

07669/17

224

0068/2017

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



Y 940758

23.9.17  
MV = 484906/  
Additional Registrar  
Assurance-IV, Kolkata

Certified that the Document is duly  
Registered. The Signature Sheet and the  
endorsement sheets attached to this document  
are in conformity with the original.  
Additional Registrar  
of Assurance-IV, Kolkata

23 SEP 2017

# DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the  
23<sup>rd</sup> day of September, Two Thousand Seventeen (2017)

BETWEEN

To be cont .....

(2)

(1) **KARIM BOX MOLLA**, (PAN - CKKPM4027R), son of Late Abu Bakkar Molla, (2) **IBRAHIM MOLLA**, (PAN - CQQPM9425B), (3) **ASRAIL MOLLA**, both sons of Karim Box Molla, (4) **NUR JAHAN BIBI**, wife of Saiful Molla, all are residing at Village - Mahammadpur, P.O. - Kadampukur, P.S. - Rajarhat, Dist. North 24 Parganas, Kolkata - 700135, all are by faith - Islam, by Occupation- Cultivation and House-wife, 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.

*IT IS NOTED THAT* all the Vendors herein represent by their Constituted Attorney **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, by a registered Deed of General Power of Attorney execute on dated 25/05/2017 and duly registered on dated 06/06/2017 at the Office of the A.D.S.R. Barasat, North 24 Parganas, Vide Book No. IV, CD Volume No. 1503-2017, Pages from 6025 to 6045, Being No. 00323 for the year 2017.

To be cont .....

(3)

**-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.

WHEREAS One Mujibar Rahaman was the absolute recorded owner and possessor of a plots of land total measuring an area of 19.56 Satak, comprised in R.S. & L.R. Dag Nos. 5107, 5115, 5116, 5127, 5175, 5179 & 5182, all under L.R. Khatian No. 2701 under the following manner :-

To be cont .....



(4)

Recorded land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Khatian No.	Nature of land
04.70 Satak	0.0234	201 Satak	5107	2701	Shali
05.89 Satak	0.0208	283 Satak	5115	2701	Shali
01.01 Satak	0.0234	43 Satak	5116	2701	Shali
00.08 Satak	0.0209	04 Satak	5127	2701	Khal
03.22 Satak	0.0208	155 Satak	5175	2701	Shali
01.33 Satak	0.0208	64 Satak	5179	2701	Shali
03.33 Satak	0.0374	89 Satak	5182	2701	Shali
Total land measuring 19.56 Satak more or less					

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 own L.R. Settlement Record of Rights being L.R. Khatian No. 2701 (in the name of Mujibar Rahaman), absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plots of land, the said Mujibar Rahaman died intestate leaving behind his son namely

To be cont .....

(5)

Rajjak Ali Molla, two daughters namely Rushia Bibi alias Rushia Begum and Khadija Bibi as his legal heirs and successors to his estate and they become the owners of the aforesaid plot of land in terms of the Muslim Farayez Act. where the each son got  $\frac{2}{4}$  share i.e. 09.78 Satak out of 19.56 Satak and each daughter got  $\frac{1}{4}$  share i.e. 04.89 Satak out of 19.56 Satak and free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid inherited plots of land measuring an area 04.89 Satak, the said Khadija Bibi died intestate leaving behind her husband namely Karim Box Molla (the Vendor No. 1 herein), two sons namely Ibrahim Molla and Asrail molla, (the Vendor Nos. 2 & 3 herein) and one daughter namely Nur Jahan Bibi (the Vendor No. 4 herein) as her legal heirs and successors to her estate and they become the owners of the aforesaid plot of land in terms of the Muslim Farayez Act. and free from all encumbrances whatsoever.

AND WHEREAS Since then, the said Karim Box Molla, Ibrahim Molla, Asrail molla & Nur Jahan Bibi (all the Vendors herein) are the absolute owners of land measuring an area 04.89 Satak comprised in R.S. & L.R. Dag Nos. 5107, 5115, 5116, 5127, 5175, 5179 & 5182, all under L.R.

