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D- 04492/16



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
26.4.16
2-0/537328

V 904470

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.



THIS INDENTURE made this the 26th day of April, 2016
BETWEEN MD. SAFIAR RAHAMAN alias Md. Safiyar Rahaman, (PAN: AEUPR7180Q), son of Lutfar Rahaman, by faith Muslim, by Occupation

3295

ANISH BISWAS
Advocate,
High Court, Calcutta

NAME.....
ADD.....
Rs. 100/-
- 7 APR 2016
SURANJAN MUKHERJEE Licensed Stamp Vendor C. C. Court 2 & 3, K. S. Roy Road, Kol-1

- 7 APR 2016

- 7 APR 2016



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

20 APR 2016

অতিরিক্ত জেলা উপ-রজিষ্টার

পাড়াগাঁও -

Business, presently residing at Raigachi, P.O. & P.S. Rajarhat, District North 24 Parganas, PIN 700 135, hereinafter referred to as the "**VENDOR**" (which term or expression shall be unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, trustees, administrators, legal representatives, successors-in-interest and/or assigns) of the **ONE PART AND SHRIJA PROPERTIES PRIVATE LIMITED**, (PAN No. AALCS0126M), a Company, incorporated under the Companies Act, 1956 having its registered office at DC- 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its Authorised Signatory (Mr.) Kailash Agarwal, son of Late Shanti Swarup Agarwal, residing at 397/1/1, Dakhindari Road, Kolkata 700 048, hereinafter 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, trustees, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**:

WHEREAS:

- A. By virtue of Records Of Rights, one **Ennat Ali Molla**, son of Late Jamiraddin Molla, was the sole and absolute Owner of **ALL THAT** piece and parcel of land measuring about 4 (Four) Cottah 6 (Six) Chittacks, more or less, equivalent to 7.232 (Seven point Two Three Two) Decimal, more or less, lying and situated under Mouza RAIGACHI, J.L. No.12, R.S. No.194, contained in R.S./ L.R. Dag No. 929, recorded under L.R. Khatian No. 290, under Police Station Rajarhat, District North 24 Parganas, hereafter called "the **SAID LAND**", free from all encumbrances;
- B. While the said **Ennat Ali Molla** solely seized and possessed of or otherwise well and sufficiently entitled to the Said Property, by a Saf Bikray Kobala dated 25th day of August, 2005, said **Ennat Ali Molla**

(through his Constituted Attorney Sk. Fariduddun, appointed through a Power Of Attorney dated 12th August, 2005, duly registered at ADSR, Bidhan Nagar, Salt Lake City, recorded in Book No. IV, Volume No. 18, Pages 1 to 7, Being No. 00568 for the year 2005), sold, transferred, conveyed, granted, assigned and assured the Said Land, duly butted and bounded, unto and in favour of one (1) **Seikh Sahabuddin**, (2) **Seikh Saifuddin**, and (3) **Tasmina Bibi**, which was duly registered with the Office of the District Sub- Registrar-II, Barasat, North 24-Parganas and recorded into Book No. I, Volume No. 1, Pages 1 to 17, Being No. 05125 for the year 2005, against the valuable consideration mentioned therein and handed over the vacant and peaceful possession of the aforesaid landed property, absolutely and forever;

- C. While the said (1) **Seikh Sahabuddin**, (2) **Seikh Saifuddin**, and (3) **Tasmina Bibi**, solely seized and possessed of or otherwise well and sufficiently entitled to the Said Property, by a Saf Bikray Kobala dated 26th day of March, 2007, said (1) Seikh Sahabuddin, (2) Seikh Saifuddin, and (3) Tasmina Bibi, sold, transferred, conveyed, granted, assigned and assured the Said Land, unto and in favour of one **Sofiar Rahaman**, the Vendor herein, which was duly registered with the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City and recorded into Book No. I, CD Volume No. 1, Pages 18576 to 18588, Being No. 02578 for the year 2007, against the valuable consideration mentioned therein and handed over the vacant and peaceful possession of the aforesaid landed property, absolutely and forever;
- D. The Vendor due to paucity of funds and inability to administer and maintain the Said Land, has offered to sell out of the Said Land **ALL THAT** piece and parcel of land measuring about 2 (Two) Cottah 3 (Three) Chittacks, more or less, equivalent to 3.616 (Three point Six

One Six) Decimal, more or less, lying and situated under Mouza RAIGACHI, J.L. No.12, R.S. No.194, contained in R.S./ L.R. Dag No. 929, recorded under L.R. Khatian No. 290, under Police Station Rajarhat, District North 24 Parganas, hereinafter called "the **SAID PROPERTY**", free from all encumbrances and the Purchaser herein has agreed to purchase the same at and for a Total Consideration of Rs.18,00,000/- (Rupees Eighteen Lac) only, according to prevailing market price in the locality.

