

7510/16

8071/2016



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

24.8.16

24.8.16
24-1185822/16

MV = 24.5 lacs

Additional Registrar of
Assurances-IV, Kolkata



W 340195

Certified that the Document is admitted to
Registration. The Signature Sheet and the
endorsement sheet and the document
are the part of this Document.

Additional Registrar
of Assurance-IV, Kolkata

24 AUG 2016

THIS INDENTURE made this the 24th day of August, 2016

BETWEEN (1) **SAHIDA BIBI**, PAN No. CDDPB4636D, wife of Late Jan
Mohammad, (2) **NAZRUL HOQUE MONDAL**, alias **Sl. Najrul Islam**, PAN-

26 JUL 2016

Sl. No. 1808 Date.....

Name.....

Add.....

AMT. 100/-

Vorun Garg

Adv.

High Court - Calcutta

SOUMITRA CHANDA

Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



Salaudin Tarafder
Son of Alaudin Tarafder
Atghara, Faltala
KOL-136

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
24 AUG 2016

AEQPI6272N, (3) **RAFIKUL ISLAM**, (4) **RASIDUL ISLAM**, PAN No. **AFIPI1967H**, all son of Late Jan Mohammad, all residing at Chotopol, Village- Raigachi, Post Office & Police Station- Rajarhat, District- North 24-Parganas, PIN 700 135 and (5) **RUBIAN BIBI**, PAN No. **CLOPB5272Q**, wife of Alauddin, daughter of Late Jan Mohammad, residing at Village- Atghora, Post Office- R- Gopalpur & Police Station- Baguiati, District- North 24-Parganas, PIN 700 136, hereinafter referred to and collectively called as the "**VENDORS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND EXCEL SALES PRIVATE LIMITED**, PAN **AABCE7515N**, a Company, incorporated under the Companies Act, 1956 having its registered office at VIP Enclave, Block-A, Flat-104, VIP Road, Raghunathpur, Kolkata 700 059 represented by its Authorised Signatory **(Mr.) Bikram Kumar Jha**, PAN No. **AFSPJ4367C**, son of Sri Chandi Charan Jha, residing at 379/1, B.C. Chatterjee Street, Belgharia, Kolkata- 700 056, 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, (1) **LAL BABU MIDDA**, and (2) **SHYAM BABU MIDDA**, both son of Late Nuruddin Midda were well seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of plot of land admeasuring an area of total 38 (Thirty Eight) Decimal, more or less, lying and situated at Mouza RAIGACHI, J.L. No. 12, comprised in R.S. Dag No. 919, under R.S. Khatian No. 93, Police Station Rajarhat, District of North 24-Parganas, free from all encumbrances ;

- B. Out of the aforesaid plot of land, said **SHYAM BABU MIDDA**, being owner of the 50% share, i.e. 19 (Nineteen) Decimal of land out of the aforesaid plot of land, by virtue of a Sale Deed dated 31.01.1987 sold, transferred and conveyed, out of the aforesaid 19 Decimal of land **ALL THAT** piece or parcel of land measuring 3 (Three) Cottah, more or less, equivalent to 5 (Five) Decimal, lying and situated at Mouza RAIGACHI, J.L. No. 12, comprised in R.S./L.R. Dag No. 919, recorded in R.S. Khatian No. 93, within the limit of Rajarhat Bishnupur No.1 Gram Panchayat, Police Station- Rajarhat, District- North 24 Parganas, unto and in favour of one **SRIMATI RINA SEN**, duly registered at the office of the Additional District Sub-Registry at Bidhan Nagar (Salt Lake City), recorded in Book-I, Volume No. 07, Pages 267 to 274, Being No.329 for the year 1987, absolutely and forever ;
- C. By virtue of a Sale Deed dated 31.01.1987 said **SHYAM BABU MIDDA** also sold, transferred and conveyed, out of the aforesaid 19 Decimal of land **ALL THAT** piece or parcel of land measuring 3 (Three) Cottah, more or less, equivalent to 5 (Five) Decimal, lying and situated at Mouza RAIGACHI, J.L. No. 12, comprised in R.S./L.R. Dag No. 919, recorded in R.S. Khatian No. 93, within the limit of Rajarhat Bishnupur No.1 Gram Panchayat, Police Station- Rajarhat, District- North 24 Parganas, unto and in favour of one **SRI BIMAL SARAN SEN**, duly registered at the office of the Additional District Sub-Registry at Bidhan Nagar (Salt Lake City), recorded in Book-I, Volume No. 07, Pages 275 to 282, Being No.330 for the year 1987, absolutely and forever ;
- D. After the aforesaid purchases, by virtue of a Sale Deed dated 22.03.2004 said (1) **SRIMATI RINA SEN** and (2) **SRI BIMAL SARAN SEN**, sold, transferred and conveyed, duly demarcated **ALL THAT** piece or parcel of land measuring 6 (Six) Cottah, more or less, equivalent to 10 (Ten) Decimal, lying and situated at Mouza RAIGACHI, J.L. No. 12, comprised in R.S./L.R. Dag No. 919, recorded in R.S. Khatian No. 93, within the