To be cont .....



(6)

Khatian No. 2701, 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 above inheritance 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 04.89 Satak comprised in R.S. & L.R. Dag Nos. 5107, 5115, 5116, 5127, 5175, 5179 & 5182, all under L.R. Khatian No. 2701, 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 Po-

To be cont .....

(7)

lice Station, in the District of North 24 Parganas, more fully described in the schedule hereinafter written, for the total consideration of **Rs. 4,84,926/- (Rupees Four Lac Eighty-four Thousand Nine Hundred Twenty-six) only.**

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement and in consideration of **Rs. 4,84,926/- (Rupees Four Lac Eighty-four Thousand Nine Hundred Twenty-six) 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 04.89 Satak comprised in R.S. & L.R. Dag Nos. 5107, 5115, 5116, 5127, 5175, 5179 & 5182, all under

To be cont .....



(8)

L.R. Khatian No. 2701, 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

To be cont .....



(9)

and assured or expressed or intended so to be TOGETHER WITH all deeds paths muniments writings and evidences of 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

To be cont .....

(10)

the Vendor/s is/are and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispendences, attachments whatsoever.

2. That the Purchaser shall hereinafter peacefully and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the 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

To be cont .....



(11)

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 mutata its name in respect of the present purchased land.
8. All the taxes land revenue and impositions payable in respect of the said property up to date of these presents have been fully paid by the 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.

To be cont .....

(12)

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 quantum 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 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 land total measuring an area 04.89 Satak comprised in R.S. & L.R. Dag Nos. 5107, 5115, 5116, 5127, 5175, 5179 & 5182, all under L.R. Khatian No. 2701 (in the name of Mujibar Rahaman), the said land clearly as under :-

To be cont .....



Saleable land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Kh No.	Nature of land
01.18 Satak	0.0059	201 Satak	5107	2701	Shali
01.47 Satak	0.0052	283 Satak	5115	2701	Shali
00.25 Satak	0.0058	43 Satak	5116	2701	Shali
00.02 Satak	0.0050	04 Satak	5127	2701	Khal
00.81 Satak	0.0052	155 Satak	5175	2701	Shali
00.33 Satak	0.0052	64 Satak	5179	2701	Shali
00.83 Satak	0.0093	89 Satak	5182	2701	Shali
Total land measuring 04.89 Satak more or less					

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.

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

It is clearly stated herein that the Vendors herein sold and conveyed the said total land measuring of 04.89 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.

(14)

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 Vendors at Rajarhat in Presence of:

1. *Handwritten text in Bengali script, likely identifying a witness or party.*

2. *Handwritten text in Bengali script, likely identifying another witness or party.*

*Handwritten signature of the constituted attorney.*

As a Constituted Attorney of:  
Karim Box Molla, Ibrahim Molla,  
Asrail molla & Nur Jahan Bibi

-----  
SIGNATURE OF THE VENDORS

Drafted by me.

*Netaji Chandra De  
Barasat Judge's Court  
Adv.  
12/8/88/97*

*Handwritten signature of the purchaser.*

-----  
SIGNATURE OF THE PURCHASER

TYPED BY:

*Upananda Biswas*

(UPANANDA BISWAS)  
Asha Computer, Kol - 135.

To be cont .....



(15)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of **Rs. 4,84,926/- (Rupees Four Lac Eighty-four Thousand Nine Hundred Twenty-six) only**, being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

<u>Dated</u>	<u>Cheque No.</u>	<u>Drawn on</u>	<u>Amount (Rs)</u>
25/05/2017	722319	UCO Bank. Hatibagan, Kolkata	4,84,926/-

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Total Rs. 4,84,926/- (Rupees Four Lac Eighty-four Thousand Nine Hundred Twenty-six) only.

