KM 152

Deed No. 5977/17

2

6270/12

205977/2017

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

13AB 371595

Commission 4/53/
Land after Purchase
Residential 5-45pm
31/7/17

Certified that the document is admitted to registration. The Signature sheet and the endorement sheets attached with this document are the part of this document.

Additl. District Sub-Registrar
Baruipur, South 24 Parganas

11 AUG 2017

CONVEYANCE

1. **Date:** 31st July, 2017

2. **Place:** Kolkata

3. **Parties:**

আবুল কালাম মন্ডল
ওরফে আবুল কালাম মন্ডল

আবুল কালাম মন্ডল
ওরফে — মন্ডল আবুল কালাম মন্ডল

36772

SAHA & RAY
Advocates
3A/1, 3rd Floor, Hastings Chambers
7C, Kiran Shankar Roy Road
Kolkata - 700001

NAME.....
ADD.....
Rs.....
30 JUN 2017
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

আবুল হোসেন সরদার
পিতা- সরদার আবুল কালাম

V-C T IN 2464

আবুল কালাম সরদার
পিতা- সরদার আবুল কালাম

30 JUN 2017
30 JUN 2017

BROWSE MERCHANTS PRIVATE LIMITED
Subhangshu Nath Saha
Authorized Signatory

V-C T IN 2471

Office of the Addl. Dist. Sub-Registrar, Baruipur
South 24 Parganas

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

31 JUL 2017

Jayanta Kumar Mondal
Son of Krishno pada Mondal
Vill- Baruli P.O- Gobindapur
P.S- Sonar pur Cal-145

3.1 **Abul Kalam Mondal** *alias* **Mondal Abul Kalam**, son of Late Golam Bari Mondal *alias* Golambari, by faith Muslim, occupation Cultivation, nationality Indian, residing at Village Hariharpur, Mallickpore, Post Office Mallickpore, Kolkata-700145, Police Station Baruipur, District South 24 Parganas [**PAN DFPPM9878M**]

(**Vendor**, includes successors-in-interest)

And

3.2 **Browse Merchants Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at Ground Floor, 91A/1, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street, District Kolkata [**PAN AAECB6460G**], represented by its authorized signatory, **Subhrangshu Nath Sarkar**, son of Late Bhupatish Nath Sarkar, by faith Hindu, by occupation Service, nationality Indian of 99A, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street [**PAN AXIPS2119K**] (**Purchaser**, includes successors-in-interest).

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** Land classified as *peyara bagan* (orchard) measuring 10.2857 (ten point two eight five seven) decimal [equivalent to 6.2338 (six point two three three eight) *cottah*], more or less, out of 72 (seventy two) decimal, being a portion of R.S./L.R. *Dag* No. 44 (forty four), recorded in L.R. *Khatian* No. 343 (three hundred and forty three), *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet* (**HGP**), Sub-Registration District Baruipur, District South 24 Parganas (**Said Property**), more fully described in the **Schedule** below and the said *Dag* No. 44 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

5. Background, Representations, Warranties and Covenants

5.1 **Representations and Warranties Regarding Title:** The Vendor has made the following representations and given the following warranties to the Purchaser regarding title:

5.1.1 **Ownership of Mother Property:** Golam Bari Mondal *alias* Golambari was the sole and absolute owner of land measuring 72 (seventy two) decimal, being the entirety of of R.S./L.R. *Dag* No. 44, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Golam's Property**), free from all encumbrances.

5.1.2 **Mutation:** Golam Bari Mondal *alias* Golambari got his name mutated in the records of the Block Land and Land Reforms Officer, Baruipur, South 24 Parganas, in respect of the entirety of Golam's Property under L.R. *Khatian* No. 343.

