

2-1745

2-1516/16



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

U 689420

[Handwritten signatures and dates]
 15/3/16
 16/06/16

I certify that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District/Sub-Registrar
 Sonarpur, South 24 Parganas

DEED OF CONVEYANCE



THIS DEED OF CONVEYANCE made this 15th day of March Two Thousand Sixteen (2016) BETWEEN

Contd. P/2

2850

01 OCT 2015

No.....Rs. 100/- Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Post. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol - 27

B. C. LAHIRI
Advocate

ALIPUR JUDGE COURT
KOL-27

Asst. Del Nath

Debjani Debnath

Handwritten notes in Bengali script, including '18-কর্মের বিবরণ' and 'স্বাক্ষরিত'.

(1) **ASIT DEBNATH**, son of Late Upendra Debnath, by faith Hindu, by Nationality - Indian, by Occupation Business, and (2) **DEBJANI DEBNATH**, wife of Sri Asit Debnath, by faith Hindu, by Nationality - Indian, by Occupation Housewife, both residing at Manikpur Naskar Para, P.O. Harinavi, P.S. Sonarpur, Dist. South 24 Parganas, Pin : 700 148, hereinafter jointly referred to as the "**VENDORS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs heirs, executors, successors, successors-in-interest, legal representatives, administrators and assigns) of the ONE PART

AND

ASLESHA VINIMAY PRIVATE LIMITED, PAN NO. AAMCA5912E, the existing company registered under the Companies Act 1956 having its registered office 6A, Elgin Road, Kolkata - 700020, P.O & P.S. Bhawanipore, represented by its Authorised Signatory Mr. Yogesh Modi, son of Sri Girdhar Gopal Modi, hereinafter referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-office, representatives and assigns) of the OTHER PART.

WHEREAS at all material times one Samiran Bibi wife of Khorsed Molla was the absolute owner of ALL THAT the piece or parcel of Danga land containing an area of 19 Decimal be the same a little more or less comprised in R.S. Dag No. 525 corresponding to L.R. Dag No. 525 recorded in L.R. Khatian No. 774, lying and situate at Mouza -

Asit Debnath

Handwritten scribble above the stamp.

★ Addl. Dist. Sub-Registrar
15 MAR 2016
SS

Office of the Additional District Sub-Registrar, South 2 & 3 Division

Manikpur, J.L. No. 77, under Rajpur Sonarpur Municipality, P.S. – Sonarpur, District South 24 Parganas in the State of West Bengal (hereinafter referred to as the “**said Samiran’s Property**”).

AND WHEREAS by a Bengali Kobala (Deed of Conveyance) dated 16.03.2001, registered at the office of Addl. Dist. Sub-Registrar Sonarpur, South 24 Parganas and recorded in Book No. 1, Volume No. 122, Pages 8 to 13, Being No. 7250 for the year 2001, the said Samiran Bibi, therein referred to as the Vendor for the consideration therein mentioned granted, sold, conveyed, transferred, assigned and assured unto and in favour of Lutfar Ali Mondal and Samiran Bibi, therein referred to as the Purchasers ALL THAT the piece and parcel of Danga land measuring about 5 Katha 1 Chittack 5 Sq.ft. equivalent to 8.3793 decimals more or less togetherwith right to use common passage (i.e. measuring an area of 0.6207 decimals) more or less out of Samiran’s Property comprised in R.S/L.R. Dag No. 525, recorded in L.R. Khatian No. 774, lying and situate at Mouza - Manikpur, J.L. No. 77, under Rajpur Sonarpur Municipality, P.S. – Sonarpur, District South 24 Parganas in the State of West Bengal, absolutely and forever and hereinafter referred to as the “**said Property**”.

