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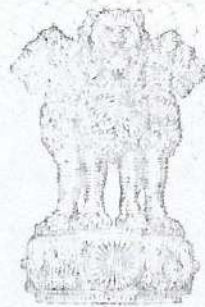
I-1067/17

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL

X 250761

Q-237058/17

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.

23/02/17  
Ar  
10:20 P.M

Additional District Sub-Registrar  
Barasat, North 24 Parganas  
27/02/17

# DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the  
23rd day of February, Two Thousand Seventeen (2017)

BETWEEN

To be cont .....

(2)

(1) MANNAN SHA, (2) SAHAN SHA, (3) OMAR ALI SHA, all sons of Late Sekendar Sha, all are residing at Village - Langolpota, P.O. - Matiagacha, 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 "VENDORS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, representatives nominees and assigns) of the ONE PART.

**-AND-**

**NITU DEVELOPERS PRIVATE LIMITED** (having PAN : AAECN1633P), a limited Company incorporated under the Companies Act. 1956, having its Office at Lauhati, P.O. - Lauhati, P.S. - Rajarhat, Dist. North 24 Parganas, Kolkata - 700135, represented by its Director **JAMAL UDDIN MOLLA**,(having PAN: AIYPM1138K), son of Mojambari Molla, residing at Village & P.O. Lauhati, P.S. - Rajarhat, Dist. North 24 Parganas, Kolkata - 700135, by faith- Islam, 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.

To be cont .....

(3)

WHEREAS One Mannan Sha, Sahan Sha and Omar Ali Sha are the absolute owner and possessor of a plot of land measuring an area of 05.37 Satak, comprised in R.S. & L.R. Dag No. 5108, 5121, 5145, 5147, 5173, 5174, 5181, 5183 & 5185, under L.R. Khatian Nos. 1689, 2932, 2933, 2141, 2142, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 1754 & 1755, under the following manner as per Dag-wise:-

| Recorded area           | Share  | Total land | R.S.&L.R. Dag No. | L.R. Kh. No.  | Nature of Land |
|-------------------------|--------|------------|-------------------|---|----------------|
| 00.21 Satak             | 0.0124 | 17 Satak   | 5108              | 2142, 2932, 2933<br>1754 & 1755                                   | Sali           |
| 00.21 Satak             | 0.0124 | 17 Satak   | 5121              | 2142, 2153, 2154, 2155,<br>2156, 2157, 2158 & 2159                | Sali           |
| 00.03 Satak             | 0.0150 | 02 Satak   | 5145              | 2142, 1754 & 1755   | Sali           |
| 00.25 Satak             | 0.0132 | 19 Satak   | 5147              | 2142, 1754 & 1755   | Sali           |
| 00.31 Satak             | 0.0124 | 25 Satak   | 5173              | 2142, 1754 & 1755   | Khal           |
| 02.40 Satak             | 0.0120 | 200 Satak  | 5174              | 1689, 2141, 2142, 2932<br>2933, 2139, 1754 & 1755                 | Sali           |
| 00.29 Satak             | 0.0126 | 23 Satak   | 5181              | 2142, 2153, 1754 & 1755   | Sali           |
| 00.92 Satak             | 0.0124 | 74 Satak   | 5183              | 2142, 2153, 1754 & 1755   | Sali           |
| 00.75 Satak             | 0.0125 | 60 Satak   | 5185              | 2142, 2153, 2154, 2155,<br>2156, 2157, 2158, 2159,<br>1754 & 1755 | Sali           |
| Total land 05.37 Satak, |        |            |                   |   |                |

To be cont .....

(4)

lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat P.S. at present Rajarhat Police Station, in the District of North 24 Parganas, by virtue of inheritance, recorded and purchase by five Sale Deed (Bengali Saf Kobala) i.e. No. (a) Book I, Volume No. 139, Pages from 281 to 294, Being No. 10372 for the year 1992, Regd. at A.D.S.R. Barasat, dt.29/09/1992 from Mst. Ajedan alias Ohedannecha Bibi AND (b) Book I, CD Volume No. 3, Pages from 3131 to 3153, Being No. 00685 for the year 2013, Regd. at A.D.S.R. Barasat, dt.07/02/2008 from Romjan Sarkar, Manirul Sarkar, Aleya Khatun Bibi, Asfatun Sarkar, Afruja Sarkar, Mst. Sabina Khatun Bibi, Mst. Farida Khatun Bibi AND (c) Book I, CD Volume No. 3, Pages from 3154 to 3182, Being No. 00686 for the year 2013, Regd. at A.D.S.R. Barasat, dt.12/06/2007 from Alauddin Molla, Salauddin Molla, Jahanara Begum, Alanara Begum, Innat Ali Midda, Safik Midda, Subed Midda, Abed Midda, Majida Bibi, Mafuja Bibi, Mamtaj Bibi, Md. Ansar Ali & Asraf Ali AND (d) Book I, CD Volume No. 3, Pages from 3066 to 3097, Being No. 00682 for the year 2013, Regd. at A.D.S.R. Barasat, dt.13/06/2007 from Hamida Bibi, Kalan Bibi alias Rabia Bibi AND (e) Book I, CD Volume No. 1, Pages from 500 to 518, Being No. 00293 for the year 2009, Regd. at A.D.S.R. Barasat, dt.19/06/2007 from Moyazem Hossain Molla, Rabeya Bibi.

To be cont .....

(5)

AND WHEREAS Since then, the said Mannan Sha, Sahan Sha and Omar Ali Sha (all the Vendors herein) are the absolute owners of land measuring an area 05.37 Satak, comprised in R.S. & L.R. Dag No. 5108, 5121, 5145, 5147, 5173, 5174, 5181, 5183 & 5185, under L.R. Khatian Nos. 1689, 2140, 2141, 2142, 2153, 2156, 1754 & 1755, lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat P.S. at present Rajarhat Police Station, in the District of North 24 Parganas, more fully and particularly described in the schedule hereinafter written, by virtue of inheritance, recorded and purchase 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 his name as absolute owner and possessor thereof and have the full right to dispose or transfer the same to any body in any way as he will think fit and proper.

AND WHEREAS Now the Vendors herein have agreed to sell and the Purchaser herein has agreed to purchase the aforesaid plot of land measuring an area of 05.37 Satak, comprised in R.S. & L.R. Dag No. 5108, 5121, 5145, 5147, 5173, 5174, 5181, 5183 & 5185, under L.R. Khatian Nos. 1689, 2140, 2141, 2142, 2153, 2156, 1754 & 1755, lying and situ-

To be cont .....

(6)

ated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat P.S. at present Rajarhat Police Station, in the District of North 24 Parganas, more fully described in the schedule hereinafter written, for the total consideration of **Rs. 3,18,700/- (Rupees Three Lac Eighteen Thousand Seven Hundred) only.**

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement and in consideration of **Rs. 3,18,700/- (Rupees Three Lac Eighteen Thousand Seven Hundred) only**, of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendors paid at the time of or before the execution hereof (the receipt whereof the Vendors doth hereby by this receipt and Memo of consideration hereunder written admit and acknowledge 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 Vendors doth hereby grant sell, convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** piece or parcel of Sali and Khal land total measuring an area of 05.37 Satak, comprised in R.S. & L.R. Dag No. 5108, 5121, 5145, 5147, 5173, 5174, 5181, 5183 & 5185, under L.R.

To be cont .....

(7)

Khatian Nos. 1689, 2932, 2933, 2141, 2142, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 1754 & 1755, lying and situated at Mouza-MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat P.S. at present Rajarhat Police Station, at present Rajarhat Police Station, in the District of North 24 Parganas, 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 and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demands whatsoever of the Vendors 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 muniments writings and evidences of

To be cont .....

(8)

title in anyway 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 Vendors or any person or persons from whom the Vendors 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, lispences, attachments, bargaders, trusts, claims, demands, acquisition, requisition, vesting, alignment claims demands and liabilities whatsoever or howsoever.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS UNDER :-

- 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/s is/are and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispences, attachments whatsoever.
2. That the Purchaser shall hereinafter peacefully and quietly possess and

To be cont .....



(9)

enjoy the said property in khas without any claim or demand whatsoever from the Vendors or their legal heirs, executors, administrators, representatives, nominees and assigns.

