

FL-6

00620

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2-811/2018

2

भारतीय गैर न्यायिक

सौ रुपये

Rs. 100

₹. 100



ONE  
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 878491

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.

Sub-Registrar  
District, New West North 24 2018

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

19

ABED ALI MOLLA, son of Omar <sup>@ Amber.</sup> Ali Molla, residing at Village and P.O.- Lauhati, P.S. Rajarhat, District- North 24 Parganas, Kokata- 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.**

MANOJ KUMAR BUDHIA

**WHEREAS** the vendor herein is the recorded owner and possessors of land measuring an area of 2.44 Sataks more or less, comprised in R.S.& L.R. Dag No.4110 under L.R. Khatian No. 304 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 sataks
Abed Ali Molla	304	0.39	4110	Sali	0.0625	2.44

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 Molla, 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 the aforesaid plots of

Shali land measuring an area of **2.44 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.4,88,000/- (Rupees Four lack Eighty-Eight Thousand) only.

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement and in consideration of Rs.4,88,000/- (Rupees Four lack Eighty-Eight 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 **2.44 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 **2.44 Sataks** under Mouza - Bishnupur, J.L. No. - 44, under L.R Khatian no - 304 and 157, 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	304	0.39	4110	Sali	0.0625	2.44

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 **2.44 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 Karanakar  
VILL - Bishnupur  
P.S - Rajarhat

2. *[Handwritten signature]*  
সন - *[Handwritten]*  
২০১১ - *[Handwritten]*

*[Handwritten signature]*  
VENDOR

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

*[Handwritten signature]*  
PURCHASER

**RECEIVED** on and from the within named Purchaser the within mentioned sum of Rs. 4,88,000/- (Rupees Four lack Eighty-Eight Thousand) only being the full consideration money as per memo below :- Rs. 4,88,000/-

**MEMO OF CONSIDERATION**

1. Paid by Cash/Cheque <sup>R.T.G.S 179815</sup> ~~no 196218~~ dated Rs. 4,88,000/-

<sup>17-01-2018</sup> in favour of Vendor <sup>drawn on</sup> Federal Bank, R.N. Mukherjee Road, 101-1.

~~1. Paid~~ by Cash/Cheque dated Rs. in favour of Vendor

**TOTAL : Rs. 4,88,000/-**

(RUPEES FOUR LAKH EIGHTY EIGHT THOUSAND ONLY)

**WITNESSES :**

1. Apurba Karmakar  
VILL - Bishrupur  
P.S - Rajarhat


2. *[Handwritten signature]*

*[Handwritten notes]*



*[Handwritten signature]*

**VENDOR**

*[Vertical handwritten text on the left margin]*

  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন

**IDENTITY CARD** WB/20/091/756561  
 পরিচয় পত্র

Elector's Name : ALI ABED  
 নির্বাচকের 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  
 ১১.১১.৯৫-এ বয়স : ৪০

ভারতের নির্বাচন কমিশন

Address PART NO : 0253  
 CHANDPUR  
 NORTH 24 - PARGANAS

ঠিকানা- :  
 পাট নং: ২৫৩  
 চাঁদপুর  
 উত্তর ২৪ - পরগনা

Facsimile Signature  
 Electoral Registration Officer  
 নির্বাচক-নিবন্ধন আধিকারিক  
 For 091-RAJARHAT(S.C.) Assembly Constituency  
 ০৯১ রাজারহাট (স.স.) বিধানসভা নির্বাচন কেন্দ্র

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

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.सं.-III  
COMMISSIONER OF INCOME-TAX, W.B. - III

M. K. Budhia

**SPECIMEN FORM FOR TEN FINGER PRINTS**



*M. B. Boudier*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

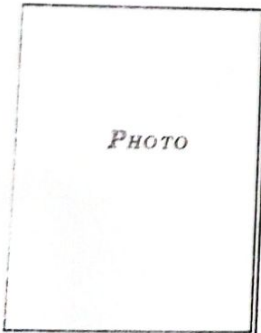
Signature \_\_\_\_\_



*Mrs. M. G. ...*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

Signature \_\_\_\_\_



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

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

19-201718-015556673-1

Date: 17/01/2018 12:03:15

IN : IK00LFKYQ1

Payment Mode Online Payment

Bank : State Bank of India

BRN Date: 17/01/2018 12:04:31

DEPOSITOR'S DETAILS

Name : MRINAL KANTI MUKHERJEE  
Contact No. :  
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 7

