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INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

[Signature]
Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

28 AUG 2015

CONVEYANCE

1. **Date:** 27th April, 2015
2. **Place:** Kolkata
3. **Parties**

बिजिया
Sajjad Janku Hossain

[Signature]

[Signature]
25.2015

बिजिया बिजिया
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बिजिया बिजिया

[Signature]
Sajjad Janku Hossain

बिजिया बिजिया
Sajjad Janku Hossain
Sajjad Janku Hossain

SL. No. 50735 DATE 20 MAR 2015

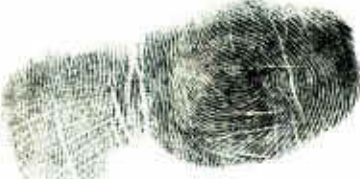
NAME

ADD

AMT. 10



Narech Lendu



7069

STEADFAST PROPERTIES PVT LTD.

Narech Lendu

Authorized Signatory

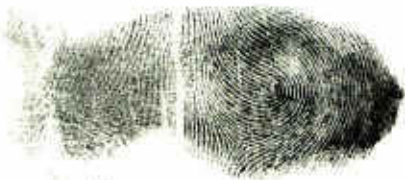
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MOUSUMI GHOSH
LICENSED S. P. VENDOR
KOLKATA REGISTRATION OFFICE



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Sajjad Jahan Hussain



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Sajjad Jahan Hussain

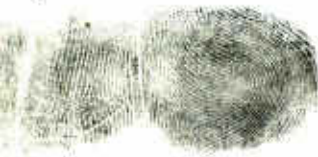
Additional District Sub-Reg.
Rajarat, New Town, North 24 Parganas



7071

27 APR 2015

সিদ্ধি পা সিদ্ধি



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সাক্ষাৎ

- 3.1 **Sajjad Jakir Hossain alias Jakir Hossain alias Zakir Hosain**, son of Late Ahammaad Hossain alias Ahammad, residing at Village Raigachi, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas (PAN AEKPH7168C)
- 3.2 **Jahir Hosain alias Sajjad Jahir Hossain**, son of Late Ahammaad Hossain alias Ahammad, residing at Village Raigachi, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas (PAN-ALGPH3704D)
- 3.3 **Mst. Rezia Bibi alias Rizia alias Rizia Khatun**, wife of Isarat Molla and daughter of Late Ahammaad Hossain alias Ahammad, residing at Village Hariharpur, Post Office Salipur, Police Station Harowa, PIN-743425, District North 24 Parganas
- 3.4 **Sahida Bibi alias Sahida Khatun**, wife of Mojammel and daughter of Late Ahammaad Hossain alias Ahammad, residing at Village Purba Para, Nurnagar, Post Office Fazilpur, Police Station Deganga, PIN-743423, District North 24 Parganas
- 3.5 **Rabia Bibi alias Bibi Bibi alias Baby Khatun**, wife of Ayanuddin Molla and daughter of Late Ahammaad Hossain alias Ahammad, residing at Village Khalisadi, Post Office Khalisadi, Police Station Harowa, District North 24 Parganas
- 3.6 **Lutfarnesa Bibi alias Lutfarnesabibi alias Nutfar Khatun**, wife of Late Shahidul Midda alias Sdahidul Haque Middya and daughter of Late Ahammaad Hossain alias Ahammad, residing at Village Lauhati, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas

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

And

- 3.7 **Steadfast Properties Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 27, Biplabi Trailakya Maharaj Sarani, Kolkata-700001, Police Station Hare Street (PAN AAVCS1523N), represented by its authorized signatory **Naresh Kumar Ladha**, son of Radheyshyam Ladha, of Flat No D402, Jindal Tower, 1/A, Kundan bye lane, PIN-711204, Police Station Liluah (PAN ABWPL4290L)

