

RG 360

Deed No. 6748/17



6235/17

6748/2017



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

08AB 333845

3.4.17  
21.6.17

visit  
21.06.17

AN 0-857568/17  
MV = 2,93,564/



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

Additional Registrar of Assurance-IV, Kolkata

P.No-1618/17  
JUL 250  
JUL 100  
350

Additional Registrar of Assurances-IV, Kolkata

6 JUL 2017

CONVEYANCE

1. Date: 21<sup>st</sup> June 2017
2. Place: Kolkata
3. Parties

Jafar Ali Mondal

Jafar Ali Mondal

Jafar

2455

**SAHA & RAY**

Advocates

3A/1, 3rd Floor, Hastings Chambers  
7C, Kiren Shankar Roy Road  
Kolkata - 700001



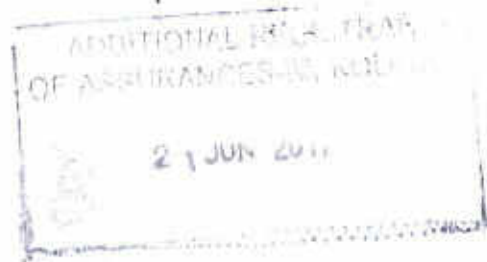
- 6 APR 2017

- 6 APR 2017

J. Banerjee  
Shubharish Banerjee



*M*



Name - Waseem Ali  
S/O - Niyamat Ali  
Vill - Dariala, Chandigarh  
P.O - Ganghriya  
P.S - Madhyamgram (Barnala)  
Pin - 700132  
Business

- 3.1 **Mina Gurung**, wife of Kashiram Gurung, daughter of Mohanlal Chetri *alias* Mohan Lal Chetri, by faith Hindu, by nationality Indian, by occupation Housewife, residing at 7/573, Shreedurga Sonatuli Lane, Chawkbazar, Post Office Chinsurah, PIN-712101, Police Station Chinsurah, District Hooghly, West Bengal [**PAN CEZPG6880F**] represented by her Constituted Attorney **Jafar Ali Molla** *alias* **Jafar**, son of Saheb Ali Mondal *alias* Saheb, by faith Muslim, by occupation Business, nationality Indian, residing at Raigachi, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas [**PAN ASQPM0213R**]

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

**And**

- 3.2 **Pacify Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2<sup>nd</sup> Floor, 109, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street [**PAN AAHCP3405E**], represented by its authorized signatory, **Shubhasish Banerjee**, son of Late Balai Lal Banerjee, by faith Hindu, by occupation service, nationality Indian of 99A, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street [**PAN AQBPB5158P**]

(**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 *sali* (agricultural) measuring 0.36 (zero point three six) decimal [equivalent to (1) 0.2178 (zero point two one seven eight) *cottah* and (2) 14.5685 (fourteen point five six eight five) square meter], more or less, out of 18 (eighteen) decimal, being a portion of R.S./L.R. *Dag* No. 627 (Six Hundred and Twenty Seven) (Six Hundred and Twenty Seven), recorded in L.R. *Khatian* No. 2969, *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. 627 (Six Hundred and Twenty Seven) 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 Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

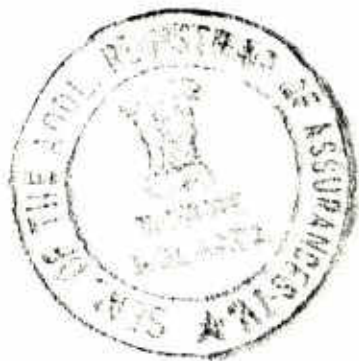
#### **5. Background, Representations, Warranties and Covenants**

- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:


- 5.1.1 **Purchase of Larger Property:** By a Deed of Sale in Bengali language (*Bikroy Kobala*), registered in the Office of the Sub Registrar, Bhangore, South 24 Parganas,

