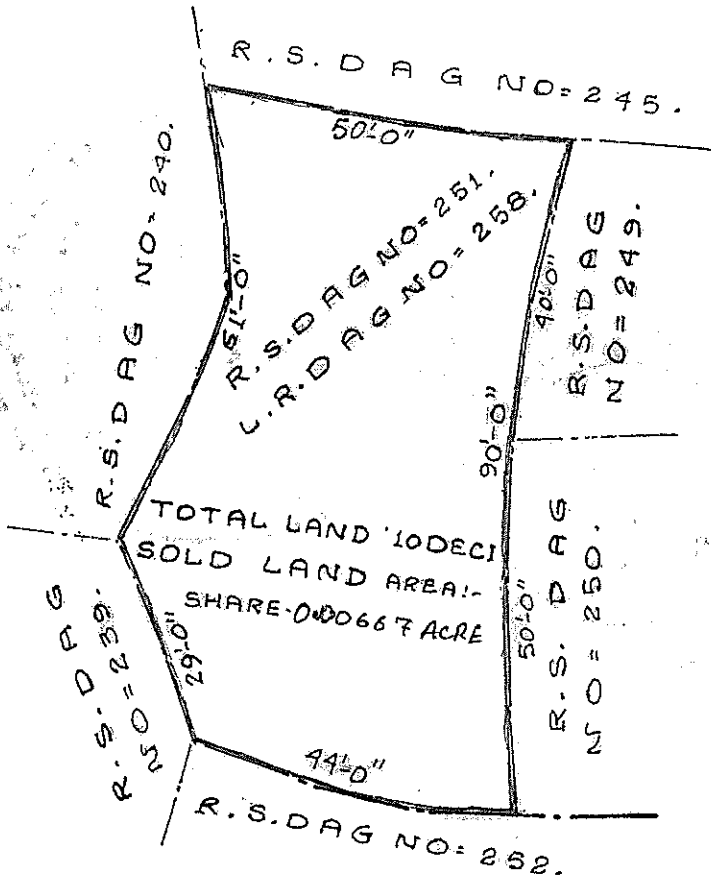
RE
LUR
POL

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

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

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= 180. UNDER
POLEGHAT. GRAM PANCHAYET. P.S.SONARPUR. DIST-24 PGS(S)

SCALE=1"=25'-0"



Handwritten text in Odia script, likely a legal declaration or statement regarding the land sale and share.

Handwritten signature or initials at the bottom right of the plan area.

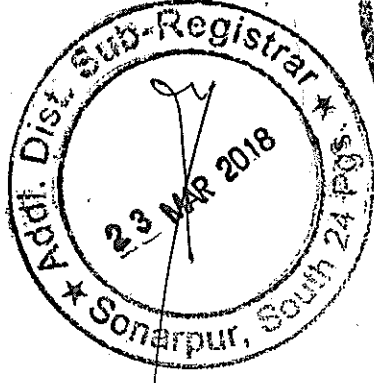
SALADAYA INFRACTION IP LTD.

[Signature]
 (Authorized Signatory)

Traced by:

M. Ghosh
MOHAN KUMAR GHOSH
 Rajpur-Sonarpur Municipality
 Harinawi, D1, Sahapur Lane
 Kot-700148, E.B.S. No: 79.....

24-2-18



স্বাক্ষরিতঃ

স্বাক্ষরিতঃ

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

GRN: 19-201718-019125172-2

Payment Mode Counter Payment

GRN Date: 08/03/2018 15:13:15

Bank : United Bank

DEPOSITOR'S DETAILS

Id No. : 16081000059624/9/2018

[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 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 9

PAYMENT DETAILS

Sl No	Identification No	Head of A/C Description	Head of A/C	Amount [₹]
1	16081000059624/9/2018	Property Registration- Stamp duty	0030-02-103-003-02	4920
2	16081000059624/9/2018	Property Registration- Registration Fees	0030-03-104-001-16	1014
3	16081000059624/9/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	27

Total

5961

In Words : Rupees Five Thousand Nine Hundred Sixty One only

538623412



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



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

WB / 23 / 109 / 510245

IDENTITY CARD

পরিচয় পত্র



Elector's Name
নির্বাচকের নাম

Sardar Hafiza
সর্দার হাফিজা

Father/Mother/
Husband's Name
পিতা/মাতা/স্বামীর নাম

Ajibar
আজিবর

Sex
লিঙ্গ

F
স্ত্রী

Age as on 1.1.1995
১.১.১৯৯৫-এ বয়স

35
৩৫

Address

Majher Para, Ward 25, Sonarpur,
South 24 Parganas .