limit of Rajarhat Bishnupur No.1 Gram Panchayat, Police Station Rajarhat, District North 24 Parganas, unto and in favour of **JAN MAHAMMAD**, duly registered at the office of the Additional District Sub-Registrar at Bidhan Nagar (Salt Lake City), recorded in Book-I, Volume No. 168, Pages 98 to 113, Being No. 02873 for the year 2004, absolutely and forever ;

- E. After the aforesaid purchase and acquisition of the aforesaid plot of land, said **JAN MAHAMMAD**, duly recorded his name as **Sk. Jan Mahammad** in Record Of Rights vide L.R. Khatian No. 2029 and was enjoying the same free from all encumbrances ;
- F. On dated 14.06.2014, said **JAN MAHAMMAD** died leaving behind him his only wife (1) **SAHIDA BIBI**, his three son, namely (2) **NAZRUL HOQUE MONDAL**, alias **Sk. Najrul Islam**, (3) **RAFIKUL ISLAM**, and (4) **RASIDUL ISLAM**, and his only daughter (5) **RUBIAN BIBI**, as his only legal heirs towards the estates left by him, including the aforesaid property ;
- G. Thus, the Vendors herein are the sole and absolute owner of **ALL THAT** piece or parcel of land measuring 6 (Six) Cottah, more or less, equivalent to 10 (Ten) Decimal, lying and situated at Mouza RAIGACHI, J.L. No. 12, comprised in R.S./L.R. Dag No. 919, recorded in R.S. Khatian No. 93, corresponding to L.R. Khatian No. 2029, within the limit of Rajarhat Bishnupur No.1 Gram Panchayat, Police Station- Rajarhat, District North 24 Parganas, free from all encumbrances ;
- H. The Vendors due to paucity of funds and inability to administer and maintain the aforesaid plot of land, has offered to sell the undivided 50% share in the aforesaid plot of land, i.e. **ALL THAT** piece or parcel of land measuring 5 (Five) Decimals, more or less, lying and situated at Mouza RAIGACHI, J.L. No. 12, comprised in R.S./L.R. Dag No. 919, recorded in R.S. Khatian No. 93, corresponding to the L.R. Khatian No. 2029, within

the limit of Rajarhat Bishnupur No.1 Gram Panchayat, Police Station Rajarhat, District North 24 Parganas, hereinafter called the **SAID PROPERTY**, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto and the Purchaser herein has agreed to purchase the same at and for a Total Consideration of Rs.24,50,000/- (Rupees Twenty Four Lac And Fifty Thousand) only according to prevailing market price in the locality and the same has been found fair and reasonable, the Vendors has agreed to sell and transfer the Said Property to the Purchaser.