Jafar Ali Mondal 2



Jafar



21 JUN 2017

  
 ভারতের নির্বাচন কমিশন  
 ELECTION COMMISSION OF INDIA  
 IDENTIFICATION CARD

YCW0776559

নির্বাচকের নাম : ওয়াসিম আলি  
 Elector's Name : Waseem Ali  
 পিতার নাম : নিয়ামত আলি  
 Father's Name : Niyamat Ali  
 লিঙ্গ / Sex : পুরু / M  
 জন্ম তারিখ : 25/08/1990  
 Date of Birth : 25/08/1990

Waseem Ali

YCW0776559

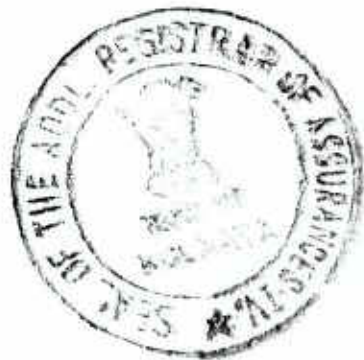
ঠিকানা:  
 বর্তমান, বরাসাত বাসসাত উত্তর 24 পরগণা  
 700132

Address:  
 CHANDIGARH GANGA NAGAR  
 BARASAT NORTH 24 PARGANAS  
 700132

Date: 13/04/2009

118-মাধ্যমগ্রাম নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক  
 অধিকারিকের স্বাক্ষরে অনুমোদিত  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 118-Madhyamgram Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানাতে ফেরাতে নির্দিষ্ট নাম  
 ফোল্ডে ও একই নম্বরের নতুন স্বাক্ষর অধিকারিকের পত্রে  
 অন্য নির্বাচন ফর্মে এই কার্ডের 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.





in Book No. I, Volume No. 120, at Pages 23 to 27, being Deed No. 7399 for the year 1989, Mohanlal Chetri *alias* Mohan Lal Chetri, son of Lal Bir Chetri *alias* Nambir Chetri purchased from (1) Nazrul Islam and (2) Golapnechha Bibi, land classified as *sali* (agricultural) measuring 3.6 (three point six) decimal, more or less, out of 18 (eighteen) decimal, being a portion of R.S./L.R. *Dag* No. 627 (Six Hundred and Twenty Seven), *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Larger Property**), free from all encumbrances.

- 5.1.2 **Mutation:** Mohanlal Chetri *alias* Mohan Lal Chetri, got his name mutated in the records of Block Land and Land Reforms Office, Rajarhat, in L.R. *Khatian* No. 2969.
- 5.1.3 **Demise of Mohanlal Chetri *alias* Mohan Lal Chetri:** On 7<sup>th</sup> September, 2002, Mohanlal Chetri *alias* Mohan Lal Chetri, a Hindu, governed by the Hindu Law of inheritance, died *intestate*, leaving behind him surviving, his 3 (three) sons, namely, (1) Dipak Chetri *alias* Chhetry Dipu *alias* Dipu Chhetri (2) Kundan Chetri and (3) Keshab Chetri and his 7 (seven) daughters, namely, (1) Radha Chetri *alias* Radha Chhetri *alias* Radha Khadkachhetri (2) Shobha Singh *alias* Sobha Singh *alias* Sova Singh (3) Ratna Maya Gurung (4) Mina Gurung (Vendor herein) (5) Bulu Darnal (6) Shashi Giri *alias* Sashi Giri *alias* Sasi Giri and (7) Ruma Sharma, as his only legal heirs and heiresses, who jointly and in equal share, inherited the right, title and interest of Late Mohanlal Chetri *alias* Mohan Lal Chetri in the Larger Property, free from all encumbrances.
- 5.1.4 **Absolute Ownership of Vendor:** In the abovementioned circumstances, the Vendor has become the sole and absolute owner of the Said Property out of the Larger Property, free from all encumbrances.
- 5.1.5 **Grant of Said POA:** By a General Power of Attorney in Bengali Language (*Aamoktarnama*) dated 14<sup>th</sup> December, 2016, registered in the Office of the Additional District Sub-Registrar, Rajarhat, North 24 Parganas, in Book No. IV, Volume No. 1523-2016, at Pages 16401 to 16414, being Deed No. 152300941 for the year 2016 (**Said POA**), Mina Gurung appointed Jafar Ali Mondal *alias* Jafar as her constituted attorney to sell her respective share in the Larger Property vis-à-vis the Said Property and the Said POA is still valid and subsisting and has not been revoked or rescinded by any of the grantors of the Said POA.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser 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 declares 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 Vendor do 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 and 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

