

3180

RG/301

03370/2015

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

86AA 517624

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.

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

17 MAR 2015

CONVEYANCE

1. Date: 10th March, 2015
2. Place: Kolkata
3. Parties

A. Rauid

A. Rauid

A. Rauid

A. Rauid

11 NOV 2014

SL. NO. 36534 DATE \_\_\_\_\_  
NAME \_\_\_\_\_  
ADD \_\_\_\_\_  
AMT. 10/-



Amban Bhattachaya



-2061

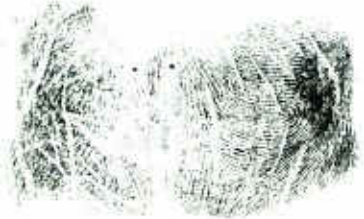
BANKE BIHARI CONSTRUCTIONS PRIVATE LIMITED

Amban Bhattachaya

Authorized Signatory

Mousumi Ghosh

MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE



-2062

Md. Abdur Razid



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

M. Samim

Md. Samim. s/o - Abul Khasim  
Rajgohri, Rajarhat, 1302-135  
Business.

10 MAR 2015

- 3.1 **Mohammad Abdur Rashid alias Abdul Rasid alias Md. Abdul Rasid**, son of Late Mohammad Abdul Chattar alias Abdul Chattar, residing at Village Raigachi, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas

(Vendor, includes successors-in-interest)

**And**

- 3.2 **Banke Bihari Constructions Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 2<sup>nd</sup> Floor, 109, Park Street, Kolkata-700016, Police Station Park Street (**PAN AAFCB1663A**), represented by its authorized signatory **Anirban Bhattacharya**, son of Giridhari Bhattacharya, of 99A, Park Street, Kolkata-700016, Police Station Park Street

(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 2.75 (two point seven five) decimal [equivalent to (1) 1.6637 (one point six six three seven) *cottah* and (2) 111.2843 (one hundred and eleven point two eight four three)], more or less, out of 87 (eighty seven) decimal, being a portion of R.S./L.R. *Dag* No. 639, recorded in L.R. *Khatian* No. 1115, *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 a portion of said *Dag* No. 639 is demarcated and delineated on **Plan** annexed hereto and bordered in colour **Red** thereon and the Said Property is an integral part and portion of such demarcated portion of *Dag* No. 639 **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:

- A. Rasid  
A. Rasid  
5.1.1 **Ownership of Mother Property:** By a Deed of Conveyance dated 27<sup>th</sup> July, 1978, registered in the Office of Sub-Registrar, Cossipore Dum Dum, in Book No. I, Volume No. 116, at Pages 236 to 239, being Deed No. 4630 for the year 1978, (1) Mohammad Abdul Halim (2) Mohammad Abdul Khayer and (3) Mohammad Abdur Rashid alias Abdul Rasid alias Md. Abdul Rasid (Vendor hereinabove) jointly and collectively purchased from (1) Habibar Rahaman and (2) Nabibar Rahaman (**Said Purchase**), land classified as *sali* (agricultural) measuring 16.5 (sixteen point five)



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

10 MAR 2015

decimal [equivalent to 10 (ten) *cottah*], more or less, out of 87 (eighty seven) decimal, being a portion of R.S./L.R. *Dag* No. 639, recorded in R.S. *Khatian* No. 869, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Cossipore, District 24 Parganas (**Mother Property**), free from all encumbrances.

- 5.1.2 **Ownership of Larger Property:** After the Said Purchase, Mohammad Abdur Rashid *alias* Abdul Rasid *alias* Md. Abdul Rasid (Vendor hereinabove) became the sole and absolute owner of land measuring 5.5 (five point five) decimal, more or less, out of Mother Property (**Larger Property**), free from all encumbrances.
- 5.1.3 **Mutation:** Pursuant to the Said Purchase, the Vendor got his name recorded in the records of Block Land and Land Reforms Office, Rajarhat, in L.R. *Khatian* No. 1115, free from all encumbrances. The Said Property is a portion of the Larger Property and is the subject matter of this Conveyance.
- 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 Mother Property, free from all encumbrances.
- 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 does 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 Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 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.



