

RG 403

Deed No. 152308844/2019



18

9198

D-08844/19



19/7/19

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

34AB 894221

1075936/19

Registration No. ... to ... & the documents ... attached with this document are the part of this document.

*B. Banerjee*

Additional District Sub-Registrar, Rajshahi, New Town, North 24 P.S.

23 JUL 2019

CONVEYANCE

1. Date: 19th July, 2019
2. Place: Kolkata
3. Parties

AKSHARVANI COMMERCIAL PVT. LTD.

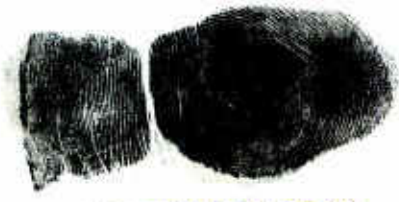
*Siddhanta Bhattacharya*

Director/Authorised Signatory

*Dr. Safiqur Rahman*

55482

Siddhartha Bhattacharya



5865

AKSHARVANI COMMERCIAL PVT. LTD.

Siddhartha Bhattacharya

Director/Authorised Signatory

NAME.....  
 ADD.....  
 RS.....

**4 JUL 2019**

**SURANJAN MUKHERJEE**  
 Licensed Dump Vendor  
 C. C. Court  
 2 & 3, K. S. Road, Kolkata

**SAHA & RAY**  
Advocates  
3A/1, 3rd Floor, Haslinger's Chambers  
7C, Kanchi Shanker Roy Road  
Kolkata - 700001

- 4 JUL 2019

- 4 JUL 2019



5861

Md Saifur Rahman



5866

Nizam Uddin Malik

S/o Lat mohammed Anwar

W/- Mohamud Bin

P.S - Krijas huf

Kal - 135

acc. Bidan



Faridkot, Punjab, North 24-7-19

**19 JUL 2019**

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

GRN: 19-201920-004206086-1 Payment Mode: Online Payment  
GRN Date: 16/07/2019 11:40:52 Bank: State Bank of India  
BRN: CKK0132724 BRN Date: 16/07/2019 12:12:22

DEPOSITOR'S DETAILS

Name: SILPA BERA Id No.: 15230001075936/3/2019  
[Query No./Query Year]  
Contact No.: Mobile No.: +91 9804849975  
E-mail:  
Address: ROOM NO5AB 5TH FLOOR 7CKSROY ROAD KOL1  
Applicant Name: Mr Saha And Ray  
Office Name:  
Office Address:  
Status of Depositor: Advocate  
Purpose of payment / Remarks: Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	15230001075936/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	364598
2	15230001075936/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	72930

In Words: Rupees Four Lakh Thirty Seven Thousand Five Hundred Twenty Eight only  
Total 437528



- 3.1 **Md. Safiar Rahaman alias Mohammed Safiar Rahaman**, son of Late Lutfar Rahaman, by faith Islam, by nationality Indian, by occupation business, residing at Raigachi, Paschimpara, Post Office Rajarhat, Kolkata- 700135, Police Station Rajarhat, District North 24 Parganas (**PAN AEUPR7180Q**)

(**Vendor**, includes successors-in-interest)

**And**

- 3.2 **Aksharvani Commercial Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at P-12, New Howrah Bridge Approach Road, 5<sup>th</sup> Floor, Room No.504/5, Post Office G.P.O., Kolkata - 700001, Police Station Burrabazar (**PAN AAMCA3133H**), represented by its authorized signatory, Siddhartha Bhalotia, son of Ram Gopal Bhalotia, residing at Signum Gardenia, Block-2, Flat No.7B, Girindra Sekhar Bose Road, Post Office Tiljala, Kolkata 700039, Police Station Tiljala (**PAN ADIPB6092L**)

(**Purchaser**, includes successors-in-interest).

Vendor and Purchaser, collectively **Parties** and individually **Party**.

