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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

91AA 055920

9-0-600532/15

Case no- 622/15

Certified that the document is admitted to registration. The signature Sheet / Sheet's and the endorsement sheet / sheet's attached with this document are the part of this document.

[Signature]
 Registrar U/S 7(2)
 District Sub-Registrar N
 2s Pgs (N) Barasat

14 AUG 2015

CONVEYANCE

1. Date: 13th August, 2015
2. Place: Kolkata
3. Parties

স্বাক্ষর

[Signature]

স্বাক্ষর

[Signature]

L.T. Top Hamida Bibi alias Hamidanessa Bibi by the pen of *[Signature]* 2/15/15

05 JUN 2015

Sl. No. 7584 DATE.....
NAME.....
ADD.....
AMT. 10k



Anilbas Bhattacharya

1514

MAGNITUDE REALESTATE PRIVATE LIMITED

Anilbas Bhattacharya
Authorized Signatory

Mousumi Ghosh

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

1513

L.T.I. of Hamida Bibi alias Hamidanessa
Bibi by the pen of ১৭৫৭১৮৫২১৫৭



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স্বাক্ষর করা বিধি

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- 3.1 **Hamida Bibi alias Hamidanessa Bibi**, wife of Late Rahamat Ali Hazra, by faith Muslim, by occupation Housewife, nationality Indian, residing at Raigachi Hazrapara, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas
- 3.2 **Mafuja Bibi alias Mafuja Khatun**, wife of Nuruddin Molla and daughter of Late Rahamat Ali Hazra, by faith Muslim, by occupation Housewife, nationality Indian, residing at Village Chaughuriya (Purbapara), Chandigar, Post Office Rohanda, Kolkata-743510, Police Station Madhyamgram (formerly Barasat), District North 24 Parganas

(collectively **Vendors**, includes successors-in-interest)

And

- 3.3 **Magnitude Realestate Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 2nd Floor, 109, Park Street, Kolkata-700016, Police Station Park Street (**PAN AAICM7914N**), represented by its authorized signatory, **Anirban Bhattacharya**, son of Giridhari Bhattacharya, by faith Hindu, by occupation Service, nationality Indian, of 99A, Park Street, Kolkata-700016, Police Station Park Street (**PAN AOLPB2357J**)

(**Purchaser**, includes successors-in-interest).

Vendors 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 *sali* (agricultural) measuring 5 (five) decimal [equivalent to (1) 3.025 (three point zero two five) *cottah* and (2) 202.3411 (two hundred and two point three four one one) square meter], more or less, out of 16 (sixteen) decimal, being a portion of R.S./L.R. *Dag* No. 649, recorded in L.R. *Khatian* No. 1141, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet* (**RBGP**), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Said Property**) and more fully described in the **Schedule** below and the said *Dag* No. 649 is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendors represent and warrant to and covenant with the Purchaser regarding title as follows:
- 5.1.1 **Ownership of Mother Property:** Rahamat Ali Hazra was the sole and absolute owner of land classified as *sali* (agricultural) measuring 8 (eight) decimal, more or less, out of 16 (sixteen) decimal, being a portion of R.S./L.R. *Dag* No. 649, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration

SNZP 28

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District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Mother Property**), free from all encumbrances.

- 5.1.2 **Mutation:** Rahamat Ali Hazra got his name mutated in the records of Block Land and Land Reforms Office, Rajarhat, in L.R. *Khatian* No. 1141, in respect of the Mother Property.
- 5.1.3 **Demise of Rahamat Ali Hazra:** On or about 29th June, 1998, Rahamat Ali Hazra, a Muslim, governed by the Muslim Law of inheritance, died *intestate*, leaving behind him surviving, his only wife, Hamida Bibi *alias* Hamidanessa Bibi (the Vendor No. 3.1 herein), his only daughter, namely, Mafuja Bibi *alias* Mafuja Khatun (the Vendor No. 3.2 herein) and his only brother, Samser Ali Hazra, as his only legal heiresses and heir, who jointly and in diverse share, inherited the right, title and interest of Late Rahamat Ali Hazra in the Mother Property as per the Legal Heir Certificate dated 9th April, 2014, issued by RBGP and the *Farayaznama* dated 23rd July, 2014, free from all encumbrances.
- 5.1.4 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances, the Vendors became the joint and absolute owners of the Said Property out of Mother Property, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have 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 any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold 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 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have 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 Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 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 Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever 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 Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