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of agreements and in consolidated consideration of the sum of Rs.24,50,000/- (Rupees Twenty Four Lac And Fifty Thousand) only, duly paid by the Purchaser to the Vendors only at or before the execution of this instruments (the receipt whereof the Vendors 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 demised plot of land free from the same) the Vendors doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** piece or parcel of land measuring 5 (Five) Decimals, more or less, lying and situated at Mouza RAIGACHI, J.L. No. 12, comprised in R.S./L.R. Dag No. 919, recorded in R.S. Khatian No. 93, corresponding to the L.R. Khatian No. 2029, within the limit of Rajarhat Bishnupur No.1 Gram Panchayat, Police Station Rajarhat, District North 24 Parganas, more fully and particularly described in the Schedule hereunder written and delineated on the map or plan annexed hereto and bordered **RED** thereon 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 Vendors 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 Vendors or any other person or persons from the Vendors 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 VENDORS DOETH HEREBY COVENANT WITH THE PURCHASER:**

- 1) **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendors or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendors 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 Vendors 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 Vendors 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 Vendors 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 Vendors 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 Vendors nor any such notice has been published;
- VIII) **THAT** the Vendors 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 Vendors 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 Vendors 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 Vendors has 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 Vendors do 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 Vendors shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser's 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 5 (Five) Decimals, more or less, (an undivided portion of 10 decimal plot of land), recorded as SALI land, lying and situated at Mouza RAIGACHI, J.L. No. 12, comprised in R.S./L.R. Dag No. 919, recorded in R.S. Khatian No. 93, corresponding to the L.R. Khatian No. 2029 (Share- 0.2632), within the limit of Rajarhat Bishnupur No.1 Gram Panchayat, Police Station Rajarhat, District North 24 Parganas **TOGETHER WITH** all sort of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and delineated on the map or plan annexed hereto and bordered **RED** thereon.

Total 10 (Ten) decimal land, as aforesaid, is butted and bounded as follows:

- ON THE NORTH** : By land in R.S. Dag No. 920 ;
- ON THE SOUTH** : By land in R.S. Dag No. 918 and 918/1534 ;
- ON THE EAST** : By part of land in R.S. Dag No. 919 ;
- ON THE WEST** : By land in R.S. Dag No. 916 ;

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

SIGNED SEALED AND DELIVERED

by the **VENDORS** at Kolkata

In the presence of:

Salauddin Torabji
Atghoria, Fulltala

আব্দুল হক
আব্দুল হক

L. T. / 08
Sahiba Bibi
By the pen of
Salauddin Torabji

কৃষ্ণী রানী বিবি
স্বাক্ষর - ২০০৮
১৫/০৮/০৮

NARUL HARUO MONDOL

Read over and explained by me to the Vendors who have executed the document after fully understanding the purport meaning and contents thereof.

_____ Lawyer _____

Drafted under instructions of the parties hereto! -

Vaun Garg

Advocate

High Court, Calcutta

F11023/2008

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

Rs.24,50,000/-

(Rupees Twenty Four Lac And Fifty Thousand) only.

MEMO OF CONSIDERATION

Date	Amount (Rs.)	Cheque No.	Bank/Branch	Issued In favour of
23.08.2016	3,06,250/-	336507	Indian Overseas Bank, Baguiati Br.	SAHIDA BIBI
23.08.2016	6,12,500/-	336508	Indian Overseas Bank, Baguiati Br.	SK. NAJRUL ISLAM
23.08.2016	6,12,500/-	336509	Indian Overseas Bank, Baguiati Br.	RAFIKUL ISLAM
23.08.2016	6,12,500/-	336510	Indian Overseas Bank, Baguiati Br.	RASIDUL ISLAM
23.08.2016	3,06,250/-	336511	Indian Overseas Bank, Baguiati Br.	RUBIAN BIBI
Total:	24,50,000/-			Rupees Twenty Four Lac and Fifty Thousand only.

Witnesses:

Saleuddin Tarafdar

আব্দুল্লাহ তরফদার



L.T.1 of Sahida B
By the pen of Saleuddin Tarafdar

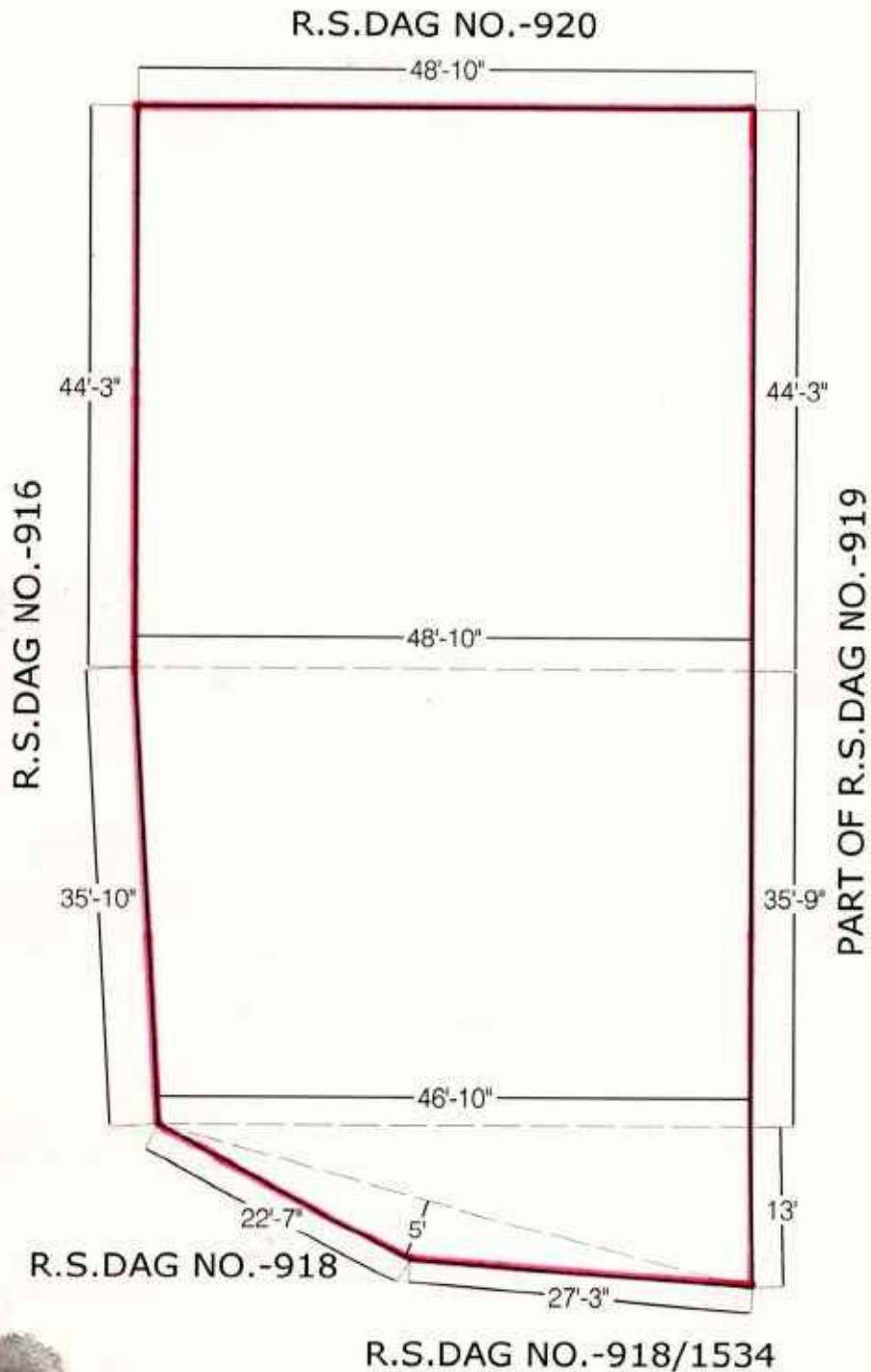
সহিদা ইসলাম
NAJRUL ISLAM

VENDORS

বাহাদুর-ইসলাম
কবি হান তিহি

SITE PLAN OF LAND AT R.S./L.R. DAG NO. - 919, J.L. NO. - 12,
R.S.KHATIAN NO. - 93, L.R.KHATIAN NO. - 2029, MOUZA -
RAIGACHI, P.S. - RAJARHAT, DIST. - NORTH 24 PARGANAS.