AND WHEREAS after purchase the said Lutfar Ali Mondal and Samiran Bibi became the joint and absolute owners of entirety of the said Property and while seized and possessed, by a Bengali Kobala (Deed of Conveyance) dated 07.07.2005, registered at the office of Addl. Dist. Sub-Registrar Sonarpur, South 24 Parganas and recorded in Book No. 1, Volume No. 35, Pages 399 to 404, Being No. 1758 for



the year 2005, the said Lutfar Ali Molla and Samiran Bibi, therein referred to as the Vendors for the consideration therein mentioned granted, sold, conveyed, transferred, assigned and assured unto and in favour of Asit Debnath and Debjani Debnath the Vendors herein, therein referred to as the Purchasers ALL THAT the entirety of the said Property, absolutely and forever

AND WHEREAS by virtue of aforesaid Bengali Kobala Asit Debnath and Debjani Debnath the Vendors herein have become the absolute owners and are seized and possessed of and or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of Danga land measuring about 5 Katha 1 Chittack 5 Sq.ft. equivalent to 8.3793 decimals more or less togetherwith right to use common passage (i.e. measuring an area of 0.6207 decimals) comprised in R.S/L.R. Dag No. 525, recorded in L.R. Khatian No. 774, lying and situate at Mouza - Manikpur, J.L. No. 77, under Rajpur Sonarpur Municipality, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal, and hereinafter referred to as the **"said Property"**.

- A. The Vendors herein have held out, warranted, assured and represented before the Purchaser, as follows:-
- i. That the Vendors are the legal owners of the said Property and that no other person or persons have any claim title or ownership in respect of the said Property or any part thereof adversely to the Vendors;
 - ii. That no part or portion of the said Property has ever been vested in the State under the provisions of the West



- Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said Property nor is there any case pending under such Acts or Statutes;
- iii. That the Vendors never held nor hold any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said Property and that the Vendors have not done anything in violation or contravention of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said Property;
 - iv. That the said Property or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;
 - v. That no declaration has been made or notification published for acquisition or requisition of the said Property;
 - vi. That said Property or any portion thereof is neither under the Land Acquisition Act nor any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or case whatsoever;



- vii. That the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever;
- viii. That there is no impediment or restriction under any law for the time being in force on the Vendors which prevent or restrict the Vendors from selling conveying and transferring the said Property or any portion thereof unto and in favour of the Purchaser;
- ix. That no action, suit, appeal or litigation in respect of the said Property or in any way concerning the said Property or any part thereof is pending and that no person has ever claimed any right title interest or possession of any and every nature whatsoever in or in respect of the said Property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor are the Vendors aware of any such claim, notice, suit or proceeding and that save and except the Vendors, no other person has or can claim any right title or interest of any and every nature whatsoever in the said Property or any portion thereof;



- x. That the said Property or any part thereof is not affected by the provisions of the West Bengal Thika Tenancy (Acquisition & Regulation) Act, 2001 or the erstwhile Kolkata Thika and other Tenancies and Lands (Acquisition & Regulation) Act, 1981;
- xi. That the said Property or any portion thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act or any other Act, (b) any charge lien lispendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or properties or any of them, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana/Revenue and (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;



- xii. That there is no defect in the Vendors' title to the said Property or any part thereof which could expose the Purchaser to any risk nor is there any material or latent defect in the said Property or any part thereof or in the Vendors' title thereto;
 - xiii. That no document judgment or any other order is in force as on date affecting the said Property or any part thereof nor is the said Property or any part thereof vested in the Official Assignee or in the Receiver-in-Insolvency or any other Receiver;
 - xiv. That the Vendors have not done anything whereby the rights title or interest of the Vendors in the said Property or any part thereof could have been encumbered impeached challenged or disputed in any way;
 - xv. That save and except the said Property the Vendors do not have any right, title and interest of any and every nature whatsoever in R.S. & L.R. Dag No. 525 Mouza - Manikpur, J.L. No. 77, under Rajpur Sonarpur Municipality, P.S. - Sonarpur, District South 24 Parganas.
- B. That the Purchaser relying on the aforesaid representations and assurances of the Vendors and believing the same to be true and correct and acting on the faith thereof has agreed to

[Handwritten signature]