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[Handwritten Signature]



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- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors 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 Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchaser is that the Vendors 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 shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.
- 6.2 **Surrender of Rights by Pioneer Prodev:** Pioneer Prodev Private Limited (**Pioneer Prodev**), having its registered office at 3rd floor, Lenin Sarani, Kolkata-700013 has been claiming possessory right over the Said Property but by virtue of commercial negotiation and amicable settlement, Pioneer Prodev has agreed to surrender/release such claims in favour of the Purchaser. The Vendors shall have no responsibility or obligation in this regard.

7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *sali* (agricultural) measuring 5 (five) decimal [equivalent to (1) 3.025 (three point zero two five) *cottah* and (2) 202.3411 (two hundred and two point three four one one) square meter], more or less, out of 16 (sixteen) decimal, being a portion of R.S./L.R. *Dag* No. 649, recorded in L.R. *Khatian* No. 1141, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No. 649 is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.28,31,501/- (Rupees twenty eight lac thirty one thousand five hundred and one) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt And Memo of Consideration hereunder written, admit and acknowledge.

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[Signature]



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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, *debuffers*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have 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 Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors 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 Vendors.
- 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.
- 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 Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant 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

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13 AUG 2015

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 Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors that notwithstanding 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 Vendors, the Vendors 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 Vendors hereby expressly waive, surrender and give up each and every one of the aforesaid rights.

- 8.6 **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are 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 Vendors hereby expressly (a) consent 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 Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the 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 **Title Documents:** Simultaneously herewith, the Vendors have handed over all original title papers and documents in respect of the Said Property to the Purchaser.
- 8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its 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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Ashwin



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**Schedule
(Said Property)**

Land classified as *sali* (agricultural) measuring 5 (five) decimal [equivalent to (1) 3.025 (three point zero two five) *cottah* and (2) 202.3411 (two hundred and two point three four one one) square meter], more or less, out of 16 (sixteen) decimal, being a portion of R.S./L.R. *Dag* No. 649, recorded in L.R. *Khatian* No. 1141, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No. 649 is 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* Nos.645 and 644
On the East : By R.S./L.R. *Dag* Nos.644 and 650
On the South : By R.S./L.R. *Dag* Nos.650 and 648
On the West : By R.S./L.R. *Dag* Nos.647 and 645

Together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

<i>Mouza</i>	R.S./ L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> No.	Nature of Land	Total Area of <i>Dag</i> (In Decimal)	Total Area Sold (In Decimal)	Name of Recorded Owner
Raigachi	649	1141	<i>Sali</i>	16	5.00	Rahamat Ali Hazra

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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.



L.T.I. of Hamida Bibi alias
Hamidanessa Bibi by the pen
of চময়াদিন ২১০৫৭

মাফুজা বিবি

[**Hamida Bibi alias Hamidanessa Bibi**]

[**Mafuja Bibi alias Mafuja Khatun**]

[**Vendors**]

Read over and explained the contents of this document by me to the Vendors in Bengali language, who after understanding the meaning and purport of this document, put their respective signature/LTI in my presence.