(**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 *sahi* (agricultural) measuring 5.4 (five point four) decimal [equivalent to (1) 3.2670 (three point two six seven zero) *cottah* and (2) 218.5284 (two hundred and eighteen point five two eight four) square meter], more or less, out of 18 (eighteen) decimal, being a portion of R.S./L.R. *Dag* No. 627, recorded in L.R. *Khatian* Nos. 579/1, 595/1, 1759, 1760, 1761 and 1762, *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

বাবিয়া মিসি
২২/১২/১৯৯৯
Sajjad Jakir Hossain
Jahir
S J Hossain

Sajjad Jakir Hossain

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L.T.I of Sahida Bibi alias Sahida Khatun
by the Pen of Jahongir Sarkar



Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

27 APR 2015

Jahongir Sarkar

S/O Mozammel Sarkar

VILL - ~~Nor Nagra~~ Nor Nagra

P.O - Fazil pur

P.S - Deganga

Dist - North 24 Parganas

Pin - 743423

North 24 Parganas (**Said Property**) and more fully described in the **Schedule** below and the said *Dag* No. 627 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 Lutfar Rahaman:** Lutfar Rahaman was the sole and absolute owner of land classified as *sali* (agricultural) measuring 10.80 (ten point eight zero) decimal, more or less, out of 18 (eighteen) decimal, being a portion of R.S./L.R. *Dag* No. 627, *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 **Sale to Noor Jahan Bibi:** By a Deed of Sale in Bengali language (*Bikroy Kobala*) dated 30th September, 1969, registered in the Office of the Sub-Registrar, Cossipore Dum Dum, in Book No. I, Volume No. 104, at Pages 78 to 79, being Deed No. 6604 for the year 1969, Lutfar Rahaman, sold, conveyed and transferred, the Larger Property to Noor Jahan Bibi, free from all encumbrances.
- 5.1.3 **Sale to Ahammaad Hossain:** By a Deed of Sale in Bengali language (*Bikroy Kobala*) dated 7th August, 1971, registered in the Office of the Sub-Registrar, Cossipore Dum Dum, in Book No. I, Volume No. 62, at Pages 40 to 43, being Deed No. 4091 for the year 1971, Noor Jahan Bibi, sold, conveyed and transferred, the Larger Property to Sekh Ahammaad Hossain *alias* Ahammaad Hossain *alias* Ahammad (**Ahammaad Hossain**), free from all encumbrances.
- 5.1.4 **Mutation by Ahammaad Hossain:** Ahammaad Hossain, got his name mutated in the records of Block Land and Land Reforms Office, Rajarhat, in L.R. *Khatian* No. 244.
- 5.1.5 **Demise of Ahammaad Hossain:** On or about 23rd November, 1993, Ahammaad Hossain, a Muslim, governed by the Muslim Law of inheritance, died *intestate*, leaving behind him surviving, his 2 (two) sons, namely, (1) Sajjad Jakir Hossain *alias* Jakir Hossain *alias* Zakir Hosain (the Vendor No. 3.1 herein) and (2) Jahir Hosain *alias* Sajjad Jahir Hossain (the Vendor No. 3.2 herein) and his 4 (four) daughters, namely, (1) Mst. Rezia Bibi *alias* Rizia *alias* Rizia Khatun (the Vendor No. 3.3 herein) (2) Sahida Bibi *alias* Sahida Khatun (the Vendor No. 3.4 herein) (3) Rabia Bibi *alias* Bibi Bibi *alias* Baby Khatun (the Vendor No. 3.5 herein) and (4) Lutfarnesa Bibi *alias* Lutfarnesabibi *alias* Nutfar Khatun (the Vendor No. 3.6 herein), as his only legal heirs and heiresses, who jointly and in diverse share, inherited the right, title and interest of Late Ahammaad Hossain in the Larger Property, according to Legal Heir Certificate dated 20th May, 1996 and *Farayaznama* dated 26th April, 2015, free from all encumbrances. The Said Property is a part and portion of the Larger Property and also the subject matter of this Conveyance.
- 5.1.6 **Mutation by Vendors:** The Vendors got their name mutated in the records of Block Land and Land Reforms Office, Rajarhat, in L.R. *Khatian* Nos. 579/1, 595/1, 1759, 1760, 1761 and 1762.