Jafar Ali Mondal 3

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NATIONAL REGISTRAR  
OF ASSURANCES IV, KOLKATA  
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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.
- 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 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 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 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 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

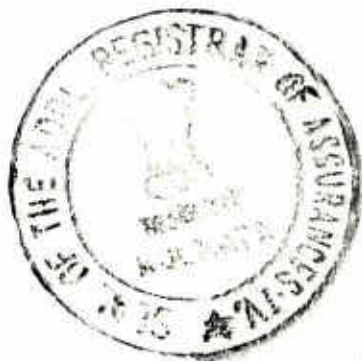
- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser 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 3<sup>rd</sup> 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 Vendor shall have no responsibility or obligation in this regard.

## 7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever

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21 JUN 1917

nature in the Said Property, more fully described in the **Schedule** below, being land classified as *sali* (agricultural) measuring 0.36 (zero point three six) decimal [equivalent to (1) 0.2178 (zero point two one seven eight) *cottah* and (2) 14.5685 (fourteen point five six eight five) square meter], more or less, out of 18 (eighteen) decimal, being a portion of R.S./L.R. *Dag* No. 627 (Six Hundred and Twenty Seven), recorded in L.R. *Khatian* No. 2969, *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. 627 (Six Hundred and Twenty Seven) 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 Vendor 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.2,93,049/- (Rupees two lac ninety three thousand and forty nine) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and 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, *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 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 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 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 covenant 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

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ADDITIONAL DEPUTY  
OF ASSISTANT S.W. NERKATA  
21 JUN 2017

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 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 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 every one of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendor 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 Vendor hereby expressly (a) consent to the same 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 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 undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in

Jabul Alamoudat

J-3-27



ADDITIONAL REGISTRAR OF ASSURANCES-IV, KOLKATA  
21 JUN 2011



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 Vendor has handed over all original title papers and documents in respect of the Said Property to the Purchaser.
- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under her, 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.

**Schedule**  
**(Said Property)**

Land classified as *sali* (agricultural) measuring 0.36 (zero point three six) decimal [equivalent to (1) 0.2178 (zero point two one seven eight) *cottah* and (2) 14.5685 (fourteen point five six eight five) square meter], more or less, out of 18 (eighteen) decimal, being a portion of R.S./L.R. *Dag* No. 627 (Six Hundred and Twenty Seven), recorded in L.R. *Khatian* No. 2969, *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. 627 (Six Hundred and Twenty Seven) 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. 624 and 625  
**On the East** : By R.S./L.R. *Dag* Nos. 625 and 628  
**On the South** : By R.S./L.R. *Dag* No. 629  
**On the West** : By R.S./L.R. *Dag* No. 1039 renamed as AAIC/OP/34

**Together with** all title, benefits, easements, authorities, claims, demands, usufructs and 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.

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> Nos.	Nature of Land	Total Area of <i>Dag</i> (In Decimal)	Total Area Sold (In Decimal)	Name of Recorded Owner
Raigachi	627	2969	<i>sali</i>	18	0.36	Mohanlal Chetri

Johor Ali Mondal

[Signature]



**9. Execution and Delivery**

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

*Jafar Ali Mondal*

**Jafar Ali Mondal**  
[as constituted attorney of **Mina Gurung**]  
[Vendor]

Read over and explained the contents of this document by me to the Jafar Ali Mondal in his vernacular, who after understanding the meaning and purport of this document, put his signature/LTI in my presence.

