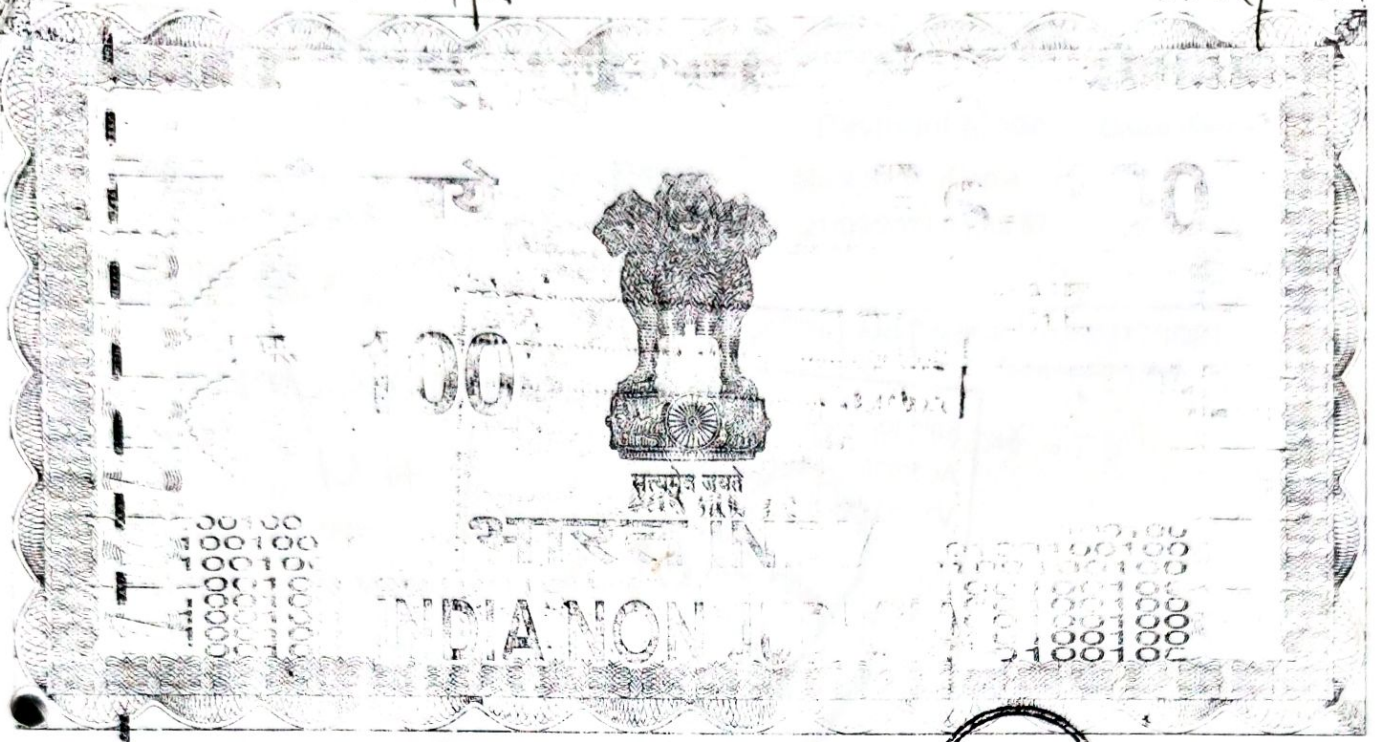


1/FL-3

9554/A

3967/2017



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



W 307713

21/9/17

no: 1339999/17

MV = 1/888888
Additional Reg. Fee
Additional Reg. Fee

Certified that the Document is admitted for Registration. The Signature Sheet and the endorsement sheet are attached to the document.

Al

Withal

21 SEP 2017

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the 21st day of September Two Thousand and Seventeen (2017)

BETWEEN

8842

10

ABDUL RUP MOLLA, son of Late Abdul Khalek Molla, by faith Islam, by occupation Cultivation, by nationality Indian, residing at Village and Post Office - Lauhati, Police Station - Rajarhat, District - North 24-Parganas, Kolkata - 700135, hereinafter called and referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives, nominees and assigns) of the "**ONE PART**".

