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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AC 413848

17/6/20

2-591420/20

Consider that the document is submitted to
 registration. The Registrar shall issue a
 receipt for the document and the amount
 with the documents are the part of this
 document.

Additional District Sub-Registrar
 Rajarhat New Town, North 24-Pgs.

10 JUN 2020

CONVEYANCE

THIS INDENTURE OF CONVEYANCE made this the 10th day of
June 2020 [TWO THOUSAND TWENTY]

B-E-T-W-E-E-N

43109

19 AUG 2019

TO..... DATE.....
 SOLD TO..... VICTOR MOSES & CO.
 Solicitors & Advocates
 ADDRESS..... 6, Old Post Office Street
 Kolkata-700 001
 RS.....

19 AUG 2019

CODE NO. (1967)
 LICENCED NO.
 20 & 20A / 1973

ANJUSHPEE BANERJEE
 L. S. VENDOR
 HIGH COURT, KOLKATA

19 AUG 2019



*Alamgir, Reza Adv
 S/o, Jahangir Reza
 28/1, Judges Court Road
 P.O. P.S. Allpura
 Kol-27*

Additional District Sub-Registrar
 Rajarnal New Town, North 24-Pins.

19 JUN 2020

(1) **MOMREJ MOLLA (PAN CIDPM9978E)**, Aadhar 563736292668, Mobile No.9775189499, son of Mulluk Chand Molla, by faith Muslim, by occupation Others, nationality Indian, residing at Village Sherpur, Barali, Post Office Chak Barali, Police Station Bhangar, Pin-743502, District South 24 Parganas and (2) **AZIZUL MOLLA alias AIZUL MOLLA (PAN COIPM6869R)**, Aadhar 272719047176, Mobile No.9609664192, son of Momrej Molla, by faith Muslim, by occupation Others, nationality Indian, residing at Village Sherpur, Barali, Post Office Chak Barali, Police Station Bhangar, PIN-743502, District South 24 Parganas (hereinafter collectively referred to as the **Vendors**, include successors-in-interest)

And

WAMIKA INFRAPROJECTS LLP (PAN AADFW0373R), LLPIN AAN-4919, having their registered office at 122/1R, Satyendranath Majumder Sarani, Post Office Kalighat, Police Station Tollygunge, Kolkata 700 026, represented by its authorised signatory namely **AMRITA GHOSH**, son of Biplob Ghosh, having PAN BLRPG8979F, having Aadhar No.274444982164, having Mobile No.9002616206, by Nationality Indian, by Caste Hindu, by Occupation Service, residing at Village Beliachandi, Post Office Gocharan, Police Station Joynagar, District - South 24 Parganas, West Bengal - 743391 (Purchaser, includes successors-in-interest).

Vendors and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

Subject Matter of Conveyance

Said Property: ALL THAT piece and parcel of Sali land measuring 0.74875 (zero point seven four eight seven five) decimal, more or less, comprised in R.S./L.R. Dag No. 2, under R.S. Khatian No. 1848, corresponding to L.R. Khatian No. 152, at Mouza Patharghata, J.L. No. 36, Police Station New Town (formerly Rajarhat), within the limits of Patharghata Gram Panchayet, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Said Property**), more fully described in the **Schedule** below and the said Dag No. 2 **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

Background, Representations, Warranties and Covenants

The Vendors represent and warrant to and covenant with the Purchaser regarding title as follows:

1. At all material time one Haider Ali was the sole and absolute owner of land measuring 73.4170 (seventy three point four one seven zero) decimal, more or less, being a portion of R.S./L.R. Dag No. 2, recorded under R.S. Khatian No. 1848, Mouza Patharghata, J.L. No. 36, Police Station Rajarhat, within the limits of Patharghata Gram Panchayet, Sub-



Additional District Sif Registrar
Rajahmundry New Town, North 24-Pgs.