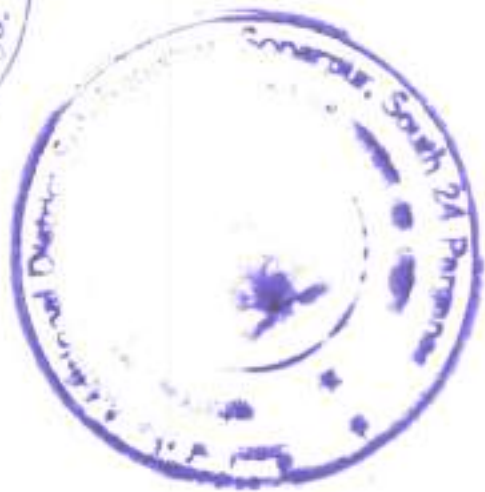
★ Addl. Dist. Sub-Registrar ★
15 MAR 2016
★ Sunarpur, South 24 Pgs. ★

★ Addl. Dist. Sub-Registrar ★
Sunarpur, South 24 Pgs.
★

purchase and the Vendors have agreed to sell the entirety of the said Property, i.e ALL THAT the piece and parcel of Danga land measuring about 5 Katha 1 Chittack 5 Sq.ft. equivalent to 8.3793 decimals more or less togetherwith right to use common passage measuring an area of 0.6207 decimals totaling to 9 decimals comprised in R.S/L.R. Dag No. 525, recorded in L.R. Khatian No. 774, lying and situate at Mouza - Manikpur, J.L. No. 77, under Rajpur Sonarpur Municipality, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal, togetherwith all other easements and/or facilities attached thereto including the right of access to the said land more particularly described in Schedule hereunder written and hereinafter referred to as the '**said Property**' at or for the price or a total consideration of **Rs. 28,00,000/- (Rupees twenty eight lacs only)** absolutely and forever free from all encumbrances and liabilities whatsoever.

- C. The Purchaser has on or before the execution of this deed of sale paid the full consideration amount to the Vendors and the Vendors have put the Purchaser in Khas, peaceful, vacant and physical possession of the said Property.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of **Rs. 28,00,000/- (Rupees twenty eight lacs only)** duly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors doth hereby as well as by the receipt for the



same hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and forever discharge the Purchaser as well as the said Property hereby sold, conveyed and transferred and every part thereof) the Vendors doth hereby grant, sell, convey, transfer, assign, and assure unto and in favour of the Purchaser ALL THAT the piece and parcel of Danga land measuring about 5 Katha 1 Chittack 5 Sq.ft. equivalent to 8.3793 decimals more or less togetherwith right to use common passage measuring an area of 0.6207 decimals totaling to 9 decimals comprised in R.S/L.R. Dag No. 525, recorded in L.R. Khatian No. 774, lying and situate at Mouza - Manikpur, J.L. No. 77, under Rajpur Sonarpur Municipality, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal, more particularly described in the Schedule hereunder written and hereinbefore as well as hereinafter for the sake of brevity referred to as the "**said Property**" and delineated in the map or plan hereto annexed and thereon bordered **RED** togetherwith all other easements and/or facilities attached thereto including the right of access to the said land TOGETHERWITH all other easement rights including the right of ingress and egress and the compound and appurtenances belonging thereto OR HOWSOEVER OTHERWISE the said Property or any part thereof now are or is or at any time or times heretofore were or was situated, butted, bounded, called, known, numbered, described or distinguished together with all paths, passages, waters, water-courses, sewers, drains and all manner of former and other lights, rights, liberties, easements, privileges, emoluments, advantages,



appendages and appurtenances whatsoever to the said Property belonging or in anywise appertaining thereto or usually held, used, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions, remainder or reminders AND all the rents, issues and profits thereof AND all and every part thereof AND all the legal incidence thereof AND all the estate, right, title, interest, inheritance, use, property, possession, claim and demand whatsoever both at law and in equity of the Vendors into upon or in respect of the said Property and every part thereof hereby granted and transferred AND all deeds, pattahs, muniments, writing and evidences of title which in anywise relating to the said Property or any part thereof which now are or hereafter shall or may be in the custody, power or possession of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said Property AND the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be together with right of ingress and egress and all other rights, interests, members and appurtenances belonging thereunto and every part thereof unto and to the use of the Purchaser absolutely and forever free from all mortgages, charges, liens, lispensens, encumbrances and liabilities whatsoever.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER:



