

## भारतीय गैर न्यायिक

पचास  
रुपये

रु.50

भारत



INDIA

FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

certified that the document is admitted for registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document

509891

Add. District Sub-Registrar  
Sonarpur, South 24 Parganas  
Sonarpur, South 24 Pgs.

- 8 JUL 2014

NE No. 1021/14  
DT. - 14/6/14

THIS SALE DEED made this 7<sup>th</sup> day of JULY Two  
Thousand Fourteen

BETWEEN

1. MOHAMMAD MONDAL also known as MOHAMMAD ALI MONDAL son of Ahmed Ali Mondal residing at Joinpur muslim para P.O. - Dingal Pota, Banhooghly -1 No Gram Panchayat Sonarpur South 24 Parganas Pin - 743379, P.S - Sonarpur
2. MAJID MONDAL also known as MAJID ALI MONDAL son of Ahmed Ali Mondal residing at Joinpur muslim para P.O. - Dingal Pota, Banhooghly -1 No Gram Panchayat Sonarpur South 24 Parganas Pin - 743379, P.S - Sonarpur

Saurzria Apartments Private Limited

Naveen K. Saurzria

Authorized Signatory/Director

Mohammad Ali Mondal  
Sahid Ali Mondal  
Habib Ali Mondal  
Majid Ali Mondal  
Zarbin Ali Mondal

29/4

P K JHUNJHUNWALA  
ADVOCATE  
70, KIRAN SHANKAR ROY ROAD,  
KOLKATA-700 071

NAME	TO
ADD	
RS	
26 MAY 2014	
S. CHATTERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, KIL-1	

26 MAY 2014



Now *Handwritten signature*



227

Sarwaris Apartments Private Limited

Now *Handwritten signature*  
Authorized Signatory / Director



2279

Mahammad ali Mondal



Addl. Dist Sub-Registrar	
Sonarpur, South 24 Pgs.	
- 8 JUL 2014	



2280

Majid ali Mondal

Identifi by me

Sa-Sij' uddin  
SK SIRAJUDDIN  
S/o - Lt-Sa. Muddul Hasan.  
Vill - Roshalpur, P.O. D. Jagaddal  
24 Pgs (1)

3. SABIR ALI MONDAL son of Ahmed Ali Mondal residing at Joinpur Sonarpur South 24 Parganas Pin – 700103, P.S - Sonarpur
4. HABIB ALI MANDAL son of Ahmed Ali Mondal residing at Jayenpur Banhooghly, Sonarpur South 24 Parganas Pin – 743508, P.S - Sonarpur
5. SAHID ALI MONDAL son of Ahmed Ali Mondal residing at Joinpur Banhooghly -1, Sonarpur South 24 Parganas Pin – 700151, P.S – Sonarpur

hereinafter collectively referred to as "the VENDORS" (which expression shall unless repugnant to the context mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the ONE PART

AND

SANWARIA APARTMENTS PRIVATE LIMITED (having Income Tax Permanent Account no.AASCS9236R) a company incorporated under the Companies Act, 1956 and having its registered offices at 131 PARK STREET, P.S. PARK STREET, KOLKATA-700017 and represented by its Director Sri Navneet Pandey son of Sri KashiNath Pandey residing at 29, Dr. Ashutosh Shastri Road, Kolkata – 700010 (having Income Tax Permanent Account no.AFGPP2883R) hereinafter referred to as "the PURCHASER" (which expression shall unless repugnant to the context mean and include its successors, representatives and assigns) of the OTHER PART

WHEREAS

I. Tukuruddin Mondal was seized and possessed of several pieces or parcels of land including one-half share in the land measuring 82 decimals equivalent to 41 decimals in R S Dag no. 324 and one-half share in the land measuring 34 decimals equivalent to 17 decimals in R S Dag no. 431.

II. The said two plots of land being land measuring 41 decimals in R S Dag no. 324 and land



2281

Jehin Ali Mondal



2282

Habib Ali Mondal



2283

Sahid Ali Mondal



in the name of the said Tukuruddin Mondal as raiyat in the Revenue Survey (RS) Record of Rights.