21 JUN 2020

Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**R.S. Recorded Land Of Haider**) and also mutated his name in the records of the Block Land and Land Reforms Officer, Rajarhat, recorded under L.R. Khatian No. 152. It is pertinent to mention that said Haider Ali was entitled to the R.S. Recorded Land Of Enshan (as it was recorded in the Revisional Settlement operation) although mutated his name in L.R. Record of Rights in respect of land measuring 89.85 (eighty nine point eight five) decimal, more or less, being a portion of R.S./L.R. Dag No. 2, recorded under L.R. Khatian No. 152, Mouza Patharghata, J.L. No. 36, Police Station Rajarhat, within the limits of Patharghata Gram Panchayet, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**L.R. Recorded Land Of Haider**).

2. Said Haider Ali, a Muslim governed by the Muslim Law of Inheritance died intestate leaving behind him surviving his 4 (four) sons, namely, (1) Sekandar Molla, (2) Hakim Molla, (3) Makim Molla alias Mokim Molla and (4) Sanyat alias Chunnat Molla alias Channat Molla and his 2 (two) daughters, namely, (1) Methi Bibi alias Methijan Bibi and (2) Lalmon Bibi, as his only legal heirs and heiresses who jointly and in diverse share inherited the right, title and interest of Late Haider Ali in the L.R. Recorded Land Of Haider.
3. Said Methi Bibi alias Methijan Bibi, a Muslim governed by the Muslim Law of Inheritance died intestate leaving behind her surviving her 3 (three) sons, namely, (1) Siraj Baidya, (2) Miraz Baidya alias Ichir Ali Baidya and (3) Abedali Baidya and her 6 (six) daughters, namely, (1) Rijiya alias Rajiya Bibi, (2) Rabiya Molya Bibi, (3) Sahaji Rijiya Bibi, (4) Rahima Bibi, (5) Ramichha Bibi and (6) Jayda Bibi, as her only legal heirs and heiresses who jointly and in diverse share inherited the right, title and interest of Late Methi Bibi alias Methijan Bibi in the L.R. Recorded Land Of Haider.
4. Said Jayda Bibi, a Muslim governed by the Muslim Law of Inheritance died intestate leaving behind her surviving her husband, Momrej Molla (the Vendor No. 1 herein) and her only son Azizul Molla *alias* Aizul Molla (the Vendor No. 2 herein), as her only legal heirs who jointly and in diverse share inherited the right, title and interest of Late Jayda Bibi in the L.R. Recorded Land Of Haider.
5. In the above mentioned events and circumstance, the Vendors, i.e. Momrej Molla and Azizul Molla *alias* Aizul Molla became the joint and absolute owners of the Said Property, being land measuring 0.74875 (zero point seven four eight seven five) decimal, more or less, out of the L.R. Recorded Land Of Haider, comprised in R.S./L.R. Dag No. 2, under R.S. Khatian No. 1848, corresponding L.R. Khatian No. 152, at Mouza Patharghata, J.L. No. 36, Police Station Rajarhat, within the limits of Patharghata Gram Panchayet, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the Vendors are also in peaceful possession thereof and paying all rates and taxes in respect of the Said Property from time to time.



Additional District Sub-Registrar
Rajahmundry New Town, north 24-Pgs.

10 JUN 2020

Representations, Warranties and Covenants Regarding Encumbrances: The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:

1. **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
2. **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
3. **No Encumbrance by Act of Vendors:** The Vendors have 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.
4. **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
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 Vendors.
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.
7. **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
8. **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, wakfs, trusts, prohibitions, Income Tax attachments, financial institutions charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
9. **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
10. **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from



Additional District Sub-Registrar
Rajamalabar Junction, Tamil Nadu 24-Pgs.

10 JUN 2020

selling, transferring and/or alienating the Said Property or any part thereof.

Basic Understanding

The basic understanding between the Vendors and the Purchaser is that the Vendors shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever in favour of the Purchaser 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 above.