- a) That notwithstanding any act, deed, matter or thing whatsoever by the Vendors made, done, committed or knowingly or willingly suffered to the contrary, the Vendors are absolutely seized and possessed of and or otherwise well and sufficiently entitled to the said Property in its entirety free from all encumbrances and liabilities whatsoever.
- b) That the Vendors have good right full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid according to the true intent and meaning of these presents free from all encumbrances and liabilities whatsoever.
- c) That the transfer being effected by this Conveyance is subject to indemnification by the Vendors about the correctness of Vendors' title and authority to sell as also the Representations and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendors, which if found defective or untrue at any time, the Vendors shall, at their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.
- d) That the Vendors shall remain liable for all outgoings and impositions payable in respect of the said Property upto the date of these presents and the Vendors shall at all time keep the

★ Addl. Dist. Sub-Registrar ★
15 MAR 2016
Semarang

Dist. Semarang
Kantor Dist. Semarang
Jl. ...
Semarang

Purchaser saved, harmless and indemnified against any loss or damages if suffered by any claim of any person or persons or parties in respect of the said Property.

- c) That the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said Property hereby granted, sold, conveyed and transferred and receive and enjoy the rents issues and profits thereof and every part thereof without any lawful let, suit, trouble, hindrance, eviction, interruption, disturbance, claim and demand whatsoever from of or by the Vendors or any other person or persons lawfully or equitably claiming from through under or in trust for the Vendors.
- f) That the said Property benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands 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.



- g) That free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by the Vendors and at the cost and expenses of the Vendors well and sufficiently saved, defended, kept, harmless and indemnified of from and against all and all manner of former and other estates, charges, mortgages, pledges, hypothecation, liens, lispensens, debts, attachments (including attachment under any certificate case or proceedings) executions, encumbrances and liabilities whatsoever made or suffered by the Vendors.
- h) That the Vendors doth hereby further covenant with the Purchaser and declare that no notice has been served upon the Vendors for acquisition and/or requisition of the said Property or any part thereof and that the said Property or any part thereof is not affected by any legal and/or statutory restriction or impediment or embargo and that no proceedings is pending in any Court or Tribunal or any other competent authority for acquiring or requisitioning the said Property or any part thereof or for any other reason.
- i) The Vendors doth hereby further covenant with the Purchaser that the Vendors have or hath not at any time done, executed or performed or suffered to the contrary or been party or privy to any act, deed, matter or thing whereby or by reason or by means whereof the said Property or any part thereof is or are or may be impeached, charged encumbered or affected by reason



whereof the Vendors may be prevented from conveying the said Property in the manner aforesaid.

- j) Further the Vendors and all persons having or lawful or equitably claiming estates, rights, title, interest, Property claim and demand whatsoever into or upon the said Property hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser and/or its successor or successors, executors, administrators, legal representative and/or assigns, make, do, acknowledge and execute or cause to be made, done, acknowledged and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly, effectually or satisfactorily granting transferring and assuring the said Property and every part and parcel thereof unto and to the use of the Purchaser as shall or may be reasonably required.

AND THE VENDORS DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASER as follows:

- i. THAT the Vendors are and shall always be liable for payment of all outgoings and impositions payable in respect of the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to

★ Addl. Dist. Sub-Registrar ★
15 MAR 2016
★ Srirangapatna, South 21 P.W.S. ★

★ Srirangapatna, South 21 P.W.S. ★
★ Srirangapatna, South 21 P.W.S. ★

be for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendors on a demand being made by the Purchaser and the Vendors shall indemnify and keep saved harmless and indemnified the Purchaser in respect thereof and also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchaser due to non-payment or delay in payment thereof;

- ii. **AND THAT** the Vendors shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchaser herein from time to time for having the names of the Purchaser mutated in respect of the said Property hereby sold and conveyed;
- iii. **AND THAT** the Vendors declare that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the names of the Purchaser and in this regards the Vendors shall sign all documents and papers as required by the Purchaser.