III. The said Tukuruddin Mondal was married to Marijan Bibi and had no issue.

IV. By a Gift Deed dated 17 February 1976 and duly registered in Book no. 1, Volume no. 11 at pages 194 to 199 and being Deed no. 551 for the year 1976 the said Tukuruddin Mondal, out of natural love and affection, gifted various plots of land including land measuring 41 decimals comprised in R S Dag no. 324 and land measuring 17 decimals comprised in R S Dag no. 431 to Mohammad Mondal @ MOHAMMAD ALI MONDAL and Majid Mondal @ MAJID ALI MONDAL being the two grand-sons of his brother Moniruddin Mondal.

V. By a Bengali Kobala dated 7 January 1976 and duly registered in the office of the Sub Registrar of Sonarpur, South 24-Parganas in Book no. 1, Volume no. 1, at pages 238 to 241 and being Deed no. 45 for the year 1976 and made between Ahmed Ali Mondal, Tukujan Bibi, Haliman Bibi, Ateka Bibi, Golehar Bibi and Kesida Bibi therein collectively referred to as the vendors of the one part and Mohammad Mondal @ MOHAMMAD ALI MONDAL and Majid Mondal @ MAJID ALI MONDAL therein collectively referred to as the purchasers of the other part, the said vendors sold, transferred and conveyed to the said purchasers Mohammad Mondal @ MOHAMMAD ALI MONDAL and Majid Mondal @ MAJID ALI MONDAL various plots of land including one-half share in land measuring 34 decimals equivalent to 17 decimals comprised in R S Dag no. 431 and one-half share in land measuring 82 decimals equivalent to 41 decimals comprised in R S Dag no. 324 both in Mouja Jayenpur, P S Sonarpur in the District of South 24-Parganas.

VI. By reason of the aforesaid, the said Mohammad Mondal @ MOHAMMAD ALI MONDAL and Majid Mondal @ MAJID ALI MONDAL were seized and possessed of or otherwise well and sufficiently entitled to 82 decimals of land comprised in R S Dag no. 324 and 41 decimals of land comprised in R S Dag no. 431.



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Sardar Sarbajit Das  
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no. 431 both in Mouja Jayenpur P S Sonarpur in the District of South 24-Parganas.

VII. The names of the said Mohammad Mondal alias Mohammad Ali Mondal and Majid Mondal alias Majid Ali Mondal were duly recorded as raiyats in the Record of Rights prepared under Land Reforms Act, 1955 in LR Khatian nos.475 and 537 respectively and the said two plots of land being R S Dag no. 431 and R S Dag no. 324 were numbered as L R Dag nos. 450 and 332 respectively and the said two plots of land measuring 34 decimals and 82 decimals aggregating 116 decimals are hereinafter referred to as "the said Land" and more fully described in the Schedule hereunder.

VIII. By a Gift Deed dated 26 October 2009 and duly registered in the office of the Additional District Sub Registrar Sonarpur and being Deed no.10624 for the year 2009 and made between Ahmed Ali Mondal and Mohammed Mondal alias Mohammad Ali Mondal and Majid Mondal alias Majid Ali Mondal and therein collectively referred to as the donors of the one part and Sabir Ali Mondal, Habib Ali Mandal and Sahid Ali Mondal therein collectively referred to as the donees of the other part and being the sons of the said donor Ahmed Ali Mondal and the brothers of the said donors Mohammed Mondal alias Mohammed Ali Mondal and Majid Mondal alias Majid Ali Mondal and the said donors out of natural love and affection, towards the said donees gifted various plots of land to the said donees equally including land measuring 20.4 decimals comprised in R S Dag no. 431 corresponding to L R Dag no. 450 and land measuring 49.2 decimals comprised in R S Dag no. 324 corresponding to L R Dag no.332 in Mouja Jayenpur, P S Sonarpur in the District of South 24-Parganas and the said donors Mohammed Mondal alias Mohammed Ali Mondal and Majid Mondal alias Majid Ali Mondal retained land measuring 13.6 decimals comprised in R S Dag no. 431 corresponding to L R Dag no.450 and land measuring 32.8 decimals comprised in R S Dag no. 324 corresponding to L R Dag no. 332 in equal share lying and situated in Mouja Jayenpur, P S Sonarpur in the District of South 24-Parganas.