3. That no notice issued under the public demand recovery act has been served on the Vendors not any such notice has been published.
4. That the land fully described in the schedule below stands retained by the Vendors through operation of family ceiling as envisaged in chapter II-B, 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 Estate Acquisition Act. 1953 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 Vendors that the said land which have been described in the schedule hereinafter written is the self acquired property of the Vendors and that they are not the benamder of any one.
7. It is hereby declared that the said Purchaser has the absolute right to mutate its name in respect of the present purchased land.

To be cont .....

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 Vendors 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 Vendors and realizable from the Vendors.
9. It is hereby declared by the Vendors that the said land are absolutely free from all encumbrances and that 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 Vendors have 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. If it is transpired subsequently that the said property hereby sold, conveyed and transferred and assigned by the Vendors are found to be not free from all encumbrances or if it is found that the total quantum or any quantm of the land sold, conveyed and transferred is physically absent or the Vendors do not have valid right title interest and possession of the said land or any part thereof, the Vendors shall be bound to

(11)

give possession of the equal quantum of land owned held and possessed by them and if any mistake is detected hereafter in this deed, that will be ratified by the Vendors without any claim or demand at the cost of the purchaser.

AND the Vendors herein deliver this day khas possession of the said land unto the Purchaser herein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO;

(Description of land hereby sold by the Vendors herein)

ALL THAT piece or parcel of rayati dakhali swattiya bisistha sali and Khal land total measuring an area 05.37 Satak, comprised in R.S. & L.R. Dag No. 5108, 5121, 5145, 5147, 5173, 5174, 5181, 5183 & 5185, under L.R. Khatian Nos. 1689, 2140, 2141, 2142, 2153, 2156, 1754 & 1755, under the following manner as per Dag-wise:-

| Saleable area | Share  | Total land | R.S.&L.R. Dag No. | L.R. Kh. No.                                       | Nature of Land |
|---------------|--------|------------|-------------------|--|----------------|
| 00.21 Satak   | 0.0124 | 17 Satak   | 5108              | 2142, 2932, 2933<br>1754 & 1755                    | Sali           |
| 00.21 Satak   | 0.0124 | 17 Satak   | 5121              | 2142, 2153, 2154, 2155,<br>2156, 2157, 2158 & 2159 | Sali           |
| 00.03 Satak   | 0.0150 | 02 Satak   | 5145              | 2142, 1754 & 1755                                  | Sali           |

To be cont .....

|                         |        |           |      |   |      |
|-------------------------|--------|-----------|------|---|------|
| 00.25 Satak             | 0.0132 | 19 Satak  | 5147 | 2142, 1754 & 1755   | Sali |
| 00.31 Satak             | 0.0124 | 25 Satak  | 5173 | 2142, 1754 & 1755   | Khal |
| 02.40 Satak             | 0.0120 | 200 Satak | 5174 | 1689, 2141, 2142, 2932<br>2933, 2139, 1754 & 1755                 | Sali |
| 00.29 Satak             | 0.0126 | 23 Satak  | 5181 | 2142, 2153, 1754 & 1755   | Sali |
| 00.92 Satak             | 0.0124 | 74 Satak  | 5183 | 2142, 2153, 1754 & 1755   | Sali |
| 00.75 Satak             | 0.0125 | 60 Satak  | 5185 | 2142, 2153, 2154, 2155,<br>2156, 2157, 2158, 2159,<br>1754 & 1755 | Sali |
| Total land 05.37 Satak, |        |           |      |   |      |

lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, at present Touzi No. 12, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station, at present Rajarhat Police Station, Pargana- Anowarpur, under A.D.S.R. Office, Barasat, 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 05.37 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. There are no road surrounding those plots.

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

To be cont .....

(13)

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

by the Vendor at Rajarahat in Presence of:

1. *Ajijul Molla*  
*Kanhati, Rajarahat*
2. *Sahel Ali*  
*Mohammedpur*  
*Rajarahat*
3. *Sawitri Sha*  
Deed prepared and explained

*अजिजुल मुल्ला*

*सहल अली - साह*

*ओमाज अली शा*

by me.

*Ajijul Molla*  
*Advocate*  
*Barasat judges Court*  
*WB/798/1995*

-----  
SIGNATURE OF THE VENDORS

TYPED BY:

*AS*

Asha Computer, Kol - 135.

To be cont .....