★ Addl. Dist. Sub-Registrar ★
15 MAR 2016
★ Soraput, South 24 Pgs. ★

★ Addl. Dist. Sub-Registrar ★
15 MAR 2016
★ Soraput, South 24 Pgs. ★

THE SCHEDULE ABOVE REFERRED TO
(the Property sold herewith)

Asit Deb Nath
Debjani
Debnath
ALL THAT the piece and parcel of Danga land measuring about 5 Katha 1 Chittack 5 Sq.ft. equivalent to 8.3793 decimals more or less togetherwith right to use common passage measuring an area of 0.6207 decimals totaling to 9 decimals comprised in R.S/L.R. Dag No. 525, recorded in L.R. Khatian No. 774, lying and situate at Mouza - Manikpur, J.L. No. 77, under Rajpur Sonarpur Municipality, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal, togetherwith all other easements and/or facilities attached thereto including the right of access to the said land and delineated in the map or plan hereto annexed and thereon bordered **RED** and butted and bounded in the manner as follows:

ON THE NORTH : By R.S. Dag No. 477
ON THE SOUTH : By Part of R.S. Dag No. 525
ON THE EAST : 10' ft. Common Passage
ON THE WEST : By R.S. Dag No. 524



IN WITNESS WHEREOF the PARTIES hereto set and subscribed their hands & Seal on the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the VENDORS at Kolkata in the presence of:-

1. *গণেশ (২) মজুমদার*
মি. - ২১১১১১

Asit Deb Nath

ASIT DEBNATH

2. *সুপ্রভা*

মি. কামরুজ্জামান, (৭১: ২১০১১০)
১৪০০৮ ১৪০১১০২০ কামরুজ্জামান - ৭০০১৪১

Debjani Debnath
DEBJANI DEBNATH

Babu Deb Nath
Jayadul -
Kol 151

(VENDORS)

SIGNED SEALED AND DELIVERED by the PURCHASER at Kolkata in the presence of:-

1. *গণেশ (২) মজুমদার*
মি. - ২১১১১১

ASLESHA VINIMAY PRIVATE LIMITED

Yogesh Modi

DIRECTOR / AUTH. SIGNATORY

2. *Saptarshi Gukh*
6A, Elgin Road
Kolkata - 700020

(PURCHASER)

Readover its contents and explained in Bengali to the executants by me and Draft Deed prepared by me