#### **NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

#### **4. Subject Matter of Conveyance**

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 3.4375 (three point four three seven five) decimal equivalent to 2.0833 (two point zero eight three three) *cottah* equivalent to 139.3534 (one hundred and thirty nine point three five three four) square meter, more or less out of 55 (fifty five) decimal, more or less, being a portion of R.S./L.R. *Dag* No. 589/658 (five hundred and eighty nine *bata* six hundred and fifty eight) recorded in L.R. *Khatian* No. 2722 (two thousand seven hundred and twenty two), *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat* (**RBGP No. I**), Sub-Registration District Bidhannagar, District North 24 Parganas (**Said Property**), more fully described in the **Schedule** below and the said *Dag* No. 589/658 (five hundred and eighty nine *bata* six hundred and fifty eight) being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon, more fully described in the **Schedule** below **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

#### **5. Background, Representations, Warranties and Covenants**

- 5.1 **Representations and Warranties Regarding Title:** The Vendor has made the following representations and given the following warranties to the Purchaser regarding title:
- 5.1.1 **Ownership of Jonab Ali:** One Jonab Ali, being the sole and absolute owner of the Said Property by virtue of Muslim law of inheritance of his father Late Wajed Ali recorded his name under L.R. *Khatian* No. 542, in the records of the Block Land & Land Reforms Officer, Rajarhat.

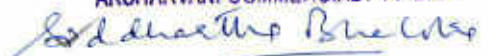




ADDITIONAL DISTRICT SUR REGISTRAR  
Balarhat, New Town, North 24-PGS  
AT 9 JUL 2015



- 5.1.2 **Sale to Md. Safiar Rahaman:** By virtue of a *Saaf Bikroy Kobala Dalil* (sale deed made in Bengali language) dated 12<sup>th</sup> November, 2012 and registered at the Office of the Additional District Sub-Registrar, Bidhannagar, North 24 Parganas, the said Jonab Ali sold, transferred and conveyed the Said Property to Md. Safiar Rahaman (the **Vendor herein**) for the consideration mentioned therein, which was duly recorded in Book No. I, CD Volume No. 19, Pages 13701 to 13716, being Deed No. 14025 for the year 2012.
- 5.1.3 **Mutation:** The Vendor herein, got his name mutated under L.R. *Khatian* No. 2722, in the records of the Block Land & Land Reforms Officer, Rajarhat, North 24 Parganas.
- 5.1.4 **Absolute Ownership of Vendor:** In the abovementioned circumstances, the Vendor has become the absolute owner of the Said Property.
- 5.1.5 **Said Agreement:** The Vendor has agreed to sell the Said Property to the Purchaser (**Said Agreement**) and pursuant to the said Agreement, this Conveyance is being executed and registered by the Parties.
- 5.2 **Representations, Warranties and Covenants by Vendor:** The Vendor represents, warrants and covenants as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling & Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities



Secretary, Bahar, South 24 Parganas  
Bahar, New Tema, North 24-Pga

9 JUL 2018

whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

## 6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above (collectively **Representations**).

## 7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, described in the **Schedule** below, comprising of classified as *sali* (agricultural) measuring 3.4375 (three point four three seven five) decimal equivalent to 2.0833 (two point zero eight three three) *cottah* equivalent to 139.3534 (one hundred and thirty nine point three five three four) square meter, more or less out of 55 (fifty five) decimal, more or less, being a portion of R.S./L.R. *Dag* No. 589/658 (five hundred and eighty nine *bata* six hundred and fifty eight) recorded in L.R. *Khatian* No. 2722 (two thousand seven hundred and twenty two), *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No. I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Schedule** below and the said *Dag* No. 589/658 (five hundred and eighty nine *bata* six hundred and fifty eight) being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.72,91,550/- (Rupees seventy two lac ninety one thousand five hundred fifty) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt And Memo of Consideration hereunder written, admits and acknowledges.

## 8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.





Additional District Superintendent  
Calcutta, New Town, North 24 Parganas

19 JUL 201

- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest by reason of the aforesaid.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand has been made and is in the knowledge of the Vendor, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.