ঠিকানা

মাঝের পাড়া, ওয়ার্ড ২৫, সোনারপুর,
দক্ষিণ ২৪ পরগণা

ভারতের নির্বাচন কমিশন

Facsimile Signature
Electoral Registration Officer

নির্বাচন-নিবন্ধন অধিকারিক

For 109 - SONARPUR (S.C.)

Assembly Constituency

১০৯ - সোনারপুর (তপঃ)

বিধানসভা নির্বাচন ক্ষেত্র

Place

Alipore

স্থান

আলিপুর

Date

17.08.95

তারিখ

১৭.০৮.৯৫

Doc No - 250

স্বাক্ষরিত



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

WB / 18 / 104 / 114043

IDENTITY CARD

পরিচয় পত্র



Elector's Name নির্বাচকের নাম	Sardar Marufa সরদার মারুফা
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Azad আজাদ
Sex লিঙ্গ	F স্ত্রী
Age as on 1.1.1995 ১১.১১৯৫-এ বয়স	26 ২৬

Address

Dakshin Panchghara Musalman Para,
Panchghara-8, Baruipur, S.24-Pgs.

ঠিকানা

দক্ষিণ পাঁচঘরা মুসলমানপাড়া, পাঁচঘরা-৮,
বারুইপুর, পঃ ২৪ পঃ।

Facsimile Signature
Electoral Registration Officer

নির্বাচন-নিবন্ধন আধিকারিক

For 104 - BARUIPUR

Assembly Constituency

১০৪ - বারুইপুর

বিধানসভা নির্বাচন কেন্দ্র

Place ALIPORE

স্থান আলিপুর

Date 06.09.95

তারিখ ০৬.০৯.৯৫

সরদার মারুফা



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

KCT0747311



নির্বাচকের নাম : মৃত্যুঞ্জয় গোস্বামী

Elector's Name : Mritunjoy Goswami

পিতার নাম : চিত্তরঞ্জন গোস্বামী

Father's Name : Chittaranjan Goswami

লিঙ্গ/Sex : পুং M

জন্ম তারিখ
Date of Birth : XX/XX/1974

KCT0747311

ঠিকানা:

দেশপ্রিয় ব্লক, রাজপুর সোনারপুর, সোনারপুর, দক্ষিণ 24
পারগানা-700149

Address:

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

Date: 22/11/2012

147-সোনারপুর দক্ষিণ নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন

আধিকারিকের স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral
Registration Officer for

147-Sonarpur Dakshin Constituency


বিধান পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে স্বয়ং ভোটার ও একই
নম্বরে নতুন ঠিকানা 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.

1580064

Mritunjoy Goswami


स्थायी लेखा संख्या PERMANENT ACCOUNT NUMBER
 AFCPK 8353F



नाम - NAME
 ARUNKUMAR KEDIA

पिता का नाम / FATHER'S NAME
 RAM KUMAR KEDIA

जन्म तिथि / DATE OF BIRTH
 17-08-1973

हस्ताक्षर / SIGNATURE


आयकर अधिकारी / OFFICER
 COMMISSIONER OF INCOME TAX, VIJAYAPUR

यदि कार्ड खोया/मिला जाना पड़े तो यहाँ सूचना देनी है।
 यदि प्राधिकारी को सूचित/बाधा पड़े।
 सहायक आयकर अधिकारी
 पी. 7
 चौबिशी चौक
 कलकत्ता - 700 069

In case this card is lost/ found, kindly inform/ return to
 the issuing authority
 Assistant Commissioner of Income Tax,
 P-7,
 Chowbhishee Square,
 Calcutta - 700 069.



भारत सरकार
GOVERNMENT OF INDIA



अरुण 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

ठिकाना:

५०, सुहासिनी गंगुली 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 INFRACON PRIVATE LIMITED



27/02/2013

Permanent Account Number
AAFCB3967P

27/02/2013





ভারতের নির্বাচন কমিশন
শরিচয় শত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

LLH0987701



নির্বাচকের নাম : জয়নাল লস্কর

Elector's Name : Jaynal Laskar

পিতার নাম : আবদুলবারী লস্কর

Father's Name : Abdulbari Laskar

লিঙ্গ / Sex : পূর / M

জন্ম তারিখ : XX / XX / 1958
Date of Birth

জয়নাল লস্কর
জন্ম তারিখ ১৯৫৮

LLH0987701

ঠিকানা:

কুম্বা দক্ষিণপাড়া পোঃ-নরেন্দ্রপুর ওয়ার্ড নং-৬
সোনারপুর দক্ষিণ ২৪ পরগনা ৭০০১০৩

Address:

Kusumba Dakshinpara P.O-Narendrapur
Ward No-6 Sonarpur South 24 Parganas
700103



Date: 02/08/2007

১০৯-সোনারপুর (তপসিনী জাতি) নির্বাচন ক্ষেত্রের
নির্বাচক নিবন্ধন আধিকারিকের স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral
Registration Officer for

109-Sonarpur (SC) Constituency

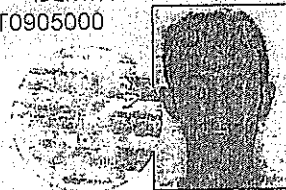
ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার সিলেট নাম
ভোলা ও একই নামের নতুন সিলেট পরিচয়পত্র পাওয়ার
জন্য নিম্নের ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the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

1626474



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

KCT0905000



নির্বাচকের নাম : সাহালম লস্কর

Elector's Name : Sahalam Laskar

পিতার নাম : বারী লস্কর

Father's Name : Bari Laskar

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : XX / XX / 1967
Date of Birth

Sahalam Laskar

KCT0905000

ঠিকানা:

উত্তর ডাঙ্গা ও লস্কর পাড়া পোঃ-বনহুগলী, বনহুগলী-২
সোনপুর দক্ষিণ ২৪ পরগণা 700103

Address:

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

Date: 31/07/2007

110-বিশ্বপুর পূর্ব (সংসদীয়া) নির্বাচন ক্ষেত্রে
নির্বাচক নিবন্ধন অধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for
110-Bishmupur East (SC) Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার শিটে নাম
ভোলা ও একই নম্বরের নতুন শিটে পরিচয়পত্র পাওয়ার
জন্য নিম্নোক্ত 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.

140/1135

Major Information of the Deed

Deed No	I-1608-01652/2018	Date of Registration	23/03/2018
Query No / Year	1608-1000059624/2018	Office where deed is registered	
Query Date	23/02/2018 1:49:51 PM	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	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 1,00,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 5,020/- (Article:23)	Rs. 1,014/- (Article:A(1), E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-258	LR-180	Bastu	Danga	0.00667 Acre	1,00,000/-	1,00,000/-	Width of Approach Road: 6 Ft.,
Grand Total :					.667Dec	1,00,000 /-	1,00,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr Joynal Abedin Naskar, (Alias: Mr Joynal Laskar) Son of Late Abdul Bari Laskar Kusumba Dakshin Para, P.O:- Narendrapur, 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 Sahalam Naskar, (Alias: Mr Sahalam Laskar) Son of Late Abdul Bari Laskar Uttar Danga O Laskar 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	Hafiza Sardar Wife of Mr Ajobar Sardar Majher Para, Sonarpur, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	Marufa Sardar Wife of Mr Azad Sardar Dakshin Panchghara Musalman Para, Panchghara - 8, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status :Individual, Executed by: Attorney, Executed by: Attorney

Major Information of the Deed :- I-1608-01652/2018-23/03/2018

Details :

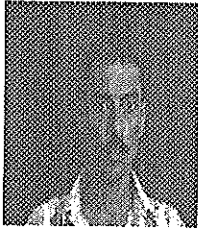

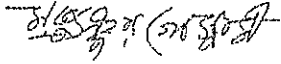
Name,Address,Photo,Finger print and Signature

Baladeva Infracon Private Limited

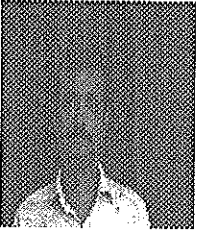

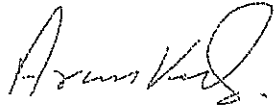
51, Suburban School Road, P.O:- Bhawanipore, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025, PAN No.:: AAPCB3967P, Status :Organization, Executed by: Representative

Attorney Details :

Name,Address,Photo,Finger print and Signature

SI No	Name	Photo	Finger Print	Signature
1	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 3:37PM	 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 Joynal Abedin Naskar, Mr Sahalam Naskar, Hafiza Sardar, Marufa Sardar				

Representative Details :

SI No	Name	Photo	Finger Print	Signature
1	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 3:37PM	 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, 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:- Tollygunje, 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