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IX. In the premises, the Vendors are seized and possessed of or otherwise well and sufficiently entitled to the said Land measuring 116 decimals in aggregate in the following share :

Name of the owner	L R Dag no.	Area of land in decimals	Share
(1) Mohammad Mondal alias Mohammad Ali Mondal (Vendor no. 1)	332	6.8	1/5 <sup>th</sup>
	450	16.4	1/5 <sup>th</sup>
(2) Majid Mondal alias Majid Ali Mondal (Vendor no.2)	332	6.8	1/5 <sup>th</sup>
	450	16.4	1/5 <sup>th</sup>
(3) Sabir Ali Mondal (Vendor no.3)	332	6.8	1/5 <sup>th</sup>
	450	16.4	1/5 <sup>th</sup>
(4) Habib Ali Mandal (Vendor no.4)	332	6.8	1/5 <sup>th</sup>
	450	16.4	1/5 <sup>th</sup>
(5) Sahid Ali Mondal (Vendor no.5)	332	6.8	1/5 <sup>th</sup>
	450	16.4	1/5 <sup>th</sup>
TOTAL		116	

X. The Vendors have represented to the Purchaser as follows:-

(a) The Vendors jointly are seized and possessed of or otherwise well and sufficiently entitled to whole of the said Land measuring 116 (One Hundred Sixteen) decimals comprised in L R Dag nos.332 and 450 corresponding to R S Dag nos. 324 and 431 in Mouja Jayenpur, P S Sonarpur in the District of South 24-Parganas and more fully described in the Schedule hereunder and hereinafter referred to as "the said Land".

(b) The said Land is free from all charges, encumbrances, liens, lispens and attachments whatsoever and the Vendors are in vacant



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(c) The Vendors have not entered into any agreement for sale or transfer of the said Land or any part or portion thereof with any third party.

(d) There is no impediment in the Vendors selling or transferring the said Land to the Purchaser.

XI. Relying on the representations of the Vendors, the Purchaser has agreed to purchase and the Vendors have agreed to sell the said Land free from all charges, encumbrances, liens, lispens and attachments whatsoever and in vacant condition at and for a consideration of Rs.69,61,000/- (Rupees Sixty Nine Lacs Sixty one thousand Only).

XII. The parties are now desirous of completing the transaction.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. In pursuance of the said agreement and in consideration of a sum of Rs.69,61,000/- (Rupees Sixty Nine Lacs Sixty one thousand Only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof, the Vendors do and each of them doth hereby as also by the receipt hereunder written admit and acknowledge) the Vendors do and each of them doth hereby grant, sell, transfer, convey, assign and assure to the Purchaser ALL THAT pieces or parcels of sali land measuring 116 (one hundred sixteen) decimals more or less and comprised in L R Dag nos. 332 and 450 corresponding to R S Dag nos. 324 and 431 respectively in Mouja Jayenpur, P S Sonarpur in the District of South 24-Parganas and more fully described in the Schedule hereunder and herein referred to as "the said Land" or HOWSOEVER OTHERWISE the said Land or any part thereof now are or is or at any time or times heretofore were or was situated tenanted butted and bounded called known numbered described or distinguished TOGETHER WITH all singular the walls yards compounds ways