A. Rasid



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

10 MAR 2015

- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutter*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, 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 nature in the Said Property, more fully described in the **Schedule** below, being land classified as *sali* (agricultural) measuring 2.75 (two point seven five) decimal [equivalent to (1) 1.6637 (one point six six three seven) *cottah* and (2) 111.2843 (one hundred and eleven point two eight four three)], more or less, out of 87 (eighty seven) decimal, being a portion of R.S./L.R. *Dag* No. 639, recorded in L.R. *Khatian* No. 1115, *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 a portion of said *Dag* No. 639 is demarcated and delineated on **Plan** annexed hereto and bordered in colour **Red** thereon and the Said Property is an integral part and portion of such demarcated portion of *Dag* No. 639 **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.15,57,263/- (Rupees fifteen lac fifty seven thousand two hundred and sixty three)

*John*

A. Rasid



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

10 MAR 2015



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, *debutter*, *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 has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

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

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

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

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

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 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



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

10 MAR 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 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 covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property from agricultural to non-agricultural/housing for construction of a housing complex and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining agricultural and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. 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 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 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 him, 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 2.75 (two point seven five) decimal [equivalent to (1) 1.6637 (one point six six three seven) *cottah* and (2) 111.2843 (one hundred and eleven point two eight four three)]; more or less, out of 87 (eighty seven) decimal, being a portion of R.S./L.R. *Dag* No. 639, recorded in L.R. *Khatian* No. 1115, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of

*Ashish*

A. Rasid



Ministerium für Bildung und Beruf  
Land Nordrhein-Westfalen

10 MAR 2015

Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and a portion of said *Dag* No. 639 is demarcated and delineated on **Plan** annexed hereto and bordered in colour **Red** thereon and the Said Property is an integral part and portion of such demarcated portion of *Dag* No. 639 and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No. 640  
**On the East** : By R.S./L.R. *Dag* No. 638  
**On the South** : By R.S./L.R. *Dag* No. 688  
**On the West** : By R.S./L.R. *Dag* No. 639 (Part)

**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> No.	Nature of Land	Total Area of <i>Dag</i> (in Decimal)	Total Area sold (in Decimal)	Name of the Recorded Owner
Raigachi	639	1115	<i>Sahi</i>	87	2.75	Mohammad Abdur Rashid <i>alias</i> Abdul Rasid <i>alias</i> Md. Abdul Rasid
<b>Total Area of Land Sold:</b>					<b>2.75</b>	

A. Rasid *Abdur Rashid*



Additional District Registrar  
North 24 Parganas, West Bengal.

10 MAR 2015

9. Execution and Delivery

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

Md. Abdur Rasid

(Mohammad Abdur Rashid alias Abdul Rasid  
alias Md. Abdul Rasid)  
(Vendor)

A. Rasid

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

Signature \_\_\_\_\_

BANKE BIHARI CONSTRUCTIONS PRIVATE LIMITED

Anil Kumar Bhattacharya

Authorised Signatory

(Purchaser)

Drafted by:

D. Basu B. Bhattacharya

F/1114/773/2012

Advocate

HIGH COURT, CALCUTTA

Witnesses:

Signature M. A. Samir

Name: Md. Samir

Father's Name: Abul Khair

Address: Rajpalki

Rajpalki, KOL-135

Signature SK Noor Islam

Name: SK NOOR ISLAM

Father's Name: YOUSUF ALI

Address: Rajpalki

PO+PS- Rajpalki  
KL 700135



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

10 MAR 2015



### Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.15,57,263/-** (**Rupees fifteen lac fifty seven thousand two hundred and sixty three**) 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. 404048	03.03.2015	Axis Bank Limited, Kolkata Branch	15,57,263/-

*Md. Abdur Rasid*

(Mohammad Abdur Rashid *alias* Abdul Rasid  
*alias* Md. Abdul Rasid)  
(Vendor)