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5.1.3 **Demise of Golam Bari Mondal** *alias* **Golambari:** On 12th April, 2008, Golam Bari Mondal *alias* Golambari, a Muslim governed by the *Sunni* school of Mohamadan Law, died *intestate* living behind him surviving, his wife, Atarjan Bibi, his 2 (two) sons, namely, (**1**) Abul Kalam Mondal *alias* Mondal Abul Kalam (the Vendor herein) and (**2**) Anowar Hossain Mondal *alias* Mondal Anowar, his 3 (three) daughters, namely, (**1**) Rohida Bibi *alias* Rohida, (**2**) Rasida Bibi *alias* Rasida Khan *alias* Khan Rasida and (**3**) Mamuda Chitrakar *alias* Mamuda Bibi, as his only legal heirs and heiresses, who jointly and in diverse share, inherited the right, title and interest of Late Golam Bari Mondal *alias* Golambari in the Mother Property, free from all encumbrances. It is clarified herein that one Rahima Bibi daughter of Late Golam Bari Mondal *alias* Golambari, predeceased him on 6th March, 1992. Therefore no share in the Mother Property has been devolved upon her as per the Mohamadan Law, which is illustrated in the *Farayeznama* dated 3rd July, 2013

5.1.4 **Demise of Atarjan Bibi:** On 10th September, 2013, Atarjan Bibi, a Muslim governed by the *Sunni* school of Mohamadan Law, died *intestate* living behind her surviving, her 2 (two) sons, namely, (**1**) Abul Kalam Mondal *alias* Mondal Abul Kalam (the Vendor herein) and (**2**) Anowar Hossain Mondal *alias* Mondal Anowar, her 3 (three) daughters, namely (**1**) Rohida Bibi *alias* Rohida, (**2**) Rasida Bibi *alias* Rasida Khan *alias* Khan Rasid and (**3**) Mamuda Chitrakar *alias* Mamuda Bibi, as her only legal heirs and heiresses, who jointly and in diverse share, inherited the right, title and interest of Late Atarjan Bibi in the Mother Property, free from all encumbrances. The Said Property is a part and portion of the Mother Property and is also the subject matter of sale of this conveyance.

5.1.5 **Absolute Ownership of Vendor:** In the abovementioned circumstances, Abul Kalam Mondal *alias* Mondal Abul Kalam, the Vendor herein became the sole and absolute owner of land measuring 20.5714 (twenty point five seven one four) decimal, comprised in Golam's Property, free from all encumbrances (**Mother Property**). The Said Property is a part and portion of the Mother Property and is also the subject matter of the Conveyance.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the *Panchayet* Authority or Government or any Statutory Body.

5.2.2 **No Excess Land:** The Vendor does not holds any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.

5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.

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ওরফে আবুল কালাম মন্ডল

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South 24 Parganas

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Baruipur, South 24 Parganas

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5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.

5.2.6 **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.

5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutter*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendor shall sell the Said Property to the Purchaser free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and **together with** *khas*, vacant, peaceful and physical possession and the Purchaser will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).

6.2 **Surrender of Rights by Pushpadant Infrastructure Limited:** Pushpadant Infrastructure Limited, having its registered office at Room No. 205, 2nd Floor, 10A, Hospital Street, Police Station Bowbazar, Kolkata-700072 [**PAN AAFCP1441G**] has been claiming possessory right over the Said Property but by virtue of commercial negotiation and amicable settlement, Pushpadant Infrastructure Limited surrenders/releases such claims in favour of the Purchaser.

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sell, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *peyara bagan* (orchard) measuring 10.2857 (ten point two eight five seven) decimal [equivalent to 6.2338 (six point two three three eight) *cottah*], more or less, out of 72 (seventy two) decimal, being a portion of R.S./L.R. *Dag* No. 44 (forty four), recorded in L.R. *Khatian* No. 343 (three hundred and forty three), *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District

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Baruipur, District South 24 Parganas and the said *Dag* No. 44 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.36,00,000/- (Rupees thirty six lac) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby as well as by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutter*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Vendor.

8.2.2 **Transfer of Property Act:** All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.

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8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding anything contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and everyone of the aforesaid rights.

8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (**1**) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (**a**) consents to the same and (**b**) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (**2**) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property from agricultural to non-agricultural/housing for construction of a housing complex and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (**a**) consents to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining agricultural and (**b**) appoint the Purchaser as the constituted attorney of the Vendor and empowers 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 Vendor undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof from agricultural to non-agricultural/housing and in this regard shall sign all documents and papers as required by the Purchaser.