Signature Jamaluddin Molla

MAGNITUDE REAL ESTATE PRIVATE LIMITED
Anirban Bhattacharya
Authorized Signatory

[**Purchaser**]

Drafted by:

Shuvadip Chakraborty
Shuvadip Chakraborty
Advocate
F/184/14

Witnesses:

Signature চময়াদিন ২১০৫৭

Name: চময়াদিন ২১০৫৭

Father's Name: চময়াদিন ২১০৫৭

Address: হাজিরা, কোম্পানি-১

হাজিরা, ডাক ২৪ চাকমা, পিন-১০০

Signature Jamaluddin Molla

Name: Jamaluddin Molla

Father's Name: Muruddin Molla

Address: Chaugchari, Rahanda

Barasat 24, Pargana

Pin: 700135



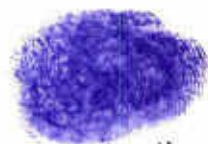
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Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.28,31,501/- (Rupees twenty eight lac thirty one thousand five hundred and one)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque No. 000159	10.08.2015	Axis Bank Limited, Park Street Branch, Kolkata	28,31,501/-



L.T.I of Hamida Bibi
alias Hamidanessa Bibi By the pen
of ১০/০৮/১৫

১০/০৮/১৫

[Hamida Bibi alias Hamidanessa Bibi]

[Mafuja Bibi alias Mafuja Khatun]

[Vendors]

Witnesses:

Signature ১০/০৮/১৫

Signature Jamaluddin Malla

Name ১০/০৮/১৫

Name Jamaluddin Malla



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Plan

SITE PLAN OF R.S./L.R. DAG NO.- 649, L.R. KHATIAN NO.- 1141, MOUZA- RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 649 is 16 DECIMAL



L.T.I of Hamida Bibi alias Hamidanessa Bibi by the pen of *সমীরা সুলতান*

সমীরা সুলতান

MAGNITUDE REAL ESTATE PRIVATE LIMITED
Anirban Bhattacharya
Authorized Signatory

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 5.0002 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 16 DECIMAL OF R.S./L.R. DAG NO.- 649.


































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24 Pgs (N) Barasat

13 AUG 2015

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
	Arshad Bhatta	 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
	L.T.Iof Hamida Bibi alias Hamidnessa Bibi by the pen of CSM/1/215204	 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
	श्री सुश्री	 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				



Registrar U/S 7(2)
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24 Pgs (N) Barasat







13 AUG 2015



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS, District Name :North 24-Parganas
Signature / LTI Sheet of Query No/Year 15020000600532/2015

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Hamida Bibi Alias Hamidanessa Bibi Raigachi Hazrapara, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			L.T.I of Hamida Bibi Alias Hamidanessa of Rajarhat by the P.O. of Registration 2015 13/08/15
2	Mafuja Bibi Alias Mafuja Khatun Village Chaughuriya (Purbapara), Chandigar, P.O:- Rohanda, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 743510	Seller			Mafuja Bibi 13/08/2015
3	Anirban Bhattacharya 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Representative of Buyer [Magnitude Realestate Private Limited]			Anirban Bhattacharya 13/8/15



Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mostakin Hajra Son of Mangaljan Hajra Raigachi, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700135	Hamida Bibi, Mafuja Bibi, Anirban Bhattacharya	<i>Handwritten signature and date: 20/06/2015</i>

 (Trideeb Kumar Acharjee)
 DISTRICT SUB-
 REGISTRAR
 OFFICE OF THE D.S.R. -
 II NORTH 24-PARGANAS
 North 24-Parganas, West
 Bengal



FORM NO.60

[See third proviso to rule 114B]

Form of declaration to be filed by a person who does not have either a permanent account number or General Index Register Number and who makes payment in cash in respect of transaction specified in clauses (a) to (h) of rule 11B

1. Full name and address of the declarant Matiya Bisp
Chaugharis P.P. Madhyam gram P.O. - Sahanda
Pin - 743570
2. Particulars of transaction Sale
3. Amount of the transaction
4. Are you assessed to tax? No Yes/No
5. If yes,
 - (i) Details of Ward/Circle/Range where the last return of income was filed?
 - (ii) Reasons for not having permanent account number/General Index Register Number?
6. Details of the document being produced in support of address in column (1)

Verification

I Matiya Bisp do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verify today, the 13th day of August 2015

Date : 13/8/15

Place : Kalkala

माया बिस्प

Signature of the declarant

Instructions: Documents which can be produced in support of the address are :-

- (a) Ration Card
- (b) Passport
- (c) Driving licence
- (d) Identity Card issued by an institution
- (e) Copy of the electricity bill or telephone bill showing residential address
- (f) Any document or communication issued by an authority of Central Government, State Government or local bodies showing residential address.
- (g) Any other documentary evidence in support of his address given in the declaration.