Major Information of the Deed :- I-1608-01652/2018-23/03/2018

Basis of property for L1

S. No	From	To. with area (Name-Area)
1	Mr Joynal Abedin Naskar	Baladeva Infracon Private Limited-0.16675 Dec
2	Mr Sahalam Naskar	Baladeva Infracon Private Limited-0.16675 Dec
3	Hafiza Sardar	Baladeva Infracon Private Limited-0.16675 Dec
4	Marufa Sardar	Baladeva Infracon Private Limited-0.16675 Dec

Land Details as per Land Record

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

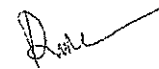
Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 258(Corresponding RS Plot No:- 251), LR Khatian No:- 180	Owner:আব্দুল বারি নস্কর, Gurdian:ফটিক নস্কর, Address:নিজ, Classification:ভাঙ্গা,

Endorsement For Deed Number : I - 160801652 / 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 15:29 hrs on 23-03-2018, at the Office of the A.D.S.R. SONARPUR by Mr Arun Kumar Kedia ,.

Major Information of the Deed :- I-1608-01652/2018-23/03/2018

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

Document is admitted on 23-03-2018 by Mr Arun Kumar Kedia, Representative, Baladeva Infracon Private Limited, 50, Charu School Road, P.O:- Bhawanipore, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700033

Witnessed by Mr Abhijit Chakraborty, , Son of Mr Sourindra Mohan Chakraborty, 7B, Indrani Park, P.O: Tollygunje, 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 Joynal Abedin Naskar , Mr Joynal Laskar Kusumba Dakshin Para, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, 2. Mr Sahalam Naskar , Mr Sahalam Laskar Uttar Danga O Laskar Para, P.O: Banhooghly, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, 3. Hafiza Sardar Majher Para, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, 4. Marufa Sardar Dakshin Panchghara Musalman Para, Panchghara - 8, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150 is admitted by him

Indetified by Mr Abhijit Chakraborty, , Son of Mr Sourindra Mohan Chakraborty, 7B, Indrani Park, P.O: Tollygunje, 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: 192017180191251722 on 08-03-2018, Amount Rs: 1,014/-, Bank: United Bank (UTBIOOCH175), Ref. No. S38623412 on 09-03-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

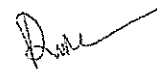
Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 4,920/-

Description of Stamp

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

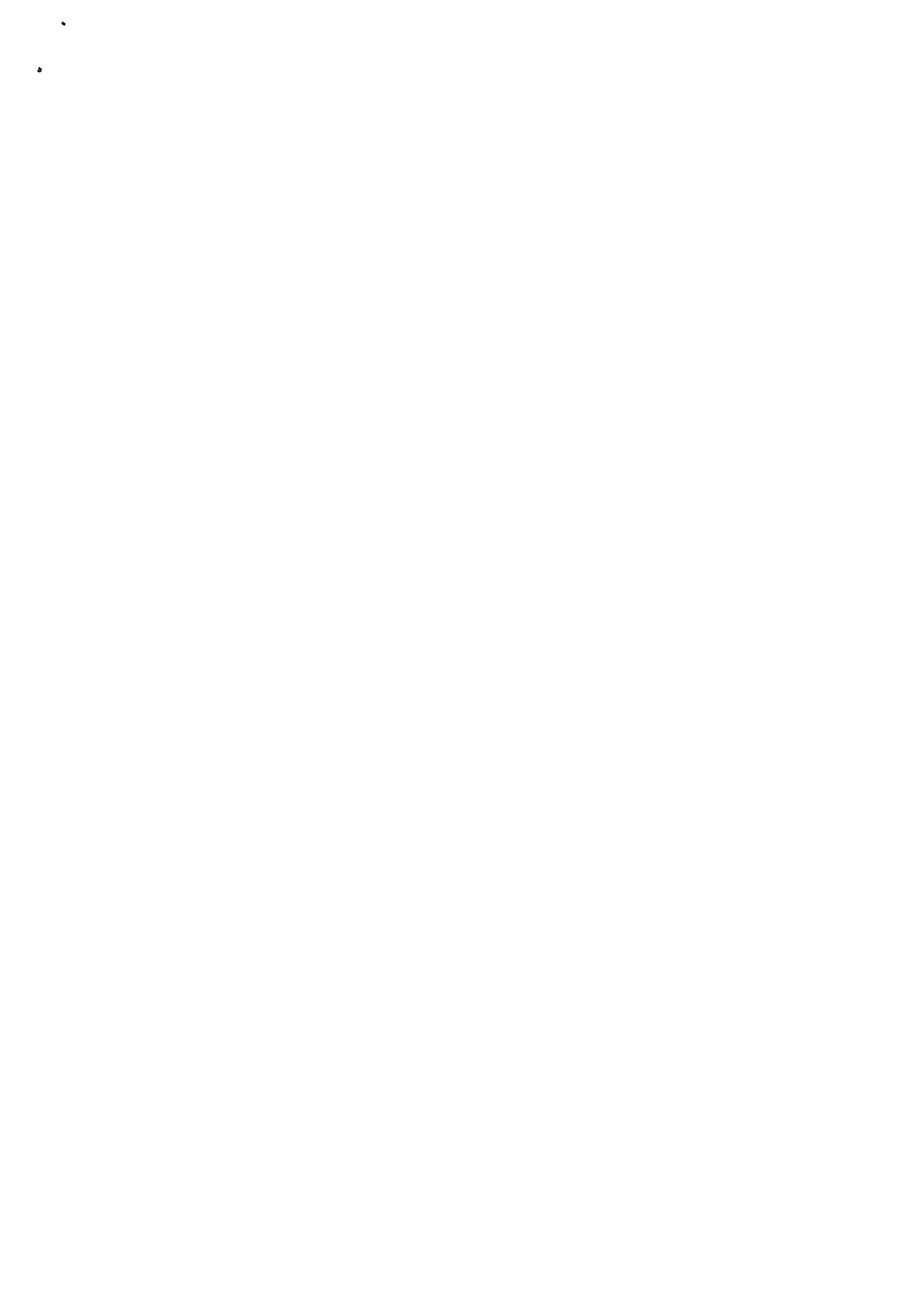
2. Stamp: Type: Impressed, Serial no 147924, Amount: Rs.100/-, Date of Purchase: 08/03/2018, Vendor name: A K Maity