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easements appendages and appurtenances whatsoever belonging or in anywise appertaining to the said Land or usually held occupied or enjoyed therewith or known as part parcel or member thereof AND the reversion or reversions remainder or remainders and rents issues and profits thereof and every part thereof and all the legal incidents thereof AND all the estate right title interest property claim and demand whatsoever both at law and in equity of the Vendors unto and upon the said Land and every part thereof AND all deeds pattas pottahs writings muniments and evidence of title relating thereto or any part thereof which now are or may hereafter be in the possession or custody of the Vendors or any person or persons from whom the Vendors may procure the same without any action either at law or in equity TOGETHER WITH full powers and authorities to the Purchaser as the constituted attorney for and on behalf of and in the name of the Vendors irrevocably to appear before any Officer of the Land Reforms authority or Gram Panchayat or municipality and/or any other authority concerning the said Land for the purpose of mutation of the name of the Purchaser in the records of the Gram Panchayat or municipality and other Government Department and for all or any of such purposes to sign, issue, receive, acknowledge, serve all correspondence, notices and letters and to appear and represent the Vendors in all or any of such matters as may be necessary as fully and effectually as the Vendors themselves could do and for all or any of the purposes aforesaid to appoint one or more substitute or substitutes again at pleasure of the Purchaser to revoke and/or re-appoint TO HAVE AND TO HOLD the said Land hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH the appurtenances and rights as aforesaid unto the Purchaser free from all encumbrances charges attachments claims demands liens and lispendens whatsoever absolutely and forever.

2. The Vendors do and each of them doth hereby covenant with the Purchaser as follows:

a) Notwithstanding any act deed matter or thing by the Vendors done committed or knowingly permitted or suffered to the contrary the Vendors



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entitled to the said Land hereby granted transferred conveyed sold assigned and assured or expressed or intended so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition or other thing whatsoever to alter defeat encumber and make void the same and NOTWITHSTANDING any such act deed matter or thing the Vendors have now a good rightful power and lawful and absolute authority by these presents to grant transfer convey sell assign and assure unto the Purchaser the said Land absolutely in the manner aforesaid free from all encumbrances and liabilities whatsoever.

b) The Vendors have delivered quiet, vacant and peaceful possession of the said Land to the Purchaser and the Purchaser shall and will from time and at all times hereafter peaceably and quietly possess and enjoy the said Land and receive all rents issues and profits including all arrears thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming through under or in trust for them.

c) And that free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors or their predecessor-in-title and well and sufficiently saved defended kept harmless and indemnified of or from and against all and all former or other estates rights title interests liens charges and encumbrances whatsoever created made done occasioned or suffered by the Vendors or any of their predecessor-in-title or any person or persons rightfully claiming from under or in trust for them.

d) Neither the Vendors nor any person claiming through them have any right of passage or easement of any kind whatsoever over the said Land or any part or portion thereof and the Purchaser shall be at liberty to construct and erect a boundary wall on the outer periphery of the said Land without any obstruction or interference whatsoever by the Vendors or any person claiming through them.

e) The said Land is not affected by any attachment including the said



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Income Tax authorities or other Government authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases or proceedings pending against them for realization or arrears of Income Taxes and other taxes or otherwise under the said Public Demand Recovery Act or any other Act for the time being in force and that the said Land is not affected by any Notice of Scheme of the Land Acquisition Collector or the Calcutta Metropolitan Development Authority or the Government or any other Public Body or Bodies and that no declaration has been made or published for the acquisition of the said Land or any part thereof under the Land Acquisition Act or any Act for the time being in force for acquisition of the said Land and that the said Land or any portion thereof is not affected by any notice for acquisition or requisition under the Defence of India Act or Rule framed thereunder or any other Acts or enactments whatsoever.

f) The Vendors and all persons having lawfully or equitably claiming any estate right title interest use trust land claim and demand whatsoever of into or upon or out of the said Land under or in trust for them shall and will from time to time and at all times hereinafter upon every reasonable request and at the cost of the Purchaser make do execute and perfect or cause to be made done executed and perfected all such further and other assurances acts deeds matters and things whatsoever for further better and more perfectly assuring conveying and confirming the said Land unto and to the benefit of the Purchaser forever in the manner aforesaid as the Purchaser shall or may reasonably require.

g) The Vendors have made over to the Purchaser all the original title deeds of the said Land including the Gift Deed dated 17 February 1976; Bengali Kobala dated 7 January 1996; and Gift Deed dated 26 October 2009 recited hereinabove and agree and undertake to hand over all other prior original title deeds, if any, relating to the said Land to the Purchaser if found or traced out hereinafter.