Signature \_\_\_\_\_

**Pacify Infracon Private Limited**

*Shubhashish Banerjee*

~~Director/Authorised Signatory~~  
[Purchaser]

**Drafted by:**

*Subhasree Bhattacharya*

Advocate, High Court Calcutta  
F/1114/173/2012

**Witnesses:**

Signature Waseem Ali

Name: Waseem Ali

Father's Name: Niyamat Ali

Address: vill - Dargah P.O - Gangar  
agar P.S - Madhyasgram

Signature Subhrangshu Nath Sarkar

Name: SUBHRANGSHU NATH SARKAR

Father's Name: late Bhupatosh Nath Sarkar

Address: 99A Park St. Kol-16



Handwritten signature or mark.

REGISTERAR OF ASSURANCES  
21 JUN 20

### Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 2,93,049/-** (**Rupees two lac ninety three thousand and forty nine**) 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.)
PAY ORDER NO. 139191	20.06.2017	Axis Bank	2,93,049/-

*Jafar Ali Mondal*

**Jafar Ali Mondal**  
[As constituted attorney of **Mina Gurung**]

*Jafar Ali Mondal*

#### Witnesses:

Signature *Waseem Ali*

Name *Waseem Ali*

Signature *Subhanshu Nath Sarkar*

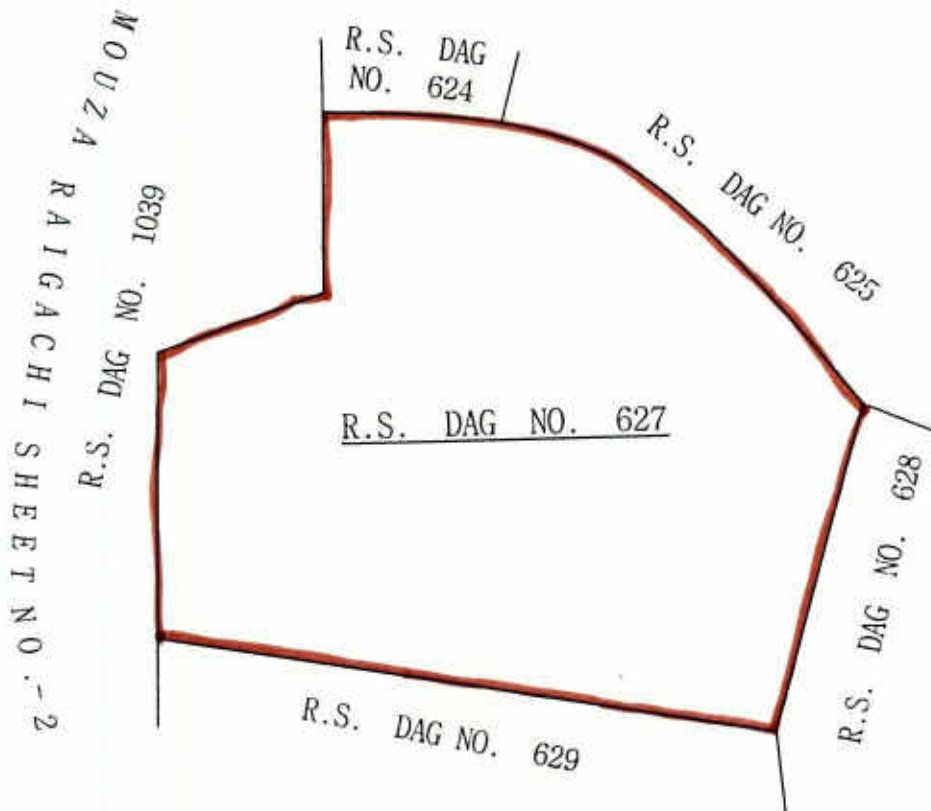
Name *SUBHRANSHU NATH SARKAR*



21 JUN 2017

SITE PLAN OF R.S./L.R. DAG NO.- 627, L.R. KHATIAN NO.- 2969, MOUZA- RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 627 is 18 DECIMAL