Transfer Hereby Made:

The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being **ALL THAT** piece and parcel of land measuring 0.74875 (zero point seven four eight seven five) decimal, more or less, comprised in R.S./L.R. Dag No. 2, under R.S. Khatian No. 1848, corresponding L.R. Khatian No. 152, at Mouza Patharghata, J.L. No. 36, Police Station Rajarhat, within the limits of Patharghata Gram Panchayet, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said Dag No. 2, **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

Consideration:

The aforesaid transfer is being made in consideration of a sum of Rs.3,00,000/- (Rupees Three Lakhs only) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt And Memo of Consideration hereunder written, admit and acknowledge.

Terms of Transfer

1. **Salient Terms:** The transfer being effected by this Conveyance is:
 - 1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
 - 1.2 **Absolute:** absolute, irreversible and perpetual.
 - 1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein



Additional Deputy Registrar
Rajahmundry Town, North 24-Pys.

10 JUN 2020

through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

- 1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have 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.
2. **Subject to:** The transfer being effected by this Conveyance is subject to:
 - 2.1 **Indemnification by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, 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 and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. The Vendors hereby expressly declare and confirm that if any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendors shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property.
 - 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.
3. **Delivery of Possession:** The Vendors have handed over khas, vacant, peaceful and physical possession of the Said Property to the Purchaser.
4. **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
5. **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or 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 exclusively 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,



Additional District Sub-Registrar
Rajamal new Town, North 24 Pys.

10 JUN 2020

interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendors, the Vendors shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendors hereby expressly waives, surrenders and gives up each and every one of the aforesaid rights.

6. **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consents to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are fully aware that the Purchaser may convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize 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 Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.
7. **Title Documents:** Simultaneously herewith, the Vendors have handed over all title papers and documents in respect of the Said Property to the Purchaser.
8. **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, 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.



Additional District Superintendent
Rajahmundry New Town, worth 24-Pgs.

10 JUN 2026

SCHEDULE
(Said Property)
[Subject Matter of Sale]

ALL THAT piece and parcel of Sali land measuring 0.74875 (zero point seven four eight seven five) decimal, more or less, comprised in R.S./L.R. Dag No. 2, under R.S. Khatian No. 1848, corresponding L.R. Khatian No. 152, at Mouza Patharghata, J.L. No. 36, Police Station Rajarhat, within the limits of Patharghata Gram Panchayet, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas.

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof and the said Dag No. 2 thereon being butted and bounded as follows:

- On the North** : By R.S. and L.R. Dag No.1;
- On the East** : By R.S. and L.R. Dag No.6 and 3;
- On the South** : By R.S. and L.R. Dag Nos.196, 197, and part of R.S. Dag No.152 (Mouza Chakpachuria);
- On the West** : By part of R.S. and L.R. Dag No.152 and R.S. and L.R. Dag No.144 of Mouza Chakpachuria;





Additional District Sub-Registrar
Rajahmundry North 24-Pys.

10 JUN 2020

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on this the day, month and year first above written.

Sealed, signed and delivered by the

VENDORS in presence of:

1. *Sudip Saha*
41 SIMLAPUR ROAD KOLING



নাম: Momoj Molla
তারিখ: Alamgir Reza Adv

2. *মি. হুমায়ুন কবীর*
কম্পি. - সফটওয়্যার, মার্গ - বালুঘাট
৬৩৩৩৩৩

ৱামিকা ইনফ্রা প্রকটস

VENDORS

Sealed, signed and delivered by the (৯/৯ - ১০০২৬০)

PURCHASER in presence of:

1. *Sudip Saha*

WAMIKA INFRAPROJECTS LLP
Anwita Chash
Partner / Authorised Signatory

2. *মি. হুমায়ুন কবীর*

PURCHASER

Drafted by,

Alamgir Reza

(Alamgir Reza, Advocate)

Enrollment No. WB/1366/03
Alipore Judges Court,
Kolkata 700 027

Read over and explained by me in Bengali Alamgir Reza Adv



Additional District Registrar
Rajarhat New Town, North 24-Pgs.