Kanchan Babu

Advocate





SPECIMEN FORM FOR TEN FINGER PRINTS



Joyests Modi

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



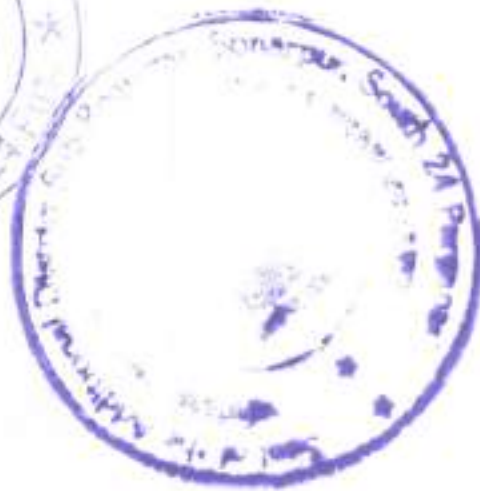
Amit Debnath

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



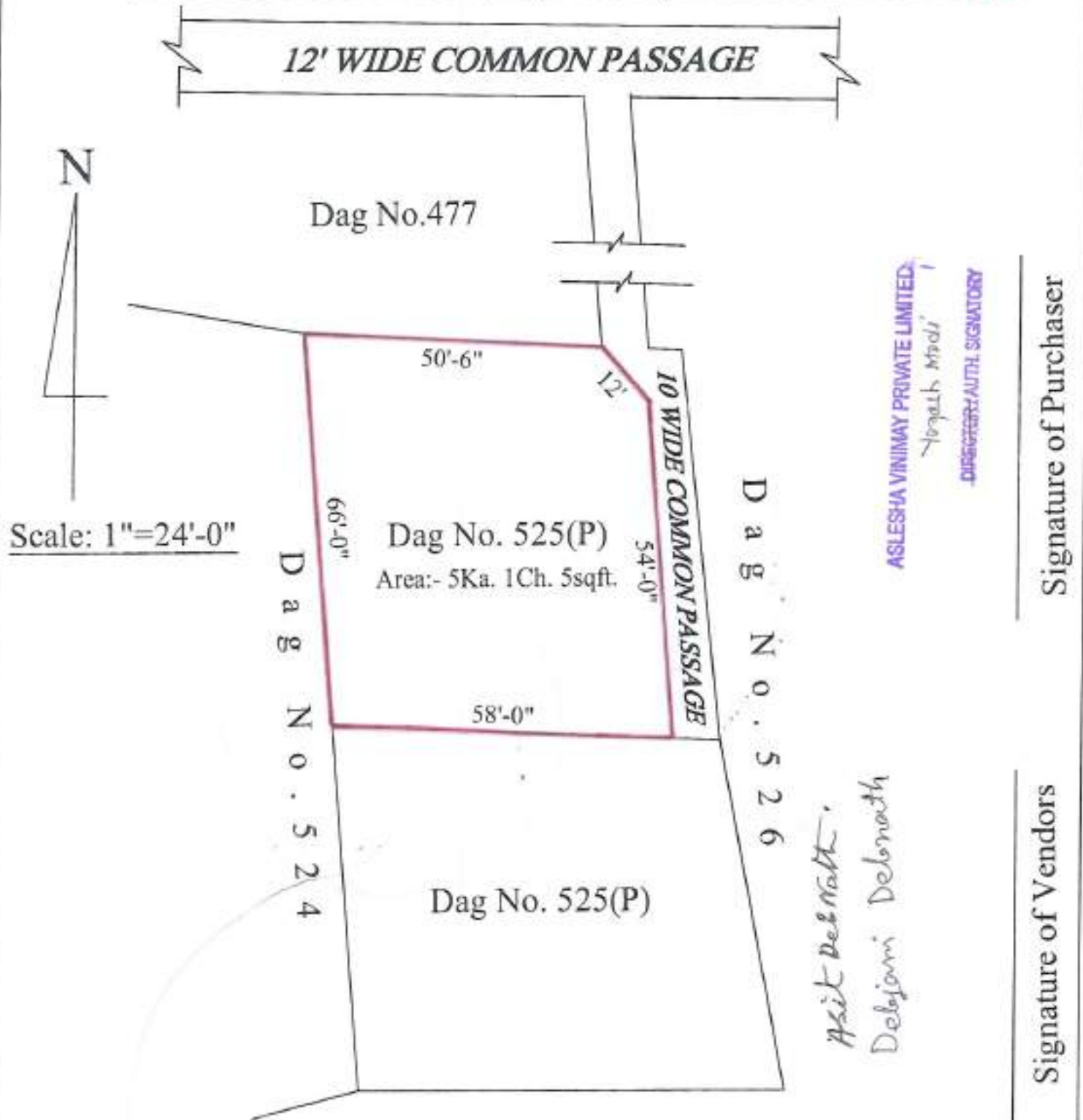
Debjani Debnath

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



SITE PLAN OF R.S. / L.R. DAG NO. 525(P), L.R. KHATIAN NO. 774,
UNDER MOUZA - MANIKPUR, J.L. NO. 77, UNDER RAJPUR
SONARPUR MUNICIPALITY, WARD NO. 23, P.S. SONARPUR,
DISTRICT - SOUTH 24 PARGANAS.



