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D-8870/12



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 428018

9.9.17
G-0/1237/85

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

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

04 SEP 2017

DEED OF CONVEYANCE

negus

THIS INDENTURE OF CONVEYANCE is made on this the 1st day of September, Two Thousand Seventeen (2017)

BETWEEN



9

3841

To be cont

(2)

"NITU DEVELOPERS PVT. LTD.", (PAN- AAECN1633P), a company incorporated under the Companies Act. 1956, having its Regd. Office at Vill & P.O. - Lauhati, P.S. - Rajarhat, Kolkata - 700135, Dist. - North 24 Parganas, represented by its Directors (1) **JAMALUDDIN MOLLA**, son of Mojambari Molla, (2) **HALIMA BIBI**, wife of Jamaluddin Molla, both are residing at Vill & P.O. - Lauhati, P.S. - Rajarhat, Kolkata - 700135, Dist. - North 24 Parganas, by faith- Islam, by occupation- Business, by Nationality- Indian, 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 its Director in office for the time being in force, executors, administrators, representatives and assigns) of the ONE PART.

-AND-

"NEGUS SERVICES PVT. LTD.", (PAN-AABCN5422D), a company incorporated under the Companies Act. 1956, having its Regd. Office at 18, R.N. Mukharjee Road, 2nd Floor, P.O. - GPO, P.S.- Hare Street, Kolkata - 700001, represented by its Director **SRI MANOJ KUMAR BUDHIA**, son of Late Prabhu Dayal Budhia, residing at 18, R.N. Mukharjee Road, 2nd Floor, P.O. - GPO, 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

To be cont

office for the time being in force, executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS "M/S. NITU DEVELOPERS PVT. LTD." (the Vendor herein) is the absolute recorded owner and possessor of Sali land total measuring an area of 01.80 Satak more or less, comprised in R.S. & L.R. Dag Nos. 3841, under L.R. Khatian No. 10109, the said land clearly as under following manner :-

Recorded land area	Share of land	Out of land	R.S. & L.R. Dag	L.R. Khatian	Nature of Land
01.80 Satak	0.2000	09 Satak	3841	10109	Sali
01.80 Satak in total					

lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 173 at present No.10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, by virtue of purchase and thereafter own L.R. Settlement Record of Rights, being L.R. Khatian No. 10109 as mentioned above, absolutely free from all encumbrances whatsoever.

AND WHEREAS Since then the said "M/S. NITU DEVELOPERS PVT. LTD." (the Vendor herein) is well sufficiently seized and possessed of the aforesaid land total measuring an area of 01.80 Satak more or less, comprised in R.S. & L.R. Dag Nos. 9841, under L.R. Khatian No. 10109, lying and situated at Mouza-

(4)

BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 173 at present No.10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, morefully described in the schedule hereinafter written by virtue of above Record of Rights and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in their names as absolute owner and possessors thereof and have the full right to dispose or transfer the same to any body in any way as the Vendor herein shall think fit and proper.

AND WHEREAS Now said "*NITU DEVELOPERS PVT. LTD*, the Vendor herein has agreed to sell and "*NEGUS SERVICES PVT. LTD.*" the Purchaser herein has agreed to purchase the aforesaid plot of Sali land measuring an area of 01.80 Satak out of 09 Satak more or less, comprised in R.S. & L.R. Dag No. 3841, under L.R. Khatian Nos. 10109, lying and situated at Mouza-BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 173 at present No.10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, more fully described in the schedule hereinafter written, for the total consideration of **Rs. 3,81,800/- (Rupees Three Lac Eighty-one Thousand Eight Hundred) only.**

To be cont

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of **Rs.3,81,800/-**, the Vendor doth hereby acquit, release, sold, assure and assign unto the said Purchaser **ALL THAT** piece and parcel of Sali Land measuring about **01.80 Sataks**, lying and situated at **Mouza - Bishnupur**, J.L. No.44, R.S. No. 126, Touzi No. 10, Police Station- Rajarhat, Sub-Registry Office at Rajarhat (New Town), within local limits of Chandpur Gram Panchayet, District North 24 Parganas morefully described in the Schedule hereunder written or howsoever otherwise the said land and hereditaments now is or are or heretofore was or were situated, butted, bounded, called, known, numbered, described, or distinguished **TOGETHER WITH** all paths, muniments, described or distinguished right to user in common passages, ways, Sewers, drains, ditches, hedges, bushes, shrubs, water, water-courses and all other former and ancient rights, lights, liberties, benefits, privileges, easements and appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions and remainder or remainders and the rents, issues and profits, thereof and all the estate, right, title, interest, claim and demand, whatsoever both at law