170 JUN 2020

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.3,00,000/- (Rupees Three Lakhs only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)	Favouring
DD No.331867	09.06.2020	Indian Overseas Bank	75,000.00	<u>Momrej Molla</u>
DD No.331868	-Do-	-Do-	1,25,000.00	<u>Azizul Molla</u>
Cash	08.06.2020		50,000.00	<u>Momrej Molla</u>
Cash	09.06.2020		50,000.00	<u>Azizul molla</u>
Total:			3,00,000.00	

Witness:

1.

[Handwritten signature]



दिनांक: Momrej Molla
नं: क: Alangha 9032
AS.

2.

[Handwritten signature]

[Handwritten signature]

VENDORS









Additional District S. Registrar
Rajahmundry New Town, north 24-Pgs.

10 JUN 2009

SPECIMEN FORM FOR TEN FINGER PRINTS

<p align="center">PHOTO</p>	/				
	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)				
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
<p align="center">  </p> <p>  </p>	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				

पिता महे: Momney Malla
 क: Alangh...

...












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Additional District Sub-Registrar
Rajahmundry New Town, North 2A-Pjs

10 JUN 2020

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO		<i>(Diagonal line)</i>				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		<i>(Diagonal line)</i>				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	<i>Anurag Chark</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
PHOTO		<i>(Diagonal line)</i>				
		Li.	Middle	Fore	Thumb	
		(Left Hand)				
		<i>(Diagonal line)</i>				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						



Additional District Sub-Regional
Rajarhat New Town, North 24-Pgs.

10 JUN 2020

आयकर विभाग

INCOME TAX DEPARTMENT

AZIZUL MOLLA

MOMREJ MOLLA

01/01/1982

Permanent Account Number

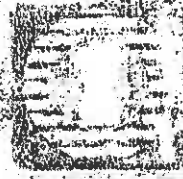
COIPM6869R

आजि जुल आल्पा
Signature



भारत सरकार

GOVT. OF INDIA



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTIITSL,
Plot No. 3, Sector 11, CBD Belapur,
New Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाने।
आयकर पैन सेवा यूनिट, UTIITSL

प्लॉट नं: 3, सेक्टर 11,
नयी मुंबई - 400 614

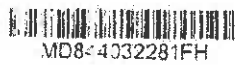
आजि जुल आल्पा





भारतीय विश्वैक पहचान प्राधिकरण
भारत सरकार
 Government of India
 Unique Identification Authority of India
 Government of India
 Enrolment No.: 2189/70964/36689

To
 Mr. Momrej Molla
 S/O Momrej Molla
 Chak Baral, Chak Borali,
 South 24 Parganas
 West Bengal 743502
 9809564112



MD844032281FH



আপনার সংখ্যা / Your Aadhaar No. :
2727 1904 7176

আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India
 নাম: মোমরজ মল্লা
 পিতা: মোমরজ মল্লা
 Address: Momrej Molla
 Chak Baral, DOB: 01/01/1982
 West Bengal



2727 1904 7176

আমার আধার, আমার পরিচয়

তথ্য

- আপনার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

NOTIFICATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

আপনার সারা দেশে মান্য।
 সার্বভৌম ক্ষেত্রে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
 Aadhaar is valid throughout the country.
 Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার
 Unique Identification Authority of India

ঠিকানা: S/O মোমরজ মল্লা, সেরপুর, চাক বড়ালী, চাক বরালি, চাকবোরালি, দক্ষিণ ২৪ পরগণা, ভারত ৭৪৩৫০২
 Address: S/O Momrej Molla, Serpur, Chak Borali, Chak Baral, Chakborali, South 24 Pargana, West Bengal 743502

2727 1904 7176

1947

help@uidai.gov.in

www

www.uidai.gov.in

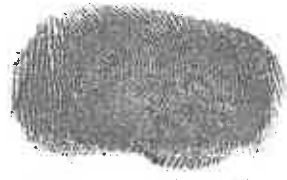
আমি জুনে জেনারেশন



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

MOMREJ MOLLA
MULLUK CHAND
 01/01/1957
 Permanent Account Number
CIDPM9978E

Signature: 



तिथि आई: Momrej Molla
 नं: क: Alongr 1232 AN

In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTTISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें :
आयकर पैन सेवा यूनिट, UTTISL
प्लॉट नं: 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई-400 614.