AND

WITHAL SERVICE PRIVATE LIMITED, PAN - AAACW4481E, a company, incorporated under the Companies Act, 1956, having its registered office at 18, R.N. Mukherjee Road, Kolkata- 700001, P.S. Hare Street, represented by its Director **MANOJ KUMAR BUDHIA**, son of Pravhu Dayal Budhia, **PAN: AFAPB5130P**, of 18, R.N. Mukherjee Road, P.S. Hare Street, Kolkata- 700001 by faith- Hindu, by occupation- Business, by Nationality-Indian, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Director in office for the time being in force,

executors, administrators, representatives and assigns) of the
OTHER PART.

WHEREAS at all material time one Abdul Khalek Molla was the recorded owner and possessors of a Sali land being plot no. 3842 under Mouja - Bishnupur ,J.L. No. - 44 under Police station - Rajarhat, district - North 24 Parganas, within the limit of Chandpur Gram Panchayat, measuring an area of **0.87 Sataks** be the same and little more or less.

AND WHEREAS said Abdul Khalek Molla, died intested leaving behind his only son being the present vendor herein as his legal heirs and succors as per Mohammedan Law of succession. Thus the Vendor herein has become the owner of the said land absolutely free from all encumbrances, without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities as absolute owner and possessor thereof and has the full right to dispose or transfer the same to any one in any way as the vendor herein will think fit and proper.

AND WHEREAS the vendor herein now declared and say as follows that he is the only legal heirs and succors of his father late Abdul Khalek Molla. Save and except the vendor herein there are no other legal heirs and succors of his decease father.

AND WHEREAS the Vendor herein has agreed to sell and the purchaser herein has agreed to purchase the aforesaid plots of land measuring an area of **0.87 Sataks** as mentioned hereinabove within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Barasat at present Rajarhat Police Station, in the District of North 24 Parganas, more fully described in the schedule hereinafter written at or for the total consideration of Rs.1,84,545/- (Rupees One lack eighty four thousand five hundred forty five) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of Rs.1,84,545/- (Rupees One lack eighty four thousand five hundred forty five) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at or before the execution hereof the receipt whereof the Vendor doth hereby as also by the receipt and Memo of consideration hereunder written admit and

acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be the Vendor doth hereby grant sell, convey transfer assign unto and in favour of the Purchaser herein **ALL THAT** aforesaid plot of land measuring an area of **0.87 Sataks** more fully and particularly described in the Schedule hereunder written and hereinafter referred to as 'the **said plots of land**' together with all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water courses lights and all manner of former and other right liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel of member thereof which now is or are or hereto before were or was held used occupied or enjoyed therewith AND reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof AND all the Raiyati estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demands

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

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:

1. That free and clear' and freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the

cost and expenses of the vendor is and sufficiently entitled and saved defended .kept harmless and other easement rights title claim mortgage liens lispendences, attachments whatsoever.

2. That the purchaser shall hereinafter peacefully and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the vendor or his legal heirs, executors, administrators, representatives, nominees and assigns.
3. That no notice issued under the public demand recovery act has been served on the vendor not any such notice has been published.
4. That the land fully described in the schedule below stands retained by the vendor through operation of family ceiling according to the , West Bengal Land Reforms Act.
5. That the said land or any part or portion thereof or under any interest therein has not vested in and/or is neither acquired nor any notice has been served under the state of West Bengal Acquisition Act. 1956 or statutory modification thereof

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

6. It is hereby declared by the Vendor that the said land which described in the schedule hereinafter written is the property of the Vendor and that he is not the benamder of any one.
7. It is hereby declared that the purchaser has the absolute right to mutata the purchaser's name in respect of the present purchased land.
7. All the taxes land revenue and impositions payable in respect of the said property up to date of these presents have been fully paid by the vendor and if any portion of such taxes levies impositions etc. be found to have remained unpaid for the period up to date the same shall be deemed to be the liability of the Vendor and realizable from the vendor.
8. It is hereby declared by the vendor that the said land is absolutely free from all encumbrances and he is not the benamder of anyone and the same is not the DEBATTOR or

PIROTTOR property or is not subject matter of any court case or not any litigation from any corners whatsoever.

