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17/07/17



मिडियासडा पश्चिम बंगाल WEST BENGAL

X 782844

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

District Sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Allpore, South 24 Parganas

17 MAR 2017

THIS DEED OF CONVEYANCE

Made on this the 17th day of March Two Thousand and
Seventeen

BETWEEN

(1) KAZI ABDUL SUKUR son of Late Abdul Jabbar, aged
about 57 years residing at Vill : Rambati, Mathurapur, P. O.
Mathurapur, P. S. Mathurapur, South 24 Parganas-743395, (2)

04 MAR 2017

BL. NO. 40007 DATE
NAME
ADD.
AMT. 1500

KANODIA & CO.
Solicitors & Advocates,
6, Old Post Office Street,
Kolkata - 700001. Phone: 22109532

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V.C.V.P
690

BALADEVA VILLA (P) LTD.

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Director (Authorised Signatory)

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MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



V.C.V.P
691



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V.C.V.P
692

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DISTRICT REGISTRATION OFFICE
Registration Act 1908
Alipore, South 24 Parganas

17 MAR 2017

L.T.E OF JAYANA MIR

BY THE PEN OF
Handwritten signature

Handwritten signature
S/o. Mr. Sourindra Mohan Chakraborty
7. B. Inebhani Park Kol. 700033
P.S. Churn market

JAYANA MIR daughter of Maitannechha Bibi and wife of Iunus Mir, aged about 71 years, residing at Kumarhat uttarpara, Kumarhat, Baruipur, P. O. Baruipur, P. S. Baruipur, South 24 Parganas - 743387, hereinafter jointly referred to as the **"VENDORS"** (which expression shall unless repugnant to the context be deemed to mean and include their legal heirs, successors, legal representatives, administrators, executors and assigns) of the **FIRST PART**;

AND

BALADEVA VILLA PVT. LTD. (CIN NO. U70102WB2013PTC190969) having Income tax Permanent Account Number (PAN NO. AAFCB3960L), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 2B, Dr. Shyama Das Row, P. S. & P. O. Ballygunge, Kolkata - 700 019, represented by its authorized signatory MR.ARUN KUMAR KEDIA, son of Mr. RAM KUMAR KEDIA, by faith Hindu, by occupation Business, residing at 50, Suhashini Ganguly Sarani, P. O. Bhowanipore, P. S. Kalighat, Kolkata - 700 025, having Income tax Permanent Account Number (PAN). AFCPK8353F herein after referred to as the **"PURCHASER"** (which expression shall unless repugnant to the context be deemed to mean and include its successors-in-office and/or interest, legal representatives, administrators, executors and assigns in office) of the **SECOND PART**.



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

17 MAR 2012

WHEREAS all that piece and parcel of land measuring about 01.1362 Decimal out of 13 Decimal of Land which was recorded as Danga land, situated within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office Sonarpur, in the District of South 24 Parganas comprised in J. L. No. 74, Touzi No. 119, R. S. Dag No. 255, L. R. Dag No. 276, L. R. Khatian No. 208 more fully and particularly mentioned and described in the schedule hereunder written.

AND WHEREAS One Maitannechha Bibi wife of Late Abdul Jabbar was the owner of all that piece and parcel of land measuring about 01.1362 Decimal out of 13 Decimal, situated and lying at Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office Sonarpur, in the District of previously 24 Parganas, J. L. No. 74, Touzi No. 119, R. S. Dag No. 255, L. R. Dag No. 276, L. R. Khatian No. 208.

AND WHEREAS while thus being seized and possessed the aforesaid landed property as legal owner, Maitunnechha Bibi wife of Late Abdul Jabbar died intestate in 1960 leaving behind one son ie. Kazi Abdul Sukur and daughter Jayana Mir the VENDORS herein and both became the lawful owners of the aforesaid property according to the Muslim Law of Inheritance.

AND WHEREAS for their legal necessity of money, THE VENDORS decided to sale the above landed property and accordingly negotiated with the PURCHASER to sell convey, transfer grant assure the aforesaid property being the aforesaid 01.1362 Decimal of Danga land (out of 13 Decimal) more fully and



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

17 MAR 2017

particularly mentioned and described in the schedule hereunder written), situate and lying within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office Sonarpur, in the District of 24 Parganas South, J. L. No. 74, Touzi No. 119, R. S. Dag No. 255, L. R. Dag No. 276, L. R. Khatian No. 208

AND WHEREAS the VENDORS herein have assured the PURCHASER interalia that no other person or persons have any right, title or interest or claim in the said land nor any one has asserted any right thereon in any manner whatsoever and also further assured that no other person as owner or otherwise holding or owing contiguous land has expressed desire or intention to purchase the said land which is intended to be hereby sold and the VENDORS have offered and agreed to sell the said land measuring 01.1362 decimal which is more fully and particularly described and mentioned in the schedule hereunder.