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of agreements and in consolidated consideration of the sum of Rs.18,00,000/- (Rupees Eighteen Lac) only, duly paid by the Purchaser to the Vendor only at or before the execution of this instruments (the receipt whereof the Vendor doth hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge, the Purchaser as also every portion of the Said Property, free from the same) the Vendor doth hereby grant, sell, convey, transfer, assign and assure unto the Purchaser **ALL THAT** piece and parcel of land measuring about 2 (Two) Cottah 3 (Three) Chittacks, more or less, equivalent to 3.616 (Three point Six One Six) Decimal, more or less, lying and situated under Mouza RAIGACHI, J.L. No.12, contained in R.S. Dag No. 929, recorded under L.R. Khatian No. 290, under Police Station Rajarhat, District North 24 Parganas, more fully and particularly described in the Schedule hereunder written, more as shown in the plan attached herewith and marked with colour **RED** border 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 remainder 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 DOTH HEREBY COVENANT WITH THE PURCHASER:**

- 1) **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 vendors 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, lispences 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 has 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, lispendense 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 vendors have delivered peaceful and 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 owner 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 declare 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;
- XIV) **THAT** simultaneously with the execution of this deed, the Vendor has handed over all documents of title relating to the Said Property, unto the Purchaser.

THE SCHEDULE

(The Said Property)

ALL THAT piece and parcel of land measuring about 2 (Two) Cottah 3 (Three) Chittacks, equivalent to 3.616 (Three point Six One Six) Decimal, more or less, lying and situated under Mouza RAIGACHI, J.L. No.12, contained in R.S./ L.R. Dag No. 929, recorded under L.R. Khatian No. 290, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station Rajarhat, District North 24 Parganas, **TOGETHER WITH** all sorts of rights, title, interest, privileges and appurtenances whatsoever belonging to or enjoyed or inherited therewith and appurtenant thereto, more as shown in the plan attached herewith and marked with colour **RED** border which shall be treated as part of this indenture and butted and bounded as follows::

- ON THE NORTH** : By part of R.S./L.R. Dag No. 929;
ON THE SOUTH : By part of R.S./L.R. Dag No. 931;
ON THE EAST : By part of R.S./L.R. Dag No. 928;
ON THE WEST : By part of R.S./L.R. Dag No. 930;

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

SIGNED SEALED AND DELIVEREDby the **VENDOR** at Kolkata

in the presence of:

Pal
 10, New Market Office St
 Calcutta

30/09/2019
20/09/2019

md Lanam

VENDOR

RECEIVED from the within named Purchaser
the within mentioned sum towards full and
final Payment of the Total Consideration of
the Said Property.....

Rs.18,00,000/-

(Rupees Eighteen Lac) only

MEMO OF CONSIDERATION

Date	Amount (Rs.)	Cheque No.	Bank/Branch	Issued In favour of
26.04.2016	6,00,000/-	672290	Indian Overseas Bank, Baguiati Br.	Md. Safiar Rahaman
26.04.2016	6,00,000/-	672291	Indian Overseas Bank, Baguiati Br.	Md. Safiar Rahaman
26.04.2016	6,00,000/-	672292	Indian Overseas Bank, Baguiati Br.	Md. Safiar Rahaman
Total:	18,00,000/-	Rupees Eighteen Lac only.		

[Handwritten signature]