Id No. : 15230000055088/7/2018  
[Query No./Query Year]

Mobile No. : +91 9734822046

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	15230000055088/7/2018	Property Registration- Stamp duty	0030-02-103-003-02	24320
2	15230000055088/7/2018	Property Registration- Registration Fees	0030-03-104-001-16	4894
3	15230000055088/7/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	98

In Words : Rupees Twenty Nine Thousand Three Hundred Twelve only

Total

29312



### Major Information of the Deed

Deed No :	I-1523-00811/2018		Date of Registration	24/01/2018
Query No / Year	1523-0000055088/2018		Office where deed is registered	A D S R. RAJARHAT, District North 24-Parganas
Query Date	11/01/2018 7:41:41 PM		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	[0101] Sale, Sale Document			
Set Forth value	Rs 4,88,000/-		Additional Transaction	
Stampduty Paid(SD)	Rs 24,420/- (Article 23)		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Remarks			Market Value	
				Rs. 4,88,000/-
				Registration Fee Paid
				Rs. 4,894/- (Article A(1), E)

#### 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-4110	LR-304	Bastu	Shali	2.44 Dec	4,88,000/-	4,88,000/-	
<b>Grand Total :</b>					<b>2.44Dec</b>	<b>4,88,000 /-</b>	<b>4,88,000 /-</b>	

#### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>ABED ALI MOLLA (Presentant )</b> Son of OMAR ALI MOLLA ALIAS AMBAR ALI 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	<b>WITHAL SERVICES PRIVATE LIMITED</b> 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-1523-00811/2018-24/01/2018

9-812/2018

Representative Details :

Name,Address,Photo,Finger print and Signature

Mr 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 - R BISHNUPUR, 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, Mr MANOJ KUMAR BUDHIA

Transfer of property for L1

Sl.No From

To. with area (Name-Area)

1 ABED ALI MOLLA

WITHAL SERVICES PRIVATE LIMITED-2 44 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 - 304	Owner:আবেদ আলি মোল্লা, Gurdian:ওমর মোল্লা, Address:নিজ, Classification:শালি, Area:0.02000000 Acre,

Endorsement For Deed Number : I - 152300811 / 2018

On 17-01-2018

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

Presented for registration at 17:40 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 4 88,000/-

Major Information of the Deed :- I-1523-00811/2018-24/01/2018

भारतीय गैर न्यायिक

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

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

Identified by APURBA KARMAKAR, Son of MAHADEV KARMAKAR, BISHNUPUR, P.O: R BISHNUPUR, 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 Mr 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

Identified by APURBA KARMAKAR, Son of MAHADEV KARMAKAR, BISHNUPUR, P.O: R BISHNUPUR, 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 4,894/- ( A(1) = Rs 4,880/- , E = Rs 14/- ) and Registration Fees paid by by online = Rs 4,894/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/01/2018 12:04PM with Govt. Ref. No: 192017180155566731 on 17-01-2018, Amount Rs: 4,894/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00LFKYQ1 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. 24,420/- and Stamp Duty paid by by online = Rs 24,320/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/01/2018 12:04PM with Govt. Ref. No: 192017180155566731 on 17-01-2018, Amount Rs: 24,320/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00LFKYQ1 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: 23 of Indian Stamp Act 1899.

Major Information of the Deed :- I-1523-00811/2018-24/01/2018

ment of **Stamp Duty**

ified that required Stamp Duty payable for this document is Rs. 24,420/- and Stamp Duty paid by Stamp Rs 100/-  
escription of Stamp  
1 Stamp Type Impressed Serial No 108008 Amount Rs 100/- Date of Purchase 18/01/2018 Vendor name S  
MUKHERJEE



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

Major Information of the Deed - I-1523-00811/2018-24/01/2018

ate of Registration under section 60 and Rule 69.  
stered in Book - I  
ume number 1523-2018, Page from 39679 to 39701  
eing No 152300811 for the year 2018.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2018.02.02 11:44:39 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 02/02/2018 11:44:02 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)