বাবু সাজ্জাদ জাকির হোসেন
২২/১২/১৫

Sajjad Jakir Hossain
১২/১২/১৫

১২/১২



Additional District Sub-Registrar
Rarua, New Town, North 24-Pgs

27 APR 2015

- 5.1.7 **Absolute Ownership of Vendors:** In the abovementioned circumstances, the Vendors have become the joint and absolute owners of the Said Property out of the Larger 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.
- 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.

Auth.
 রাবিয়া সিন্ধি

মুহতারিফে সন ১৪৩১
 Saffad Jahu Hassan
 সিদ্দিকা জাহু



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

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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 Ms. Vinita Jain:** Ms. Vinita Jain of 99A, Park Street, Kolkata-700016 has agreement and possessory right over the Said Property and the Purchaser agrees to settle all rights/claims of Ms. Vinita Jain at own cost and responsibility and confirms and assures that 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 5.4 (five point four) decimal [equivalent to (1) 3.2670 (three point two six seven zero) *cottah* and (2) 218.5284 (two hundred and eighteen point five two eight four) square meter], more or less, out of 18 (eighteen) decimal, being a portion of R.S./L.R. *Dag* No. 627, recorded in L.R. *Khatian* Nos. 579/1, 595/1, 1759, 1760, 1761 and 1762, *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 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.32,66,985/- (Rupees thirty two lac sixty six thousand nine hundred and eighty five) 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.

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 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.

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Sayed Jalal Hossain
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Jalal



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

27 APR 2015

- 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, outgoing 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 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

Vendor.

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Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

27 APR 2015

Schedule
(Said Property)

Land classified as *sali* (agricultural) measuring 5.4 (five point four) decimal [equivalent to (1) 3.2670 (three point two six seven zero) *cottah* and (2) 218.5284 (two hundred and eighteen point five two eight four) square meter], more or less, out of 18 (eighteen) decimal, being a portion of R.S./L.R. *Dag* No. 627, recorded in L.R. *Khatian* Nos. 579/1, 595/1, 1759, 1760, 1761 and 1762, *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 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. 1039, 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

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> Nos.	Nature of Land	Total Area of <i>Dag</i> (In Decimal)	Total Area Sold (In Decimal)	Name of Recorded Owner
Raigachi	627	579/1, 595/1, 1759, 1760, 1761 and 1762	<i>Sali</i>	18	5.40	(1) Jakir Hossain (2) Jahir Hosain (3) Rizia Khatun (4) Sahida Khatun (5) Baby Khatun and (6) Nutfar Khatun

9. Execution and Delivery

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

Sajjad Jakir Hossain

Sajjad Jahir Hossain

[Sajjad Jakir Hossain alias Jakir Hossain
alias Zakir Hosain]

[Jahir Hosain alias Sajjad Jahir Hossain]



Additional District Superintendent
Rajarhat, New Town, North 24 Parganas

27 APR 2015

রিজিয়া বীবি

[Mst. Rezia Bibi alias Rizia alias Rizia Khatun]

L.T.I of Sahida Bibi alias Sahida Khatun
by the pen of Jahangir Sarkar

[Sahida Bibi alias Sahida Khatun]

রাবীয়া বীবি

[Rabia Bibi alias Bibi Bibi alias Baby Khatun]

লুৎফার্নেসা বীবি

[Lutfarnesa Bibi alias Lutfarnesabibi alias Nutfar 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 Jahangir Sarkar

STEADFAST PROPERTIES PVT LTD

Namit Kundu,

~~Director~~ / Authorised Signatory

[Purchaser]

Drafted by:

Shuvadip Chakraborty
Shuvadip Chakraborty
Advocate
F/184/14

Witnesses:

Signature Jahangir Sarkar

Signature Mohiuddin Molla

Name: Jahangir Sarkar

Name: MOHIUDDIN MOLLA

Father's Name: Mozammel Sarkar

Father's Name: Mohiuddin

Address: VILL. Nooranagar. P.S. Deganga

Address: Longel path Moringa.

