

151/17

151/2017



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

X 704864

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৯. ০১. ১৭.
Q.No. 0-22860/17.
MV=176es:
Additional Registrar of Assurances-IV, Kolkata



Certified that the Document is admitted to Registration. The Signature Sheet and the enforcement stamp attached to this document are the part of this Document.

Al
Additional Registrar of Assurances-IV, Kolkata

- 9 JAN 2017

THIS INDENTURE made this the 9th day of January, 2017
 BETWEEN **MOFIJ ALI MONDAL** alias Md. Mofij Ali Mondal alias Md. Mofij Ali Mandal, son of Late Hadak Ali Mondal, by faith- Muslim, by

Md. Mofij Ali Mondal
৯ জানুয়ারি ২০১৭
১০২২৭১০২
১০২২৭১০২

16 DEC 2016

73612

No. Date: 16 DEC 2016

Sold to:

Address:

Rs. 100/-

ANJUSHREE BANERJEE
L.S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001



16 DEC 2016



Al

ADDITIONAL REGISTRAR
 OF SURNAMESSY, KOLKATA
 - 9 JAN 2017

Sirajuddin Shah
 Asrarab Ali Shah
 Gopal Puri Gargdenderg
 24 PGS (N)
 Okhla

Nationality- Indian, presently residing at Raigachi, paschim para, P.O. & P.S.- Rajarhat, Kolkata- 700 135, District- North 24 Parganas, hereinafter referred to and called as the "**VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND REGAL VINIMAY PRIVATE LIMITED**, the Company, (I.T. PAN- AADCR6364C), registered under the Companies Act 1956, having its registered office at VIP Enclave, Block- A, Flat No.104, VIP Road, P.O.- Raghunathpur, Kolkata- 700 059, represented by its Authorised Signatory (Mr.) Yogesh Kumar Pareek, (I.T. PAN- AOSPP7630K), son of Sri Banwarilal Pareek, residing at 73B/1, Dr. G.S. Bose Road, Tiljala, Kolkata- 700 039, hereinafter jointly and/or collectively referred to as the "**PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART** :

WHEREAS:

- A. One (1) **ABDUL CHATTAR MIDDYA**, (2) **ABDUL KHATIB MIDDYA**, and (3) **ABDUL AAHAD MIDDYA**, were the recorded equal owner of **ALL THAT** piece and parcel of land measuring about 6 [Six] Decimals, more or less, comprised in R.S. Dag No. 918 appertaining to R.S. Khatian No. 494, lying and situated at Mouza- RAIGACHI, J.L. No. 12, under Police Station- Rajarhat, District- North 24- Parganas, free from all encumbrances;
- B. In the span of time, said **ABDUL AAHAD MIDDYA**, died intestate leaving behind him, his only wife (1) **Ajida Bibi**, and Five son

namely (2) Abdul Wahab Middya, (3) Abdul Mannan Middya, (4) Abdul Hannan Middya, (5) Abdul Jabbar Middya, (6) Abdul Chamad Middya, and two daughters, namely (7) Aashiya Bibi, and (8) Aayasha Bibi, as his only legal heirs and successors towards the estates left by the deceased Abdul Aahad Middya, including his 1/3rd share in the land comprised in Mouza- Raigachi, R.S. Dag No. 918, as aforesaid;

- C. In the span of time, said ABDUL CHATTAR MIDDYA, also died intestate leaving behind him, his only wife (1) Amena Bibi, and six son namely (2) Abdul Gaffar Middya, (3) Abdul Hamid Middya, (4) Abdul Mozid Middya, (5) Abdul Aziz Middya, (6) Abdul Wazed Middya, (7) Abdul Barik Middya and three daughters, namely (8) Rabia Bibi, (9) Jamila Bibi alias Jamila Khatun and (10) Rahima Bibi, as his only legal heirs and successors towards the estates left by the deceased Abdul Aahad Middya, including his 1/3rd share in the land comprised in Mouza- Raigachi, R.S. Dag No. 918, as aforesaid;
- D. While the legal heirs of said ABDUL CHATTAR MIDDYA, were enjoying the estates left by the deceased Abdul Chattar Middya, including his 1/3rd share in the land comprised in Mouza- Raigachi, R.S. Dag No. 918, as aforesaid, Abdul Barik Middya, one among the legal heirs of Abdul Chattar Middya, also died leaving behind his only wife (1) Khodeja Bibi, and three son namely (2) Arif Middya, (3) Sarif Middya, (4) Amir Ali Middya, and two daughters, namely (5) Ajmira Khatun, and (6) Tajmira Khatun, as his only legal heirs and successors towards the estates left by the deceased Abdul Aahad Middya, including his undivided share in the 1/3rd share in the land comprised in Mouza- Raigachi, R.S. Dag No. 918, as aforesaid;