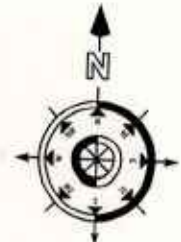
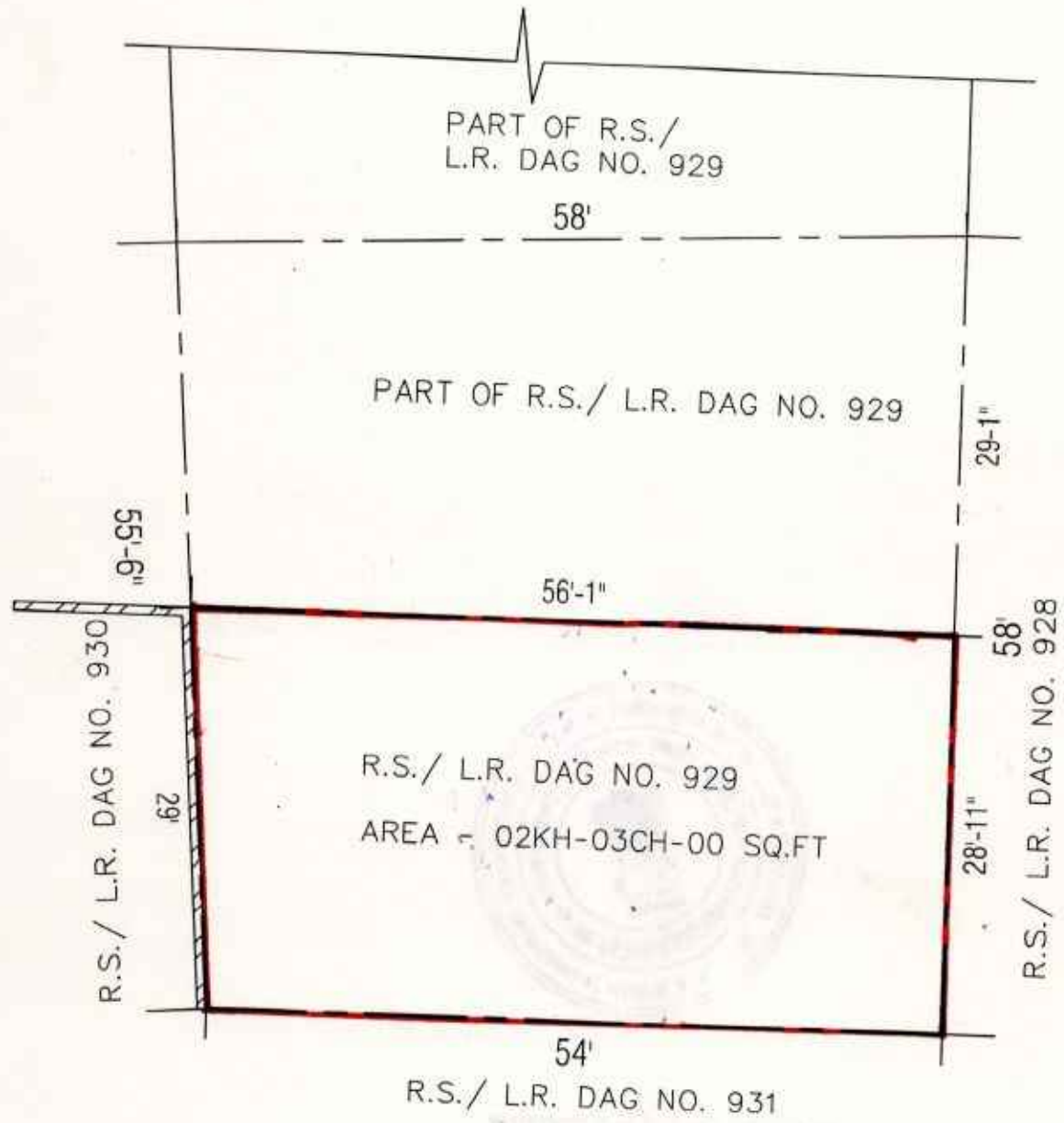
[Handwritten signature]
(Md. Safiar Rahaman)

[Handwritten signature]

[Handwritten text]
Draft by me
I have made
Advocate Secum.
18/3/2011.

SITE PLAN OF PART OF R.S. / L.R. DAG NO. 929, AT MOUZA - RAIGACHI, J.L. NO. - 12, R.S. NO. - 194, L.R. KHATIAN NO. - 290, P.S. - RAJARHAT, DIST. - NORTH 24 PARGANAS.

AREA OF LAND = 02KH-03 CH-00 SQ.FT (MORE/LESS)



SITE PLAN

SIGNATURE OF VENDOR :

md karam

FORM FOR TEN FINGERPRINTS

1							
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb	
	<i>M. Karam</i>						
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	
2							
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb	
	<i>K. K. Sharma</i>						
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	

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

GRN: 19-201617-000218583-1

GRN Date: 23/04/2016 12:05:48

BRN: CK91126052

Payment Mode Online Payment

Bank: State Bank of India

BRN Date: 23/04/2016 12:17:19

DEPOSITOR'S DETAILS

Name : shrija properties pvt ltd
Contact No. :
E-mail :
Address : dc-9/28, shastri bagan, kol-59
Applicant Name : Mr SOFIAR RAHAMAN
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

Id No. : 15230000537328/1/2016
[Query No./Query Year]

Mobile No. : +91 9830043331

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230000537328/1/2016	Mutation/Conversion -Receipt	0029-00-800-028-27	14
2	15230000537328/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	89920
3	15230000537328/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	19803