To be cont

and in equity of the Vendor late or upon the said land and every part thereof and all the deeds, paths, amonites, writings, evidence of title whatsoever relating to the concerning the said land and every Part thereof which now are or may hereinafter be in the custody, power control or possession of the Vendor or any person or persons from whom the said Vendor may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land and hereditaments so far as to be unto the Said Purchaser absolutely so to be unto the said Purchaser absolutely forever free from all encumbrances and the Vendor do hereby covenant with the Purchaser that notwithstanding any act, things, deed, matter whatsoever made, done and executed or knowing suffered to the Vendor now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey or sell the said land hereby sold; transferred and conveyed or expressed or intended so to be unto and to the use of the said Purchaser in manner aforesaid and deliver vacant and peaceful possession of the said land to the Purchaser and the Purchaser shall and may at all times hereafter peaceably and quietly, hold, possess of and enjoy the said land or every part thereof and pay the rents to the Collector, 24-Parganas (North) for the State of West Bengal upon getting the name of the Purchaser mutated with the B.L.

To be cont

L.R.O. concerned and received the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of their predecessors-in-title and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged, saved, harmless and keep the Purchaser indemnified from or against all charges, encumbrances created by the Vendor or any of their predecessors-in-title and that free from all encumbrances whatsoever made and suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid, further that the Vendor and all Persons having lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust from the Vendor shall and will from time to time and at all times hereafter at the costs and requests of the Purchaser do and execute or cause to be one and executed all such acts, deeds and things and matters whatsoever for further better and more perfectly assuring and conveying the said land to and unto the said Purchaser as shall or may be reasonably required.

The Vendor further declare that the land hereby sold has not been previously leased, mortgaged, sold or anyway transferred. There is no

To be cont

charge, lien, lispensens or attachments in respect of the said land. No case, suit or proceeding is pending before any Court of Law against the said land hereby sold. The Vendor sold the said land morefully described in the Schedule hereunder written having good and marketable title and, the Vendor already handed over all the original purchase deeds as above, to the purchaser including physical possession of the land free from all encumbrances and the purchaser is also enjoying khas possession of said Sali land which is morefully described in the Schedule hereunder written.

The Vendor also undertakes to execute and register any Supplementary Deed or Deeds or Rectification in favour of the Purchaser at the cost of the Purchaser, if any error or omission is transpired in this Deed in future.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

(Description of land hereby sold the Vendor herein)

ALL THAT piece or parcel of Revenue Paying Ratyati Dakhali Swattiya Bisistha Sali land measuring an area of 01.80 Satak out of 21 Satak more or less, comprised in R.S. & L.R. Dag Nos. 3841, under L.R. Khatian No. 10030, (in the name of Nitu Developers Pvt. Ltd.), the said land clearly as under following manner :-

To be cont

(9)

Saleable land area	Share of land	Out of total land	R.S. & L.R. Dag	L.R. Kh. No.	Nature of Land
01.80 Satak	0.2000	09 Satak	3841	10109	Sali
01.80 Satak in total ←					

lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 173 at present Nol.10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, Pargana- Kolkata, under A.D.S.R. Office, Rajarhat, New Town, in the District of North 24-Parganas, in the State of West Bengal.

It is clearly stated herein that the Vendor herein sold and conveyed the said total land measuring of 01.80 Satak be the same a little more or less together with all easement right of the same unto and in favour of the Purchaser herein.

The annual proportionate rent will be payable as per State Government Rules and Regulations:

The said saleable land is butted and bounded as under :-

ON THE NORTH BY : R.S. & L.R. Dag No. 3840.

ON THE SOUTH BY : R.S. & L.R. Dag No. 3842.

ON THE EAST BY : R.S. & L.R. Dag No. 4101.