WITNESSES :-

1. [Handwritten signature]
2. [Handwritten signature]

















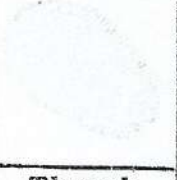
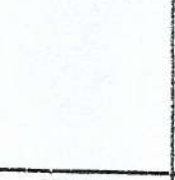
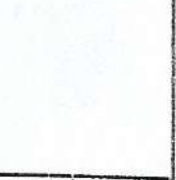








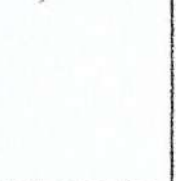


[Handwritten signature]

As a Constituted Attorney of:  
Karim Box Molla, Ibrahim Molla,  
Asrail molla & Nur Jahan Bibi

---

SIGNATURE OF THE VENDORS

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
	  <i>Sumit Kumar</i> <i>17/06</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
					(Right Hand)	
	  <i>Sumit Kumar</i> <i>17/06</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
					(Right Hand)	
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
					(Right Hand)	

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

19-201718-008246174-1

Payment Mode Online Payment

Date: 21/09/2017 19:15:44

Bank : State Bank of India

FN : IK00HRYVA8

BRN Date: 21/09/2017 19:16:20

DEPOSITOR'S DETAILS

Id No. : 19040001303236/4/2017

[Query No./Query Year]

Name : SUVANKAR DAS

Contact No. :

Mobile No. : +91 9836206079

E-mail : dassuva1685@gmail.com

Address : 281 B B ST KOL 36

Applicant Name : Mr JAMALUDDIN MOLLA

Office Name :

Office Address :

Status of Depositor : Others

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	19040001303236/4/2017	Property Registration- Stamp duty	0030-02-103-003-02	24166 ✓
2	19040001303236/4/2017	Property Registration- Registration Fees	0030-03-104-001-16	4947 ✓
3	19040001303236/4/2017	Mutation/Conversion -Receipt	0029-00-800-028-27	196

Total

29309

In Words : Rupees Twenty Nine Thousand Three Hundred Nine only



## Major Information of the Deed

Deed No :	I-1904-10068/2017	Date of Registration	23/09/2017
Query No / Year	1904-0001303236/2017	Office where deed is registered	
Query Date	14/09/2017 9:21:32 AM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	JAMALUDDIN MOLLA LAUHATI, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135, 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. 4,84,926/-	Rs. 4,84,926/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 24,266/- (Article:23)	Rs. 4,947/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5107	LR-2701	Industrial Use	Shali	1.18 Dec	1,17,017/-	1,17,017/-	
L2	LR-5115	LR-2701	Industrial Use	Shali	1.47 Dec	1,45,775/-	1,45,775/-	
L3	LR-5116	LR-2701	Industrial Use	Shali	0.25 Dec	24,792/-	24,792/-	
L4	LR-5127	LR-2701	Industrial Use	Khal	0.02 Dec	1,983/-	1,983/-	
L5	LR-5175	LR-2701	Industrial Use	Shali	0.81 Dec	80,325/-	80,325/-	
L6	LR-5179	LR-2701	Industrial Use	Shali	0.33 Dec	32,725/-	32,725/-	
L7	LR-5182	LR-2701	Industrial Use	Shali	0.83 Dec	82,309/-	82,309/-	
		<b>TOTAL :</b>			<b>4.89Dec</b>	<b>4,84,926 /-</b>	<b>4,84,926 /-</b>	
		<b>Grand Total :</b>			<b>4.89Dec</b>	<b>4,84,926 /-</b>	<b>4,84,926 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>KARIM BOX MOLLA</b> Son of Late ABU BAKKAR MOLLA MOHAMMADPUR, P.O:- KADAMPUKUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: CKKPM4027R, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	<b>IBRAHIM MOLLA</b> Son of Late KARIM BOX MOLLA MOHAMMADPUR, P.O:- KADAMPUKUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: CQQPM9425B, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	<b>ASRAIL MOLLA</b> Son of Late KARIM BOX MOLLA MOHAMMADPUR, P.O:- KADAMPUKUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Status :Individual, Executed by: Attorney, Executed by: Attorney






**NURJAHAN BIBI**

Daughter of Late ABU BAKKAR MOLLA MOHAMMADPUR, P.O:- KADAMPUKUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Status :Individual, Executed by: Attorney, Executed by: Attorney