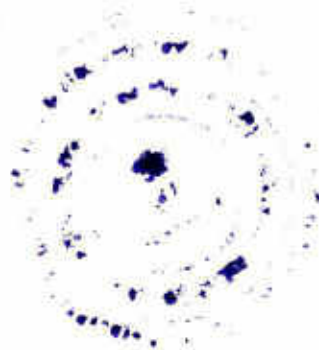
Additional District Surgeon  
Kolkata, New Town, North 24-Pgs

11 8 JUL 2016

- 8.6 **No Objection to Mutation:** The Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **No Further Claim:** The Vendor hereby covenants that **save and except** the Said Property, the Vendor does not own any other portion of the L.R. *Dag* in which the Said Property is comprised and shall not claim any right, title and interest in any other portion of the said L.R. *Dag* upon which the Purchaser and/or its associates are constructing/shall construct a Real Estate Project and the Vendor shall not at any point in future raise any claim or create any hindrance whatsoever or howsoever in the Purchaser constructing/having constructed the Real Estate Project.
- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or their successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.



AKSHARVANI COMMERCIAL PVT. LTD.  
  
Director/Authorised Signatory





Seal of the Additional District Sun Kesi, Jharkhand  
Kalanjali, North 24 Parganas

9 JUL 2016



**Schedule  
(Said Property)**

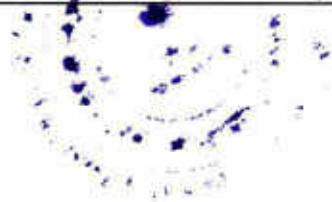
Land classified as *sali* (agricultural) measuring 3.4375 (three point four three seven five) decimal equivalent to 2.0833 (two point zero eight three three) *cottah* equivalent to 139.3534 (one hundred and thirty nine point three five three four) square meter, more or less out of 55 (fifty five) decimal, more or less, being a portion of R.S./L.R. *Dag* No. 589/658 (five hundred and eighty nine *bata* six hundred and fifty eight) recorded in L.R. *Khatian* No. 2722 (two thousand seven hundred and twenty two), *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No. I, Sub-Registration District Bidhannagar, District North 24 Parganas, and the said *Dag* No. 589/658 (five hundred and eighty nine *bata* six hundred and fifty eight) being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* Nos. 637 & 589 of *Mouza* Raigachi  
**On the East** : By R.S./L.R. *Dag* Nos. 674, 675, 676 & 677 of *Mouza* Reckjoani  
**On the South** : By R.S./L.R. *Dag* No. 688 of *Mouza* Reckjoani  
**On the West** : By R.S./L.R. *Dag* Nos. 638 & 632 of *Mouza* Raigachi

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

<i>Mouza</i>	L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> No.	Nature of Land	Total Area of <i>Dag</i> (In Decimal)	Total Area Sold (In Decimal)	Name of Recorded Owner
Raigachi	589/658	2722	<i>Sali</i>	55	3.4375	Md. Safiar Rahaman
<b>Total Area of Land Sold:</b>					3.4375	



AKSHARVANI COMMERCIAL PVT. LTD.  
 Siddhartha Bhattacharya

Director/Authorised Signatory



Additional District Sur Negishi  
Marhat, New Town, North 24-Panchayat

AT 9 JUL 2019

9. Execution and Delivery

9.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

*Md Safiar Rahaman*  
*Md Aman*

**Md. Safiar Rahaman *alias* Mohammed Safiar Rahaman**  
**[Vendor]**

**Aksharvani Commercial Private Limited**  
**AKSHARVANI COMMERCIAL PVT. LTD.**

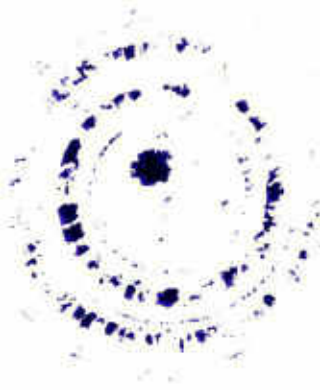
*Siddhartha Bhalotia*

**Director/Authorized Signatory**

**(Siddhartha Bhalotia)**  
**Authorized Signatory**  
**[Purchaser]**

**Drafted by me:**

*Vivek Murasli*  
*Advocate*  
*High Court Calcutta*  
*WB/223/2005*



**Witnesses:**

Signature <u><i>Sourabh Mukherjee</i></u>	Signature <u><i>G. Sarder</i></u>
Name <u>BOURABH MUKHERJEE</u>	Name <u>Sibrath Sarder</u>
Father's Name <u>P.S. MUKHERJEE</u>	Father's Name <u>G. Sarder</u>
Address <u>7C, K.S. ROY ROAD</u> <u>KOL-700001</u>	Address <u>7C, K.S. Roy Road</u> <u>Kolkata - 700001</u>