ON THE WEST BY : R.S. & L.R. Dag No. 3843.

To be cont

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their hand's and seal's on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

NITU DEVELOPERS PVT. LTD

By the Vendor at Rajarhat in Presence of :

[Handwritten Signature]
DIRECTOR

1. *[Handwritten notes in Bengali]*
SYKAPAN: - *[Handwritten]*
CARR - *[Handwritten]*
ANV - *[Handwritten]*

NITU DEVELOPERS PVT. LTD

[Handwritten Signature]

SIGNATURE OF THE VENDOR

2. *[Handwritten notes in Bengali]*
Sis. Kudakes Ad:
Vill - Bishm Pur
P-S - R n) work at

NEGUS SERVICES PVT. LTD

[Handwritten Signature]

Director

SIGNATURE OF THE PURCHASER

Deed prepared, read over and Vernacular language explained By me.

[Handwritten Signature]



Drafted by

[Handwritten Signature]

MRINAL KANTI MUKHERJEE

Advocate

High Court at Calcutta

Enrolment No. : WB/296/1989

To be cont

(11)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 3,81,800/- (Rupees Three Lac Eighty-one Thousand Eight Hundred) only, being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

<u>Date.</u>	<u>Ch/D.D No.</u>	<u>Drawee Bank</u>	<u>Amount</u>
01/09/2017	581819	Federal Bank, R.N. Mukherjee Rd. Kol-01	3,81,800/-

Total- Rs. 3,81,800/- (Rupees Three Lac Eighty-one Thousand Eight Hundred) only.

WITNESSES :-

1. (2002224 - 205 m.)
Smt. K. K. Kulkarni - 205 m.
2002224 - 205 m.

2. Smt. Kulkarni P.S.
Nill - P. S. Kulkarni
P. S. - 205 m.

NITU DEVELOPERS PVT. LTD
2002224 205
DIRECTOR

NITU DEVELOPERS PVT. LTD
Somot U. S. M. M. / O
DIRECTOR

SIGNATURE OF THE VENDOR

SPECIMEN FORM FOR TEN FINGERPRINTS



M. V. ...

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



NIUD... PVT. LTD

Sanjay ...

DIRECTOR 				
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



... 7876

DIRECTOR 				
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

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

19-201718-006956703-1

Date: 04/09/2017 12:55:45

IK00HGZNO5

Payment Mode Online Payment

Bank : State Bank of India

BRN Date: 04/09/2017 12:56:21

DEPOSITOR'S DETAILS

Id No. : 15230001237185/5/2017
(Query No./Query Year)

Name : SUVANKAR DAS
Contact No. :
E-mail : dassuva1685@gmail.com
Address : 281 B B ST KOL 36
Applicant Name : Mr Manoj Kumar Budhia
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230001237185/5/2017	Property Registration- Stamp duty	0030-02-103-003-02	18111
2	15230001237185/5/2017	Property Registration- Registration Fees	0030-03-104-001-16	3832

Total

21943

In Words : Rupees Twenty One Thousand Nine Hundred Forty Three only

Major Information of the Deed

Deed No :	I-1523-08870/2017	Date of Registration	04/09/2017
Query No / Year	1523-0001237185/2017	Office where deed is registered	
Query Date	30/08/2017 9:38:19 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Manoj Kumar Budhia R.N. Mukharjee Road, 2nd Floor, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700135, Mobile No. : 9836048243, 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. 3,81,800/-	Rs. 3,81,818/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 19,111/- (Article:23)	Rs. 3,832/- (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 Details
L1	LR-3841	LR-10109	Bastu	Shali	1.8 Dec	3,81,800/-	3,81,818/-	
Grand Total :					1.8Dec	3,81,800 /-	3,81,818 /-	




Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NITU DEVELOPERS PVT LTD Lauhati, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAECN1633P, Status :Organization, Executed by: Representative, Executed by: Representative



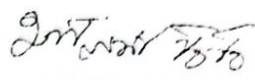



Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NEGUS SERVICES PVT LTD R.N. Mukharjee Road, 2nd Floor, P.O:- GPQ, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AABCN5422D, Status :Organization, Executed by: Representative