- E. Thus, by virtue of a Sale Deed dated 28th Day of August, 1996 said (1) Amena Bibi, (2) Abdul Gaffar Middya, (3) Abdul Hamid Middya, (4) Abdul Mozid Middya, (5) Abdul Aziz Middya, (6) Abdul Wazed Middya, (7) Rabia Bibi, (8) Jamila Bibi alias Jamila Khatun, (9) Rahima Bibi, (10) Khodeja Bibi, (11) Arif Middya, (12) Sarif Middya, (13) Amir Ali Middya, (14) Ajmira Khatun, and (15) Tajmira Khatun, sold, transferred and conveyed, alongwith other properties **ALL THAT** piece or parcel of land measuring 2 (Two) Decimal, more or less, being 1/3rd share in the land comprised in R.S. Dag No. 918, lying and situated at Mouza- RAIGACHI, J.L. No. 12, recorded in R.S. Khatian Nos. 494, under Police Station- Rajarhat, District- North 24 Parganas, unto and in favour of **ABDUL WAHAB MIDDYA**, duly registered at the office of the District Registrar, Barasat, recorded in Book- I, Volume No. 127, Pages from 177 to 186A, Being No. 6929 for the year 1996, absolutely and forever;
- F. By virtue of a Sale Deed dated 22nd Day of September, 2005 said (1) Ajida Bibi, (2) Abdul Wahab Middya, (3) Abdul Mannan Middya, (4) Abdul Hannan Middya, (5) Abdul Jabbar Middya, (6) Abdul Chamad Middya, (7) Aashiya Bibi, and (8) Aayasha Bibi, sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 1 (One) Cottah, equivalent to 1.65289 (One point six five two eight nine) Decimal, more or less, lying and situated at Mouza- RAIGACHI, J.L. No. 12, comprised in R.S. Dag No. 918, recorded in R.S. Khatian Nos. 494, corresponding to L.R. Khatian No. 247, Kri- 182. 469, 1548, 805, 992, 362, and 64 under Police Station- Rajarhat, District- North 24 Parganas, hereinafter called as "**the SAID PROPERTY**", more fully described in the **SCHEDULE**, hereunder written, unto and in favour of **MOFIZ ALI MONDAL**, the

Vendor herein, duly registered at the office of the Additional Sub-Registry Office at Bidhan Nagar (Salt Lake City), recorded in Book- I, Volume No. 129, Pages from 31 to 44, Being No. 2080 for the year 2006, absolutely and forever;

- G. After the purchase and acquisition of the Said Property, said MOFIZ ALI MONDAL recorded the same in his name in Record Of Rights vide L.R. khatian No. 2361. Be it noted that, a portion of the Said Property could not be recorded in the name of the said MOFIZ ALI MONDAL and is lying in L.R. Khatian No. 551 in the name of Jamila Khatun, daughter of Abdul Chattar Middy;

AND WHEREAS in connection with the sale of the Said Property, the Vendor has made the following representations and assurances which have been fully relied upon and believed to be true and correct by the Purchaser in good faith:

- (i) That the Vendor is the sole and absolute owner of the Said Property having clear good marketable title thereto, free from all encumbrances, mortgages, charges liens, lispendens, annuity, debutters, wakf, devseva, trusts, benami transactions, attachments, bargadar, bhagchasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities, whatsoever or howsoever and in "khas" vacant peaceful possession thereof;
- (ii) That there shall be no difficulty in mutation of the name of the Purchaser as owners in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the Said Property upon its purchase by the Purchaser;

- (iii) That save and except the Vendor no other person has any right title or interest in the Said Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of or relating to the Said Property or any part or share thereof in any manner whatsoever;
- (iv) That no notice or claim has been received by the Vendor which would affect the ownership, user, enjoyment and transfer of the Vendor in respect of the Said Property;
- (v) That there is no action, suit, appeal or litigation in respect of the Said Property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore;
- (vi) That save those relating to sale of the Said Property to the Purchaser hereto, the Vendor has not dealt with or encumbered the Said Property in any manner nor entered upon any agreement or contract in respect thereof.
- (vii) That the consideration being paid by the Purchaser represents the current market value and available price for sale of the Said Property.