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- 8 JUL 2014

h) The Vendors have paid and/or shall be liable to pay land revenue, municipal tax / panchayat tax and all other outgoings in respect of the said Land upto the Bengali Year 1420 and shall keep the Purchaser saved, indemnified and harmless therefrom.

i) The Purchaser shall pay the land revenue, municipal tax / panchayat tax and all other outgoings in respect of the said Land on and from the Bengali Year 1421 and shall keep the Vendors saved, indemnified and harmless therefrom.

THE SCHEDULE ABOVE REFERRED TO:  
(Description of the said Land)

ALL THAT pieces or parcels of sali land measuring 116 (one hundred sixteen) decimals more or less and contained in J L no. 66 and recorded in LR Khatian nos. 475 and 537 and lying and situated in Mouja Jayenpur, P S Sonarpur within Bonhooghly-1 Gram Panchayat in the District of South 24-Parganas West Bengal and comprised in the following L R Dag and R S Dag nos.

L R Dag no.	R.S. Dag no.	Area in decimals of the whole Dag	Area in decimals of land sold under this Deed
332	324	265	82
450	431	34	34
		Total	116

and the said plots of land for identification are delineated in the map or plan attached hereto.

IN WITNESS WHEREOF the parties hereto have hereunto set and



Addl. Dist. Sub-Registrar  
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subscribed their respective hands and seals on the day month and year first above written.

SIGNED AND DELIVERED by the  
withinnamed Vendors at Kolkata

Mohammad Ali Mondal  
s/o - Late Momiruddin Mondal  
vill - Jayapur  
po - Singel potar  
ps - Sonarpur  
Dt 87 - 24 kgs (s)

Sk. Sirajuddin  
s/o - Sk. Aledul Hasem.  
vill - Rayhalpur, P.O. D. Jaguddal.  
24 k. P.S (s)

SIGNED AND DELIVERED by the  
withinnamed Purchaser at Kolkata

Witnesses to All:-

1) Signature Mohammad Ali Mondal  
Name Mohammad Ali Mondal  
Address vill - Jayapur  
po - Singel potar  
ps - Sonarpur, 24 kgs (s)

2) Signature Sk. Sirajuddin  
Name SK SIRAJ UDDIN  
Address s/o - Sk. Aledul Hasem (H)  
vill - Rayhalpur, P.O. D. Jaguddal  
24 k P.S (s)

We have read over and explained the  
contents of this Sale Deed to the  
Vendors in Bengali language before  
execution and thereafter the Vendors  
have voluntarily executed this Sale  
Deed in our presence.

1. Sk. Sirajuddin  
(SK SIRAJ UDDIN)  
s/o - Late - Sk. Aledul Hasem.  
vill - Rayhalpur, P.O. D. Jaguddal.  
24 k P.S (s)

2.

Mohammad Ali Mondal  
MOHAMMAD ALI MONDAL

Mohammad Ali Mondal

1. MOHAMMAD MONDAL  
alias MOHAMMAD ALI MONDAL

Majid ali Mondal  
2. MAJID MONDAL alias  
MAJID ALI MONDAL

Sabir ali Mondal,  
3. SABIR ALI MONDAL

Habib Ali Mondal.  
4. HABIB ALI MANDAL

Sahid Ali Mondal  
5. SAHID ALI MONDAL

Sarwaris Apartments Private Limited

Neel Koley  
Authorised Signatory / Director

P.K. Jhunjunwala  
Drafted by P.K. Jhunjunwala, Advocate

























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*Addl. Dist. Sub-Registrar*  
Sonairpur, South 24 Pgs.

