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8-812/2018

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Y 878490

Certified that the document is admitted to registration. The signature sheet, shears & the endorsement sheet/sheets attached with this document are the part of this document.

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Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

24 JAN 2018

DEED OF CONVEYANCE

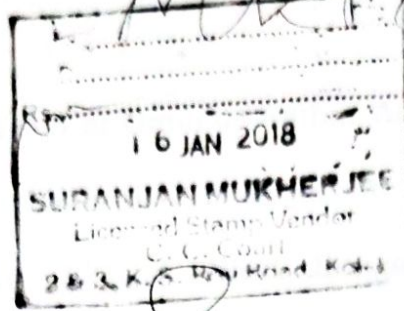
THIS INDENTURE OF CONVEYANCE is made on this the 17th day of January, Two Thousand and Eighteen (2018).

BETWEEN

Withal

20

108007



Mr. Anurag...
W e e d

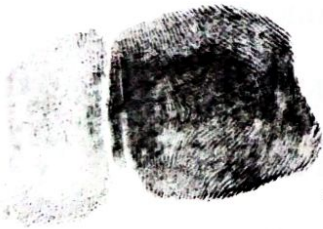
16 JAN 2018
16 JAN 2018

- *UNZUNYFOMY*



259

- *UNZUNYFOMY*



260

- *M. R. B...*



Additional District Sub-Registrar
Kolar, New Town, North 24-Pgs

17 JAN 2018

Apurba Kumar

Mahadev Kumar

VILL - Bishnupur

P.S - Rajarhat

Kol - 700135

Business

ABED ALI MOLLA son of Omar @ Ambar Ali Molla, residing at Village and P.O. - Lauhati, P.S. Rajarhat, District- North 24 Parganas, Kolkata- 700135, West Bengal, by nationality- Indian, by religion-Muslim, by occupation- Business, 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 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 the vendor herein is the recorded owner and possessors of land measuring an area of 06 Sataks more or less, comprised in R.S.& L.R. Dag No.4110 under L.R. Khatian No. 8585 as described in the table below :-

Recorded owner	L.R. Khatian	total area	R.S. & L.R. Dag	Nature of land	Share of land	Area in satak
Abed Ali Molla	8585	0.39	4110	Sali	0.1500	06

under mouza - Bishnupur, J.L. No. - 44 ,Police station - Rajarhat, district - North 24 Parganas, within the limit of Chandpur Gram Panchayat.

AND WHEREAS while seized and possessed of the aforesaid plots of land by the said Abed Ali Moila, the vendor herein as the owner and possessor thereof 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, he 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 has agreed to sell and the purchaser herein has agreed to purchase a portion of the

aforesaid plots of Shali land measuring an area of **3.41 Sataks** out of his said 06 total land of 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.6,82,000/- (Rupees Six lack eighty Two thousand) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of Rs.6,82,000/- (Rupees Six lack eighty Two thousand) 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 **3.41 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 lispendences 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 have been served on the vendor not any such notice have been published.
4. That the land fully described in the schedule below stands retained by the vendor through operation of company 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 mutate the purchaser's name in respect of the present purchased land.

8. All the taxes land revenue and impositions payable in respect of the said property up to date of these presents have been fully paid by the 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.

9. 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.

10. 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.

11. 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 **3.41 Sataks** under Mouza - Bishnupur, J.L. No. - 44, under L.R Khatian no - 8585, Touzi no - 10 , R.S & L.R. Dag No. 4110 without having any road whatsoever as follows.

Recorded owner	L.R. Khatian	total area	R.S. & L.R. Dag	Nature of land	Share of land	Salable land in sataks
Abed Ali Molla	8585	0.39	4110	Sali	0.1500	3.41

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 **3.41 Sataks** more or less with all easement rights of the same unto and in favour of the Purchaser.

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. Apurba Karmakar
VILL - Bishrupur
P.S - Rajarhat

[Handwritten signature]

 VENDOR

- 2. *[Handwritten signature]*

✓

- 3. *[Handwritten signature]*
- 4. *[Handwritten signature]*

TOTAL : Rs. *[Handwritten]*
 THOUSAND ONLY ✓

[Signature]
 Drafted by:-
 Mrinal Kanti Mukherjee
 Advocate
 High Court At Calcutta.
 WB/296/1989


[Signature]

 PURCHASER

RECEIVED on and from the within named Purchaser the within mentioned sum of Rs. 6,82,000/- (Rupees Six lack eighty Two thousand) only being the full consideration money as per memo below :-

Rs. 6,82,000/-

MEMO OF CONSIDERATION

1. Paid by Cash/Cheque ^{R.T.G.S 179814} ~~196216~~ dated Rs. 6,82,000/-
 17-01-2018 in favour of Vendor *Brown*
 on Federal Bank, R.N. Neelcherjee Rd. Kol-1
1. Paid by Cash/Cheque dated Rs. 
 in favour of Vendor

TOTAL : Rs. 6,82,000/-

(RUPEES SIX LAKH EIGHTY TWO THOUSAND ONLY)