AND WHEREAS the VENDORS have assured that the said land is in absolute vacant possession of the VENDORS.

That the VENDORS further assure that the said land is free from all encumbrances whatsoever.

That the PURCHASER has at or before execution of this indenture paid to the VENDORS the entire amount of mutually agreed consideration and has called upon the VENDORS to grant this conveyance in its favour.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
17 MAR 2017

That in pursuance of the understanding and in consideration of the sum of Rs.1,00,000/- (Rupees One lacs) only paid by the PURCHASER to the vendor at or before execution of these presents (the receipt whereof the VENDORS doth hereby as well as by the receipt hereunder written admits and acknowledges) and of and from payment of the same and every part thereof, hereby releases and discharges the PURCHASER and the SAID PROPERTY, the said VENDORS as the beneficial and lawful Owner of the said property doth hereby grant transfer, sell, assign, assure and convey unto and to the use of the PURCHASER free from all encumbrances charges claims demands mortgages lispensens occupiers tenants licensees trespassers bargadars bhag-chasees acquisitions attachments requisitions and/or any proceedings under the West Bengal Land Reforms Act whatsoever and howsoever all that the piece and parcel of land measuring the said 01.1362 Decimal of Danga Land out of the 13 Decimal of Danga Land be the same a little more or less, lying and situate at and within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office Sonarpur, in the District of South 24 Parganas J. L. No. 74, Touzi No. 119, R. S. Dag No. 255 L. R. Khatian No. 208, L. R. Dag No. 276, which is more fully and particularly mentioned in the SCHEDULE hereunder written and shown and delineated in the Map or Plan thereof annexed hereto and colored therein within **RED LINES** together with all trees fences, hedges, ditches, way, water, watercourses lights, liberties, privileges, easements and appurtenances whatsoever to the said property or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto OR HOWSOEVER OTHERWISE the **SAID PROPERTY** or any part thereof now are or is or heretofore were or was situated tenanted butted bounded



District Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
17 MAR 2017

called known numbered described or distinguished and all the estate, right, title interest, claim, and demand whatsoever of them the VENDORS or his predecessor(s) in title and/or interest into and upon the SAID PROPERTY or any part thereof TOGETHER WITH all deeds, writings and muniments and other evidences of title whatsoever exclusively relating to or concerning the SAID PROPERTY or any part thereof which now are on hereafter shall or may be in the possession or power or control of the VENDOR or any one claiming under the Vendor or any other person or persons from whom the Vendor may procure the same without any action or suit TO HAVE AND TO HOLD the SAID PROPERTY hereby granted or expressed so to be unto and to the use of the PURCHASER absolutely and forever and the VENDORS doth hereby for themselves and their legal heirs, executors and administrators, successors, representatives and assigns covenant with the PURCHASER that NOTWITHSTANDING any act, deed matter or thing heretofore done executed or knowingly suffered to the contrary the VENDORS are now lawfully and absolutely seized and possessed of the SAID PROPERTY free from all encumbrances attachments and defect in title whatsoever and the VENDORS are otherwise well and sufficiently entitled to the SAID PROPERTY hereby granted 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 matter or thing whatsoever as aforesaid done or made or caused to be done or made the VENDORS have good right full power and absolute authority to sell grant convey transfer assign and assure the SAID PROPERTY hereby sold granted conveyed transferred assigned and assured or expressed so to be



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
17 MAR 2017

unto and to the use of the PURCHASER in the manner aforesaid and the PURCHASER shall and may all times hereafter peacefully and quietly possessed and enjoy the rent issues and profits thereof without any lawful eviction, interruption claim or demand whatsoever from the VENDORS or any person or persons lawfully or equitably claiming from under or in trust for him And the vendor has put the purchaser in actual physical peaceful vacant and lawful possession of the said property And Further that the Purchaser shall be entitled to apply to have their name(s) mutated in the records and also to obtain from the concerned B. L. & L. R. O. the Record of Rights in their names respectively and further that the VENDORS and all persons having or lawfully or equitably claiming or estate or right title and interest in the SAID PROPERTY or any part thereof from under or in trust for him the VENDORS shall and will from time to time and at all times hereafter at the request and costs of the PURCHASER do and execute and perform and or cause to be done and executed and performed all such acts and deeds matters and things whatsoever for further and more perfectly assuring the SAID PROPERTY conveyed by these presents and every part thereof unto and to the use of the PURCHASER in the manner aforesaid as shall or may be reasonably required.