- 8 JUL 2014

**SPECIMEN FOR PHOTOGRAPH  
AND TEN FINGERPRINTS**

Sl. No.	Photograph of Vendor No.1	Signature of Executant Presentant	PARTY : VENDOR NO.1 PAN :  NAME : MOHAMMAD MONDAL alias MOHAMMAD ALI MONDAL				
		<i>Mohammad Ali Mondal</i>	 Little	 Ring	 Middle	 Fore	 Thumb
			<b>Left Hand</b>				
			 Thumb	 Fore	 Middle	 Ring	 Little
			<b>Right Hand</b>				
Sl. No.	Photograph of Vendor no.2	Signature of Executant Presentant	PARTY : VENDOR NO.2 PAN :  NAME : MAJID MONDAL alias MAJID ALI MONDAL				
		<i>Ali Mondal</i>	 Little	 Ring	 Middle	 Fore	 Thumb
			<b>Left Hand</b>				
							




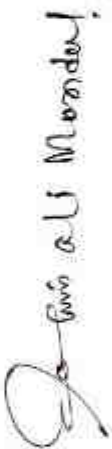






















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Add. Dist. Sub-Registrar  
Sonapatna, South 24 Parganas

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**SPECIMEN FOR PHOTOGRAPH  
AND TEN FINGERPRINTS**

Sl. No.	Photograph of Vendor No.3	Signature of Executant Presentant	PARTY : VENDOR NO.3 PAN :  NAME : SABIR ALI MONDAL				
			 Little	 Ring	 Middle	 Fore	 Thumb
			Left Hand				
			 Thumb	 Fore	 Middle	 Ring	 Little
			Right Hand				
Sl. No.	Photograph of Vendor no.4	Signature of Executant Presentant	PARTY : VENDOR NO.4 PAN :  NAME : HABIB ALI MANDAL				
			 Little	 Ring	 Middle	 Fore	 Thumb
			Left Hand				
							



*Addl. Dist Sub-Registrar*  
Sonarwan, South 24 Pgs.  
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**SPECIMEN FOR PHOTOGRAPH  
AND TEN FINGERPRINTS**

Sl. No.	Photograph of Vendor No.5	Signature of Executant Presentant	PARTY : VENDOR NO.5 PAN :  NAME : SAHID ALI MONDAL				
		<i>Sahid Ali Mondal</i>	 Little	 Ring	 Middle	 Fore	 Thumb
			<b>Left Hand</b>				
			 Thumb	 Fore	 Middle	 Ring	 Little
			<b>Right Hand</b>				
Sl. No.	Photograph of Purchaser	Signature of Executant Presentant	PARTY : PURCHASER PAN : AFGPP2883R  NAME : SANWARIA APARTMENTS PRIVATE LIMITED by its Director Sri Navneet Pandey				
		<i>Sanwaria</i>	 Little	 Ring	 Middle	 Fore	 Thumb
			<b>Left Hand</b>				
			 Thumb	 Fore	 Middle	 Ring	 Little



Addl. Dir. Sub-Registrar  
Somatapur, Somnath 24 Pgs.  
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Government Of West Bengal  
Office Of the A.D.S.R. SONARPUR  
District:-South 24-Parganas

Endorsement For Deed Number : I - 06979 of 2014  
(Serial No. 08571 of 2014 and Query No. 1608L000014462 of 2014)

On 07/07/2014

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

Presented for registration at 17.00 hrs on :07/07/2014, at the Private residence by Navneet Pandey ,Claimant.