AND WHEREAS the Vendor, due to paucity of funds and inability to administer and maintain the Said Property, has agreed to sale and the Purchaser herein has agreed to purchase the Said Property **TOGETHER WITH** all the rights and properties appurtenant thereto, at and for a Total Consideration of Rs.17,00,000/- (Rupees Seventeen Lac) only.

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of agreements and in consolidated consideration of sum of Rs.17,00,000/- (Rupees Seventeen Lac) only, duly paid by the Purchaser to the Vendor, at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written, admits and acknowledges and of and from the payment of the same or every part thereof forever acquit releases and discharges the Purchaser as also every portion of the demised plot of land free from the same) the Vendor do hereby grant, sell, convey, transfer, assign, and assure unto the Purchaser **ALL THAT** piece or parcel of land measuring 1 (One) Cottah, equivalent to 1.65289 (One point six five two eight nine) Decimal, more or less, lying and situated at Mouza- RAIGACHI, J.L. No. 12, comprised in R.S. Dag No. 918, recorded in R.S. Khatian Nos. 494, corresponding to L.R. Khatian No. 2361 and 551, under Police Station- Rajarhat, District- North 24 Parganas **TOGETHER WITH** all the rights and properties appurtenant thereto, morefully and particularly described in the Schedule, hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions reminder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended

so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the Said Property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the Said Property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

2. **THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER:**

- (I) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or his predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- (II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the Said Property hereby granted, conveyed,

transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and

- (III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the Said Property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the Said Property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and

to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and

- (VI) THAT the Said Property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VIII) THAT the Vendor has not yet received any notice of requisition or acquisition of the property described in the schedule below and the Said Property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the Said Property and all other rights of easements at law and in equity; and
- (X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispensense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and

- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the Said Property, described in the Schedule below unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute Owners thereof and all rights, title, interest over the Said Property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;
- (XII) THAT the Vendor doth hereby declares that the Said Property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the Said Property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser' name in the Record Of Rights as well as in the records of local authority;

THE SCHEDULE

(the Said Property)

ALL THAT piece or parcel of land measuring 1 (One) Cottah, equivalent to 1.65289 (One point six five two eight nine) Decimal, more or less, lying and situated at Mouza- RAIGACHI, J.L. No. 12, comprised in R.S. Dag No. 918, recorded in R.S. Khatian Nos. 494, corresponding to L.R. Khatian No. 2361 and 551, under Police Station- Rajarhat, District- North 24 Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and butted and bounded as follows:

ON THE NORTH : By land under R.S./ L.R. Dag No. 919 (Part);
 ON THE SOUTH : By land under R.S./ L.R. Dag No. 918 (Part);
 ON THE EAST : By land under R.S./ L.R. Dag No. 918/1534;
 ON THE WEST : By land under R.S./ L.R. Dag No. 917;

IN WITNESS WHEREOF the **VENDOR** has set and subscribed his hands
 on the day month and year, first above written.

SIGNED, SEALED & DELIVERED

By the **VENDOR** at Kolkata
 in the presence of:

Sirajuddin Shah

Gopal Pur Jagadamba
 24 Pgs (N)

md sauman
 Raagani
 Rajshree

Drafted under instructions
 of the Vendor herein.

Vaun Garg
 Advocate
 High Court, Calcutta
 F/1023/2008.