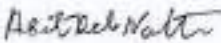
AREA OF LAND:-5Ka - 1Ch - 5sqft. (more or less) SHOWN IN RED BORDER ○








Seller, Buyer and Property Details



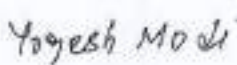
A. Seller & Buyer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>Mr ASIT DEBNATH Son of Mr UPEN CHANDRA DEBNATH VILLAGE-MANIKPUR, NASKARPARA, P.O:- HARINAVI, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700148</p>	 15/03/2016 2:13:18 PM	 LTI 15/03/2016 2:13:29 PM
		 15/03/2016 2:13:52 PM	

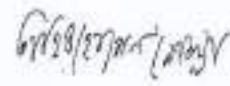
Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mr ASIT DEBNATH Son of Mr UPEN CHANDRA DEBNATH VILLAGE-MANIKPUR, NASKARPARA, P.O:- HARINAVI, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700148 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AIXPD6426E.; Status : Individual; Date of Execution : 15/03/2016; Date of Admission : 15/03/2016; Place of Admission of Execution : Office</p>	 15/03/2016 2:13:18 PM	 LTI 15/03/2016 2:13:29 PM
		 15/03/2016 2:13:52 PM	

Seller Details

SL No.	Name, Address, Photo, Finger print and Signature		
2	<p>Mrs DEBJANI DEBNATH Wife of Mr ASIT DEBNATH VILLAGE-MANIKPUR, NASKARPARA, P.O:- HARINAVI, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700148 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BLJPD3678L.; Status : Individual; Date of Execution : 15/03/2016; Date of Admission : 15/03/2016; Place of Admission of Execution : Office</p>	 <p align="center">15/03/2016 2:14:52 PM</p>	 <p align="center">LTI 15/03/2016 2:15:02 PM</p>
		<p align="center"><i>Debjani Debnath</i></p> <p align="center">15/03/2016 2:15:24 PM</p>	

Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	ASLESHA VINIMAY PRIVATE LIMITED 6A, ELGIN ROAD, P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAMCA5912E.; Status : Organization; Represented by representative as given below:-		
1(1)	Mr YOGESH MODI 6A, ELGIN ROAD, P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India.; Status : Representative; Date of Execution : 15/03/2016; Date of Admission : 15/03/2016; Place of Admission of Execution : Office	 15/03/2016 2:14:14 PM	 LTI 15/03/2016 2:14:19 PM
		 15/03/2016 2:14:37 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr TAHIR HOSSAIN MOLLA Son of Mr LATE ALAUDIN MOLLA VILLAGE- MANIKPUR, P.O:- HARINAVI, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700148 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,	Mr ASIT DEBNATH, Mrs DEBJANI DEBNATH, Mr YOGESH MODI	 15/03/2016 2:16:06 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Manikpur	LR Plot No:- 525 , LR Khatian No:- 774	5 Katha 1 Chatak 5 Sq Ft	28,00,000/-	28,00,000/-	Proposed Use: Bastu, ROR: Danga, Width of Approach Road: 12 Ft.,

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area In(%)
L1	Mr ASIT DEBNATH	ASLESHA VINIMAY PRIVATE LIMITED	4.18229	50
	Mrs DEBJANI DEBNATH	ASLESHA VINIMAY PRIVATE LIMITED	4.18229	50

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	KANCHAN BASAK
Address	6A, ELGIN ROAD,Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700020
Applicant's Status	Advocate

Office of the A.D.S.R. SONARPUR, District: South 24-Parganas

Endorsement For Deed Number : I - 160801516 / 2016

Query No/Year	16080000360686/2016	Serial no/Year	1608001745 / 2016
Deed No/Year	I - 160801516 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr ASIT DEBNATH	Presented At	Office
Date of Execution	15-03-2016	Date of Presentation	15-03-2016

Remarks

On 15/03/2016

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 14:07 hrs on : 15/03/2016, at the Office of the A.D.S.R. SONARPUR by Mr ASIT DEBNATH , 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 28,00,000/-

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

Execution is admitted on 15/03/2016 by

Mr ASIT DEBNATH, Son of Mr UPEN CHANDRA DEBNATH, VILLAGE-MANIKPUR, NASKARPARA, P.O: HARINAVI, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700148, By caste Hindu, By Profession Business

Identified by Mr TAHIR HOSSAIN MOLLA, Son of Mr LATE ALAUDIN MOLLA, VILLAGE- MANIKPUR, P.O: HARINAVI, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700148, By caste Muslim, By Profession Business