Additional District Superintendent  
Balrghal, New Town, North 24 Parganas

19 JUL 2019

### Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs. 72,91,550/- (Rupees seventy two lac ninety one thousand five hundred fifty) towards full and final payment of the Consideration for sale of the Said Property described in the 2<sup>nd</sup> Schedule above, in the following manner:

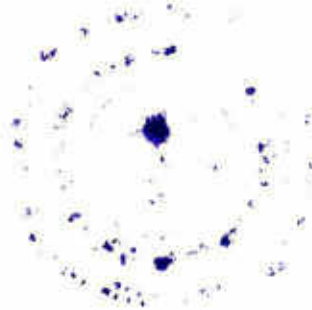
Mode	Date	Bank	Amount (Rs.)
Pay Order vide no. 003059	19.07.2019	Axis Bank Ltd.	72,91,550/-

*Md Safiar Rahaman*

*Md Safiar Rahaman*

(Md. Safiar Rahaman)

[Vendor]



Witnesses:

Signature

*Sourabh Mukherjee*

Signature

*Subrata Sarda*

Name

SOURABH MUKHERJEE

Name

Subrata Sarda

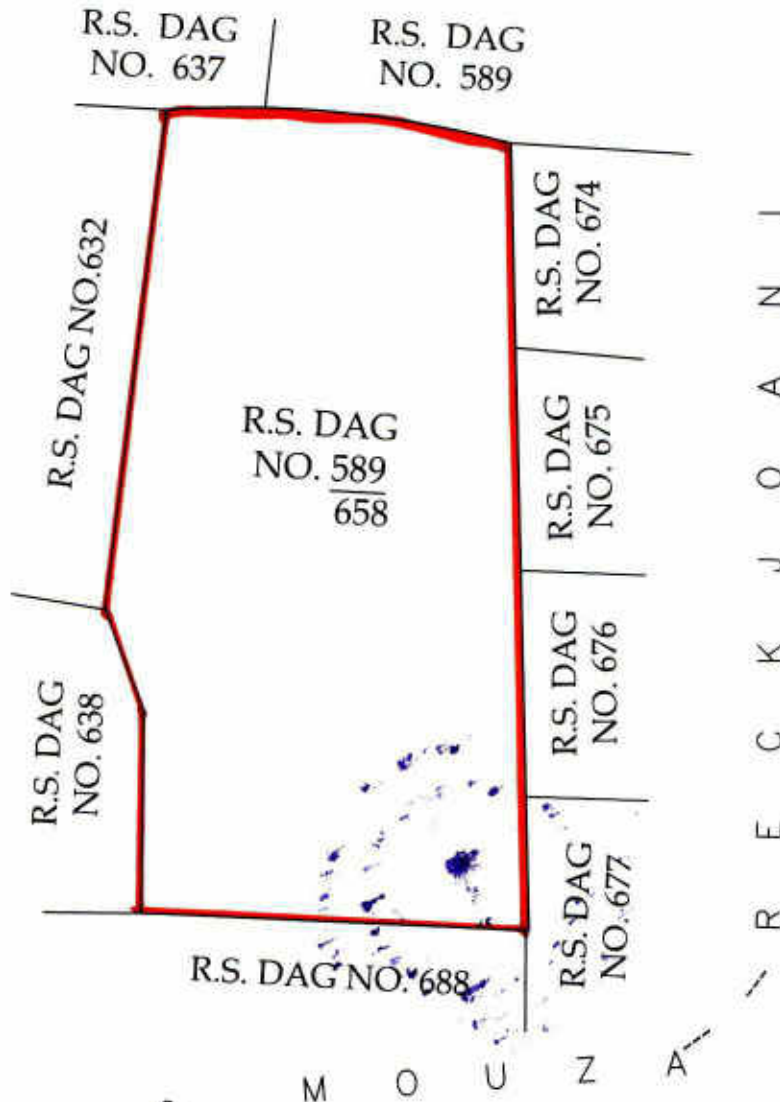


Additional District Surgeon  
Balraj, New Town, North 24 Parganas

18 JUL 2013

SITE PLAN OF R.S./L.R. DAG NO.- 589/658, L.R. KHATIAN NO.- 2722, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 589/658 - 55 DECIMAL



md safiqul kareem  
md sahan

NAME & SIGNATURE OF THE VENDOR/S :

AKSHARVANI COMMERCIAL PVT. LTD.  
*Abhishek Bhalerao*  
Director/Authorised Signatory

LEGEND : 3.4375 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 55 DECIMAL OF R.S./L.R. DAG NO.- 589/658 .