RECEIPT

RECEIVED a sum of Rs.17,00,000/- (Rupees Seventeen Lac) only, from the within named Purchaser, as full and final payment against sale of the Said Premises, according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
1,00,000/-	04.01.2017	672022	Indian Overseas Bank, Baguiati Branch	Md. Mofij Ali Mondal
16,00,000/-	09.01.2017	672023	Indian Overseas Bank, Baguiati Branch	Md. Mofij Ali Mondal
17,00,000/-	Rupees Seventeen Lac only.			

Witnesses:

Sirajuddin Shah























Md. Mofij Ali Mondal

[Handwritten signature]

SIGNATURE OF THE VENDOR



FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	<i>MO Mabiz Ali Mander</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	<i>Yogesh Pande</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

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

GRN: 19-201617-003891919-1

GRN Date: 07/01/2017 16:21:44

BRN : CKB3358254

Payment Mode

Online Payment

Bank : State Bank of India

BRN Date: 07/01/2017 16:22:48

DEPOSITOR'S DETAILS

Id No. : 19040000022860/1/2017

[Query No./Query Year]

Name : regal vinimay private limited

Contact No. :

Mobile No. : +91 9836475200

E-mail :

Address : vip enclave private limited

Applicant Name : Mr MOFIJ ALI MONJ DAL

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	19040000022860/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	18787
2	19040000022860/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	84920
Total				103707

In Words : Rupees One Lakh Three Thousand Seven Hundred Seven only



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/174055
পরিচয় পত্র



Elector's Name : SHAH SIRAJUDDIN

নির্বাচকের নাম : শাহ সিরাজউদ্দিন

Father/Mother/
Husband's Name : ASRAF

পিতা/মাতা/স্বামীর নাম : আসরাফ

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 30

১১.১১.৯৫-এ বয়স : ৩০

Sirajuddin Shah

Address PART NO : 59

RAJARHAT GOPALPUR

NORTH 24 - PARGANAS

ঠিকানা

পার্ট নং : ৫৯

রাজারহাট গোপালপুর

উত্তর ২৪ - পর্গানা


Facsimile Signature

Electoral Registration Officer

নির্বাচক নিবন্ধন অফিসার কারিক

For 091-RAJARHAT(S.C) Assembly Constituency

০৯১-রাজারহাট (স.স.) বিধানসভা নির্বাচন ক্ষেত্র

Place : BARASAT

স্থান : বারাসাত

Date : 29/03/95

তারিখ : ২৯/০৩/৯৫

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

योगेश कुमार पारीक
BANWARI LAL PAREEK

07/07/1973

Permanent Account Number
AOSPP7630K

Yogesh Pareek
Signature



CERTIFIED TO BE TRUE COPY
Yogesh Pareek



ভারত সরকার
Unique Identification Authority of India
Government of India

অধিকাংশের অধিষ্টি / Enrollment No. : 1040/19577/02988

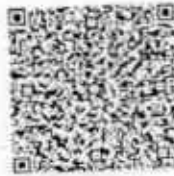
To
Yogesh Kumar Pareek
 যোগেশ কুমার পারীক
 736/1
 DR G. S BOSE ROAD
 TILJALA
 Tiljala S O
 Tiljala, Kolkata
 West Bengal - 700039

03/01/2013



KL191237801DF

19123780



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7341 1182 9326

আধার - সাধারণ মানুষের অধিকার



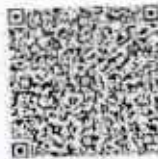
ভারত সরকার
 GOVERNMENT OF INDIA



যোগেশ কুমার পারীক
Yogesh Kumar Pareek
 নাম: যোগেশ পারীক
 Father: BANWARI PAREEK

৯৫৬৬৬৬ Year of Birth: 1973
 সঙ্গ: Male

7341 1182 9326



আধার - সাধারণ মানুষের অধিকার

Yogesh Pareek

Major Information of the Deed



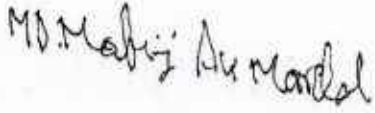
Deed No :	I-1904-00161/2017	Date of Registration	09/01/2017
Query No / Year	1904-0000022860/2017	Office where deed is registered	
Query Date	06/01/2017 4:58:16 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	MOFIJ ALI MONJDAL RAIGACHI PASCHIMPARA, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9836475200, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 17,00,000/-	Rs. 17,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 85,020/- (Article:23)	Rs. 18,787/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Raigachhi