AREA OF LAND : 10(TEN) DECIMAL, (MORE OR LESS)






























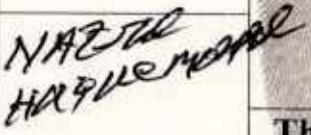







SITE PLAN
NOT TO SCALE







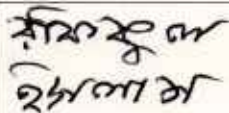











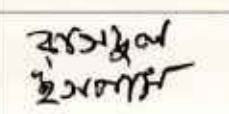











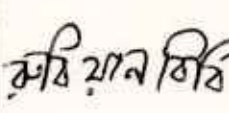





L.T. 1 of Sahida B1B;
By The pen of Salovee Dina Tarafdar

নামস্বত্ব মালিক
মুদ্রিত
স্বাক্ষরিত হইয়াছে
কর্তৃক - স্বাক্ষরিত
কর্তৃক হইয়াছে

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	<i>ATI of Sahida Bibi</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
	<i>by the pen of Salauddin Tori Flory</i>					
3						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	
2						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	
3						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	

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

GRN: 19-201617-002021802-1 Payment Mode Online Payment
GRN Date: 23/08/2016 17:44:23 Bank : State Bank of India
BRN : CKA2995029 BRN Date: 23/08/2016 17:59:15

DEPOSITOR'S DETAILS

Id No. : 19040001185822/1/2016

[Query No./Query Year]

Name : EXCEL SALES PRIVATE LIMITED
Contact No. : Mobile No. : +91 9836475200
E-mail :
Address : VIP ENCLAVE, FLAT 104, RAGHUNATHPUR, KOL-59
Applicant Name : Mr SAHIDA BIBI
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	19040001185822/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	27037 ✓
2	19040001185822/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	122420 ✓

Total

149457

In Words : Rupees -One Lakh Forty Nine Thousand Four Hundred Fifty Seven only

Major Information of the Deed



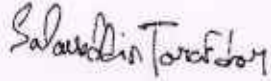
Deed No :	I-1904-08071/2016	Date of Registration	8/24/2016 12:51:03 PM
Query No / Year	1904-0001185822/2016	Office where deed is registered	
Query Date	22/08/2016 7:33:00 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SAHIDA BIBI CHOTOPOL, RAIGACHI, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 9836475200, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 24,50,000/-	Rs. 24,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,22,520/- (Article:23)	Rs. 27,037/- (Article:A(1), E, M(a), M(b), I)		
Remarks			



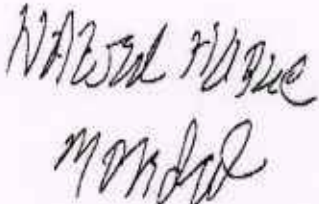


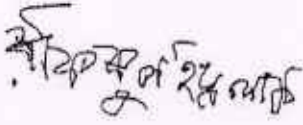


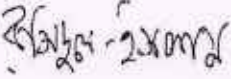


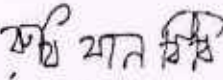
Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-919	LR-93	Bastu	Shali	5 Dec	24,50,000/-	24,50,000/-	
Grand Total :					5Dec	24,50,000 /-	24,50,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mrs SAHIDA BIBI Daugther of Late JAN MOHAMMAD Executed by: Self, Date of Execution: 24/08/2016 , Admitted by: Self, Date of Admission: 24/08/2016 ,Place : Office	 24/08/2016	 LTI 24/08/2016	 24/08/2016
CHOTOPOL, RAIGACHI, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. CDDPB4636D, Status :Individual				

2	Name	Photo	Fingerprint	Signature
	Mr NAZRUL HOQUE MONDAL, (Alias: Sk. NAJRUL ISLAM) Son of Late JAN MOHAMMAD Executed by: Self, Date of Execution: 24/08/2016 , Admitted by: Self, Date of Admission: 24/08/2016 ,Place : Office			
	24/08/2016	LTI 24/08/2016	24/08/2016	
CHOTOPOL, RAIGACHI, 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, PAN No. AEQPI6272N, Status :Individual				
3	Name	Photo	Fingerprint	Signature
	RAFIKUL ISLAM Son of Late JAN MOHAMMAD Executed by: Self, Date of Execution: 24/08/2016 , Admitted by: Self, Date of Admission: 24/08/2016 ,Place : Office			
	24/08/2016	LTI 24/08/2016	24/08/2016	
CHOTOPOL, RAIGACHI, P.O:- REAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Form 60/61 supplied, Status :Individual				
4	Name	Photo	Fingerprint	Signature
	RASIDUL ISLAM Son of Late JAN MOHAMMAD Executed by: Self, Date of Execution: 24/08/2016 , Admitted by: Self, Date of Admission: 24/08/2016 ,Place : Office			
	24/08/2016	LTI 24/08/2016	24/08/2016	
CHOTOPOL, RAIGACHI, 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, PAN No. AFIFI1967H, Status :Individual				
5	Name	Photo	Fingerprint	Signature
	RUBIAN BIBI Daughter of Mr JAN MOHAMMAD Executed by: Self, Date of Execution: 24/08/2016 , Admitted by: Self, Date of Admission: 24/08/2016 ,Place : Office			
	24/08/2016	LTI 24/08/2016	24/08/2016	
ATGHARA, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No. CLOPB5272Q, Status :Individual				