SHOWN THUS :- 



दार्जिलिंग, नया टाउन, नॉर्थ 24-पांचगण्ड

AT 9 JUL 2015



# SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants
---------	--



*Sh. Subha Lakshmi*  
*Sh. Lakshmi*

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



*Md Saifu*  
*Md Saifur*

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



*N. Ram*  
*Subramanian*  
*Mallik*

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





Additional District Registrar,  
New Town, North 24-Pgs

19 JUL 2019

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**ELECTION COMMISSION OF INDIA**  
ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/624002  
পরিচয় পত্র

Elector's Name : MANDOL NIZAMA UDDIN  
 নির্বাচকের নাম : মন্ডল নিজামউদ্দিন  
 Father/Mother/  
 Husband's Name : LALMOHAMMAD  
 পিতা/মাতা/স্বামীর নাম : লালমহম্মদ  
 Sex : M  
 লিঙ্গ : পুরুষ  
 Age as on 1.1.1995 : 18  
 ১১.১১.৯৫-এ বয়স : ১৮

*Nizama Uddin Mallik*  
*Nizama Uddin Mallik*  
*(Mandol)*

Address PART NO 0209  
 RAJARIAT-BISHNUPUR-2  
 NORTH 24 - PARGANAS

ঠিকানা  
 প্লট নং: ২০৯  
 রাজারি হাট - বিষ্ণুপুর ২  
 উত্তর ২৪ পর্গানা


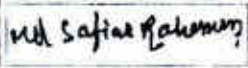

*Nizama Uddin Mallik*

Facsimile Signature  
 Electoral Registration Officer  
 নির্বাচক-নিয়ন্ত্রন অফিসার  
 091-RAJARIAT(S.C.) Assembly Constituency  
 ০৯১-রাজারি হাট (সে.সি.) বিধানসভা নির্বাচন কেন্দ্র

Place : BARASAT  
 স্থান : বারাসত  
 Date : 08/04/95  
 তারিখ : ০৮/০৪/৯৫

*Nizama Uddin*



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	AEUPR7180Q	
नाम / NAME	MOHAMMED SAFIAR RAHAMAN	
पिता का नाम / FATHER'S NAME	LUTFAR RAHAMAN	
जन्म तिथि / DATE OF BIRTH	09-02-1972	
हस्ताक्षर / SIGNATURE		 आयकर आयुक्त, ए.ए.सी.सी. COMMISSIONER OF INCOME-TAX, W.B. - III

*Md Safiar Rahaman*



इस कार्ड के लो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी), पी-7, चौरंगी स्क्वायर, कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :  
Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.



  
 ভারতের নির্বাচন কমিশন  
 পরিচয় পত্র  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**

WB/20/091/543418




নির্বাচকের নাম : মদর সফিয়ার রহমান  
 Elector's Name : Md. Safar Rahman  
 পিতার নাম : লুফার রহমান  
 Father's Name : Luffar Rahman  
 লিঙ্গ/Sex : পু / M  
 জন্ম তারিখ : 09/02/1976  
 Date of Birth

*M. J. Rahman*

WB/20/091/543418

পশ্চিম পাড়া ( অংশ ), রাইগাছি, রাজহাট,  
 উত্তর ২৪ পরগণা-700135

**Address:**  
 PASHCHIM PARA ( ANGSHA ), RAIGACHI,  
 RAJARHAT, NORTH 24 PARGANAS-700135

Date: 07/01/2017

115 - রাজহাট নিউ টাউন বিধান সভার নির্বাচন  
 নিয়ম অনুসরণ করে স্বাক্ষর করুন।  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 115 - Rajarhat New Town Constituency