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-918	LR-2361	Bastu	Shali	1.65289 Dec	17,00,000/-	17,00,000/-	Property is on Road
Grand Total :					1.6529Dec	17,00,000 /-	17,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Mofij Ali Mondal Son of Late Hadak Ali Mondal Executed by: Self, Date of Execution: 09/01/2017 , Admitted by: Self, Date of Admission: 09/01/2017 ,Place : Office	 <small>09/01/2017</small>	 <small>LTI 09/01/2017</small>	 <small>09/01/2017</small>
Paschimpara, Raigachi, P.O:- Raigachi, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Form 60/61 supplied, Status :Individual				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Regal Vinimay Private Limited VIP ENCLAVE, BLOCK-A, FLAT NO. 104, VIP ROAD, P.O:- BAGUIATI, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AACDR6364C, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Yogesh Kumar Pareek Son of Mr Banwarilal Pareek 73B/1, DR. G. S. BOSE LANE, TILJALA, P.O:- TILJALA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AOSPP7630K, Status : Representative, Representative of : Regal Vinimay Private Limited

Identifier Details :

Name & address	
Mr SHAH SIRAJUDDIN Son of Mr MD ASRAF GOPALPUR, JAGARDANGA, P.O:- RGOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136, Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, , Identifier Of Mr Mofij Ali Mondal	09/01/2017
<i>Sirajuddin Shah</i>	

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Raigachhi

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 918(Corresponding RS Plot No:- 918), LR Khatian No:- 2361	Owner:মফিজ আলি মন্ডল, Gurdian:হাদেক আলি, Address:নিজ, Classification:শালি, Area:0.01000000 Acre,

Endorsement For Deed Number : I - 190400161 / 2017

On 09-01-2017

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.

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

Presented for registration at 11:13 hrs on 09-01-2017, at the Office of the A.R.A. - IV KOLKATA by Mr Mofij Ali Mondal ,Executant.

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 17,00,000/-

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

Execution is admitted on 09/01/2017 by Mr Mofij Ali Mondal, Son of Late Hadak Ali Mondal, Paschimpara, Raigachi, P.O: Raigachi, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

Identified by Mr SHAH SIRAJUDDIN, . . Son of Mr MD ASRAF, GOPALPUR, JAGARDANGA, P.O: RGOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Muslim, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,787/- (A(1) = Rs 18,689/- ,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 18,787/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/01/2017 4:22PM with Govt. Ref. No: 192016170038919191 on 07-01-2017, Amount Rs: 18,787/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKB3358254 on 07-01-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 85,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 84,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 73612, Amount: Rs.100/-, Date of Purchase: 16/12/2016, Vendor name: A BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/01/2017 4:22PM with Govt. Ref. No: 192016170038919191 on 07-01-2017, Amount Rs: 84,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKB3358254 on 07-01-2017, 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 11692 to 11722

being No 190400161 for the year 2017.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2017.01.14 15:03:14 +05:30
Reason: Digital Signing of Deed.

Al

(Asit Kumar Joarder) 14-01-2017 15:03:14
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
Before the First Class Judicial Magistrate

I, MOFIJ ALI MONDAL, son of Hadek Ali Mondal, do solemnly affirm and declare as follows:

That I am a citizen of India.

That I am residing at Raigachi, Paschimpara, Kolkata - 700135.

That my date of Birth is 7th June, 1970.

That, MOFIJ ALI MONDAL, son of Hadek Ali Mondal, Md. MOFIJ ALI MANDAL son of Hadek Ali Mondal, and Md. MOFIJ ALI MONDAL, son of Hadek Ali Mondal, all are one and the same person.

That I am signing as MOFIJ ALI MANDAL son of Hadek Ali Mondal, and for all purposes I shall be liable for any or all claims if arises in future.

That the above statement is true and correct to best of my knowledge.

Siraj ud Din Shah

Identified by me

Advocate

MD. Mubij Ali Mondal
Deponent

Affidavit.....No. 667
Solemnly affirm to before on this.....10/1
day of.....Jan.....2017.....by the declaration
as proper identification of the sweator

Judicial Magistrate
1st Class, Alipor