PIN - 743423

Rajshahi Kal - 700135



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

27 APR 2015

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.32,66,985/-** (**Rupees thirty two lac sixty six thousand nine hundred and eighty five**) 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.)	Favoring
Demand Draft No. 024156	24.04.2015	ICICI Bank, Portuguese Church Street Branch	8,16,746/-	Sajjad Jakir Hossain alias Jakir Hossain alias Zakir Hosain
Cash	27.04.2015	N/A	1/-	Sajjad Jakir Hossain alias Jakir Hossain alias Zakir Hosain
Demand Draft No. 024157	24.04.2015	ICICI Bank, Portuguese Church Street Branch	8,16,746/-	Jahir Hosain alias Sajjad Jahir Hossain
Demand Draft No. 024158	24.04.2015	ICICI Bank, Portuguese Church Street Branch	4,08,373/-	Mst. Rezia Bibi alias Rizia alias Rizia Khatun
Demand Draft No. 024159	24.04.2015	ICICI Bank, Portuguese Church Street Branch	4,08,373/-	Sahida Bibi alias Sahida Khatun
Demand Draft No. 024160	24.04.2015	ICICI Bank, Portuguese Church Street Branch	4,08,373/-	Rabia Bibi alias Bibi Bibi alias Baby Khatun
Demand Draft No. 024161	24.04.2015	ICICI Bank, Portuguese Church Street Branch	4,08,373/-	Lutfarnesa Bibi alias Lutfarnesabibi alias Nutfar Khatun
Total:			32,66,985/-	

Sajjad Jakir Hossain

[Sajjad Jakir Hossain alias Jakir Hossain
alias Zakir Hosain]

Sajjad Jakir Hossain

[Jahir Hosain alias Sajjad Jahir Hossain]

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[Mst. Rezia Bibi alias Rizia alias Rizia
Khatun]

L.T.I of Sahida Bibi alias Sahida Khatun
by the pen of Juhangir Sarker

[Sahida Bibi alias Sahida Khatun]



Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

27 APR 2015

রাবিয়া বিবি

[**Rabia Bibi** alias **Bibi Bibi** alias **Baby Khatun**]

লুৎফার্নেসা বিবি

[**Lutfarnesa Bibi** alias **Lutfarnesabibi** alias **Nutfar Khatun**]

[Vendors]

Witnesses:

Signature Juhangir Sarkar

Name Juhangir Sarkar

Signature Mohiuddin Molla

Name Mohiuddin Molla



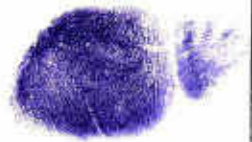
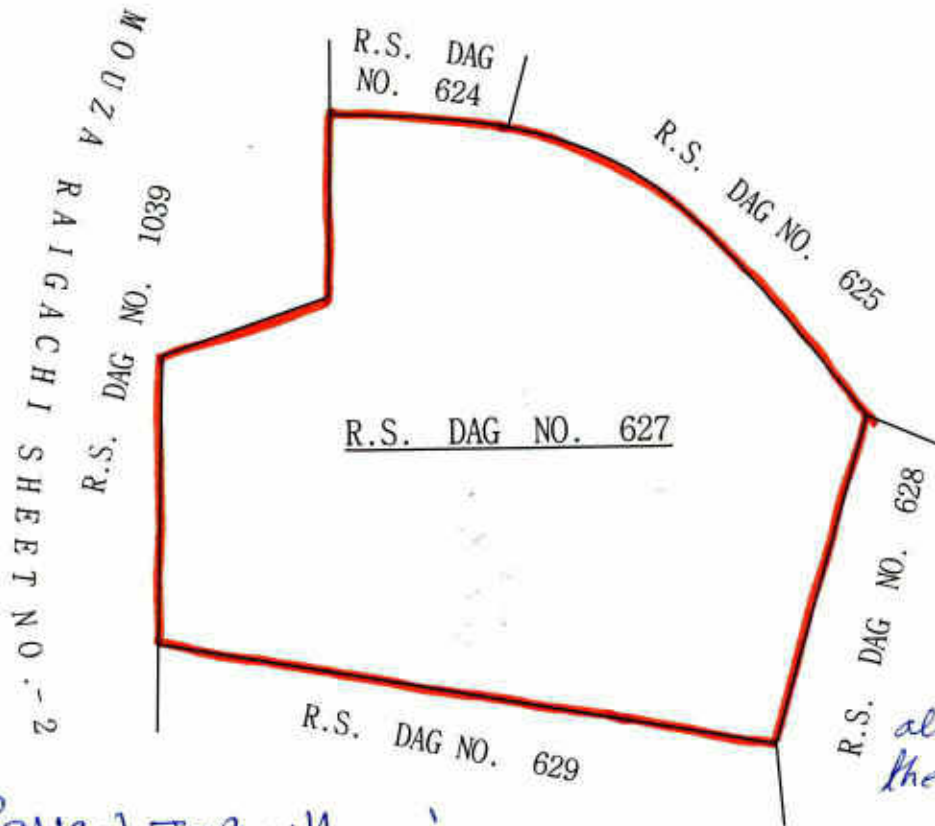
Additional District Sub-Registrar
Rajarhat, New Town, North 24 Pgs.