ভারত সরকার

Unique Identification Authority of India

স্বাক্ষরিত নম্বর/Enrollment No.: 2189/70964/36255

To
মন্সরেজ মল্লা
Monsrej Molla
SAO Mulla Chand
Serpur
Chak Barali
Chak Barali
South 24 Parganas Chakbarali
West Bengal - 743502
9775189499

স্বাক্ষরিত
Signature

আপনার আধার সংখ্যা / Your Aadhaar No. :

5637 3629 2668

আমার আধার, আমার পরিচয়



মন্সরেজ মল্লা
Monsrej Molla
জন্ম তারিখ/DOB: 01/01/1957
পুরুষ / MALE

5637 3629 2668

আমার আধার, আমার পরিচয়



টপ সই: Monsrej Molla
সং কঃ Alang's
Adv

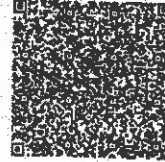


आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AADF0373R



नाम / Name
WAMIKA INFRAPROJECTS LLP

निगमन/गठन की तारीख
Date of Incorporation/Formation
01/11/2018

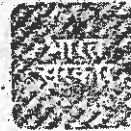
14112018

WAMIKA INFRAPROJECTS LLP

Anurita Choudhary

Partner / Authorised Signatory

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सोतिए -
आयकर विभाग सेवा इकाई, एम स्ट्रीट 4th फ्लोर
कीर्ती प्रसिद्ध, पंजी स्टाडिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडेल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.



*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080. Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMRITA GHOSH
BIPLOB GHOSH
20/06/1991

Permanent Account Number
BLRPG8979F

Amrita Ghosh
Signature



Amrita Ghosh
Amrita Ghosh





অনন্যতম বৈশিষ্ট্য পরিচয়

ভারত সরকার

Unique Identification Authority of India
Government of India

অনুকরণীয় আইডি / Enrollment No. : 1180/30105/00082

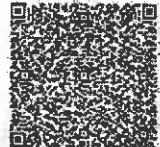
To
Amrita Ghosh
অনুভূ: ঘোষ
S/O: Biplob Ghosh
BELIACHANDI
Gocharan
Gocharan, South 24 Parganas
West Bengal - 743381

23/07/2014



KL731218846FT

73121884



আপনার আধার সংখ্যা / Your Aadhaar No. :

2744 4498 2164

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



অনুভূ: ঘোষ
Amrita Ghosh
পিতা: বিপ্লব ঘোষ
Father: Biplob Ghosh

জন্ম তারিখ/DOB: 20/08/1991
লিঙ্গ / Male

2744 4498 2164



Amrita Ghosh
Amrita Ghosh





IDENTITY CARD

ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CIVIL : 2479-8335/7330, CRIMINAL : 2479-1477



Card No. : IC/896

Name ALAMGIR REZA Advocate

Father's/Husband's name Jahangir Reza

Address 28/1, Judges Court Road

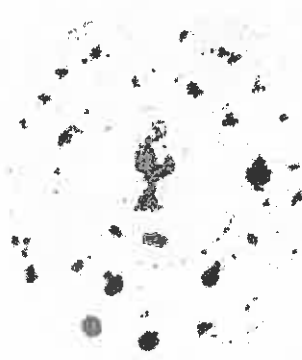
Kolkata-700 027

Ph. No. 98319 60557

W.B. Bar Council Enrolment No. F-1194/03

Sudhansu Basu
SECRETARY

Alamgir Reza Adv
10.06.2020







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

GRN: 192020210008409781

Payment Mode Online Payment

GRN Date: 08/06/2020 12:54:57

Bank : Indian Overseas Bank

BRN : 202006080991438

BRN Date: 08/06/2020 13:00:28

DEPOSITOR'S DETAILS

Id No. : 2000591420/2/2020

[Query No./Query Year]