9. That the vendor has not yet taken any loan or financial benefits from any bank or financial institutions or any corners in respect of the schedule mentioned land.
10. That the vendor has not suppress any fact as written herein before, if it is found in future that the vendor has suppressed anything written in this thing, in that event the vendor will liable to compensate to the purchaser.
12. It is transpired that the said property hereby sold, conveyed and transferred and assigned by the vendor, if not free from all encumbrances as herein covenant, the vendor shall be bound to refund to the purchaser, the full consideration money paid hereunder together with cost of the stamp and registration charges incurred by the purchaser herein AND if any typographical mistake is discovered in later, in this deed, that will be rectified by the Vendor without any claim or demand, at the costs and expenses of the Purchaser.

A N D the vendor hereby delivers this day khas possession of the said land unto the purchaser herein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT piece or parcel Rayati Dakhali Swattiya Sali land measuring an area of **0.87 Sataks** under Mouza - Bishnupur, J.L. No. - 44, L.R Khatian no - 849, Touji no - 10 , R.S & L.R. Dag No. 3842, Within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Barasat at present Rajarhat Police Station, in the District of North 24-Parganas, under A.D.S.R. Office Rajarhat New Town , in the State of West Bengal. The annual proportionate rent will be payable as per State Government Rules and Regulations.

It is clearly stated herein that the Vendor herein jointly sold and conveyed total land measuring an area of **0.87 Sataks** more or less with all easement rights of the same unto and in favour of the Purchaser.

Without any Road.

IN WITNESS WHEREOF the party has hereunto set and subscribed his hand and seal, on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the **VENDOR** at Kolkata in the presence of :

1. Santanu Ghosh
5912 Raja Rammohan
Salani P.O. & P.S. Anwar St.
Street Kolkata - 9
2. Mukesh Das
18 R.N. Mukherjee Road
KOL - 700001



L. T. 104 Abdul Reza
by the pen of Santanu

Drafted by:-

Mrinal Kanti Mukherjee

Mrinal Kanti Mukherjee
Advocate
High Court At Calcutta.
WB/296/1989

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of Rs.1,84,545/- (Rupees one lakh eighty four thousand five hundred forty five) only as full consideration as per memo below :-

1) By Cash

Rs.1,84,545/-

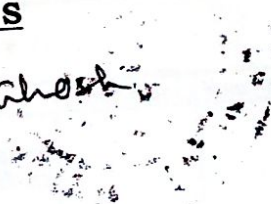
Rs.1,84,545/-

=====

(Rupees one lakh eighty four thousand five hundred forty five) only

WITNESSES

1. Santanu Ghosh



2. Mukesh Joshi



L.I. of Abdul RUB Molla
by the pen of Santanu Ghosh

Signature of the Vendor .

SPECIMEN FORM FOR TEN FINGERPRINTS



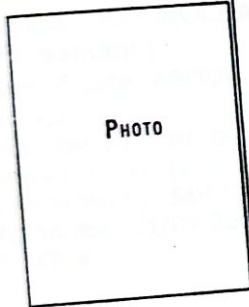
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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

L.T. 08 05 20
 R. P. M. 1111
 the Ben sultan



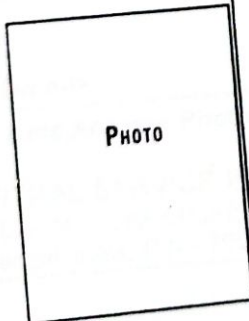
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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature :-



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature :-



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature :-

Major Information of the Deed



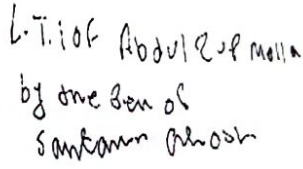
Deed No :	I-1904-09967/2017	Date of Registration	21/09/2017
Query No / Year	1904-0001339777/2017	Office where deed is registered	
Query Date	20/09/2017 5:34:13 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	MRINAL KANTI MUKHERJEE HIGH COURT,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003905491, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,84,545/-	Rs. 1,84,545/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 9,247/- (Article:23)	Rs. 1,943/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Bishnupur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3842	LR-849	Bastu	Shali	0.87 Dec	1,84,545/-	1,84,545/-	
Grand Total :					.87Dec	1,84,545 /-	1,84,545 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	ABDUL RUP MOLLA (Presentant) Son of Late ABDUL KHALEK Executed by: Self, Date of Execution: 21/09/2017 , Admitted by: Self, Date of Admission: 21/09/2017 ,Place : Office	 21/09/2017	 LTI 21/09/2017	 21/09/2017
LAUHATI, P.O:- LAUHATI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Status :Individual Executed by: Self, Date of Execution: 21/09/2017 , Admitted by: Self, Date of Admission: 21/09/2017 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	WITHAL SERVICE PVT. LTD. 18, R.N. MUKHERJEE ROAD, 2ND FLOOR, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAACW4481E, Status :Organization, Status : Not Executed