8.7 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or the Purchaser's successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

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Schedule
(Said Property)

Land classified as *peyara bagan* (orchard) measuring 10.2857 (ten point two eight five seven) decimal [equivalent to 6.2338 (six point two three three eight) *cottah*], more or less, out of 72 (seventy two) decimal, being a portion of R.S./L.R. *Dag* No. 44 (forty four), recorded in L.R. *Khatian* No. 343 (three hundred and forty three), *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and the said *Dag* No. 44 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	:	By R.S./L.R. *Dag* No. 31
On the East	:	By R.S./L.R. *Dag* No. 45
On the South	:	By R.S./L.R. *Dag* No. 56
On the West	:	By R.S./L.R. *Dag* Nos. 32, 33, 41, 42 and 43

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property.

The details of the Said Property are tabulated below:

Mouza	**L.R. *Dag* No.**	**L.R. *Khatian* No.**	**Nature of Land**	**Total Area of *Dag* (in Decimal)**	**Total Area Sold (in Decimal)**	**Name of Recorded Owner**
Harihar pur	44	343	*Peyara Bagan*	72	10.2857	Golam Bari Mondal *alias* Golambari

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9. Execution and Delivery

9.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

আবুল কালাম মন্ডল
মন্ডল - আবুল কালাম

(**Abul Kalam Mondal** *alias* **Mondal Abul Kalam**)
(**Vendor**)

Read over and explained the contents of this document in vernacular by me personally to the Vendor, who, after understanding the meaning and purport hereof have put his/her L.T.I./signature in my presence.

Binoy Chitrakar

BROWSE MERCHANTS PRIVATE LIMITED
Subhrajyoti Nath Sukul
Authorized Signatory ~~Director~~
(**Purchaser**)

Drafted by

Duttasoam Bhattacharyya

Duttasoam Bhattacharyya
F/1114/773/2012
Advocate, High Court, Calcutta

Witnesses:

Signature: Binoy Chitrakar
Name: BINOY CHITRAKAR
Father's Name: Mohan Chitrakar
Address: Vill - Harihar pur
P.O. Mallick Pur, P.S. Baruipur
Kol - 145

Signature: Sasuk Mondal
Name: Sasuk Mondal
Father's Name: Abul Kalam Mondal
Address: Vill - Harihar pur, P.O - Mallick pur
P.S. - Baruipur, Dist - 24 PGS (S)
Kol - 145.

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Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.36,00,000/-** (**Rupees thirty six lac**) towards full and final payment of the Total Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Pay Order No. 504507	24.07.2017	ICICI Bank	36,00,000/-
		Total	**36,00,000/-**

(**Abul Kalam Mondal** *alias* **Mondal Abul Kalam**)
(**Vendor**)

Witnesses:

Signature Binoy Chitrakar
Name: BINOY CHITRAKAR

Signature Sasuk Mondal
Name: Sasuk Mondal

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Baruipur, South 24 Parganas

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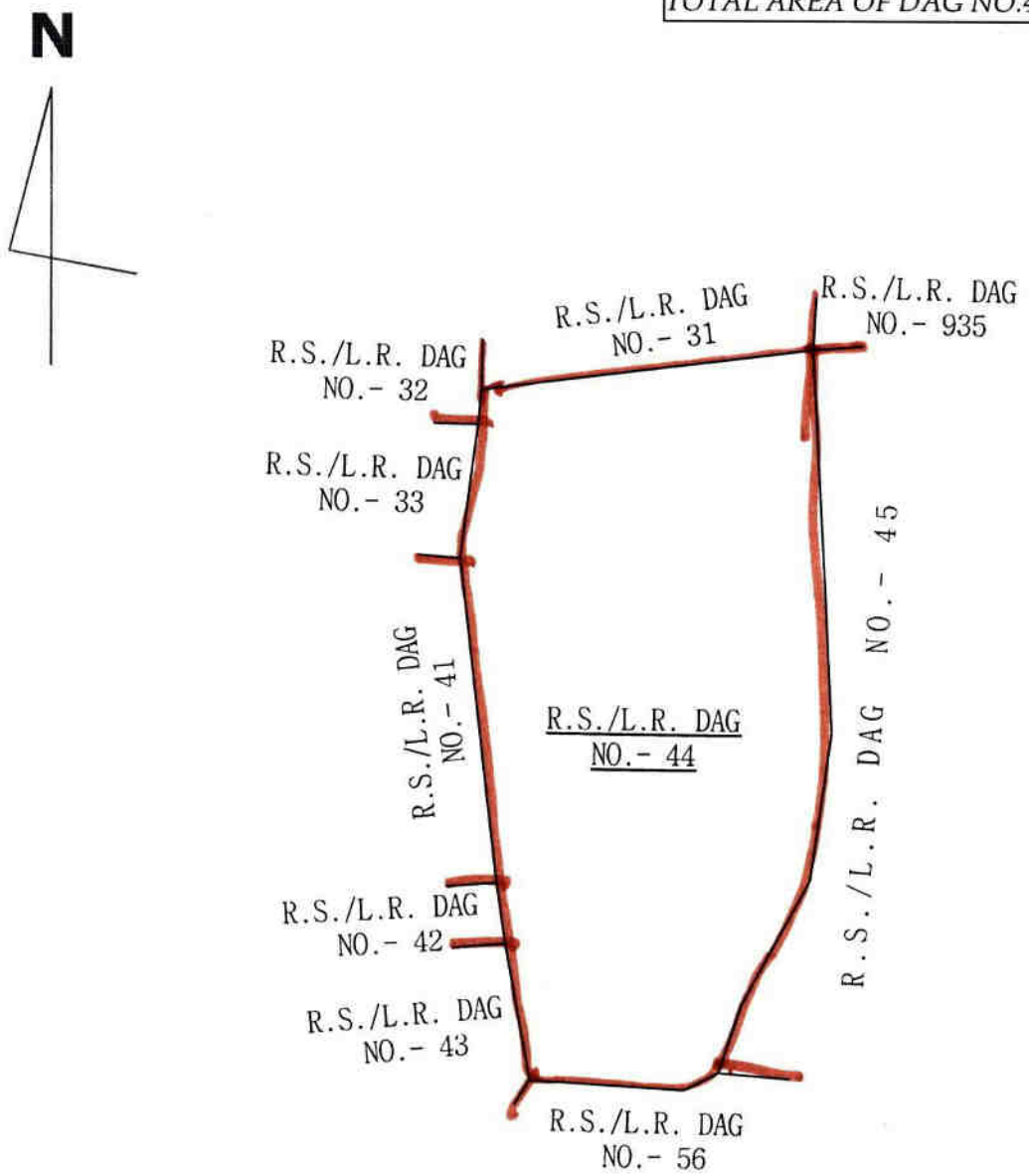
SITE PLAN OF R.S./L.R. DAG NO.- 44 L.R. KHATIAN NO.- 343, MOUZA - HARIHARPUR, J.L. NO.- 11, P.S.-BARUIPUR, UNDER HARIHARPUR GRAM PANCHAYET DIST.- SOUTH 24 PARGANAS.

TOTAL AREA OF DAG NO.44 - 72 DECIMAL



আবুল কাশেম মন্ডল
ও বুবেন - মন্ডল আবুল কাশেম

BROWSE MERCHANTS PRIVATE LIMITED

NAME & SIGNATURE OF THE VENDOR/S. :

Subhasyhu Nath Sukla
Authorized Signatory ~~Director~~

LEGEND : 10.2857 DECIMAL UNDIVIDED SHARE OF PEYARA BAGAN LAND OUT OF 72 DECIMAL OF R.S/L.R. DAG NO.- 44.

SHOWN THUS : ☐

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Baruipur, South 24 Parganas

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SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 Subhrajyoti Nath Sukar	Little	Ring	Middle	Fore	Thumb
		Thumb	Fore	Middle (Right	Ring Hand)	Little
	 আবুল কালাম সরদার	Little	Ring	Middle (Left	Fore Hand)	Thumb
		Thumb	Fore	Middle (Right	Ring Hand)	Little
		Little	Ring	Middle (Left	Fore Hand)	Thumb
		Thumb	Fore	Middle (Right	Ring Hand)	Little

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

31 JUL 2017

ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

WB / 18 / 104 / 144663

IDENTITY CARD

পরিচয় পত্র

Elector's Name নির্বাচকের নাম	Mondal Abul Kalam মন্ডল আবুল কালাম
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Golambari গোলামবারী
Sex লিঙ্গ	M পুং
Age as on 1.1.1995 ১.১.১৯৯৫-এ বয়স	27 ২৭

Address

H'pur Kayasthapara,Hariharpur-11,
Baruipur,S.24-Pgs.