WITNESSES :

1. Apurba Karmanar
 Vill - Bishnupur
 P.S. - Rajachand

2. *[Handwritten signature]*

[Handwritten signature]

VENDOR

V-AMZAWO-M-Tok-M-gh

[Faint circular stamp and handwritten signature]

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AFAPB5130P



नाम / NAME
MANOJ KUMAR BUDHIA

पिता का नाम / FATHER'S NAME
PRABHU DAYAL BUDHIA

जन्म तिथि / DATE OF BIRTH
24-12-1964

हस्ताक्षर / SIGNATURE
M. K. Budhia

आयकर अधिकारी, प.प्र. 111
COMMISSIONER OF INCOME-TAX, W.B. - III



M. K. Budhia

ADDRESS ONLY
CHANGING
ADDRESS IS PROHIBITED

NAME
M. K. Budhia

TYPE
Individual


RESIDENCE STATUS
Resident



STATUS
Individual

RELATIONSHIP
Self

RESIDENCE
Mumbai

POSTAL ADDRESS
Mumbai


ELECTION COMMISSION OF INDIA
 ভাৰতের নিৰ্বাচন কমিশন
IDENTITY CARD WB/20/091/756561
 পরিচয় পত্র

Elector's Name : ALI ABED
 নিৰ্বাচকের নাম : আলি আবেদ
 Father/Mother/
 Husband's Name : AMBER
 পিতা/মাতা/স্বামীর নাম : অম্বর
 Sex : M
 লিঙ্গ : পুরুষ
 Age as on 1.1.1995 : 40
 ১১১৯৫-এ বয়স : ৪০

আবেদনসমূহ

Address PART NO : 0253
 CHANDPUR
 NORTH 24 - F ARGANAS
 ঠিকানা :
 পাট নং: ২৫৩
 চাঁদপুর
 উত্তর ২৪ - পরগনা

Facsimile Signature
 Electoral Registration Officer
 নিৰ্বাচক-নিৰ্বাচন আধিকারিক
 For 001, RAJARHAT (S.C.) Assembly Constituency
 ০০১ রাজারহাট (সে.সি.) বিধানসভা নিৰ্বাচন কেন্দ্র

Place : BARASAT
 স্থান : বারাসাত
 Date : 12/04/95
 তারিখ : ১২/০৪/৯৫

SPECIMEN FORM FOR TEN FINGER PRINTS



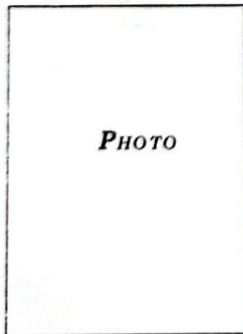
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND				
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND				

Signature _____



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

Signature _____



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

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

N: 19-201718-015557754-1
RN Date: 17/01/2018 12:07:34
BRN: IK00LFLCF1
Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 17/01/2018 12:08:36

DEPOSITOR'S DETAILS

Id No. : 15230000055172/6/2018
[Query No /Query Year]

Name : MRINAL KANTI MUKHERJEE
Contact No. : Mobile No. : +91 9734822046
E-mail :
Address : High Court Calcutta Kolkata 700001
Applicant Name : Mr MANOJ KUMAR BUDHIA
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230000055172/6/2018	Property Registration- Stamp duty	0030-02-103-003-02	34020
2	15230000055172/6/2018	Property Registration- Registration Fees	0030-03-104-001-16	6834
3	15230000055172/6/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	136

In Words : Rupees Forty Thousand Nine Hundred Ninety only

Total 40990

Major Information of the Deed

Deed No :	I-1523-00812/2018	Date of Registration	24/01/2018
Query No / Year	1523-0000055172/2018	Office where deed is registered	
Query Date	11/01/2018 8:29:26 PM	A D S R RAJARHAT, District North 24-Parg	
Applicant Name, Address & Other Details	MANOJ KUMAR BUDHIA 18 R N MUKHERJEE ROAD, 2nd FLOOR Thana Hare Street, District Kolkata, West Bengal, PIN - 700001, Mobile No 8240884723, Status Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property. Declaration [No of Declaration 2]		
Set Forth value	Market Value		
Rs 6,82,000/-	Rs. 6,82,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs 34,120/- (Article 23)	Rs. 6,834/- (Article A(1), E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Detail
L1	LR-4110	LR-8585	Bastu	Shali	3.41 Dec	6,82,000/-	6,82,000/-	
Grand Total :					3.41Dec	6,82,000 /-	6,82,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ABED ALI MOLLA (Presentant) Son of Late OMAR ALI MOLLA ALIAS AMBAR ALI MOLLA LAUHATI, P.O.- LAUHATI, P.S - Rajarhat, District North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste Muslim, Occupation Business, Citizen of India, Status Individual, Executed by: Self, Date of Execution: 17/01/2018 , Admitted by: Self, Date of Admission: 17/01/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/01/2018 , Admitted by: Self, Date of Admission: 17/01/2018 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	WITHAL SERVICES PRIVATE LIMITED 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, Executed by: Representative