**Witnesses:**

Signature

*M. Samir*

Name

*Md. Samir*

Signature

*SK Noor Islam*

Name

*SK NOOR ISLAM.*



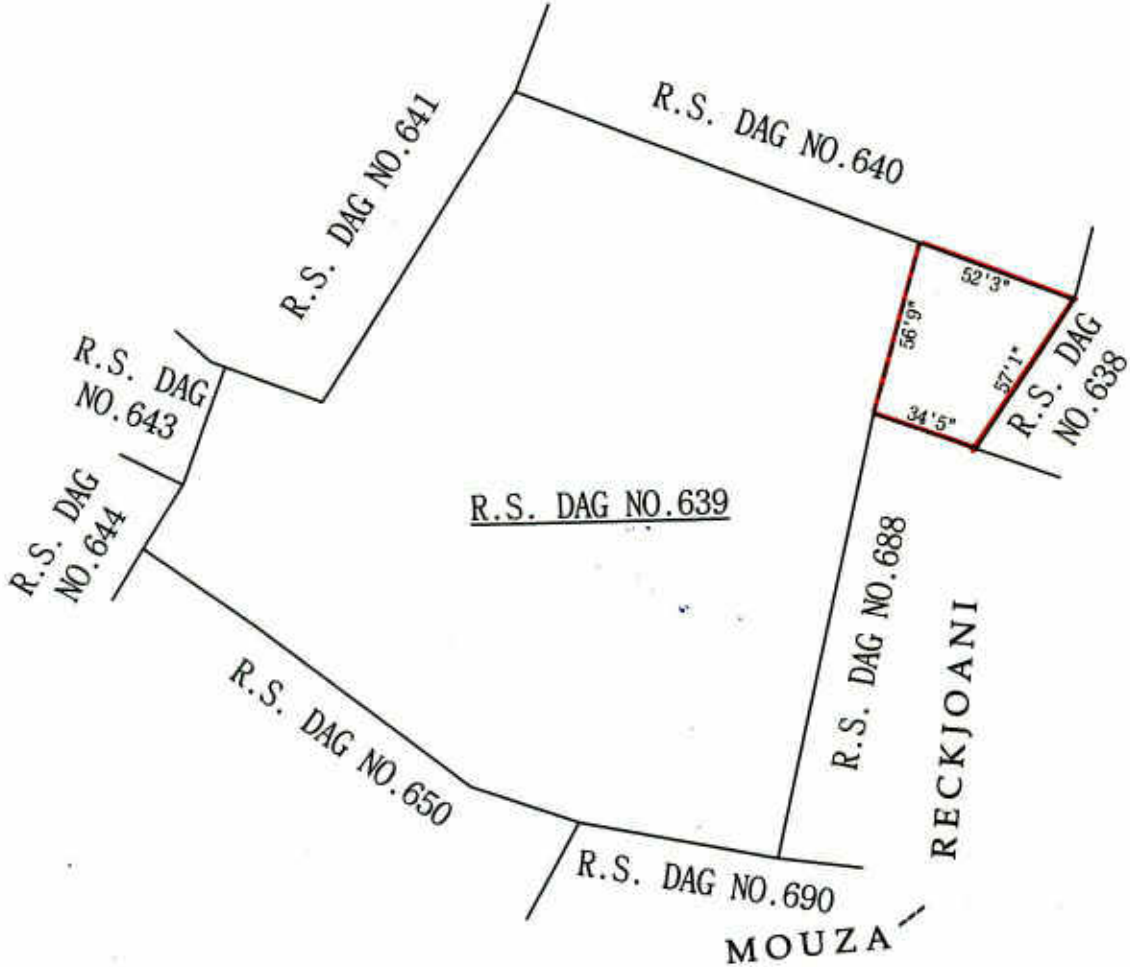
Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

10 MAR 2015

Plan

SITE PLAN OF R.S./L.R. DAG NO.- 639, L.R. KHATIAN NO.-1115, MOUZA-RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 639 is 87 DECIMAL



Mod. Abdul Rasid

BANKE BIHARI CONSTRUCTIONS PRIVATE LIMITED

Anirban Bhattacharya  
Authorised Signatory Director

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 2.7500 DECIMAL EQUIVALENT TO 1.6637 COTTAH UNDIVIDED SHALI LAND OUT OF DIVIDED AND DEMARCATED 5.5000 DECIMAL OUT OF 87 DECIMAL LAND IN R.S./L.R. DAG NO. 639.