AND THE VENDORS have at or before execution of these presents handed over and delivered to the Purchaser jointly and severally all the link deeds evincing title of the vendor to the said property and the detailed particulars of such link deeds and documents so handed over to the purchaser by the Vendors are mentioned in a Schedule thereof which is attached hereto and the same forms part hereof.



M
District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
17 MAR 2017

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring and/or containing 01.1362 Decimal be the same a little more or less recorded as Danga Land being the total land comprised in L. R. Dag No. 276, L. R. Khatian No. 208, lying and situate within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office at Sonarpur, in the District of South 24 Parganas in L. No. 74, Touzi No. 119, R. S. Dag No. 255 and now under the jurisdiction of the Poleghat Gram Panchayet and which is butted and bounded in the manner following, that is to say -

ON THE NORTH: By R. S. Dag No. 237

ON THE SOUTH: By R. S. Dag No. 257

ON THE EAST: By R. S. Dag No. 254

ON THE WEST: By R. S. Dag No. 256



[Signature]
District Sub-Registrar-IV
Registrar U/S 7(2) of
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Alipore, South 24 Parganas

17 MAR 2017

IN WITNESS WHEREOF the parties abovenamed have put and subscribed their respective hands and seals and signature on the day month and year first above written.

31/01/2012



L.T.I OF
JAYANAMIR BY THE
PEN OF
Abhijit Chakraborty

SIGNATURE OF THE VENDOR

SALADEVA VILLA (P) LTD

[Signature]
Director/Authorised Signatory

SIGNATURE OF THE PURCHASER

WITNESSESS :

1. *[Signature]*
(S. K. Kanodia, Advocate,
High Court, Calcutta)

2. *Abhijit Chakraborty*
F.B. Indrani Park.
Kolkata 700 33



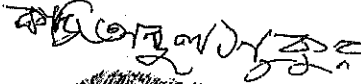

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District Sub-Registrar-1v
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
17 MAR 2017

RECEIVED of and from the within named **PURCHASER** the within mentioned sum Rs. 1,00,000/- (Rupees One lacs) only in full and final payment of the consideration payable in terms of this deed of sale, as per Memo below:


MEMO OF CONSIDERATION

Paid by the said Purchaser to the Vendors above named


Total Rs. 1,00,000/- (Rupees One lacs) only.



L.T.1 OF JAYANA MIR
BY THE PEN OF
SIGNATURE OF THE VENDORS
Abhijit Chakraborty

WITNESSES :

1. 
(S. K. Kanodia, Advocate,
High Court, Calcutta)
2. *Abhijit Chakraborty*

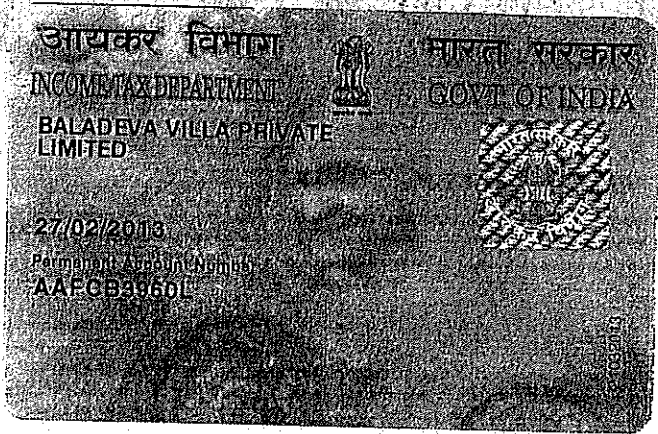
Drafted by me.


(S. K. Kanodia, Advocate, High Court,
Calcutta. Bar Council Regn. No. WB/347/76)

SI. No.	Sig	ei	TR



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
17 MAR 2017



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डिजिटल के जाने / पाने पर कम्प्यूटरित कर / कोलाए
आपके मने सवा इकाय, एन एस डी एन
कोरती मजोरी, राजपुर नदरा
पाने डेलिफोनी परस्वोप के राजकीय
पाने, गुता - 411045

11/11/2018 10:00:00 AM
11/11/2018 10:00:00 AM
11/11/2018 10:00:00 AM
11/11/2018 10:00:00 AM
11/11/2018 10:00:00 AM
11/11/2018 10:00:00 AM
11/11/2018 10:00:00 AM