ঠিকানা

হঃপুর কায়স্থপাড়া,হরিহরপুর-১১,
বারুইপুর,দঃ ২৪ পঃ।

Facsimile Signature
Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For 104 - BARUIPUR
Assembly Constituency

১০৪ - বারুইপুর
বিধানসভা নির্বাচন ক্ষেত্র

Place	ALIPORE
স্থান	আলিপুর
Date	07.09.95
তারিখ	০৭.০৯.৯৫

the Addl. Dist. Sub-Registrar, Baruipur

Addl. District Sub-Registrar
Baruipur, South 24 Parganas
31-07-2017

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ABUL KALAM MONDAL

GOLAM BARI MONDAL

01/01/1967

Permanent Account Number

DFPPM9878M

Signature

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, UTIITSL
प्लाट नं: 3, सेक्टर-11, सीबीडी बेलापुर,
नवी मुंबई-४००६१४

Office of the Addl. Dist. Sub-Registrar, Baruipur
South 24 Parganas

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

31 JUL 2017

ভারত সরকার

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/21055/74315

27/09/2014

To
আবুল কালাম মন্ডল
Abul Kalam Mondal
Hariharpur
Mallickpore
Baruipur South 24 Parganas
West Bengal 700145

183451601

ML834516016FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

2489 3915 8118

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

আবুল কালাম মন্ডল
Abul Kalam Mondal
পিতা : গোলাম বারী মন্ডল
Father : Golam Bari Mondal
জন্মতারিখ / DOB : 01/01/1967
পুরুষ / Male

2489 3915 8118

আধার – সাধারণ মানুষের অধিকার

Government of India

AADHAAR

তথ্য

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

INFORMATION

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

আবুল কালাম মন্ডল

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

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
হরিহরপুর, দক্ষিণ ২৪ পরগনা,
মল্লিকপুর, পশ্চিম বঙ্গ, 700145

Address:
Hariharpur, South 24 Parganas,
Mallickpore, West Bengal, 700145

2489 3915 8118

1947

www

Office of the Addl. Dist. Sub-Registrar, Baruipur
South 24 Parganas

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

31 JUL 2017

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUBHRANGSHU NATH SARKAR

BHUPATISH NATH SARKAR

30/12/1976

Permanent Account Number

AXIPS2119K

Signature

01072010

Subhrangshu Nath Sarkar

CRZ3253325

ঠিকানা:
বি-১,(আংশিক) গৃহ নং- ১ থেকে ২৫৬., কল্যানী, কল্যানী, নদীয়া- 741235

Address:
B-1,(ANGSHIK) HOME NO- 1 TO 256., KALYANI, KALYANI, NADIA- 741235

Date: 27/11/2015

92-কল্যাণী (তপশিলী জাতি) নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral Registration Officer for
92-Kalyani (SC) Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম তোলা ও একই নম্বরের নতুন সচিত্র পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number.

185/0467

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

CRZ3253325

নির্বাচকের নাম	:	শুভ্রাংশু নাথ সরকার
Elector's Name	:	Subhrangshu Nath Sarkar
পিতার নাম	:	ভূপতীশ নাথ সরকার
Father's Name	:	Bhupatis Nath Sarkar
লিঙ্গ/Sex	:	পু/ M
জন্ম তারিখ Date of Birth	:	30/12/1976

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

31 JUL 2017

2

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BARUIPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16110001062725/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Abul Kalam Mondal Alias Mondal Abul Kalam Village Hariharpur, Mallickpore, P.O:- Mallickpore, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Seller			31/07/2017
Sl No.	Name of the Executant	Category		Finger Print	Signature with date
2	Subhrangshu Nath Sarkar 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Representative of Buyer [Browse Merchants Private Limited]			Subhrangshu Nath Sarkar 31/07/17