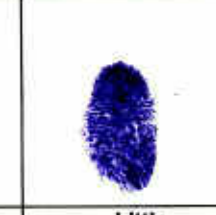

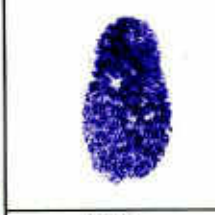


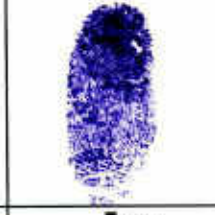
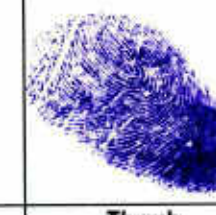
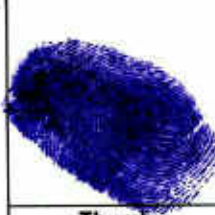
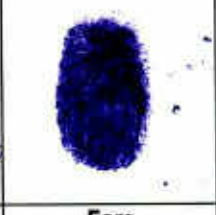
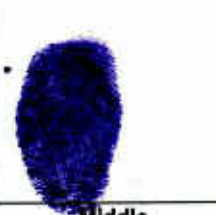







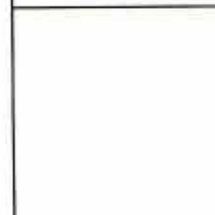
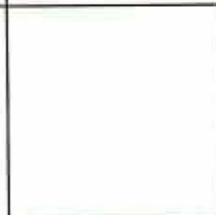


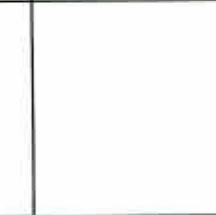
SHOWN THUS :- 



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

10 MAR 2015

## SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 <i>Anubha Bhattacharya</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <i>Md. Abdur Rasid</i>					
		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  
Rajarnat, New Town, North 24-Pgs.

10 MAR 2015



Government Of West Bengal  
Office Of the A.D.S.R. RAJARHAT  
District:-North 24-Parganas

Endorsement For Deed Number : I - 03370 of 2015  
(Serial No. 03180 of 2015 and Query No. 1523L000003447 of 2015)

On 10/03/2015

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

Presented for registration at 20.25 hrs on :10/03/2015, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 10/03/2015 by

1. Mohammad Abdur Rashid Alias Abdul Rasid, son of Lt. Mohammad Abdul Chattar , Raigachi, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
2. Anirban Bhattacharya  
Authorized Signatory, Banke Bihari Constructions Pvt. Ltd., 2nd Floor, 109, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.  
1/1, Camac Street, 3rd Floor, , Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, Pin :-700016.  
By Profession : Others

Identified By Md Samim, son of A Bhas, Raigachi, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Muslim, By Profession: Business.

( Debasish Dhar )  
Additional District Sub-Registrar

On 11/03/2015

**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.-15,60,001/-

Certified that the required stamp duty of this document is Rs.- 78020 /- and the Stamp duty paid as: Impresive Rs.- 10/-

( Debasish Dhar )  
Additional District Sub-Registrar

On 17/03/2015

**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, 4 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount by Draft

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

17 MAR 2015

( Debasish Dhar )  
Additional District Sub-Registrar







Government Of West Bengal  
Office Of the A.D.S.R. RAJARHAT  
District:-North 24-Parganas

Endorsement For Deed Number : I - 03370 of 2015  
(Serial No. 03180 of 2015 and Query No. 1523L000003447 of 2015)

Rs. 17174/- is paid , by the draft number 223071, Draft Date 16/03/2015, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 17/03/2015

( Under Article : A(1) = 17160/- ,E = 14/- on 17/03/2015 )

**Deficit stamp duty**

Deficit stamp duty Rs. 78020/- is paid , by the draft number 223070, Draft Date 16/03/2015, Bank : State Bank of India, DALHOUSIE SQUARE, received on 17/03/2015

( Debasish Dhar )  
Additional District Sub-Registrar

17 MAR 2015

Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs  
( Debasish Dhar )