Representative Details :

Name,Address,Photo,Finger print and Signature

1 Mr MANOJ KUMAR BUDHIA

Son of Mr PRABHU DAYAL BUDHIA 18, R.N. MUKHERJEE ROAD, 2ND FLOOR, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFAPB5130P Status : Representative, Representative of : WITHAL SERVICE PVT. LTD. (as DIRECTOR)

Identifier Details :

Name & address

Mr SANTANU GHOSH
Son of Shri SAMIR KUMAR GHOSH
59/2, RAJA RAM MOHAN SARANI, P.O:- AMHERST STREET, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700009, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of ABDUL RUP MOLLA, Mr MANOJ KUMAR BUDHIA

21/09/2017

*Santanu Ghosh***Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	ABDUL RUP MOLLA	WITHAL SERVICE PVT. LTD.-0.87 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Bishnupur

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 3842(Corresponding RS Plot No:- 3842), LR Khatian No:- 849	Owner:আব্দুল খালেক মণ্ডল, Gurdian:ওয়াজেদ আলি, Address:নিজ, Classification:শালি, Area:0.01000000 Acre,

Endorsement For Deed Number : I - 190409967 / 2017**On 21-09-2017****Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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

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

Presented for registration at 16:37 hrs on 21-09-2017, at the Office of the A.R.A. - IV KOLKATA by ABDUL RUP MOLLA ,Executant.

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 1,84,545/-

10/10/2017 Query No:-19040001339777 / 2017 Deed No :I - 190409967 / 2017, Document is digitally signed.

Page 23 of 25

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

Execution is admitted on 21/09/2017 by ABDUL RUP MOLLA, Son of Late ABDUL KHALEK, LAUHATI, P.O: LAUHATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Cultivation

Indetified by Mr SANTANU GHOSH, , Son of Shri SAMIR KUMAR GHOSH, 59/2, RAJA RAM MOHAN SARANI, P.O: AMHERST STREET, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,943/- (A(1) = Rs 1,845/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,943/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/09/2017 11:43AM with Govt. Ref. No: 192017180081945051 on 21-09-2017, Amount Rs: 1,943/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00HRHXK1 on 21-09-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 9,247/- and Stamp Duty paid by Stamp Rs 100/-, b online = Rs 9,147/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 30960, Amount: Rs.100/-, Date of Purchase: 21/06/2017, Vendor name: A Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/09/2017 11:43AM with Govt. Ref. No: 192017180081945051 on 21-09-2017, Amount Rs: 9,147/-, Bank State Bank of India (SBIN0000001), Ref. No. IK00HRHXK1 on 21-09-2017, Head of Account 0030-02-103-003-02

Al

Asit Kumar Joarder

**ADDITIONAL REGISTRAR OF ASSURANC
OFFICE OF THE A.R.A. - IV KOLKATA**

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2017, Page from 373607 to 373631

being No 190409967 for the year 2017.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2017.10.10 15:00:36 +05:30
Reason: Digital Signing of Deed.

AL

(Asit Kumar Joarder) 10-10-2017 15:00:26
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

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

JRN: 19-201718-008194505-1

GRN Date: 21/09/2017 11:42:23

BRN: IK00HRHXK1

Payment Mode Online Payment

Bank: State Bank of India

BRN Date: 21/09/2017 11:43:57

DEPOSITOR'S DETAILS

Id No. : 19040001339777/1/2017
[Query No./Query Year]

Name : MRINAL KANTI MUKHERJEE
Contact No. : Mobile No. : +91 9734822046
E-mail :
Address : High Court Calcutta Kolkata700001
Applicant Name : Mr MRINAL KANTI MUKHERJEE
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040001339777/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	9147 ✓
2	19040001339777/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	1943 ✓

In Words : Rupees Eleven Thousand Ninety only

Total

11090