Arunkumar





Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1604-1000061071/2017	Office where deed will be registered
Query Date	23/02/2017 4:20:56 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	S K Kanodia 6 Old Post Office St., Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831031413, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]	
Set Forth value	Market Value	
Rs. 1,00,000/-	Rs. 1,13,620/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 5,691/- (Article:23)	Rs. 1,282/- (Article:A(1), E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-276	LR-208	Bastu	Danga	1.1362 Dec	1,00,000/-	1,13,620/-	
Grand Total :					1.1362Dec	1,00,000 /-	1,13,620 /-	

Seller Details :

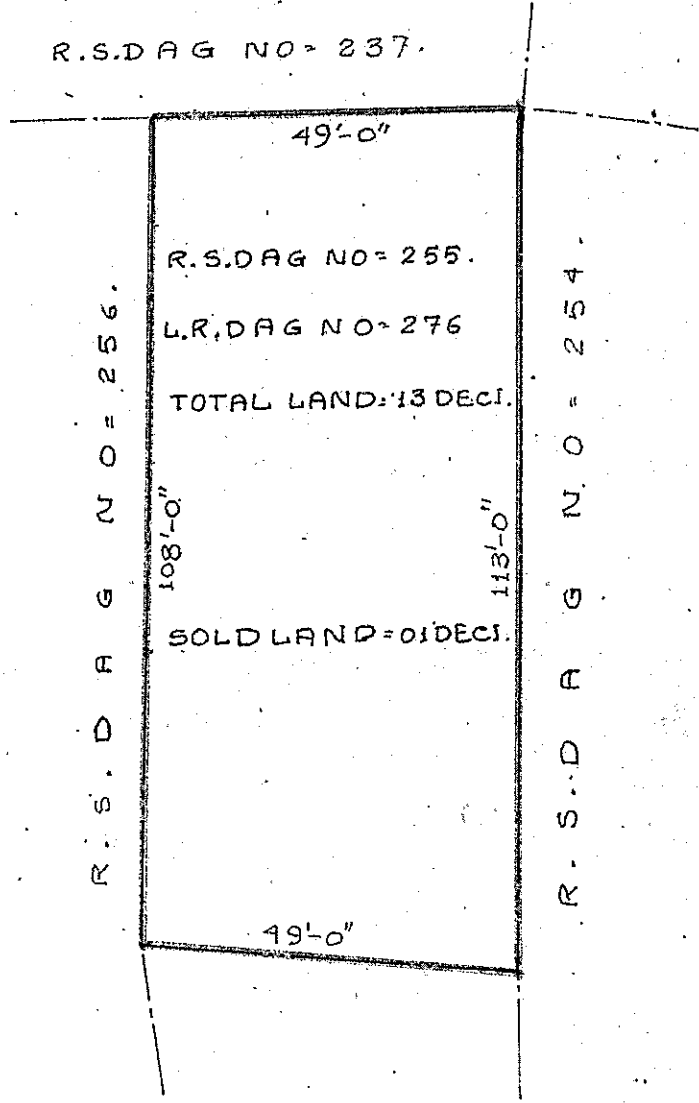
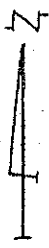
SI No	Name & address	Status	Execution Admission Details :
1	Mr Kazi Abdul Sukur Son of Late Abdul Jabbar Rambati Mathurapur, P.O:- Mathurapur, P.S:- Mathurapur, District:-South 24-Parganas, West Bengal, India, PIN - 743395 Sex: Male, By Castè: Muslim, Occupation: Others, Citizen of: India, Form 60/61 supplied, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs Jayana Mir Wife of Mr lunus Mir Kumarhat Uttarpara Kumarhat Baruipur, P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743387 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, Form 60/61 supplied, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer C

Sl	No	
1		Baladeve 2 B Dr. Sr. Distr.



SITE PLAN OF UNDIVIDED LAND AT MOUZA - RAGHABPUR.
J.L. NO = 74 . PART OF R. S. DAG NO = 255. L.R. DAG NO = 276.
L.R. KHATIAN NO = 208 . UNDER POLEGHAT
GRAM PANCHAYET . P. S. SONARPUR . DIST -
24 PGS (5) . SCALE = 1" = 25' - 0"



SALADEVA VILLA (P) LTD.