Pacify Infracon Private Limited

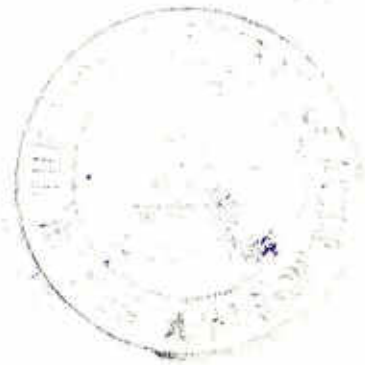
*Shubhanish Banerjee*  
Director/Authorised Signatory.

*Jabor Ali Mondal*

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 0.3600 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 18 DECIMAL OF R.S./L.R. DAG NO.- 627.

SHOWN THUS :-



DEPARTMENTAL STAMP  
OF ASSURANCE, BANGALORE

21 JUN 2017

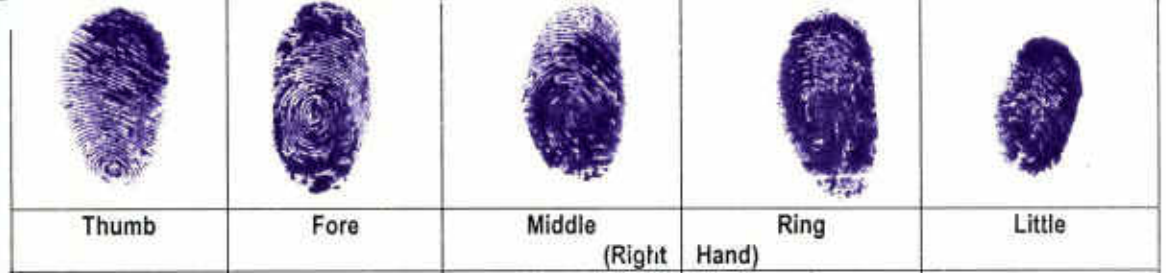
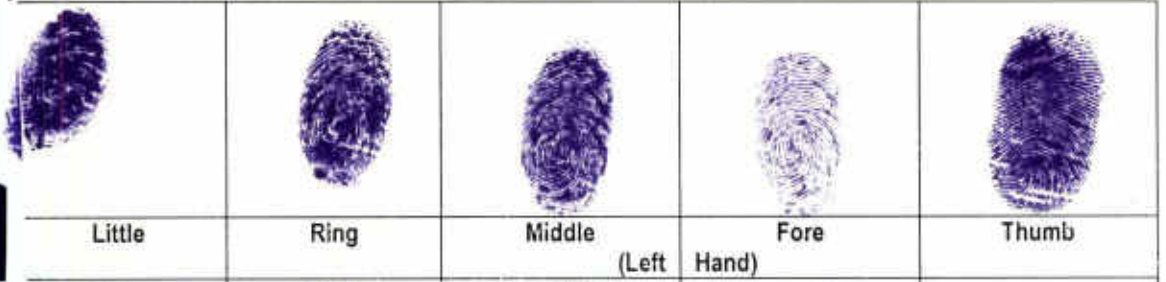