Electoral Roll of the Constituency of ...
...
...



Electors Name	Maroja Bibi
निर्वाचक नाम	मारुजा बिबि
Husband's Name	Nuruddin Molla
पति का नाम	नुरउद्दीन मोल्ला
Sex	F
लिंग	स्त्री
Age as on 1.1.2002	43
उ. उ. 01.01.2002 - की उम्र	४३

मारुजा बिबि



FORM NO.60

[See third proviso to rule 114B]

Form of declaration to be filed by a person who does not have either a permanent account number or General Index Register Number and who makes payment in cash in respect of transaction specified in clauses (a) to (h) of rule 11B

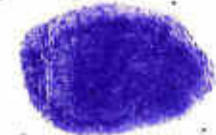
1. Full name and address of the declarant Hamida Bibi alias
Hamidanssa Bibi
Raigachhe Hatnapara 21-135
2. Particulars of transaction Sale
3. Amount of the transaction
4. Are you assessed to tax? NO Yes/No
5. If yes,
 - (i) Details of Ward/Circle/Range where the last return of income was filed?
 - (ii) Reasons for not having permanent account number/General Index Register Number?
6. Details of the document being produced in support of address in column (1)

Verification

I, Hamida Bibi alias Hamidanssa Bibi do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verify today, the 13th day of August 2015

Date: 13/8/15
Place: Kolkata



L.T.I of Hamida Bibi Alias
Hamidanssa Bibi by the pen of
CSJY (Pr) 215207

Signature of the declarant

Instructions: Documents which can be produced in support of the address are :-

- (a) Ration Card
- (b) Passport
- (c) Driving licence
- (d) Identity Card issued by an institution
- (e) Copy of the electricity bill or telephone bill showing residential address
- (f) Any document or communication issued by an authority of Central Government, State Government or local bodies showing residential address.
- (g) Any other documentary evidence in support of his address given in the declaration.

নিম্নলিখিত তথ্যসমূহ প্রদান করা হলো:

১. পরিচয়পত্রের নাম: বাহেদুল হক

২. পিতার নাম: আব্দুল হক

৩. পিতার পেশা: নিউনিউকার

৪. বয়স: ২৫

৫. পরিবারের প্রধানের নাম: বাহেদুল হক

৬. পিতার পেশা: নিউনিউকার

৭. পরিবারের প্রধানের নাম: আব্দুল হক

৮. পিতার পেশা: নিউনিউকার

৯. পরিবারের প্রধানের নাম: আব্দুল হক

১০. পিতার পেশা: নিউনিউকার

১১. পরিবারের প্রধানের নাম: আব্দুল হক

১২. পিতার পেশা: নিউনিউকার

১৩. পরিবারের প্রধানের নাম: আব্দুল হক

১৪. পিতার পেশা: নিউনিউকার

১৫. পরিবারের প্রধানের নাম: আব্দুল হক

১৬. পিতার পেশা: নিউনিউকার

১৭. পরিবারের প্রধানের নাম: আব্দুল হক

১৮. পিতার পেশা: নিউনিউকার

১৯. পরিবারের প্রধানের নাম: আব্দুল হক

২০. পিতার পেশা: নিউনিউকার

২১. পরিবারের প্রধানের নাম: আব্দুল হক

২২. পিতার পেশা: নিউনিউকার

২৩. পরিবারের প্রধানের নাম: আব্দুল হক

২৪. পিতার পেশা: নিউনিউকার

২৫. পরিবারের প্রধানের নাম: আব্দুল হক

২৬. পিতার পেশা: নিউনিউকার



Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Hamida Bibi (Alias: Hamidanessa Bibi) Wife of Late Rahamat Ali Hazra Raigachi Hazrapara, 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, Status : Self Date of Execution : 13/08/2015 Date of Admission : 13/08/2015 Place of Admission of Execution : Pvt. Residence</p>
2	<p>Mafuja Bibi (Alias: Mafuja Khatun) Wife of Nuruddin Molla Village Chaughuriya (Purbapara), Chandigar, P.O:- Rohanda, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 743510 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status : Self Date of Execution : 13/08/2015 Date of Admission : 13/08/2015 Place of Admission of Execution : Pvt. Residence</p>