[Signature]
 Director (Authorisation) Sonarpur

Traced By. *[Signature]*

[Signature]

MOHAN KUMAR
 Rajpur-Sonarpur
 Harinavi, D1, Sahapur Lane
 Kot-700148, E.B.S. No: 79

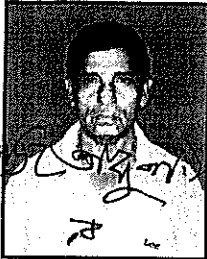


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L.T.I OF JAYANA MIR
 BY THE PEN OF
[Signature]

Office of the Dist Sub-Registrar
District Sub-Registrar-IV
Registrar 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
17 MAR 2017

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants										
<p>200-40 (10) 25/11/11</p>											
		<p>Little Ring Middle Fore Thumb (Left Hand)</p>									
							<p>Thumb Fore Middle Ring Little (Right Hand)</p>				
		<p>TI OF YANA MIR THE PEN OF</p>									
<p>Little Ring Middle Fore Thumb (Left Hand)</p>											
							<p>Thumb Fore Middle Ring Little (Right Hand)</p>				
<p>(Signature)</p>											
		<p>Little Ring Middle Fore Thumb (Left Hand)</p>									
							<p>Thumb Fore Middle Ring Little (Right Hand)</p>				
<p>Little Ring Middle Fore Thumb (Left Hand)</p>											
							<p>Thumb Fore Middle Ring Little (Right Hand)</p>				



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
17 MAR 2017

On 20-03-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,175/- (A(1) = Rs 1,136/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 1,282/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/03/2017 12:00AM with Govt. Ref. No: 192016170048718691 on 04-03-2017, Amount Rs: 1,282/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKB7725646 on 06-03-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,691/- and Stamp Duty paid by by online = Rs 5,591/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/03/2017 12:00AM with Govt. Ref. No: 192016170048718691 on 04-03-2017, Amount Rs: 5,591/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKB7725646 on 06-03-2017, Head of Account 0030-02-103-003-02



Tridip Misra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 23-03-2017

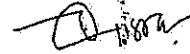
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,691/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 40007, Amount: Rs.100/-, Date of Purchase: 04/03/2017, Vendor name: M Ghosh



Tridip Misra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 23-02-
Certified to
1,136



23-02-2017

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 1,13,620/-



Tridip Misra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 17-03-2017

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

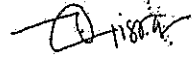
Presented for registration at 15:25 hrs on 17-03-2017, at the Private residence by Mr Arun Kr Kedia ,

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

Execution is admitted on 17/03/2017 by 1. Mr Kazi Abdul Sukur, Son of Late Abdul Jabbar, Rambati Mathurapur, P.O: Mathurapur, Thana: Mathurapur, , South 24-Parganas, WEST BENGAL, India, PIN - 743395, by caste Muslim, by Profession Others, 2. Mrs Jayana Mir, Wife of Mr lunus Mir, Kumarhat Uttarpara Kumarhat Baruipur, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743387, by caste Muslim, by Profession Others Indetified by Mr Abhijit Chakraborty, , , Son of Late Sourindra Mohan Chakraborty, 7 B Indrani Park, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by profession Service

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

Execution is admitted on 17-03-2017 by Mr Arun Kr Kedia, authorized signatory, Baladeva Villa Pvt. Ltd., 2 B Dr. Shyama Das Row, P.O:- Bullygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Indetified by Mr Abhijit Chakraborty, , , Son of Late Sourindra Mohan Chakraborty, 7 B Indrani Park, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by profession Service



Tridip Misra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



represent
Sl No
Name
1 Mr. Art
S.

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Arun Kr Kedia (Presentant) Son of Mr Ram Kr Kedia 50 Suhashini 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.:AFCPK8353F Status : Representative, Representative of : Baladeva Villa Pvt. Ltd. (as authorized signatory)

Identifier Details :

Name & address	
Mr Abhijit Chakraborty Son of Late Sourindra Mohan Chakraborty 7 B 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 Kazi Abdul Sukur, Mrs Jayana Mir, Mr Arun Kr Kedia	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Kazi Abdul Sukur	Baladeva Villa Pvt. Ltd.-0.5681 Dec
2	Mrs Jayana Mir	Baladeva Villa Pvt. Ltd.-0.5681 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 276(Corresponding RS Plot No:- 255), LR Khatian No:- 208	Owner:মহিতলেছা বিবি, Gurdian:আব্দুল জব্বার, Address:(পোলঘাট, Classification:ডাঙ্গা,