**Buyer Details :**

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

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>JAMALUDDIN MOLLA</b> Son of MOJAMBARI MOLLA Date of Execution - 23/09/2017, , Admitted by: Self, Date of Admission: 23/09/2017, Place of Admission of Execution: Office			
		Sep 23 2017 12:09PM	LTI 23/09/2017	23/09/2017
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 : Attorney, Attorney of : KARIM BOX MOLLA, IBRAHIM MOLLA, ASRAIL MOLLA, NURJAHAN BIBI				

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>JAMALUDDIN MOLLA (Presentant)</b> Son of MOJAMBARI MOLLA Date of Execution - 23/09/2017, , Admitted by: Self, Date of Admission: 23/09/2017, Place of Admission of Execution: Office			
		Sep 23 2017 12:09PM	LTI 23/09/2017	23/09/2017
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 PVT LTD (as DIRECTOR)				

**Identifier Details :**

Name & address
<b>BORHAN MONDAL</b> Son of MOTALEB 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, , Identifier Of JAMALUDDIN MOLLA, JAMALUDDIN MOLLA



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	KARIM BOX MOLLA	NITU DEVELOPERS PVT LTD-0.295 Dec
2	IBRAHIM MOLLA	NITU DEVELOPERS PVT LTD-0.295 Dec
3	ASRAIL MOLLA	NITU DEVELOPERS PVT LTD-0.295 Dec
4	NURJAHAN BIBI	NITU DEVELOPERS PVT LTD-0.295 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	KARIM BOX MOLLA	NITU DEVELOPERS PVT LTD-0.3675 Dec
2	IBRAHIM MOLLA	NITU DEVELOPERS PVT LTD-0.3675 Dec
3	ASRAIL MOLLA	NITU DEVELOPERS PVT LTD-0.3675 Dec
4	NURJAHAN BIBI	NITU DEVELOPERS PVT LTD-0.3675 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	KARIM BOX MOLLA	NITU DEVELOPERS PVT LTD-0.0625 Dec
2	IBRAHIM MOLLA	NITU DEVELOPERS PVT LTD-0.0625 Dec
3	ASRAIL MOLLA	NITU DEVELOPERS PVT LTD-0.0625 Dec
4	NURJAHAN BIBI	NITU DEVELOPERS PVT LTD-0.0625 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	KARIM BOX MOLLA	NITU DEVELOPERS PVT LTD-0.005 Dec
2	IBRAHIM MOLLA	NITU DEVELOPERS PVT LTD-0.005 Dec
3	ASRAIL MOLLA	NITU DEVELOPERS PVT LTD-0.005 Dec
4	NURJAHAN BIBI	NITU DEVELOPERS PVT LTD-0.005 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	KARIM BOX MOLLA	NITU DEVELOPERS PVT LTD-0.2025 Dec
2	IBRAHIM MOLLA	NITU DEVELOPERS PVT LTD-0.2025 Dec
3	ASRAIL MOLLA	NITU DEVELOPERS PVT LTD-0.2025 Dec
4	NURJAHAN BIBI	NITU DEVELOPERS PVT LTD-0.2025 Dec

**Transfer of property for L6**

Sl.No	From	To. with area (Name-Area)
1	KARIM BOX MOLLA	NITU DEVELOPERS PVT LTD-0.0825 Dec
2	IBRAHIM MOLLA	NITU DEVELOPERS PVT LTD-0.0825 Dec
3	ASRAIL MOLLA	NITU DEVELOPERS PVT LTD-0.0825 Dec
4	NURJAHAN BIBI	NITU DEVELOPERS PVT LTD-0.0825 Dec