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Jayanta Kumar Mondal Son of Mr Kalipada Mondal Village Baruli, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Abul Kalam Mondal, Subhrangshu Nath Sarkar	Jayanta Kumar Mondal 31.7.17

(Shakil Kamran Siddiqui)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR

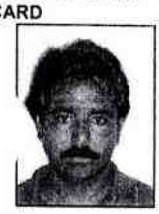
Office of the Addl. Dist. Sub-Registrar, Baruipur
South 24 Parganas

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

31 JUL 2017

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

KCT0676155



নির্বাচকের নাম : জয়ন্ত মন্ডল

Elector's Name : Jayanta Mandal

পিতার নাম : কৃষ্ণ মন্ডল

Father's Name : Krishna Mandal

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ
Date of Birth : XX / XX / 1972

KCT0676155

ঠিকানা:
দক্ষিণ বারুলী,মণ্ডল পাড়া পোঃ-দক্ষিন গোবিন্দপুর
লাঙ্গলবেড়িয়া সোনারপুর দক্ষিন 24 পরগণা 700145

Address:
Dakshin Baruli,Mondal
ParaP.O.-Dakshin Gobindapur
Langalberiya Sonarpur South 24
Parganas 700145

Date: 26/07/2007
110-বিষ্ণুপুর পূর্ব (তপশিলী জাতি) নির্বাচন ক্ষেত্রের
নির্বাচক নিবন্ধন আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
110-Bishnupur East (SC) Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম তোলা ও একই নম্বরের নতুন সচিত্র পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number.

107/1057

Office of the Addl. Dist. Sub-Registrar, Baruipur
বারুইপুর অতিরিক্ত জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগণা
South 24 Parganas

Addl. District Sub-Registrar
Baruipur, South 24 Parganas
11 AUG 2011

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

GRN: 19-201718-004661702-1 Payment Mode Online Payment

GRN Date: 29/07/2017 16:38:53 Bank : State Bank of India

BRN : CKD1572143 BRN Date: 29/07/2017 16:39:27

05977

DEPOSITOR'S DETAILS

Id No. : 16110001062725/1/2017
[Query No./Query Year]

Name : DUTTASOAM BHATTACHARYYA

Contact No. : Mobile No. : +91 9477929790

E-mail :

Address : ROOM NO.5A&B, 5TH FLOOR, 7C,K.S.ROY ROAD, KOL-1

Applicant Name : Mr Duttasoam Bhattacharyya

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document

PAID

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16110001062725/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	180020
2	16110001062725/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	36014
			Total	216034

In Words : Rupees Two Lakh Sixteen Thousand Thirty Four only

Office of the Addl. Dist. Sub-Registrar, Baruipur
South 24 Parganas

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

31 JUL 2017

BROWSE MERCHANTS PRIVATE LIMITED

91A/1, Park Street, Ground Floor, Kolkata - 700016

CIN U51909WB2011PTC166141

==========

"RESOLVED FURTHER THAT the certified true copy of the above resolutions, containing the specimen signature of **Shri Subhrangshu Nath Sarkar** (duly attested by Shri Surendra Jain (DIN - 00828111), Director, if required, be submitted to any concerned authority and/or person and that the above resolution shall remain valid unless duly rescinded/modified by the Board to the said effect

Certified True Copy

For, **Browse Merchants Private Limited**

Murarilal Diwan
(DIN – 00532454)
Director

Subhrangshu Nath Sarkar

Signature of Subhrangshu Nath Sarkar

Surendra Jain

Signature of Subhrangshu Nath Sarkar attested by Surendra Jain (DIN – 00828111), Director