Name : Wamika Infraprojects LLP

Contact No. : Mobile No. : +91 9830065307

E-mail :

Address : 1221R Satyendra Nath Majumder Sarani Kolkata 26

Applicant Name : Mr Alamgir Reza

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000591420/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	14900
2	2000591420/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	3000

In Words : Rupees Seventeen Thousand Nine Hundred only

Total

17900



Major Information of the Deed



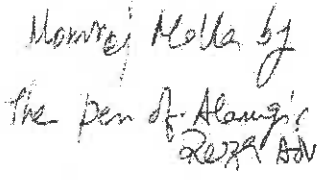
Deed No :	I-1523-03617/2020	Date of Registration	10/06/2020
Query No / Year	1523-2000591420/2020	Office where deed is registered	
Query Date	05/06/2020 3:25:52 PM		1523-2000591420/2020
Applicant Name, Address & Other Details	Alamgir Roza Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831960557, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 3,00,000/-	Rs. 3,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 15,000/- (Article:23)	Rs. 3,000/- (Article:A(1))		
Remarks			

Land Details :



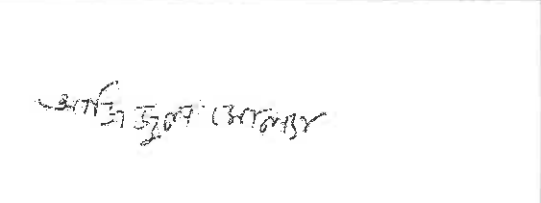
District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Patharghata, JI No: 36, Pin Code: 70035

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2 (RS)		Bastu	Shali	0.74875 Dec	3,00,000/-	3,00,000/-	Property is on Road
Grand Total :					.7488Dec	3,00,000 /-	3,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Momrej Molla Son of Mr Mulluk Chand Molla Executed by: Self, Date of Execution: 10/06/2020 , Admitted by: Self, Date of Admission: 10/06/2020 ,Place : Office	 <small>10/06/2020</small>	 <small>LTI 10/06/2020</small>	 <small>10/06/2020</small>
Village Sherpur, Barali, P.O:- Chak Barali, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: CIDPM9978E, Aadhaar No: 56xxxxxxx2668, Status :Individual, Executed by: Self, Date of Execution: 10/06/2020 , Admitted by: Self, Date of Admission: 10/06/2020 ,Place : Office				



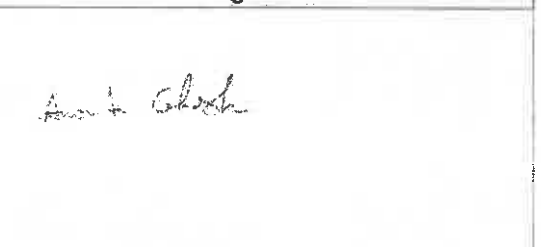


2	Name	Photo	Finger Print	Signature
	Mr Azizul Molla Son of Mr Momrej Molla Executed by: Self, Date of Execution: 10/06/2020 , Admitted by: Self, Date of Admission: 10/06/2020 ,Place : Office	 10/06/2020	 LTI 10/06/2020	 10/06/2020
Village Sherpur, Barali, P.O:- Chak Barai, P.S:- Bhargar, District:-South 24-Parganas, West Bengal, India, PIN - 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: COIPM6869R, Aadhaar No: 27xxxxxxxx7176, Status :Individual, Executed by: Self, Date of Execution: 10/06/2020 , Admitted by: Self, Date of Admission: 10/06/2020 ,Place : Office				