Endorsement For Deed Number : I - 160401337 / 2017



Major Information of the Deed

Deed No :	I-1604-01337/2017	Date of Registration	23/03/2017
Query No / Year	1604-1000061071/2017	Office where deed is registered	
Query Date	23/02/2017 4:20:56 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	S K Kanodia 6 Old Post Office St., Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831031413, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 1,13,620/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,691/- (Article:23)	Rs. 1,282/- (Article:A(1), E, M(b), H)		
Remarks			

Land Details :

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

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-276	LR-208	Bastu	Danga	1.1362 Dec	1,00,000/-	1,13,620/-	
Grand Total :					1.1362Dec	1,00,000 /-	1,13,620 /-	

Seller Details :





Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Kazi Abdul Sukur Son of Late Abdul Jabbar Rambati Mathurapur, P.O:- Mathurapur, P.S:- Mathurapur, District:-South 24-Parganas, West Bengal, India, PIN - 743395 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Applied for Form 60/61 Status :Individual, Executed by: Self, Date of Execution: 17/03/2017 , Admitted by: Self, Date of Admission: 17/03/2017 ,Place : Pvt. Residence
2	Mrs Jayana Mir Wife of Mr lunus Mir Kumarhat Uttarpara Kumarhat Baruipur, P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743387 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, Applied for Form 60/61 Status :Individual, Executed by: Self, Date of Execution: 17/03/2017 , Admitted by: Self, Date of Admission: 17/03/2017 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Baladeva Villa Pvt. Ltd. 2 B Dr. Shyama Das Row, P.O:- Bullygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No.:AAFCB3960L Status :Organization



On 20-08-2018
Payment to
Certified that
28/- Mr(b) =
Or. Description =

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	AFCPK8353F	
	नाम / NAME ARUN KUMAR KEDIA	
	पिता का नाम / FATHER'S NAME RAM KUMAR KEDIA	
	जन्म तिथि / DATE OF BIRTH 17-08-1973	
हस्ताक्षर / SIGNATURE		 आयकर आयुक्त, प.ब.-II COMMISSIONER OF INCOME TAX, W.B. - II

Arun Kumar Kedia

इस कार्ड के खो / भिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / यापस करके
सहायक आयकर आयुक्त

P-7

धीरगी, स्ववायर

कलकत्ता - 700 088

In case this card is lost/found, kindly inform/return to
the issuing authority

Assistant Commissioner of Income-tax,

P-7,

Chowringhee Square,

Calcutta-700 069



Aswinkumar

Handwritten marks at the top left corner.



ভারতের নির্বাচন কমিশন
পশ্চিম পূর্বা
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/18/104/630573



নির্বাচকের নাম : জয়না মির

Elector's Name : Jayana Mir

প্রাণীর নাম : ইউনুস মির

Husband's name : Yunus Mir

লিঙ্গ / Sex : স্ত্রী / F

জন্ম তারিখ / Date of Birth : XX / XX / 1945



L.T.I OF JAYANA MIR
BY THE PEN OF

Abhijit Chakraborty

WB/18/104/630573

ঠিকানা:
কুমার হাট উত্তর পাড়া কুমারহাট পশ্চিম পূর্বা ২৪
পিন কোড ৭৪৩৩৮৭

Address:
KUMAR HAT UTTAR PARA KUMARHAT
BARUIPUR SOUTH 24 PARGANAS
743387

Date: 19/02/2009
140-বারুইপুর পশ্চিম নির্বাচন কেন্দ্রের নির্বাচক নিয়ন্ত্রক
আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
140-Baruipur Paschim Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
ভোগা ও একই নামের নতুন ভোটার পরিচয়পত্র পাওয়ার
জন্য নিম্নে যথেষ্ট 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
list at the changed address and to obtain the card
with same number.





Duplicate

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

GQD0023655



নির্বাচকের নাম : কাজী আবদুল সুকুর

Elector's Name : Kazi Abdul Sukur

পিতার নাম : আবদুল জব্বার

Father's Name : Abdul Jabbar

লিঙ্গ / Sex : পুরুষ / M

জন্ম তারিখ : XX / XX / 1959

Date of Birth

৫/১৫

কাজী আবদুল সুকুর

Handwritten notes in Bengali script, including a date '১৯৭২' and other illegible text.

Handwritten notes in Bengali script, including the name 'কমল কান্ত' and other illegible text.