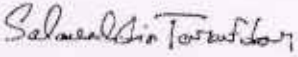
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	EXCEL SALES PRIVATE LIMITED VIP ENCLAVE, BLOCK-A, FLAT 104, RAGHUNATHPUR, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AABCE7515N, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr BIKRAM KUMAR JHA Son of Mr CAHNDI CHARAN JHA 379/1, B C CHATTERJEE STREET, P.O:- BELGHARIA, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : EXCEL SALES PRIVATE LIMITED

Identifier Details :

Name & address	
SALLAUDDIN TARAFDAR Son of ALLUDDIN TARAFDAR ATGHARA, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700136, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mrs SAHIDA BIBI, Mr NAZRUL HOQUE MONDAL, RAFIKUL ISLAM, RASIDUL ISLAM, RUBIAN BIBI, Mr BIKRAM KUMAR JHA	
	24/08/2016

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SAHIDA BIBI	EXCEL SALES PRIVATE LIMITED-1 Dec
2	Mr NAZRUL HOQUE MONDAL	EXCEL SALES PRIVATE LIMITED-1 Dec
3	RAFIKUL ISLAM	EXCEL SALES PRIVATE LIMITED-1 Dec
4	RASIDUL ISLAM	EXCEL SALES PRIVATE LIMITED-1 Dec
5	RUBIAN BIBI	EXCEL SALES PRIVATE LIMITED-1 Dec

Endorsement For Deed Number : I - 190408071 / 2016

On 24-08-2016

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 12:44 hrs on 24-08-2016, at the Office of the A.R.A. - IV KOLKATA by Mr NAZRUL HOQUE MONDAL Alias Sk. NAJRUL ISLAM, 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 24,50,000/-

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

Execution is admitted on 24/08/2016 by 1. Mrs SAHIDA BIBI, Daughter of Late JAN MOHAMMAD, CHOTOPOL, RAIGACHI, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 2. Mr NAZRUL HOQUE MONDAL, Alias Sk. NAJRUL ISLAM, Son of Late JAN MOHAMMAD, CHOTOPOL, RAIGACHI, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 3. RAFIKUL ISLAM, Son of Late JAN MOHAMMAD, CHOTOPOL, RAIGACHI, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 4. RASIDUL ISLAM, Son of Late JAN MOHAMMAD, CHOTOPOL, RAIGACHI, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 5. RUBIAN BIBI, Daughter of Mr JAN MOHAMMAD, ATGHARA, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife

Indetified by SALLAUDDIN TARAFDAR, Son of ALLUDDIN TARAFDAR , ATGHARA, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, By caste Hindu, By Profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 27,037/- (A(1) = Rs 26,939/- ,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 27,037/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/08/2016 5:59PM with Govt. Ref. No: 192016170020218021 on 23-08-2016, Amount Rs: 27,037/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA2995029 on 23-08-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,22,520/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,22,420/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1808, Amount: Rs.100/-, Date of Purchase: 26/07/2016, Vendor name: S Chanda
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/08/2016 5:59PM with Govt. Ref. No: 192016170020218021 on 23-08-2016, Amount Rs: 1,22,420/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA2995029 on 23-08-2016, 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 1904-2016, Page from 301331 to 301353
being No 190408071 for the year 2016.



Al

Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.08.29 18:08:05 +05:30
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 29-08-2016 18:08:04
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)