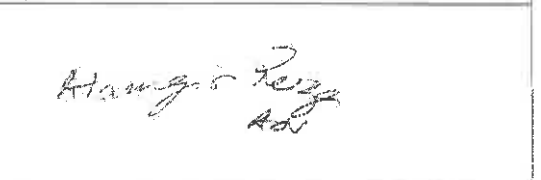
Buyer Details :

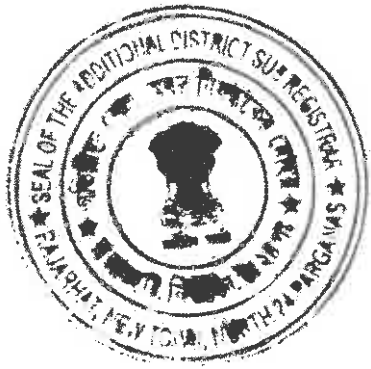
SI No	Name,Address,Photo,Finger print and Signature
1	Wamika Infraprojects LLP 122/1R, Satyendra Nath Majumdar Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AADFW0373R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Amrita Ghosh (Presentant) Son of Mr Biprab Ghosh Date of Execution : 10/06/2020, , Admitted by: Self, Date of Admission: 10/06/2020, Place of Admission of Execution: Office	 Jun 10 2020, 1:02PM	 LTI 10/06/2020	 10/06/2020
Village Beliachandi, P.O:- Gocharan, P.S:- Joyhagar, District:-South 24-Parganas, West Bengal, India, PIN - 743391, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: BLRPG8979F, Aadhaar No: 27xxxxxxxx2164 Status ; Representative, Representative of : Wamika Infraprojects LLP (as Authorised Signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Alamgir Reza Son of Mr Jahangir Reza 28/1, Judges Court Road, P.O - Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			



10/06/2020

10/06/2020

10/06/2020

Identifier Of Mr Momrej Molla, Mr Azizul Molla, Mr Amrita Ghosh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Momrej Molla	Wamika Infraprojects LLP-0.374375 Dec
2	Mr Azizul Molla	Wamika Infraprojects LLP-0 374375 Dec





On 10-06-2020

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.

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

Presented for registration at 12:48 hrs on 10-06-2020, at the Office of the A.D.S.R. RAJARHAT by Mr Amrita Ghosh ,

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 3,00,000/-

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

Execution is admitted on 10/06/2020 by 1. Mr Momrej Molla, Son of Mr Mulluk Chand Molla, Village Sherpur, Barali, P.O: Chak Barali, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 2. Mr Azizul Molla Son of Mr Momrej Molla, Village Sherpur, Barali, P.O: Chak Barali, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others identified by Mr Alamgir Reza, , Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

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

Execution is admitted on 10-06-2020 by Mr Amrita Ghosh, Authorised Signatory, Wamika Infraprojects LLP, 122/1R, Satyendra Nath Majumdar Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr Alamgir Reza, , Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,000/- (A(1) = Rs 3,000/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/06/2020 1:00PM with Govt. Ref. No: 192020210008409781 on 08-06-2020, Amount Rs: 3,000/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202006080991438 on 08-06-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 15,000/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 14,900/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 43109, Amount: Rs.100/-, Date of Purchase: 19/08/2019, Vendor name: A Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/06/2020 1:00PM with Govt. Ref. No: 192020210008409781, on 08-06-2020, Amount Rs: 14,900/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202006080991438 on 08-06-2020, 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 1523-2020, Page from 158436 to 158463

being No 152303617 for the year 2020.



Digitally signed by SANJOY BASAK
Date: 2020.06.11 13:40:32 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2020/06/11 01:40:32 PM.
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

PS Vinayak Heights LLP

Authorised Signatory

PS Vinayak Heights LLP

Authorised Signatory

(This document is digitally signed.)