(14)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of **Rs. 3,18,700/- (Rupees Three Lac Eighteen Thousand Seven Hundred) only**, being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

| <u>Dated</u> | <u>Draft No.</u> | <u>Drawn on</u>                       | <u>Amount (Rs)</u> |
|--------------|------------------|---------------------------------------|--------------------|
| 23/02/2017   | 581219           | UCO Bank<br>58A Hari Ghosh St., Kol-6 | 3,18,700/-         |

-----  
Total **Rs. 3,18,700/- (Rupees Three Lac Eighteen Thousand Seven Hundred) only.**


































WITNESSES :-

1. *Ajijul Molla*  
*Kankhat, Rajarhat*
2. *Sabe C. Ali*  
*Mokanidpur*  
*Rajarhat*
3. *Sariful Sha*  
*Congolpota*  
*Rajarhat*

*31/02/17*  
*318700/-*  
*Omar Ali Sha*

-----  
SIGNATURE OF THE VENDORS

**SPECIMEN FORM FOR TEN FINGERPRINTS**

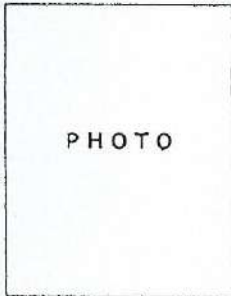
| Sl. No. | Signature of the executants/ presentants   |   |   |  |   |   |
|---------|--|---|---|--|---|---|
|         | <br><i>Somabhar</i><br><i>Molla</i> |    |    |    |    |    |
|         |  | Little  | Ring  | Middle   | Fore  | Thumb   |
|         |  | (Left Hand)   |   |  |   |   |
|         |  |    |    |    |    |    |
|         |  | Thumb   | Fore  | Middle   | Ring  | Little  |
|         |  | (Right Hand)  |   |  |   |   |
|         | <br><i>डा. नीलेश</i>               |   |   |   |   |   |
|         |  | Little  | Ring  | Middle   | Fore  | Thumb   |
|         |  | (Left Hand)   |   |  |   |   |
|         |  |  |  |  |  |  |
|         |  | Thumb   | Fore  | Middle   | Ring  | Little  |
|         |  | (Right Hand)  |   |  |   |   |
|         | <br><i>अरुण-सा</i>                |  |  |   |  |  |
|         |  | Little  | Ring  | Middle   | Fore  | Thumb   |
|         |  | (Left Hand)   |   |  |   |   |
|         |  |  |  |   |  |  |
|         |  | Thumb   | Fore  | Middle   | Ring  | Little  |
|         |  | (Right Hand)  |   |  |   |   |

**SPECIMEN FORM FOR TEN FINGERPRINTS**

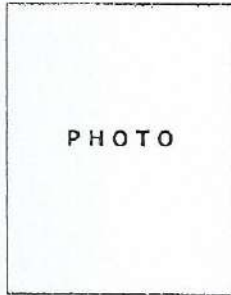


*Emar Ali Sha*

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Hand  |               |             |               |             |               |
|            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |               |             |               |             |               |



|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Hand  |               |             |               |             |               |
|            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |               |             |               |             |               |



|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Hand  |               |             |               |             |               |
|            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |               |             |               |             |               |



|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Hand  |               |             |               |             |               |
|            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |               |             |               |             |               |



Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201617-004706293-1

GRN Date: 23/02/2017 16:53:15

BRN : IK00CMFQY4

Payment Mode Online Payment

Bank : State Bank of India

BRN Date: 23/02/2017 16:53:53

DEPOSITOR'S DETAILS

Name : SUVANKAR DAS

Contact No. :

E-mail : dassuva1685@gmail.com

Address : 28/1 B B ST KOL 36

Applicant Name : Mr Jamal Uddin Molla

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Sale Document Payment No 1

Id No. : 15030000237058/1/2017

[Query No./Query Year]

Mobile No. : +91 9836206079

PAYMENT DETAILS

| Sl. No.  | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount[ ₹]   |
|--|-----------------------|--|--------------------|--------------|
| 1  | 15030000237058/1/2017 | Property Registration- Registration Fees | 0030-03-104-001-16 | 8374         |
| 2  | 15030000237058/1/2017 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 37958        |
| In Words : Rupees Forty Six Thousand Three Hundred Thirty Two only |                       |  | <b>Total</b>       | <b>46332</b> |