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

Execution is admitted on 07/07/2014 by

1. Mohammad Mondal Alias Mohammad Ali Mondal, son of Ahmed Ali Mondal , Joinpur Muslim Para, Thana:-Sonarpur, P.O. :-Dingal Pota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743379, By Caste Muslim, By Profession : Others
2. Majid Mondal Alias Majid Ali Mondal, son of Ahmed Ali Mondal , Joinpur Muslim Para, Thana:-Sonarpur, P.O. :-Dingal Pota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743379, By Caste Muslim, By Profession : Others
3. Sabir Ali Mondal, son of Ahmed Ali Mondal , Joinpur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste Muslim, By Profession : Others
4. Habib Ali Mondal, son of Ahmed Ali Mondal , Jayenpur Bon Hooghly, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743508, By Caste Muslim, By Profession : Others
5. Sahid Ali Mondal, son of Ahmed Ali Mondal , Joinpur Bon Hooghly, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700751, By Caste Muslim, By Profession : Others
6. Navneet Pandey  
Director, Sanwaria Apartments Pvt. Ltd., 131, Park Street, Kolkata, Thana;-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.  
, By Profession : Business  
Identified By Sk. Siraj Uddin, son of Lt. Sk. Abdul Hossain, Raghobpur, Thana:-Sonarpur, P.O. :-Dakshin Jagaddal, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 08/07/2014

**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, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Registration Fees paid Online using Government Receipt Portal System (GRIPS),  
Finance Department, Govt. of WB**

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR



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- 8 JUL 2014



**Government Of West Bengal**  
**Office Of the A.D.S.R. SONARPUR**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 06979 of 2014**  
**(Serial No. 08571 of 2014 and Query No. 1608L000014462 of 2014)**

Registration Fees Rs. 1,17,296/- paid online on 03/07/2014 1:18PM with Govt. Ref. No. 192014150004164621 on 03/07/2014 1:15PM, Bank: State Bank of India, Bank Ref. No. IK52411514 on 03/07/2014 1:18PM, Head of Account: 0030-03-104-001-16, Query No:1608L000014462/2014

**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.-1,06,62,068/-

Certified that the required stamp duty of this document is Rs.- 639744 /- and the Stamp duty paid as: Impresive Rs.- 50/-

**Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB**

Stamp duty Rs. 6,39,744/- paid online on 03/07/2014 1:18PM with Govt. Ref. No. 192014150004164621 on 03/07/2014 1:15PM, Bank: State Bank of India, Bank Ref. No. IK52411514 on 03/07/2014 1:18PM, Head of Account: 0030-02-103-003-02, Query No:1608L000014462/2014

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

  
( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR



Adul. Dist. Sub-Registrar  
Sonamarg, Srinagar, J&K  
- 8 JUL 2014



**PLAN SHOWING LOCATION OF L.R. DAG NO- 332, 333, 334, 339, 348, 349 & 450 CORRESPONDING TO RS DAG NO- 324,325,326,328,337,338 & 431 IN J.L. NO- 66 MOUZA JAYANPUR, P.S.- SONARPUR, WITHIN BANHOOGHLY - 1 NO GRAM PANCHAYAT, SOUTH 24 PARGANAS**

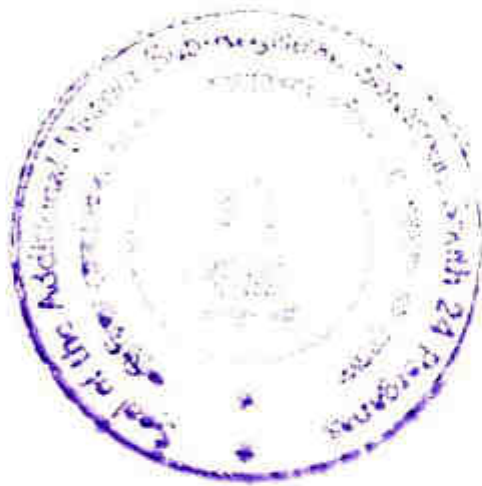
LAND SHOWN BY RED COLOUR: □

SCALE 1" = 180'-00"



- (1) *Mohammad Ali Mondal*
- (2) *Majid ali Mondal*
- (3) *Sa-bin ali Mondal*
- (4) *Hussain Mondal.*
- (5) *Sahil Ali Mondal*

**Sanwaria Apartments Private Limited**  
*Sanwaria*  
 Authorised Signatory / Director



*[Handwritten signature]*

**Addl. Dist Sub-Registrar**  
Sonarpore South 24 Pgs.  
- 8 JUL 2014



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 14  
Page from 5980 to 6001  
being No 06979 for the year 2014.