[নিম্নে পরিবর্তন হলে মূল কার্ডের ক্রমিক নম্বর বাকী রেখে  
 নতুন ঠিকার সাথে মিলে পরিবর্তন পত্রের  
 সাথে নির্বাচন কর্মসূচী পরিচালনা সচিবকে জানাতে হবে।]  
 In case of change in address mention this Card No.  
 in the relevant Form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number

110 / 194







ভারত সরকার  
 Unique Identification Authority of India  
 ভাৰত সৰকাৰ  
 Unique Identification Authority of India  
 ভাৰত সৰকাৰ

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ভাৰত সৰকাৰ  
 ভাৰত সৰকাৰ

24/07/2017  
 To  
 Md. Saifur Rahaman  
 মঃ সফিয়ার রহমান  
 S/O: Luffar Rahaman  
 Pashchim Para  
 Rajarhat  
 Raigachhi (ct)  
 Rajarhat, Rajarhat, North 24 Parganas,  
 West Bengal - 700135  
 9830132468



KA282803571FH

28280357



আপনার আধার সংখ্যা / Your Aadhaar No. :

3126 4411 1812

আমার আধার, আমার পরিচয়



ভাৰত সৰকাৰ  
 Government of India



মঃ সফিয়ার রহমান  
 Md. Saifur Rahaman

জন্মতারিখ / DOB: 09/02/1976

পুলক / Male

3126 4411 1812



আমার আধার, আমার পরিচয়

*Md Saifur Rahaman*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAMCA3133H



नाम / Name  
AKSHARVANI COMMERCIAL PRIVATE LIMITED

गठन/पंजीकरण की तारीख  
Date of Incorporation / Formation  
12/06/2013

15000017

AKSHARVANI COMMERCIAL PVT. LTD.

Director/Authorised Signatory



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ADIPB6092L

नाम/ Name  
SIDDHARTHA BHALOTIA

पिता का नाम/ Father's Name  
RAM GOPAL BHALOTIA

जन्म की तारीख/ Date of Birth  
07/01

MACTOR HOUSING PVT. LTD.  
हस्ताक्षर/ Signature

*Siddhartha Bhalotia*  
Director/Authorized Signatory

*Siddhartha Bhalotia*



31032017





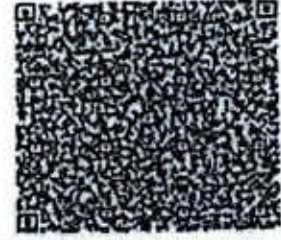


भारत सरकार

Government of India



0000000000 0000000000  
 Siddhartha Bhalotia  
 पिता : 000 000000 0000000000  
 Father : Ram Gopal Bhalotia  
 जन्म तिथि / DOB : 07/01/1980  
 पुरुष / Male



4443 0493 5950

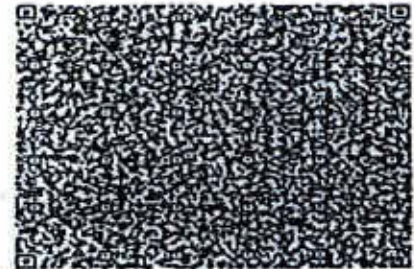
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
 Unique Identification Authority of India

पता: S/O राम गोपाल भलोतिया, सिग्नम  
 गार्डनिया, ब्लॉक-2, फ्लैट न-7बी, 3, गिरिंद्रा  
 सेखर बोस रओद, , तिल्लजला, तिल्लजला, साउथ  
 24 परगानास, तिल्लजला, वेस्ट बंगाल, 700039

Address: S/O Ram Gopal Bhalotia, Signum  
 Gardenia, Block-2, Flat No-7B, , 3, Girindra  
 Sekhar Bose Raod, , Tiljala, Tiljala, South  
 24 Parganas, Tiljala, West Bengal, 700039



4443 0493 5950

1947

help@uidai.gov.in

www.uidai.gov.in

*Siddhartha Bhalotia*





## Major Information of the Deed

Deed No :	I-1523-08844/2019	Date of Registration	23/07/2019
Query No / Year	1523-0001075936/2019	Office where deed is registered	
Query Date	06/07/2019 1:49:01 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Saha And Ray 7 C, K S Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9051121244, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 72,91,550/-	Rs. 72,91,550/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,64,608/- (Article:23)	Rs. 72,930/- (Article:A(1), E)		
Remarks			