Office of the Addl. Dist. Sub-Registrar, Baruipur
South 24 Parganas

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

11 AUG 2017

Major Information of the Deed

Deed No :	**I-1611-05977/2017**	**Date of Registration**	**11/08/2017**
Query No / Year	**1611-0001062725/2017**	**Office where deed is registered**	
Query Date	**21/07/2017 2:05:24 PM**	A.D.S.R. BARUIPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Duttasoam Bhattacharyya 7C, K.S. Roy Road,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9477929790, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 36,00,000/-		Rs. 36,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,80,030/- (Article:23)		Rs. 36,014/- (Article:A(1), E)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Hariharpur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-44	RS-343	Bastu	Peyara Bagan	10.2857 Dec	36,00,000/-	36,00,000/-	
	Grand Total :				**10.2857Dec**	**36,00,000 /-**	**36,00,000 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Abul Kalam Mondal, (Alias: Mondal Abul Kalam) (Presentant)** Son of Late Golam Bari Mondal Village Hariharpur, Mallickpore, P.O:- Mallickpore, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: DFPPM9878M, Status :Individual, Executed by: Self, Date of Execution: 31/07/2017 , Admitted by: Self, Date of Admission: 31/07/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/07/2017 , Admitted by: Self, Date of Admission: 31/07/2017 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Browse Merchants Private Limited** Ground Floor, 91A/1, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.:: AAECB6460G, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Subhrangshu Nath Sarkar** Son of Late Bhupatish Nath Sarkar 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, , PAN No.:: AXIPS2119K Status : Representative, Representative of : Browse Merchants Private Limited (as Authorized Signatory)

Identifier Details :

Name & address
Mr Jayanta Kumar Mondal Son of Mr Kalipada Mondal Village Baruli, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Abul Kalam Mondal, Subhrangshu Nath Sarkar

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Abul Kalam Mondal	Browse Merchants Private Limited-10.2857 Dec

Endorsement For Deed Number : I - 161105977 / 2017

On 31-07-2017

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

Presented for registration at 17:45 hrs on 31-07-2017, at the Private residence by Abul Kalam Mondal Alias Mondal Abul Kalam,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 36,00,000/-

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

Execution is admitted on 31/07/2017 by Abul Kalam Mondal, Alias Mondal Abul Kalam, Son of Late Golam Bari Mondal, Village Hariharpur, Mallickpore, P.O: Mallickpore, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession Cultivation

Indetified by Mr Jayanta Kumar Mondal, , , Son of Mr Kalipada Mondal, Village Baruli, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Business

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

Execution is admitted on 31-07-2017 by Subhrangshu Nath Sarkar, Authorized Signatory, Browse Merchants Private Limited (Private Limited Company), Ground Floor, 91A/1, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016

Indetified by Mr Jayanta Kumar Mondal, , , Son of Mr Kalipada Mondal, Village Baruli, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Business

Shakil Kamran Siddiqui

Shakil Kamran Siddiqui
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

On 03-08-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 36,014/- (A(1) = Rs 36,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 36,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/07/2017 4:39PM with Govt. Ref. No: 192017180046617021 on 29-07-2017, Amount Rs: 36,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKD1572143 on 29-07-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,80,020/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 1,80,020/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 36772, Amount: Rs.10/-, Date of Purchase: 30/06/2017, Vendor name: S Mukherjee
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/07/2017 4:39PM with Govt. Ref. No: 192017180046617021 on 29-07-2017, Amount Rs: 1,80,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKD1572143 on 29-07-2017, Head of Account 0030-02-103-003-02

Shakil Kamran Siddiqui

Shakil Kamran Siddiqui
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

On 11-08-2017

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.

Shakil Kamran Siddiqui

Shakil Kamran Siddiqui
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2017, Page from 99433 to 99457

being No 161105977 for the year 2017.

Digitally signed by SHAKIL KAMRAN SIDDIQUI
Date: 2017.08.18 11:45:57 +05:30
Reason: Digital Signing of Deed.

Shakil Kamran Siddiqui

(Shakil Kamran Siddiqui) 18/08/2017 11:45:57

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

Dated this 31st day of July, 2017

Between

Abul Kalam Mondal *alias* Mondal Abul Kalam
... Vendor

And

Browse Merchants Private Limited
... Purchaser

CONVEYANCE

10.2857 (ten point two eight five seven) decimal
Portion of R.S./L.R. *Dag* No. 44
***Mouza* Hariharpur**
Police Station Baruipur
District South 24 Parganas

Saha & Ray
Advocates
3A/1, 3rd floor
Hastings Chambers
7C, Kiran Sankar Roy Road
Kolkata-700001