27 APR 2015

Plan

SITE PLAN OF R.S./L.R. DAG NO.- 627, L.R. KHATIAN NO.-579/1, 595/1, 1759, 1760, 1761 & 1762, 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



L.T.I of Sahida Bibi alias Sahida khatun by the pen of Jahangir Sarkar

Sayed Jahangir

সায়দ জাহাঙ্গীর
সায়দ জাহাঙ্গীর
Sayed Jahangir

নাজিমুদ্দিন
১২/১২

STEADFAST PROPERTIES PVT LTD
Naveed Lodhi,
Director / Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 5.4000 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 18 DECIMAL OF R.S./L.R. DAG NO.- 627.











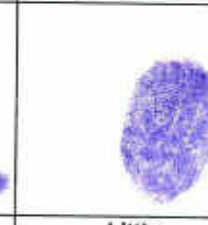






















SHOWN THUS :- 



Additional District Sub-Registrar
Rajahat, New Town, North 24 Parganas

27 APR 2015

SPECIMEN FORM TEN FINGER PRINTS







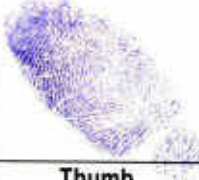


























Sl. No.	Signature of the executants and/or purchaser Presentants					
 Naveed Latif	 Little	 Ring	 Middle (Left Hand)	 Fore	 Thumb	
	 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little	
 Sajjad Jahan Azam	 Little	 Ring	 Middle (Left Hand)	 Fore	 Thumb	
	 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little	
 Sajjad Jahan Hussain	 Little	 Ring	 Middle (Left Hand)	 Fore	 Thumb	
	 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little	



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

27 APR 2015

SPECIMEN FORM TEN FINGER PRINTS
































Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
	ٻي بيبي جا ٻي بيبي					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	L.T. I of Sahida Bibi alias Sahid Khatun by the pen of Jc. Hussain/Sahab					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
	ساهيبي بيبي					
		Thumb	Fore	Middle (Right Hand)	Ring	Little



Additional District Sub-Registrar
Rajamat, New Town, North 24 Parganas

27 APR 2015

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
		 Little	 Ring	 Middle (Left Hand)	 Fore	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little
	ۛۛۛۛۛۛۛۛ ۛۛۛۛۛۛۛۛۛ	 Little	 Ring	 Middle (Left Hand)	 Fore	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little
		 Little	 Ring	 Middle (Left Hand)	 Fore	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