## SPECIMEN FORM TEN FINGER PRINTS

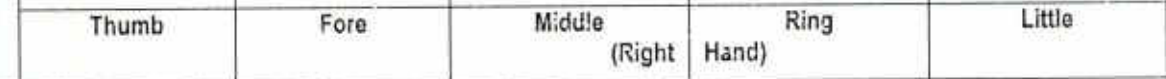
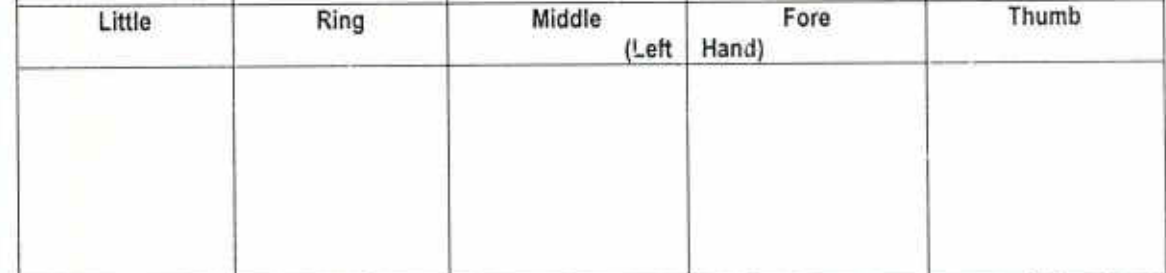
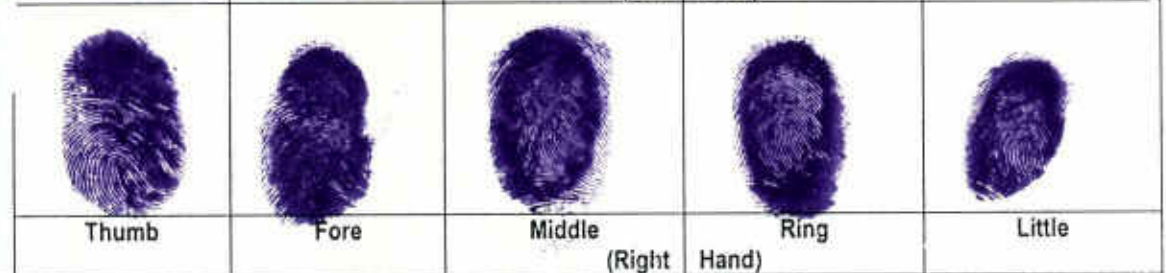
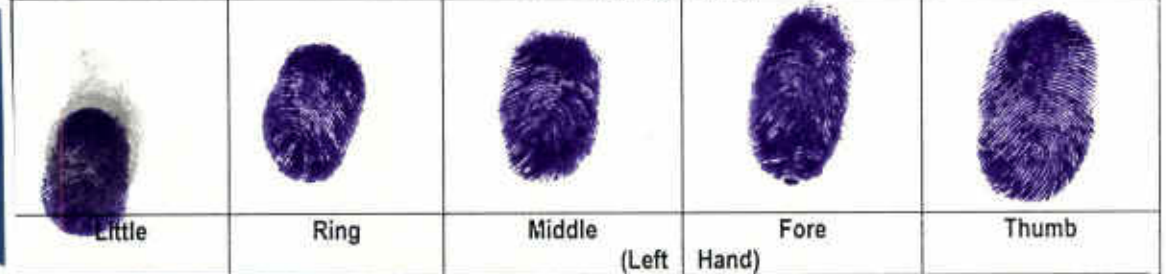
Sl. No.	Signature of the executants and/or purchaser Presentants
---------	--