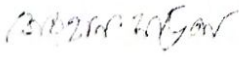
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Jamal Uddin Molla (Presentant) Son of Mojam Bari Molla Date of Execution - 01/09/2017, , Admitted by: Self, Date of Admission: 04/09/2017, Place of Admission of Execution: Office			
		Sep 4 2017 2:06PM	LTI 04/09/2017	04/09/2017

P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135,
 Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AIYPM1138K Status :
 Representative, Representative of : NITU DEVELOPERS PVT LTD (as DIRECTOR)

2	Name	Photo	Finger Print	Signature
	Halima Bibi Wife of Jamal Uddin Molla Date of Execution - 01/09/2017, , Admitted by: Self, Date of Admission: 04/09/2017, Place of Admission of Execution: Office			
		Sep 4 2017 2:13PM	LTI 04/09/2017	04/09/2017
Lauhati, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AHPPB7957D Status : Representative, Representative of : NITU DEVELOPERS PVT LTD (as DIRECTOR)				
3	Name	Photo	Finger Print	Signature
	Mr Manoj Kumar Budhia Son of Prabhu Dayal Budhia Date of Execution - 01/09/2017, , Admitted by: Self, Date of Admission: 04/09/2017, Place of Admission of Execution: Office			
		Sep 4 2017 2:14PM	LTI 04/09/2017	04/09/2017
R.N. Mukharjee Road, 2nd Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status : Representative, Representative of : NEGUS SERVICES PVT LTD (as DIRECTOR)				

Identifier Details :

Name & address	
BORHAN MONDAL Son of Motaleb Mondal 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, , Identifier Of Jamal Uddin Molla, Halima Bibi, Mr Manoj Kumar Budhia	
	04/09/2017

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	NITU DEVELOPERS PVT LTD	NEGUS SERVICES PVT LTD-1.8 Dec

Details as per Land Record

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

Plot & Khatian Number	Details Of Land
LR Plot No:- 3841(Corresponding RS Plot No:- 3841), LR Khatian No:- 10109	Owner: নীতু ডেভোলপার্স প্রাঃ লিঃ, Address: লাউহাটী, কোলকাতাঃ-135, Classification: শালি, Area: 0.02000000 Acre,

Endorsement For Deed Number : I - 152308870 / 2017

On 04-09-2017

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 : 23 of Indian Stamp Act 1899.

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

Presented for registration at 13:37 hrs on 04-09-2017, at the Office of the A.D.S.R. RAJARHAT by Jamal Uddin Molla

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 3,81,818/-

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

Execution is admitted on 04-09-2017 by Jamal Uddin Molla, DIRECTOR, NITU DEVELOPERS PVT LTD, Lauhati, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Indetified by BORHAN MONDAL, , Son of Motaleb Mondal, Lauhati, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

Execution is admitted on 04-09-2017 by Halima Bibi, DIRECTOR, NITU DEVELOPERS PVT LTD, Lauhati, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Indetified by BORHAN MONDAL, , Son of Motaleb Mondal, Lauhati, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

Execution is admitted on 04-09-2017 by Mr Manoj Kumar Budhia, DIRECTOR, NEGUS SERVICES PVT LTD, R.N. Mukharjee Road, 2nd Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by BORHAN MONDAL, , Son of Motaleb Mondal, Lauhati, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,832/- (A(1) = Rs 3,818/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,832/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2017 12:56PM with Govt. Ref. No: 192017180069567031 on 04-09-2017, Amount Rs: 3,832/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00HGZNO5 on 04-09-2017, Head of Account 0030-03-104-001-16

Stamp Duty

that required Stamp Duty payable for this document is Rs. 19,111/- and Stamp Duty paid by Stamp Rs 1,000/-,
line = Rs 18,111/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 6158, Amount: Rs.1,000/-, Date of Purchase: 31/08/2017, Vendor name: Mita
Dutta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/09/2017 12:56PM with Govt. Ref. No: 192017180069567031 on 04-09-2017, Amount Rs: 18,111/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK00HGZNO5 on 04-09-2017, Head of Account 0030-02-103-003-
02

Dhar

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

Date of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2017, Page from 259450 to 259475
being No 152308870 for the year 2017.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2017.09.07 17:38:09 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 07-09-2017 17:38:02
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)