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Magnitude Realestate Private Limited 2nd Floor, 109, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No. AAICM7914N, Status : Organization Represented by representative as given below:-
1(1)	Anirban Bhattacharya, Authorized Signatory Son of Giridhari Bhattacharya 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AOLPB2357J, Status : Representative Date of Execution : 13/08/2015 Date of Admission : 13/08/2015 Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mostakin Hajra Son of Mangaljan Hajra 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,	Hamida Bibi, Mafuja Bibi, Anirban Bhattacharya	

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	RS Plot No:- 649, RS Khatian No:- 1141	5 Dec	28,31,501/-	28,36,365/-	Proposed Use: Bastu, ROR: Shali

Transfer of Property from Seller to Buyer						

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Hamida Bibi	Magnitude Realestate Private Limited	1	20
	Mafuja Bibi	Magnitude Realestate Private Limited	4	80

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Shuvadip Chakraborty
Address	7C, K.S. Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate

Office of the D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas

Endorsement For Deed Number : I - 150202338 / 2015

Query No/Year	15020000600532/2015	Serial no/Year	1502001997 / 2015
Deed No/Year	I - 150202338 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Anirban Bhattacharya	Presented At	Private Residence
Date of Execution	13-08-2015	Date of Presentation	13-08-2015

Remarks

On 13/08/2015

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

Presented for registration at 19:10 hrs on : 13/08/2015, at the Private residence by Anirban Bhattacharya ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 28,36,365/-

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

Execution is admitted on 13/08/2015 by

Hamida Bibi, Alias Hamidanessa Bibi, Wife of Late Rahamat Ali Hazra, Raigachi Hazrapara, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession House wife

Identified by Mostakin Hajra, Son of Mangaljan Hajra, Raigachi, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business

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

Execution is admitted on 13/08/2015 by

Mafuja Bibi, Alias Mafuja Khatun, Wife of Nuruddin Molla, Village Chaughuriya (Purbapara), Chandigar, P.O: Rohanda, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 743510, By caste Muslim, By Profession House wife

Identified by Mostakin Hajra, Son of Mangaljan Hajra, Raigachi, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business

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

Execution is admitted on 13/08/2015 by

Anirban Bhattacharya, Authorized Signatory, Magnitude Realestate Private Limited , 2nd Floor, 109, Park Street, P.O: Park Street, Thana: Park Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016

Identified by Mostakin Hajra, Son of Mangaljan Hajra, Raigachi, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business

(Trideeb Kumar Acharjee)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 14/08/2015

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 31,214/- (A(1) = Rs 31,196/- ,E = Rs 14/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 31,242/-

Description of Draft

1. Rs 31,242/- is paid, by the Bankers cheque No: 614777000404, Date: 13/08/2015, Bank: STATE BANK OF INDIA (SBI), MIDDLETON ROW.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,41,838/- and Stamp Duty paid by Draft Rs 1,41,838/-, by Stamp Rs 10/-

Description of Stamp

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 7584, Purchased on 05/07/2015, Vendor named Mousumi Ghosh.

Description of Draft

1. Rs 1,41,838/- is paid, by the Bankers cheque No: 614778000404, Date: 13/08/2015, Bank: STATE BANK OF INDIA (SBI), MIDDLETON ROW.



(Trideeb Kumar Acharjee)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2015, Page from 23948 to 23971

being No 150202338 for the year 2015.



Asit

Digitally signed by ASIT KUMAR
MUKHERJEE
Date: 2015.09.07 18:46:08 +05:30
Reason: Digital Signing of Deed.

(Asit Kumar Mukherjee) 07-Sep-15 06:46:07 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)