Major Information of the Deed :- I-1523-00812/2018-24/01/2018

Representative Details :**Name,Address,Photo,Finger print and Signature**1 **MANOJ KUMAR BUDHIA**

Son of 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, Status : Representative, Representative of : WITHAL SERVICES PRIVATE LIMITED (as DIRECTOR)

Identifier Details :**Name & address**

APURBA KARMAKAR

Son of MAHADEV KARMAKAR

BISHNUPUR, P O - LAUHATI, P.S. - Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of ABED ALI MOLLA, MANOJ KUMAR BUDHIA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ABED ALI MOLLA	WITHAL SERVICES PRIVATE LIMITED-3.41 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:- 4110(Corresponding RS Plot No - 4110), LR Khatian No:- 8585	Owner:আবেদ আলি মোল্লা, Gurdian:অম্বর আলী মোল্লা, Address:নিজ. Classification:শালি, Area:0.06000000 Acre,

Endorsement For Deed Number : I - 152300812 / 2018**On 17-01-2018****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 17:30 hrs on 17-01-2018, at the Private residence by ABED ALI 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 6,82,000/-

Major Information of the Deed :- I-1523-00812/2018-24/01/2018

2-211/2018

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

Execution is admitted on 17/01/2018 by ABED ALI MOLLA, Son of Late OMAR ALI MOLLA ALIAS AMBAR ALI MOLLA, LAUHATI, P.O. LAUHATI, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business

Indetified by APURBA KARMAKAR, , , Son of MAHADEV KARMAKAR, BISHNUPUR, P.O. LAUHATI, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

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

Execution is admitted on 17-01-2018 by MANOJ KUMAR BUDHIA, DIRECTOR, WITHAL SERVICES PRIVATE LIMITED, 18 R N MUKHERJEE ROAD, 2nd FLOOR, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by APURBA KARMAKAR, , , Son of MAHADEV KARMAKAR, BISHNUPUR, P.O. LAUHATI, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 18-01-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,834/- (A(1) = Rs 6,820/- , E = Rs 14/-) and Registration Fees paid by by online = Rs 6,834/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 17/01/2018 12:08PM with Govt. Ref. No: 192017180155577541 on 17-01-2018, Amount Rs. 6,834/-, Bar State Bank of India (SBIN0000001), Ref. No. IK00LFLCF1 on 17-01-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 34,120/- and Stamp Duty paid by by online = Rs 34,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 17/01/2018 12:08PM with Govt. Ref. No: 192017180155577541 on 17-01-2018, Amount Rs. 34,020/-, Bank. State Bank of India (SBIN0000001), Ref. No. IK00LFLCF1 on 17-01-2018, Head of Account 0030-02-103-003-02

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 24-01-2018

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 11 of Indian Stamp Act 1899.

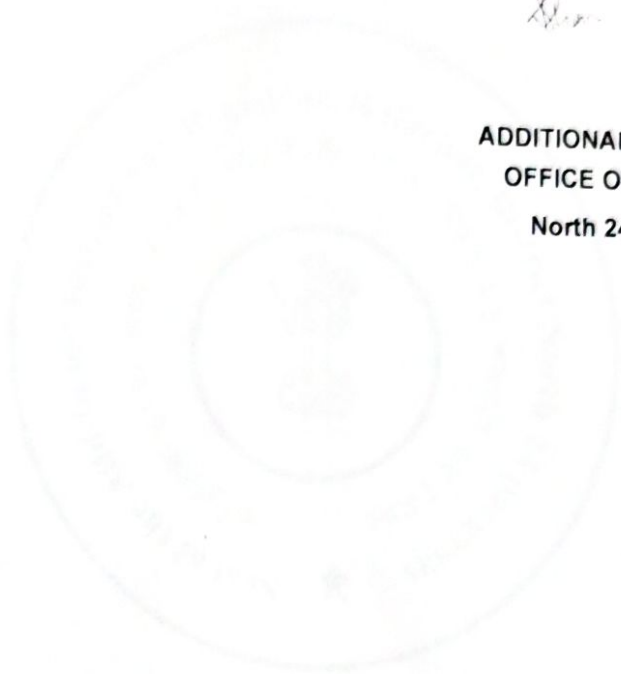
Major Information of the Deed :- I-1523-00812/2018-24/01/2018

Statement of Stamp Duty

It is certified that required Stamp Duty payable for this document is Rs. 34,120/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp
Stamp: Type: Impressed, Serial no 108007, Amount: Rs.100/-, Date of Purchase: 16/01/2018, Vendor name S
MUKHERJEE



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



Debasish Dhar 02/02/2018 11:47:16 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas

Major Information of the Deed :- I-1523-00812/2018-24/01/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2018, Page from 39702 to 39724
being No 152300812 for the year 2018.



Digitally signed by DEBASISH DHAR
Date: 2018 02.02 11:47:34 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 02/02/2018 11:47:18 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)