**Transfer of property for L7**

Sl.No	From	To. with area (Name-Area)
1	KARIM BOX MOLLA	NITU DEVELOPERS PVT LTD-0.2075 Dec
2	IBRAHIM MOLLA	NITU DEVELOPERS PVT LTD-0.2075 Dec
3	ASRAIL MOLLA	NITU DEVELOPERS PVT LTD-0.2075 Dec
4	NURJAHAN BIBI	NITU DEVELOPERS PVT LTD-0.2075 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:- 5107(Corresponding RS Plot No:- 5107), LR Khatian No:- 2701	Owner:মুজিবর রহমান, Gurdian:উজির, Address:মোবারকপুর, Classification:শালি, Area:0.04000000 Acre,
L2	LR Plot No:- 5115(Corresponding RS Plot No:- 5115), LR Khatian No:- 2701	Owner:মুজিবর রহমান, Gurdian:উজির, Address:মোবারকপুর, Classification:শালি, Area:0.04000000 Acre,
L3	LR Plot No:- 5116(Corresponding RS Plot No:- 5116), LR Khatian No:- 2701	Owner:মুজিবর রহমান, Gurdian:উজির, Address:মোবারকপুর, Classification:শালি,
L4	LR Plot No:- 5127(Corresponding RS Plot No:- 5127), LR Khatian No:- 2701	Owner:মুজিবর রহমান, Gurdian:উজির, Address:মোবারকপুর, Classification:খাল,
L5	LR Plot No:- 5175(Corresponding RS Plot No:- 5175), LR Khatian No:- 2701	Owner:মুজিবর রহমান, Gurdian:উজির, Address:মোবারকপুর, Classification:শালি, Area:0.02000000 Acre,
L6	LR Plot No:- 5179(Corresponding RS Plot No:- 5179), LR Khatian No:- 2701	Owner:মুজিবর রহমান, Gurdian:উজির, Address:মোবারকপুর, Classification:শালি,
L7	LR Plot No:- 5182(Corresponding RS Plot No:- 5182), LR Khatian No:- 2701	Owner:মুজিবর রহমান, Gurdian:উজির, Address:মোবারকপুর, Classification:শালি, Area:0.03000000 Acre,

### Endorsement For Deed Number : I - 190410068 / 2017

On 16-09-2017

#### Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,84,926/-



Asit Kumar Joarder  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal

On 23-09-2017

#### Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.



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

ented for registration at 11:46 hrs on 23-09-2017, at the Office of the A.R.A. - IV KOLKATA by JAMALUDDIN Molla ,

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

Execution is admitted on 23-09-2017 by JAMALUDDIN MOLLA, DIRECTOR, NITU DEVELOPERS PVT LTD, LAUHATI, P.O:- LAUHATI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

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

**Executed by Attorney**

Execution by JAMALUDDIN MOLLA, , Son of MOJAMBARI MOLLA, LAUHATI, P.O: LAUHATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business as the constituted attorney of 1. KARIM BOX MOLLA MOHAMMADPUR, P.O: KADAMPUKUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, 2. IBRAHIM MOLLA MOHAMMADPUR, P.O: KADAMPUKUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, 3. ASRAIL MOLLA MOHAMMADPUR, P.O: KADAMPUKUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, 4. NURJAHAN BIBI MOHAMMADPUR, P.O: KADAMPUKUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135 is admitted by him

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 4,947/- ( A(1) = Rs 4,849/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,947/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/09/2017 7:16PM with Govt. Ref. No: 192017180082461741 on 21-09-2017, Amount Rs: 4,947/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00HRYVA8 on 21-09-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 24,266/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 24,166/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 3628, Amount: Rs.100/-, Date of Purchase: 20/09/2017, Vendor name: M Dutta  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/09/2017 7:16PM with Govt. Ref. No: 192017180082461741 on 21-09-2017, Amount Rs: 24,166/-, Bank State Bank of India ( SBIN0000001), Ref. No. IK00HRYVA8 on 21-09-2017, Head of Account 0030-02-103-003-02



**Asit Kumar Joarder**

**ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA**

**Kolkata, West Bengal**

- Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2017, Page from 379264 to 379297  
being No 190410068 for the year 2017.



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2017.10.10 18:25:57 +05:30  
Reason: Digital Signing of Deed.

*AL*

(Asit Kumar Joarder) 10-10-2017 18:25:53  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)