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: 192017180191251722 on 08-03-2018, Amount Rs: 4,920/-, Bank: United Bank (UTBIOOCH175), Ref. No. S38623412 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-1608-01652/2018-23/03/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2018, Page from 37460 to 37491
being No 160801652 for the year 2018.



Digitally signed by PRASANTA
MUKHOPADHYAY
Date: 2018.03.27 15:49:27 +05:30
Reason: Digital Signing of Deed.

(Prasanta Mukhopadhyay) 27-03-2018 15:48:54

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

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 Purchasers 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.

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 unobliterated and uncanceled.



THE SCHEDULE**(The Said Land)***undivided*

(15-08-15) 10/6 5.075

ALL THAT the piece and parcel of Danga Land, admeasuring ^{out of 10 Decimal} 0.0667 acres 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. 180, 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 Grampanchayat with road width of 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 No. - 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

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

Addl. Dist. Sub-Registrar *
23 MAR 2018
* Sonarpur, S...

Sub-Registrar, Sonarpur, S...
23 MAR 2018
* Sonarpur, S...

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 :

Abhyut Chakraborty
7 B, Indraneel Park
Kolkata 700033

V. Modi

VIRASH KR. MODI
50, S.S. Rd.
Kolkata - 25

বিশেষ করে এখানে উল্লেখ করা হয়েছে
যেখানে উল্লেখ করা হয়েছে
এখানে উল্লেখ করা হয়েছে
এখানে উল্লেখ করা হয়েছে
এখানে উল্লেখ করা হয়েছে
এখানে উল্লেখ করা হয়েছে

(Signature)

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 INFRACTION (P) LTD.
(Signature)
Authorized Signatory

23 MAR 2018
Addl. Dist. Sub-Registrar
Soharpur, S...

ADDL. DIST. SUB-REGISTRAR
SOHARPUR, DIST. SOHARPUR
23 MAR 2018

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 Draft No.</u>	<u>Bank & Branch</u>	<u>Amount</u>	<u>Favouring</u>
26.05.2017	663188	SBI, H. Mukherjee Road	1,00,000/-	Mritunjoy Goswami

(Rupees One Lakh) only

WITNESSES :

Attyyot Chakraborty
F. B. Indrani Park
Kolkata 700033
V. Modi

ভূখণ্ডের বিক্রয় প্রাপ্তি এবং
 ভূখণ্ডের মালিক
 কাছের মালিক
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 কাছের মালিক
 কাছের মালিক

VENDORS

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

Drafted by me
Raj
 (Raghu Nath Ghose)
 Advocate
 F/803/784/89