### Land Details :

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Raigachhi, JI No: 12, Pin Code : 700135

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-589/658	LR-2722	Bastu	Shali	3.4375 Dec	72,91,550/-	72,91,550/-	
<b>Grand Total :</b>					<b>3.4375Dec</b>	<b>72,91,550 /-</b>	<b>72,91,550 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mohammed Safiar Rahaman, (Alias: Md Safiar )</b>                      Son of Late Lutfar Rahaman Raigachi, Paschimpara, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AEUPR7180Q, Status :Individual, Executed by: Self, Date of Execution: 19/07/2019                      , Admitted by: Self, Date of Admission: 19/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/07/2019                      , Admitted by: Self, Date of Admission: 19/07/2019 ,Place : Pvt. Residence</p>

### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Aksharvani Commercial Private Limited</b>                      P-12, New Howrah Bridge Approach Road, 5th Floor,, P.O:- GPO, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.: AAMCA3133H, Status :Organization, Executed by: Representative</p>



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Siddhartha Bhalotia (Presentant )</b> Son of Ram Gopal Bhalotia Signum Gardenia, Block-2, Girindra Sekhar Bose, Flat No: 7B, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: ADIPB6092L Status : Representative, Representative of : Aksharvani Commercial Private Limited (as Authirosed signatory)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Nizamuddin Mondal</b> Son of Laimohammad Rajarhat Bishnupur-2, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135			
Identifier Of Mohammed Safiar Rahaman, Siddhartha Bhalotia			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mohammed Safiar Rahaman	Aksharvani Commercial Private Limited-3.4375 Dec

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Raigachhi, JI No: 12, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 589/658, LR Khatian No:- 2722	Owner: মহঃ সফিয়ার রহমান, Gurdian: লুতফার , Address: নিজ , Classification: শালি, Area: 0.04000000 Acre,	Seller is not the recorded Owner as per Applicant.

**Endorsement For Deed Number : I - 152308844 / 2019**



On 08-07-2019

**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 72,91,550/-



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

On 19-07-2019

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

Presented for registration at 19:08 hrs on 19-07-2019, at the Private residence by Siddhartha Bhalotia ,

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

Execution is admitted on 19/07/2019 by Mohammed Safiar Rahaman, Alias Md Safiar , Son of Late Lutfar Rahaman, Raigachi, Paschimpara, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Indetified by Nizammuddin Mondal, , Son of Lalmohammad , Rajarhat Bishnupur-2, P.O: Rajarhat, 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 19-07-2019 by Siddhartha Bhalotia, Authirosed signatory, Aksharvani Commercial Private Limited (Private Limited Company), P-12, New Howrah Bridge Approach Road, 5th Floor,, P.O:- GPO, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Nizammuddin Mondal, , Son of Lalmohammad , Rajarhat Bishnupur-2, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business



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



**On 23-07-2019**

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 72,930/- ( A(1) = Rs 72,916/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 72,930/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/07/2019 12:12PM with Govt. Ref. No: 192019200042060861 on 16-07-2019, Amount Rs: 72,930/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. CKK0132724 on 16-07-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,64,598/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 3,64,598/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 55482, Amount: Rs.10/-, Date of Purchase: 04/07/2019, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/07/2019 12:12PM with Govt. Ref. No: 192019200042060861 on 16-07-2019, Amount Rs: 3,64,598/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. CKK0132724 on 16-07-2019, Head of Account 0030-02-103-003-02



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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2019, Page from 339789 to 339813  
being No 152308844 for the year 2019.



Digitally signed by SANJOY BASAK  
Date: 2019.07.26 11:34:56 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 26-07-2019 11:34:40 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)





Dated this 19<sup>th</sup> day of July, 2019

Between

**Md. Safiar Rahaman** *alias* **Mohammed Safiar Rahaman ... Vendor**

And

**Aksharvani Commercial Private Limited**  
... Purchaser

**CONVEYANCE**

R.S./L.R. *Dag* No.589/658  
*Mouza* Raigachi  
District North 24 Parganas

**Saha & Ray**  
Advocates  
3A/1, 3<sup>rd</sup> floor  
Hastings Chambers  
7C, Kiran Sankar Roy Road  
Kolkata-700001