(Biswajit Dey) 10-July-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. SONARPUR  
West Bengal

RECEIVED from the withinnamed Purchaser the entire purchase Consideration of Rs 69,61,000/- (Rupees Sixty Nine Lacs Sixty one thousand) only as recited hereinabove as per the following

MEMO OF CONSIDERATION

a) Received a sum of Rs. 9,00,000/- by Pay Order no. 616222 dated 3<sup>rd</sup> July 2014 of Allahabad Bank Red Cross Place Branch, Kolkata.

b) Received a sum of Rs. 4,92,200/- by Pay Order no. 616223 dated 3<sup>rd</sup> July 2014 of Allahabad Bank Red Cross Place Branch, Kolkata.

*Mohammad Ali Mondal*

MOHAMMAD MONDAL  
alias MOHAMMAD ALI MONDAL  
Vendor no.1

c) Received a sum of Rs. 9,00,000/- by Pay Order no. 616224 dated 3<sup>rd</sup> July 2014 of Allahabad Bank Red Cross Place Branch, Kolkata.

d) Received a sum of Rs. 4,92,200/- by Pay Order no. 616225 dated 3<sup>rd</sup> July 2014 of Allahabad Bank Red Cross Place Branch, Kolkata.

*Majid ali Mondal*

MAJID MONDAL alias  
MAJID ALI MONDAL  
Vendor no.2

e) Received a sum of Rs. 9,00,000/- by Pay Order no. 616227 dated 3<sup>rd</sup> July 2014 of Allahabad Bank Red Cross Place Branch, Kolkata

f) Received a sum of Rs. 4,92,200/- by Pay Order no. 616226 dated 3<sup>rd</sup> July 2014 of Allahabad Bank Red Cross Place Branch, Kolkata

*Sabir ali Mondal*

SABIR ALI MONDAL  
Vendor no.3

g) Received a sum of Rs. 9,00,000/- by Pay Order no. 616228 dated 3<sup>rd</sup> July 2014 of Allahabad Bank Red Cross Place Branch, Kolkata.

h) Received a sum of Rs. 4,92,200/- by Pay Order no. 616229 dated 3<sup>rd</sup> July 2014 of Allahabad Bank Red Cross Place Branch, Kolkata

*Habib Ali Mondal*

HABIB ALI MANDAL



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**Add. Dist Sub-Registrar**  
Sourapore, South-24 Pgs.

- 8 JUL 2014

i) Received a sum of Rs. 9,00,000/-  
by Pay Order no. 616230 dated 3<sup>rd</sup> July 2014  
of Allahabad Bank Red Cross Place Branch, Kolkata.

j) Received a sum of Rs. 4,92,200/-  
by Pay Order no. 616231 dated 3<sup>rd</sup> July 2014  
of Allahabad Bank Red Cross Place Branch, Kolkata.

*Sahid Ali Mondal*

SAHID ALI MONDAL  
Vendor no.5

TOTAL Rs. 69,61,000/-

(Rupees Sixty nine lacs sixty one thousand only)

*Mohammad Ali Mondal*

1. MOHAMMAD MONDAL alias  
MOHAMMAD ALI MONDAL

*Majid ali Mondal*

2. MAJID MONDAL alias  
MAJID ALI MONDAL

*Sabir ali Mondal.*

3. SABIR ALI MONDAL

*Habib Ali Mandal.*

4. HABIB ALI MANDAL

WITNESSES:

1. Signature *Ahmed Ali Mondal*  
Name *Ahmed Ali Mondal*  
Address \_\_\_\_\_
2. Signature *SK Sirajuddin*  
Name SK SIRAJ UDDIN  
Address \_\_\_\_\_

*Sahid Ali Mondal*

5. SAHID ALI MONDAL  
Vendors



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**Add. Dist Sub-Registrar**  
Songapure, South 24 Parg.

- 8 JUL 2014