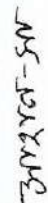



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BARASAT, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15030000237058/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

| SI No. | Name of the Executant  | Category | Photo   | Finger Print  | Signature with date   |
|--------|--|----------|---|---|---|
| 1      | Mannan Sha<br>Langolpota, P.O:-<br>Matiagacha, P.S:-<br>Rajarhat, District:-North<br>24-Parganas, West<br>Bengal, India, PIN -<br>700135   | Seller   |    |    | <br>23.02.17   |
| 2      | Sahan Sha Langolpota,<br>P.O:- Matiagacha, P.S:-<br>Rajarhat, District:-North<br>24-Parganas, West<br>Bengal, India, PIN -<br>700135       | Seller   |   |  | <br>23.02.17 |
| 3      | Omar Ali Sha<br>Langolpota, P.O:-<br>Matiagacha, P.S:-<br>Rajarhat, District:-North<br>24-Parganas, West<br>Bengal, India, PIN -<br>700135 | Seller   |  |  | <br>23.02.17 |

| Sl No. | Name and Address of identifier   | Identifier of   | Signature with date            |
|--------|--|---|--------------------------------|
| 1      | Ajjul Molla<br>Son of Abdul Hamid Molla<br>Lauhati, P.O:- Lauhati, P.S:-<br>Rajarhat, District:-North 24-<br>Parganas, West Bengal, India, PIN -<br>700135 | Mannan Sha, Sahan Sha, Omar Ali Sha,<br>Jamal Uddin Molla | <i>Ajjul Molla</i><br>23.02.17 |

(Joyjit Chanda)

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

## Major Information of the Deed

|   |  |   |            |
|---|--|---|------------|
| Deed No :                               | I-1503-01067/2017  | Date of Registration                          | 27/02/2017 |
| Query No / Year                         | 1503-0000237058/2017   | Office where deed is registered               |            |
| Query Date                              | 22/02/2017 10:23:13 PM   | A.D.S.R. BARASAT, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details | Jamal Uddin Molla<br>Lauhati, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135,<br>Mobile No. : 9836048243, Status : Buyer/Claimant |   |            |
| Transaction                             | Additional Transaction   |   |            |
| [0101] Sale, Sale Document              | [4305] Other than Immovable Property, Declaration [No of Declaration : 2]  |   |            |
| Set Forth value                         | Market Value   |   |            |
| Rs. 3,18,700/-                          | Rs. 7,60,752/-   |   |            |
| Stampduty Paid(SD)                      | Registration Fee Paid  |   |            |
| Rs. 38,058/- (Article:23)               | Rs. 8,374/- (Article:A(1), E)  |   |            |
| Remarks                                 |  |   |            |

### Land Details :

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha

| Sch No | Plot Number | Khatian Number       | Land Use |       | Area of Land   | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-------------|----------------------|----------|-------|----------------|-------------------------|-----------------------|---------------|
|        |             |                      | Proposed | ROR   |                |                         |                       |               |
| L1     | LR-5108     | LR-1754              | Bastu    | Shali | 0.21 Dec       | 12,460/-                | 29,750/-              |               |
| L2     | LR-5121     | LR-1755              | Bastu    | Shali | 0.21 Dec       | 12,460/-                | 29,750/-              |               |
| L3     | LR-5145     | LR-2142              | Bastu    | Shali | 0.03 Dec       | 1,800/-                 | 4,250/-               |               |
| L4     | LR-5147     | LR-2142              | Bastu    | Shali | 0.25 Dec       | 14,800/-                | 35,417/-              |               |
| L5     | LR-5173     | LR-2142              | Bastu    | Shali | 0.31 Dec       | 18,400/-                | 43,917/-              |               |
| L6     | LR-5174     | LR-2142              | Bastu    | Shali | 2.4 Dec        | 1,39,500/-              | 3,40,001/-            |               |
| L7     | LR-5181     | LR-2142              | Bastu    | Shali | 0.29 Dec       | 17,200/-                | 41,083/-              |               |
| L8     | LR-5183     | LR-2142              | Bastu    | Shali | 0.92 Dec       | 54,600/-                | 1,30,334/-            |               |
| L9     | LR-5185     | LR-2142              | Bastu    | Shali | 0.75 Dec       | 47,480/-                | 1,06,250/-            |               |
|        |             | <b>TOTAL :</b>       |          |       | <b>5.37Dec</b> | <b>3,18,700 /-</b>      | <b>7,60,752 /-</b>    |               |
|        |             | <b>Grand Total :</b> |          |       | <b>5.37Dec</b> | <b>3,18,700 /-</b>      | <b>7,60,752 /-</b>    |               |

### Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature  |       |             |           |
|-------|--|-------|-------------|-----------|
| 1     | Name   | Photo | Fingerprint | Signature |
|       | <b>Mannan Sha</b><br>Son of Late Sekendar Sha<br>Executed by: Self, Date of Execution: 23/02/2017<br>, Admitted by: Self, Date of Admission: 23/02/2017 ,Place : Pvt. Residence  |       |             |           |
|       | Langolpota, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status :Individual   |       |             |           |
| 2     | <b>Sahan Sha</b><br>Son of Late Sekedar Sha Langolpota, P.O:- Matiagacha, 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: 23/02/2017<br>, Admitted by: Self, Date of Admission: 23/02/2017 ,Place : Pvt. Residence |       |             |           |

**Jmar Ali Sha**

Son of Late Sekendar Sha Langolpota, P.O:- Matiagacha, 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: 23/02/2017  
, Admitted by: Self, Date of Admission: 23/02/2017 ,Place : Pvt. Residence

**Buyer Details :**

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>NITU DEVELOPERS PRIVATE LIMITED</b><br>Lauhati, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 PAN No. AAECN1633P, Status :Organization |

**Representative Details :**

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Jamal Uddin Molla</b><br>Son of Mojambari Molla Lauhati, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. AIYPM1138K, Status : Representative, Representative of : NITU DEVELOPERS PRIVATE LIMITED (as Director) |

**Identifier Details :**

| Name & address  |  |
|---|--|
| Ajijul Molla<br>Son of Abdul Hamid Molla<br>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 Mannan Sha, Sahan Sha, Omar Ali Sha, Jamal Uddin Molla |  |
|   |  |

**Transfer of property for L1**

| SI.No | From         | To. with area (Name-Area)                |
|-------|--------------|--|
|       | Omar Ali Sha | NITU DEVELOPERS PRIVATE LIMITED-0.21 Dec |

**Transfer of property for L2**

| SI.No | From         | To. with area (Name-Area)                |
|-------|--------------|--|
| 1     | Omar Ali Sha | NITU DEVELOPERS PRIVATE LIMITED-0.21 Dec |

**Transfer of property for L3**

| SI.No | From         | To. with area (Name-Area)                |
|-------|--------------|--|
| 1     | Omar Ali Sha | NITU DEVELOPERS PRIVATE LIMITED-0.03 Dec |

**Transfer of property for L4**

| SI.No | From         | To. with area (Name-Area)                |
|-------|--------------|--|
| 1     | Omar Ali Sha | NITU DEVELOPERS PRIVATE LIMITED-0.25 Dec |

**Transfer of property for L5**

| SI.No | From         | To. with area (Name-Area)                |
|-------|--------------|--|
| 1     | Omar Ali Sha | NITU DEVELOPERS PRIVATE LIMITED-0.31 Dec |

**Transfer of property for L6**

| SI.No | From         | To. with area (Name-Area)               |
|-------|--------------|---|
| 1     | Mannan Sha   | NITU DEVELOPERS PRIVATE LIMITED-0.8 Dec |
| 2     | Sahan Sha    | NITU DEVELOPERS PRIVATE LIMITED-0.8 Dec |
| 3     | Omar Ali Sha | NITU DEVELOPERS PRIVATE LIMITED-0.8 Dec |

**Transfer of property for L7**

| SI.No | From         | To. with area (Name-Area)                |
|-------|--------------|--|
| 1     | Omar Ali Sha | NITU DEVELOPERS PRIVATE LIMITED-0.29 Dec |

**Transfer of property for L8**

| SI.No | From         | To. with area (Name-Area)                |
|-------|--------------|--|
| 1     | Omar Ali Sha | NITU DEVELOPERS PRIVATE LIMITED-0.92 Dec |

**Transfer of property for L9**

| SI.No | From         | To. with area (Name-Area)                |
|-------|--------------|--|
| 1     | Omar Ali Sha | NITU DEVELOPERS PRIVATE LIMITED-0.75 Dec |