In Words : Rupees One Lakh Nine Thousand Seven Hundred Thirty Seven only




Total

109737

Seller, Buyer and Property Details


A. Seller & Buyer Details

Presentant Details		
SL No.	Name, Address, Photo, Finger print and Signature of Presentant	
1	<p>SAFIAR RAHAMAN Son of Mr LUTFAR RAHAMAN RAIGACHI, P.O.- RAIGACHI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135</p>	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  26/04/2016 2:21:42 PM </div> <div style="text-align: center;">  LTI 26/04/2016 2:21:49 PM </div> </div> <div style="text-align: center; margin-top: 10px;">  26/04/2016 2:21:59 PM </div>

Seller Details		
SL No.	Name, Address, Photo, Finger print and Signature	
1	<p>SAFIAR RAHAMAN Son of Mr LUTFAR RAHAMAN RAIGACHI, P.O.- RAIGACHI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. AEUPR7180Q.; Status : Individual; Date of Execution : 26/04/2016; Date of Admission : 26/04/2016; Place of Admission of Execution : Office</p>	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  26/04/2016 2:21:42 PM </div> <div style="text-align: center;">  LTI 26/04/2016 2:21:49 PM </div> </div> <div style="text-align: center; margin-top: 10px;">  26/04/2016 2:21:59 PM </div>

Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	SHRIJA PROPERTIES PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, KOLKATA-700059, P.O.- DESBANDHU NAGAR, P.S.- Baguiati, District:- North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AALCS0126M., Status : Organization, Represented by not executed as given below:-		
1(1)	Mr K AGARWAL DC-9/28, SHASTRI BAGAN, KOLKATA-700059, P.O.- DESBANDHU NAGAR, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ADAPA5352Q., Status : Representative; Date of Execution : ; Date of Admission : ; Place of Admission of Execution :	Photo	Finger Print
		Signature	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	MOHIUDDIN Son of Late MALI RAIGACHHI, P.O.- RAJARHAT, P.S.- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,	SAFIAR RAHAMAN, Mr K AGARWAL	 26/04/2016 2:23:41 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
L1	District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Raigachhi	LR Plot No:- 929 , LR Khatian No:- 290	2 Katha 3 Chatak	18,00,000/-	18,00,000/-	Proposed Use: Bastu, ROR: Shall, Property is on Road

D. Applicant Details

Details of the applicant who has submitted the requisition form	

27/04/2016 Query No:-15230000537328 / 2016 Deed No :I - 152304492 / 2016, Document is digitally signed.

Details of the applicant who has submitted the requisition form

Applicant's Name	SOFIAR RAHAMAN
Address	RAIGACHI, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135
Applicant's Status	Advocate

Office of the A.D.S.R. RAJARHAT, District: North 24-Parganas

Endorsement For Deed Number : I - 152304492 / 2016

Query No/Year	15230000537328/2016	Serial no/Year	1523004655 / 2016
Deed No/Year	I - 152304492 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	SAFIAR RAHAMAN	Presented At	Office
Date of Execution	26-04-2016	Date of Presentation	26-04-2016

Remarks

On 26/04/2016

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 19,803/- (A(1) = Rs 19,789/- .E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 19,803/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 19,803/- is paid, by online on 23/04/2016 12:17PM with Govt. Ref. No. 192016170002185831 on 23-04-2016, Bank: State Bank of India (SBIN0000001), Ref. No. CK91126052 on 23/04/2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 90,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 89,920/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 89,920/- is paid, by online on 23/04/2016 12:17PM with Govt. Ref. No. 192016170002185831 on 23-04-2016, Bank: State Bank of India (SBIN0000001), Ref. No. CK91126052 on 23/04/2016, Head of Account 0030-02-103-003-02

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

Presented for registration at 14:11 hrs on : 26/04/2016, at the Office of the A.D.S.R. RAJARHAT by SAFIAR RAHAMAN ,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 18,00,000/-

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

Execution is admitted on 26/04/2016 by

SAFIAR RAHAMAN, Son of Mr LUTFAR RAHAMAN, RAIGACHI, P.O: RAIGACHI, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business

27/04/2016 Query No:-15230000537328 / 2016 Deed No :I - 152304492 / 2016, Document is digitally signed

Identified by MOHIUDDIN , Son of Late M ALI, RAIGACHHI, P.O: RAJARHAT, Thana: Rajarhat, , North 24-
Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 90,020/- and Stamp Duty paid by Stamp Rs
100/-, by online = Rs 89,920/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 3295, Purchased on 07/04/2016, Vendor named S
Mukherjee.



(Debasish Dhar)

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 1523-2016, Page from 142637 to 142658
being No 152304492 for the year 2016.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2016.04.27 14:42:12 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 27-04-2016 14:42:11
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)