Additional District Sub-Registrar  
EndorsementPage 2 of 2





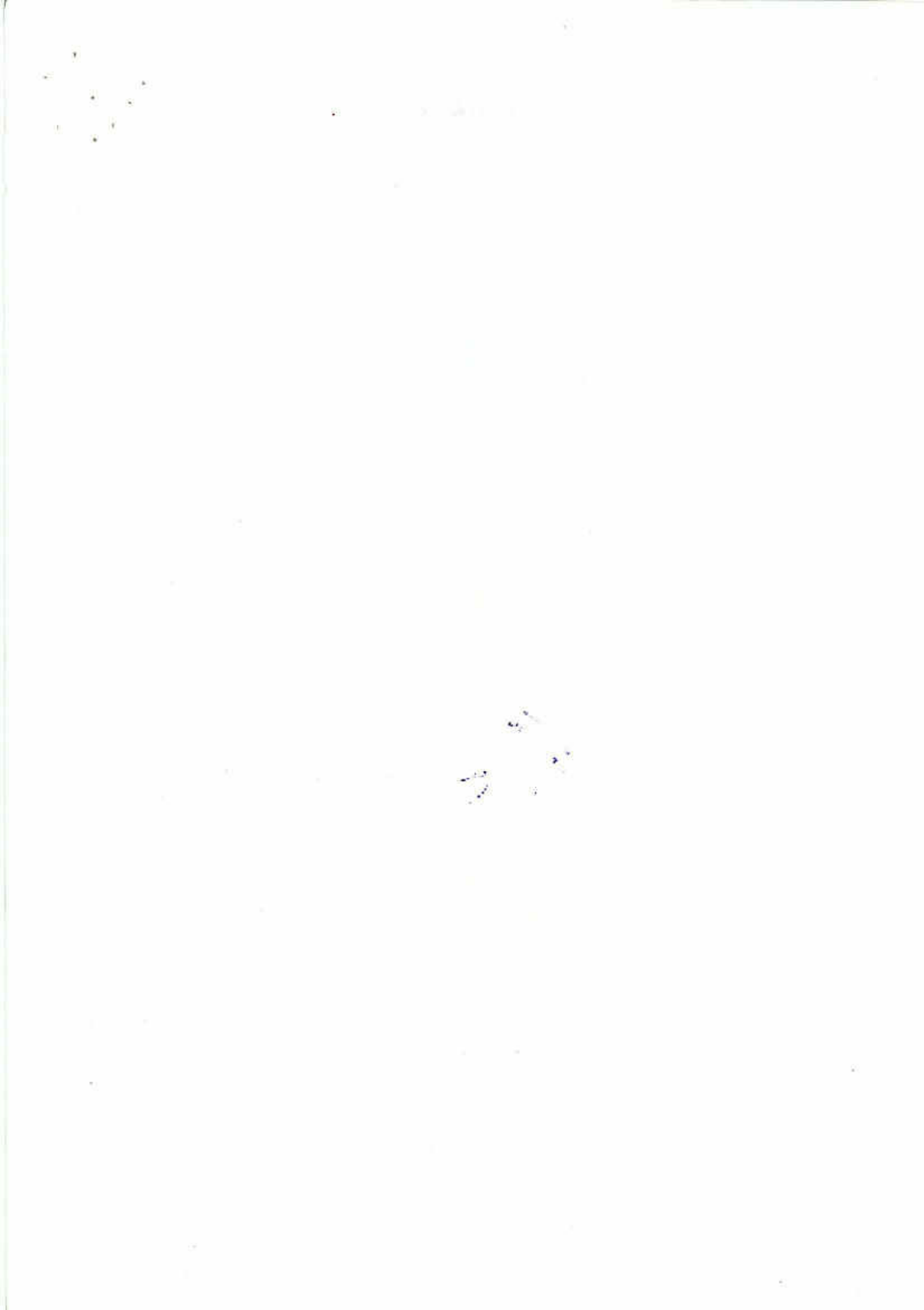
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 6  
Page from 10871 to 10885  
being No 03370 for the year 2015.



*(Handwritten signature)*

(Debasish Dhar) 17-March-2015  
Additional District Sub-Registrar  
Office of the A.D.S.R. RAJARHAT  
West Bengal



Dated this 10<sup>th</sup> day of March, 2015

**Between**

**Mohammad Abdur Rashid *alias* Abdul Rasid *alias* Md. Abdul Rasid  
... Vendor**

**And**

**Banke Bihari Constructions Pvt. Ltd.  
... Purchaser**

**CONVEYANCE**

**Land Measuring  
2.75 (two point seven five) decimal  
Portion of  
R.S./L.R. Dag No. 639  
Mouza Raigachi  
Police Station Rajarhat  
District North 24 Parganas**

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