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha

| Sch No | Plot & Khatian Number  | Details Of Land   |
|--------|--|---|
| L1     | LR Plot No:-<br>5108(Corresponding RS Plot No:- 5108), LR Khatian No:-<br>1754 | Owner:রমজান সরকার, Gurdian:আজিমদ্দিন, Address:নিজ, Classification:শালি, Area:0.01000000 Acre, |
| L2     | LR Plot No:-<br>5121(Corresponding RS Plot No:- 5121), LR Khatian No:-<br>1755 |   |

|    |   |  |
|----|---|--|
|    | LR Plot No:-<br>5145(Corresponding RS Plot<br>No:- 5145), LR Khatian No:-<br>2142 | Owner:ওমর আলি, Gurdian:সেকেন্দার, Address:নিজ, Classification:শালি,                          |
| L4 | LR Plot No:-<br>5147(Corresponding RS Plot<br>No:- 5147), LR Khatian No:-<br>2142 | Owner:ওমর আলি, Gurdian:সেকেন্দার, Address:নিজ, Classification:শালি,                          |
| L5 | LR Plot No:-<br>5173(Corresponding RS Plot<br>No:- 5173), LR Khatian No:-<br>2142 | Owner:ওমর আলি, Gurdian:সেকেন্দার, Address:নিজ, Classification:খাল,                           |
| L6 | LR Plot No:-<br>5174(Corresponding RS Plot<br>No:- 5174), LR Khatian No:-<br>2142 | Owner:ওমর আলি, Gurdian:সেকেন্দার, Address:নিজ, Classification:শালি,<br>Area:0.01000000 Acre, |
| L7 | LR Plot No:-<br>5181(Corresponding RS Plot<br>No:- 5181), LR Khatian No:-<br>2142 | Owner:ওমর আলি, Gurdian:সেকেন্দার, Address:নিজ, Classification:শালি,                          |
| L8 | LR Plot No:-<br>5183(Corresponding RS Plot<br>No:- 5183), LR Khatian No:-<br>2142 | Owner:ওমর আলি, Gurdian:সেকেন্দার, Address:নিজ, Classification:শালি,                          |
| L9 | LR Plot No:-<br>5185(Corresponding RS Plot<br>No:- 5185), LR Khatian No:-<br>2142 | Owner:ওমর আলি, Gurdian:সেকেন্দার, Address:নিজ, Classification:শালি,                          |

**Endorsement For Deed Number : I - 150301067 / 2017**

**On 23-02-2017**

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

Presented for registration at 22:20 hrs on 23-02-2017, at the Private residence by Mannan Sha , one of the Executants.

**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 7,60,752/-

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

Execution is admitted on 23/02/2017 by 1. Mannan Sha, Son of Late Sekendar Sha, Langolpota, P.O: Matiagacha, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 2. Sahan Sha, Son of Late Sekedar Sha, Langolpota, P.O: Matiagacha, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 3. Omar Ali Sha, Son of Late Sekendar Sha, Langolpota, P.O: Matiagacha, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business

Indetified by Ajjul Molla, , , Son of Abdul Hamid Molla, Lauhati, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business



**Joyjit Chanda**

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

-02-2017

**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.

**Payment of Fees**

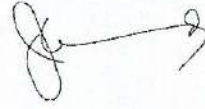
Certified that required Registration Fees payable for this document is Rs 8,374/- ( A(1) = Rs 8,360/- , E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 8,374/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 23/02/2017 4:53PM with Govt. Ref. No: 192016170047062931 on 23-02-2017, Amount Rs: 8,374/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00CMFQY4 on 23-02-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 38,058/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 37,958/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 4419, Amount: Rs.100/-, Date of Purchase: 23/02/2017, Vendor name: M DUTTA  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 23/02/2017 4:53PM with Govt. Ref. No: 192016170047062931 on 23-02-2017, Amount Rs: 37,958/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00CMFQY4 on 23-02-2017, Head of Account 0030-02-103-003-02



**Joyjit Chanda**

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



State of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2017, Page from 26473 to 26503  
being No 150301067 for the year 2017.



Digitally signed by JOYJIT CHANDA  
Date: 2017.02.27 16:54:27 +05:30  
Reason: Digital Signing of Deed.

(Joyjit Chanda) 27/02/2017 16:54:26  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARASAT  
West Bengal.

(This document is digitally signed.)