27 APR 2015

Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details

Sl. No.	Name, Address, Photo, Finger print and Signature
1	<p>Sajjad Jakir Hossain (Alias: Jakir Hossain) Son of Lt. Ahammaad Hossain Raigachi, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. AEKPH7168C, Status : Self Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence</p>
2	<p>Jahir Hossain (Alias: Sajjad Jahir Hossain) Son of Lt. Ahammaad Hossain Raigachi, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Status : Self Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence</p>
3	<p>Rezia Bibi (Alias: Rizia Khatun) Wife of Isarat Molla Hariharpur, P.O:- Salipur, P.S:- Haroa, District:-North 24-Parganas, West Bengal, India, PIN - 743425 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, Status : Self Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence</p>
4	<p>Sahida Bibi (Alias: Sahida Khatun) Wife of Mojammel Purba Para , Nurnagar, P.O:- Fazilpur, P.S:- Deganga, District:-North 24-Parganas, West Bengal, India, PIN - 743423 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, Status : Self Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence</p>

Seller Details

SL No.	Name, Address, Photo, Finger print and Signature
5	<p>Rabin Bibi (Alias: Baby Khatun) Wife of Ayanuddin Molla Khalisadi, P.O:- Khalisadi, P.S:- Haroa, District:-North 24-Parganas, West Bengal, India, Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, Status : Self Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence</p>
6	<p>Lutfarnesa Bibi (Alias: Lutfarnesabibi) Wife of Lt. Shahidul Midda Lauhati, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, Status : Self Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence</p>

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature
1	Steadfast Properties Pvt Ltd 27, Biplabi Trailakya Maharaj Sarani, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Status : Organization Represented by representative as given below:-
1(1)	Naresh Kumar Ladha Son of Radheyshyam Ladha Flat No - D - 402, Jindal Town, 1/ A, Kundan Bye Lane, P.S:- District:-Howrah, West Bengal, India, PIN - 711204 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAVCS1523N, Status : Representative Date of Execution : 27/04/2015 Date of Admission : 27/04/2015 Place of Admission of Execution : Pvt. Residence

B. Identifire Details**Identifier Details**

SL No.	Identifier Name & Address	Identifier of	Signature
1	J Sarkar Son of M Sarkar Noornagar, P.S:- Deganga, District:- North 24-Parganas, West Bengal, India, PIN - 743423	Naresh Kumar Ladha, Sajjad Jakir Hossain, Jahir Hossain, Rezia Bibi, Sahida Bibi, Rabin Bibi, Lutfarnesa Bibi	

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:- 627 , RS Khatian No:- 1759	5,4 Dec	32,66,985/-	32,66,985/-	Proposed Use: Bastu, ROR: Shali

D. Applicant Details**Details of the applicant who has submitted the requisition form**

Applicant's Name	Naresh Kumar Ladha
Address	Flat No - D - 402, Jindal Town, 1/ A, Kundan Bye L, District : Howrah, WEST

Details of the applicant who has submitted the requisition form

Applicant's Name	Naresh Kumar Ladha
Address	Flat No - D - 402, Jindal Town, 1/ A, Kundan Bye L, District : Howrah, WEST BENGAL, PIN - 711204
Applicant's Status	Buyer/Claimant

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

Endorsement For Deed Number : I - 152309629 / 2015

Query No/Year	15231000244572/2015	Serial no/Year	1523005622 / 2015
Deed No/Year	I - 152309629 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Naresh Kumar Ladha	Presented At	Private Residence
Date of Execution	27-04-2015	Date of Presentation	27-04-2015

Remarks

On 27/04/2015

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

Presented for registration at 18:15 hrs on : 27/04/2015, at the Private residence by Naresh Kumar Ladha ,

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

Execution is admitted on 27/04/2015 by

Sajjad Jakir Hossain, Alias Jakir Hossain, Son of Lt. Ahammaad Hossain, Raigachi, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Others
Indetified by J Sarkar, Son of M Sarkar, Noornagar, Thana: Deganga, , North 24-Parganas, WEST BENGAL, India, PIN - 743423, By caste Muslim, By Profession Others