GQD0023655

ঠিকানা:
রামবাতি রামবাতি মথুরাপুর দক্ষিণ ২৪ পরগণা
৭৪৩৩৯৫

Address:
Rambati Rambati Mathurapur South 24
Parganas 743395

Handwritten signature

Date: 23/04/2008
১২৩-মথুরাপুর নির্বাচন কেন্দ্রের নির্বাচক নিয়মিত
আধিকারিকের আধারের কার্ডটি
Facsimile Signature of the Electoral
Registration Officer for
123-Mathurapur Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকনায় ভোটার নিতের নাম
তোলা ও একই নম্বরের নতুন পটিজ 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.





ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA

LFB4138764

পরিচয় পত্র
IDENTITY CARD



নির্বাচকের নাম অভিজিৎ চক্রবর্তী
Elector's Name Abhijit Chakraborty
পিতার নাম সৌরিন্দ্র মোহন চক্রবর্তী
Father's Name Sourindra Mohan Chakraborty

লিঙ্গ পুং
Sex M
১.১.২০০৭ এ বয়স ৪৮
Age as on 1.1.2007 48

ঠিকানা:
৭বি ইন্দ্রানী পার্ক চারু মার্কেট কলকাতা ৭০০০৩৩

Address:
7B INDRANI PARK Charu Market Kolkata 700033

নির্বাচক নিয়ন্ত্রন অধিকারিক
Facsimile Signature
Electoral Registration Officer

বিধানসভা নির্বাচন কেন্দ্র : ১৫০-টলিগঞ্জ
Assembly Constituency: 150-Tollygunge

জেলা: কলকাতা District: Kolkata
তারিখ: ১১.০৫.২০০৭ Date: 11.05.2007

0314724

Abhijit Chakraborty



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

GRN: 19-201617-004871869-1 Payment Mode Online Payment
GRN Date: 04/03/2017 11:55:30 Bank: State Bank of India
BRN: CKB7725646 BRN Date: 04/03/2017 00:00:00

DEPOSITOR'S DETAILS

Name : KANODIA AND CO Id No. : 16041000061071/2/2017
[Query No./Query Year]
Contact No. : 22109532 Mobile No. : +91 9831081413
E-mail : kcoadvkol@gmail.com
Address : 6 OLD POST OFFICE STREET KOLKATA 700001
Applicant Name : Mr S K Kanodia
Office Name :
Office Address :
Status of Depositor : Solicitor firm
Purpose of payment / Remarks : Sale Sale Document Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16041000061071/2/2017	Property Registration- Registration Fees	0030-03-104-001-16	1282
2	16041000061071/2/2017	Property Registration- Stamp duty	0030-02-103-003-02	5591

In Words : Rupees Six Thousand Eight Hundred Seventy Three only Total 6873



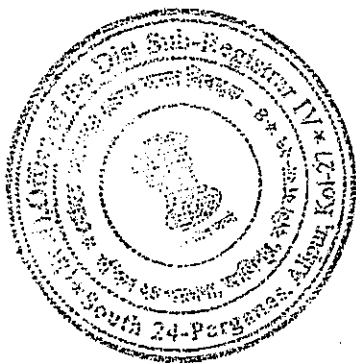
District Sub-Registrar-14
Registrar U/s 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

17 MAR 2017

Query is valid for 30 days (i.e. upto 25/03/2017) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 08/04/2017) for registration.

3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.50,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 1st September 2016.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

GRN: _____
GRN Date: 19. _____
BRN: _____
DE



213

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Baladeva Villa Pvt. Ltd. 2 B Dr. Shyama Das Row, P.O:- Bullygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AAFCB3960L, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr Arun Kr Kedia Son of Mr Ram Kr Kedia50 Suhashini 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. AFCPK8353F,	Baladeva Villa Pvt. Ltd. (as authorized signatory)

Identifier Details :

Name & address	
Mr Abhijit Chakraborty Son of Late Sourindra Mohan Chakraborty 7 B 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 Kazi Abdul Sukur, Mrs Jayana Mir, Mr Arun Kr Kedia	
	N

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Kazi Abdul Sukur	Baladeva Villa Pvt. Ltd.-0.5681 Dec
2	Mrs Jayana Mir	Baladeva Villa Pvt. Ltd.-0.5681 Dec

Land Details as per Land Record

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

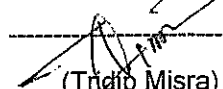
Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 276(Corresponding RS Plot No:- 255), LR Khatian No:- 208	Owner:মহিতলেছা বিবি, Gurdian:আব্দুল জব্বার, Address:(পালঘাট, Classification:ডাঙ্গা.

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.



Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Abhijit Chakraborty Son of Late Sourindra Mohan Chakraborty 7 B Indrani Park, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033	Mr Kazi Abdul Sukur, Mrs Jayana Mir, Mr Arun Kr Kedia	<i>Abhijit Chakraborty</i> 17.3.17.