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

Execution is admitted on 15/03/2016 by

Mrs DEBJANI DEBNATH, Wife of Mr ASIT DEBNATH, VILLAGE-MANIKPUR, NASKARPARA, P.O: HARINAVI, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700148, By caste Hindu, By Profession House wife

Identified by Mr TAHIR HOSSAIN MOLLA, Son of Mr LATE ALAUDIN MOLLA, VILLAGE- MANIKPUR, P.O: HARINAVI, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700148, By caste Muslim, By Profession Business

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

Execution is admitted on 15/03/2016 by

Mr YOGESH MODI Mr YOGESH MODI, Son of Mr GIRDHAR GOPAL MODI, 6A, ELGIN ROAD, P.O: BHAWANIPORE, Thana: Bhawanipore. . South 24-Parganas. WEST BENGAL. India. PIN - 700020. By caste

Hindu, By profession Service

Indetified by Mr TAHIR HOSSAIN MOLLA, Son of Mr LATE ALAUDIN MOLLA, VILLAGE- MANIKPUR, P.O: HARINAVI, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700148, By caste Muslim, By Profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,789/- (A(1) = Rs 30,789/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 30,789/-

Description of Draft

1. Rs 30,789/- is paid, by the Draft(8554) No: 500333000442, Date: 14/03/2016, Bank: STATE BANK OF INDIA (SBI), LA MARTINIÈRE.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,68,000/- and Stamp Duty paid by Draft Rs 1,68,000/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 2850, Purchased on 01/10/2015, Vendor named Subhankar Das.

Description of Draft

1. Rs 1,68,000/- is paid, by the Draft(8554) No: 500332000442, Date: 14/03/2016, Bank: STATE BANK OF INDIA (SBI), LA MARTINIÈRE.



(Prasanta Mukhopadhyay)

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

Registered in Book - I

Volume number 1608-2016, Page from 37424 to 37456

being No 160801516 for the year 2016.



Digitally signed by PRASANTA
MUKHOPADHYAY
Date: 2016.03.29 12:30:23 +05:30
Reason: Digital Signing of Deed.

(Prasanta Mukhopadhyay) 29/03/2016 12:30:21
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)



Government of West Bengal
Office of the A.D.S.R. SONARPUR, District: South 24-Parganas
W.B. FORM NO. 1504

Query No / Year	16080000360686/2016	Serial No/Year	1608001745/2016
Transaction id	0000507031	Date of Receipt	15/03/2016 2 19PM
Deed No / Year	I - 160801516 / 2016		
Presentant Name	Mr ASIT DEBNATH		
Seller	Mr ASIT DEBNATH, Mrs DEBJANI DEBNATH		
Buyer	ASLESHA VINIMAY PRIVATE LIMITED		
Transaction	[0101] Sale, Sale Document		
Additional Transaction			
Total Setforth Value	Rs. 28,00,000/-	Market Value	Rs. 28,00,000/-
Stamp Duty Paid	Rs. 1,68,100/-	Stamp Duty Articles	23
Registration Fees Paid	Rs. 30,789/-	Fees Articles	A(1)
Standard User Charge	235/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp

Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	Subhankar Das	2850	01/10/2015	100/-

By Draft

Draft Type	Bank Name	Branch Name	Draft Number	Draft Date	Amount in Rs.
Draft(8554)	STATE BANK OF INDIA (SBI)	LA MARTINIERE	5003320004 42	14/03/2016	1 68,000/-

Registration Fees Paid (Break up as below)

By Draft

Draft Type	Bank Name	Branch Name	Draft Number	Draft Date	Amount in Rs.
Draft(8554)	STATE BANK OF INDIA (SBI)	LA MARTINIERE	5003330004 42	14/03/2016	30 789/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs
Standard User Charge	235/-

*Total Amount Received by Cash Rs. 235/-

(Prasanta Mukhopadhyay)

ADDITIONAL DISTRICT
SUB REGISTRAR

OFFICE OF THE A.D.S.R.
SONARPUR

South 24 Parganas, West
Bengal