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

Execution is admitted on 27/04/2015 by

Jahir Hossain, Alias Sajjad Jahir Hossain, Son of Lt. Ahammaad Hossain, Raigachi, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Others
Indetified by J Sarkar, Son of M Sarkar, Noornagar, Thana: Deganga, , North 24-Parganas, WEST BENGAL, India, PIN - 743423, By caste Muslim, By Profession Others

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

Execution is admitted on 27/04/2015 by

Rezia Bibi, Alias Rizia Khatun, Wife of Isarat Molla, Hariharpur, P.O: Salipur, Thana: Haroa, , North 24-Parganas, WEST BENGAL, India, PIN - 743425, By caste Muslim, By Profession Others
Indetified by J Sarkar, Son of M Sarkar, Noornagar, Thana: Deganga, , North 24-Parganas, WEST BENGAL, India, PIN - 743423, By caste Muslim, By Profession Others

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

Execution is admitted on 27/04/2015 by

Sahida Bibi, Alias Sahida Khatun, Wife of Mojammel , Purba Para , Nurnagar, P.O: Fazilpur, Thana: Deganga, , North 24-Parganas, WEST BENGAL, India, PIN - 743423, By caste Muslim, By Profession Others
Indetified by J Sarkar, Son of M Sarkar, Noornagar, Thana: Deganga, , North 24-Parganas, WEST BENGAL, India, PIN - 743423, By caste Muslim, By Profession Others

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

Execution is admitted on 27/04/2015 by

Rabin Bibi, Alias Baby Khatun, Wife of Ayanuddin Molla, Khalisadi, P.O: Khalisadi, Thana: Haroa, , North 24-Parganas, WEST BENGAL, India, , By caste Muslim, By Profession Others

Indetified by J Sarkar, Son of M Sarkar, Noornagar, Thana: Deganga, , North 24-Parganas, WEST BENGAL, India, PIN - 743423, By caste Muslim, By Profession Others

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

Execution is admitted on 27/04/2015 by

Lutfarnesa Bibi, Alias Lutfarnesabibi , Wife of Lt. Shahidul Midda, Lauhati, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Others

Indetified by J Sarkar, Son of M Sarkar, Noornagar, Thana: Deganga, , North 24-Parganas, WEST BENGAL, India, PIN - 743423, By caste Muslim, By Profession Others

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

Execution is admitted on 27/04/2015 by

Naresh Kumar Ladha, , Steadfast Properties Pvt Ltd , 27, Biplabi Trailakya Maharaj Sarani, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001

Indetified by J Sarkar, Son of M Sarkar, Noornagar, Thana: Deganga, , North 24-Parganas, WEST BENGAL, India, PIN - 743423, By caste Muslim, By Profession Others

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,63,359/- and Stamp Duty paid by Stamp Rs 10/-

Description of Stamp

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 60735, Purchased on 20/03/2015, Treasury/Vendor named M Ghosh.



(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 28/08/2015

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35,933/- (A(1) = Rs 35,926/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-



(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 30/04/2015

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 32,66,985/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35,933/- (A(1) = Rs 35,926/- ,E = Rs 7/-) and Registration Fees paid by Draft Rs 35,940/-

Description of Draft

1. Rs 35,940/- is paid, by the Draft(other) No: 782155, Date: 29/04/2015, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,63,359/- and Stamp Duty paid by Draft Rs 1,63,369/-

Description of Draft

1. Rs 1,63,369/- is paid, by the Draft(other) No: 782154, Date: 29/04/2015, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.



(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2015, Page from 103528 to 103552

being No 152309629 for the year 2015.



Digitally signed by DEBASISH DHAR
Date: 2015.09.01 18:15:46 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 01-09-2015 18:15:45
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)



Dated this 27th day of April, 2015

Between

**Sajjad Jakir Hossain *alias* Jakir Hossain *alias* Zakir Hosain & Ors.
... Vendors**

And

**Steadfast Properties Pvt. Ltd.
... Purchaser**

CONVEYANCE

Land Measuring
5.4 (five point four) decimal
Portion of
R.S./L.R. Dag No. 627
Mouza Raigachi
Police Station Rajarhat
District North 24 Parganas

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