(Tridip Misra)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



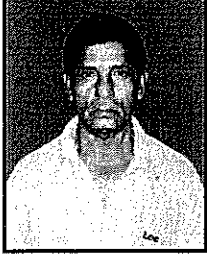

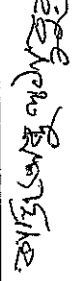


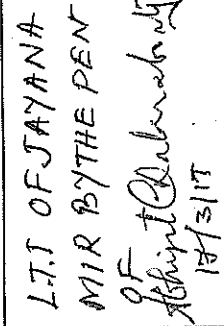
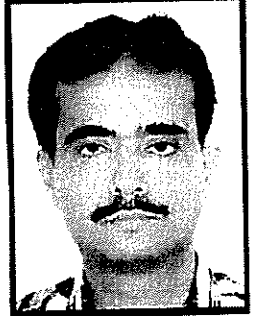

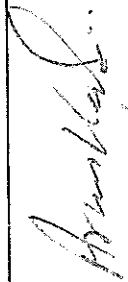


Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16041000061071/2017

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Kazi Abdul Sukur Rambati Mathurapur, P.O:- Mathurapur, P.S:- Mathurapur, District:- South 24-Parganas, West Bengal, India, PIN - 743395	Seller			 17/3/2017
2	Mrs Jayana Mir Kumarhat Uttarpara Kumarhat Baruipur, P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743387	Seller			L.T.I OF JAYANA MIR BY THE PEN  17/3/17
3	Mr Arun Kr Kedia 50 Suhashini Ganguly Sarani, P.O:- Bhawanipore, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025	Represent ative of Buyer [Baladeva Villa Pvt. Ltd.]			 17/3/17

SI	Nam
No.	1
Mr Abhi	



DATED this 17th day of March, 2017.

BETWEEN
KAZI ABDUL SUKUR & ANOTHER
AND
BALDEVA VILLA PVT. LIMITED

DEED OF CONVEYANCE

KANODIA & CO.,
Solicitors & Advocates,
Temple Chambers, 4th Floor,
6, Old Post Office Street,
KOLKATA - 700001.

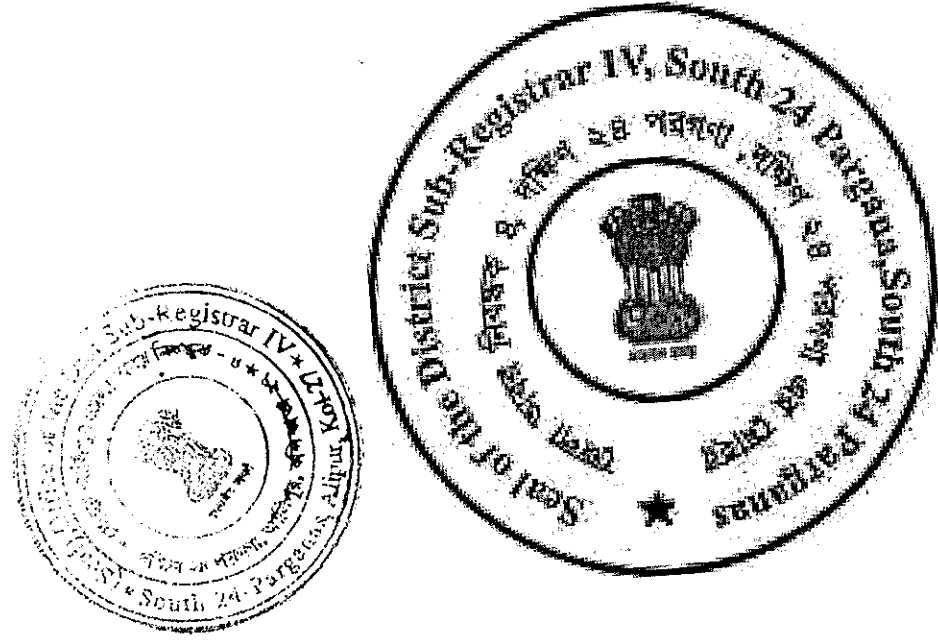
Off: 22109532/22307298
Res.: 26550151/25298919
Email: kanodiaco@vsnl.net
[ad05-dag-255]





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
Volume number 1604-2017, Page from 37639 to 37666
being No 160401337 for the year 2017.



Digitally signed by TRIDIP MISRA
Date: 2017.03.24 18:52:37 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 24/03/2017 18:52:36
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)