Shubharish Banerjee



Jabbar Ali Mondal





OFFICE OF THE ADDL. REGISTRAR  
OF ASSURANCES-I, KOLKATA  
21 JUN 2011

**INDIAN UNION DRIVING LICENCE**  
WEST BENGAL STATE

No. **WB-2320140192783** Issue Dt. **29-01-2014**

Name: **SHUBHASISH BANERJEE**

S/D/W of: **BALAJI LAL BANERJEE**

Blood Gr: **U** D.O.B: **26-06-1977**

Address: **SHATTACHARJEE APPT KHAPUR G B MONDAL ROAD  
PO KHAPUR NAWABGANJ, PS-NODDIPARA  
NORTH 24 PGS  
743144**

Authorization to drive the following vehicle class throughout India

Valid Till	Vehicle Class	Issue Dt
25-06-2027	MCWG	29-01-2014

Holder's Signature

*[Signature]*

Licensing Authority  
Barrackpore

*Service 15.06.2017*

**GOVERNMENT OF WEST BENGAL  
TRANSPORT DEPARTMENT**



**INDIAN UNION DRIVING LICENCE**  
**LICENCING AUTHORITY  
NORTH 24 PARGANAS**





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/540405

পরিচয় পত্র



Elector's Name : JAFAR

নির্বাচকের নাম : জাফর

Father/Mother/

Husband's Name : SANEB

পিতা/মাতা/স্বামীর নাম : সানেব

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 25

১৯৯৫-এ বয়স : ২৫

Jafar Ali Mondal

Jafar Ali Mondal





ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

WB/27/185/426102



নির্বাচকের নাম : মীনা গুরুগ  
Elector's Name : Mina Gurug  
স্বামীর নাম : কাশীরাম গুরুগ  
Husband's Name : Kashiram Gurug  
লিঙ্গ/Sex : ঐ/F  
জন্ম তারিখ  
Date of Birth : XX/XX/1964

WB/27/185/426102

গ্রাম:  
বারাভাজার, পানী, গুড়, গুড়, পানী, 712101

Address:  
BARABAZAR,  
HOOGHLY-CHINSURAH,CHINSURAH,  
HOOGHLY, 712101

Date: 11/09/2010

স্বাক্ষর করেছেন নির্বাচন রেজিস্ট্রার  
অফিসে

Facsimile Signature of the Electoral  
Registration Officer for  
190-Chundura Constituency

নিম্ন লিখিত স্থানে এই কার্ডের কপি রাখতে হবে।  
এই কার্ডের কপি রাখতে হবে।  
এই কার্ডের কপি রাখতে হবে।  
এই কার্ডের কপি রাখতে হবে।  
এই কার্ডের কপি রাখতে হবে।  
এই কার্ডের কপি রাখতে হবে।  
এই কার্ডের কপি রাখতে হবে।  
এই কার্ডের কপি রাখতে হবে।  
এই কার্ডের কপি রাখতে হবে।  
এই কার্ডের কপি রাখতে হবে।

মীনা গুরুগ







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# Search Electoral Roll

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Search Type - [State wise](#) [District wise](#) [AC wise](#)

Search By

EPIC No.

EPIC No :

WB/27/186/426102

No Match Found : (









Government of West Bengal

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

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19040000857568/2017

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

Sl No.	Name of the Executant	Category		Finger Print 3513	Signature with date
1	Mr Jafar Ali Molla Raigachi, P.O:- Rajarhat, P.S:- Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN - 700135	Attorney of Seller [Mrs Mina Gurung]			Jafar Ali Molla 21/6/17
Sl No.	Name of the Executant	Category		Finger Print 3512	Signature with date
2	Shubhasish Banerjee 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700016	Represent ative of Buyer [Pacify Infracon Private Limited ]			Shubhasish Banerjee 21-06-2017
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Waseem Ali Son of Mr Niyamat Ali Chandigarh, P.O:- Ganganagar, P.S:- Barasat, District:-North 24- Parganas, West Bengal, India, PIN - 700132	Mr Jafar Ali Molla, Shubhasish Banerjee		Waseem Ali 21/06/17	

(Asit Kumar Joarder)  
ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. -  
IV KOLKATA  
Kolkata, West Bengal



ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
21 JUN 2017

## Major Information of the Deed

Deed No :	I-1904-06748/2017	Date of Registration	06/07/2017
Query No / Year	1904-0000857568/2017	Office where deed is registered	
Query Date	17/06/2017 1:50:23 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Jautush Chaudhuri 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. 2,93,049/-	Rs. 2,93,564/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 14,708/- (Article:23)	Rs. 3,034/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-627	LR-2969	Bastu	Shali	0.36 Dec	2,93,049/-	2,93,564/-	
<b>Grand Total :</b>					<b>.36Dec</b>	<b>2,93,049 /-</b>	<b>2,93,564 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs Mina Gurung</b> Wife of Mr Kashiram Gurung 7/573, Shreedurga Sonatuli Lane, Chawkbazar, P.O:- Chinsurah, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CEZPG6880F, Status :Individual, Executed by: Attorney, Executed by: Attorney

### Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Pacify Infracon Private Limited</b> 2nd Floor, 109, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.:: AAHCP3405E, Status :Organization, Executed by: Representative

### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Jafar Ali Molla</b> Son of Mr Saheb Ali Mondal 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.:: ASQPM0213R Status : Attorney, Attorney of : Mrs Mina Gurung



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shubhasish Banerjee (Presentant )</b> Son of Late Balai Lal Banerjee 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.:: AQBPB5158P Status : Representative, Representative of : Pacify Infracon Private Limited (as Authorized Signatory)

**Identifier Details :**

Name & address	
Mr Waseem Ali Son of Mr Niyamat Ali Chandigarh, P.O:- Ganganagar, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700132, Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, , Identifier Of Mr Jafar Ali Molla, Shubhasish Banerjee	

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Mina Gurung	Pacify Infracon Private Limited-0.36 Dec

**Land Details as per Land Record**

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 627(Corresponding RS Plot No:- 627), LR Khatian No:- 2969	Owner:মোহনলাল ছেত্রী, Gurdian:মৃত নামবীর ছেত্রী, Address:নিজ, Classification:শালি, Area:0.01000000 Acre,

**Endorsement For Deed Number : I - 190406748 / 2017****On 21-06-2017****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 15:45 hrs on 21-06-2017, at the Private residence by Shubhasish Banerjee ..

**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 2,93,564/-

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

Execution is admitted on 21-06-2017 by Shubhasish Banerjee, Authorized Signatory, Pacify Infracon Private Limited (Private Limited Company), 2nd Floor, 109, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016





Indetified by Mr Waseem Ali, , Son of Mr Niyamat Ali, Chandigarh, P.O: Ganganagar, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700132, by caste Muslim, by profession Service

**Executed by Attorney**

Execution by Mr Jafar Ali Molla, , Son of Mr Saheb Ali Mondal, Raigachi, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business as the constituted attorney of Mrs Mina Gurung 7/573, Shreedurga Sonatuli Lane, Chawkbazar, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101 is admitted by him

Indetified by Mr Waseem Ali, , Son of Mr Niyamat Ali, Chandigarh, P.O: Ganganagar, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700132, by caste Muslim, by profession Service



**Asit Kumar Joarder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

**On 23-06-2017**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,034/- ( A(1) = Rs 2,936/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 3,034/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 21/06/2017 1:21PM with Govt. Ref. No: 192017180021568251 on 21-06-2017, Amount Rs: 3,034/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKC8133711 on 21-06-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 14,698/- and Stamp Duty paid by by online = Rs 14,698/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 21/06/2017 1:21PM with Govt. Ref. No: 192017180021568251 on 21-06-2017, Amount Rs: 14,698/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKC8133711 on 21-06-2017, Head of Account 0030-02-103-003-02



**Asit Kumar Joarder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

**On 06-07-2017**

**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.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 14,698/- and Stamp Duty paid by Stamp Rs 10/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2455, Amount: Rs.10/-, Date of Purchase: 06/04/2017, Vendor name: S Mukherjee



**Asit Kumar Joarder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2017, Page from 252798 to 252821  
being No 190406748 for the year 2017.



*Al*

Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2017.07.12 16:11:35 +05:30  
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 12-07-2017 16:11:35  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)



DATED 21<sup>st</sup> DAY OF June, 2017

Between

Mina Gurung  
... Vendor

And

Pacify Infracon Private Limited  
... Purchaser

**CONVEYANCE**

0.36 decimal  
Portion of  
R.S. Dag No. 627  
Mouza Raigachi  
District North 24 Parganas

**Saha & Ray**

Advocates  
3A/1, 3<sup>rd</sup> floor  
Hastings Chambers  
7C, Kiran Sankar Roy Road  
Kolkata-700001