

10601/2012

R5/63

11429/12

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

59AA 714760

422
2776
24/3/12
4-23

7/9/12
Additional Registrar of Assurance II
Kolkata



Certified that the Document is admitted to Registration. The Signatures and endorsement sheets are the part of this Document.

Additional Registrar of Assurances-II, Kolkata

CONVEYANCE

1. Date: 7th September, 2012

2. Place: Kolkata

Parties

Sekh Rafiqul Islam alias Sk. Rofiqul Islam, son of Late Sheikh Amanullah, residing at Village Raigachi Shesh More, Post Office ^{Raigachi} ~~Raigachi~~, Kolkata-700135, Police Station ^{Raigachi} ~~Raigachi~~, District North 24 Parganas (PAN AAFPI9839J)

Raigachi

[Handwritten signature]

[Handwritten signature]
Mr. Rafiqul Islam

LTI of Sk. Rafiqul Islam by the pen of Sk. Roushan Minhaj



Mr. Rafiqul Islam

10373

Sold to.....
Address.....
Value..... **24 AUG 2012**
L. S. [Signature]
High Court A.S.

SAHA & RAY
Advocates
3411, 3rd Floor, Hastings Chambers
7C, Kiran Shankar Roy Road
Kolkata - 700011.

Narish Lendu.



C 6197

ANUMATI ESTATES PVT. LTD.
ADIMURTI ENCLAVE PVT. LTD.

Narish Lendu.

Authorised Signatory



C 6198



Mr. Rafiqul Haque.



C 6199



Mahabala Infrastructure Pvt. Ltd.

Ashok Kumar Jayadev
Authorised Signatory

[Signature]

Sh. Roushan Minhaj

NATIONAL REGISTRAR
KOLKATA
7 SEP 2012

- 3.2 **Sk Mafijul Islam alias Sk Mafezul Islam**, son of Late Sheikh Amanullah, residing at Village Raigachi Shesh More, Post Office ~~Raigachi~~ ^{Rajarhat}, Kolkata-700135, Police Station ~~Raigachi~~ ^{Rajarhat}, District North 24 Parganas (collectively **Vendors**, includes successors-in-interest)

And

- 3.3 **Anumati Estates Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 84A, Chittaranjan Avenue, Kolkata-700012, Police Station Bowbazar, represented by its authorized signatory Naresh Kumar Ladha, son of Radheyshyam Ladha, of 1/A, Kundan Bye Lane, Liluah, PIN-711204, Police Station Liluah, District Howrah
- 3.4 **Adimurti Enclave Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 53/4, P.N. Midday Road, Kolkata-700056, Police Station Belghoria, represented by its authorized signatory Naresh Kumar Ladha, son of Radheyshyam Ladha, of 1/A, Kundan Bye Lane, Liluah, PIN-711204, Police Station Liluah, District Howrah
- 3.5 **Mahabala Infrastructure Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1st Floor, 14, Netaji Subhas Road, Kolkata-700001, Police Station Hare Street, represented by its authorized signatory Ashok Kumar Jajodia, son of Srikishan Jajodia, of 106, Narkeldanga Main Road, Kolkata-700054, Police Station Phoolbagan (collectively **Purchasers**, includes successors-in-interest).

Vendors and Purchasers, collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 6.25 (six point two five) decimal equivalent to 3 (three) *cottah* 12 (twelve) *chittack* and 22.46 (twenty two point four six) square feet, more or less [out of 75 (seventy five) decimal equivalent to 2 (two) *bigha* 5 (five) *cottah* 5 (five) *chittack* and 44.78 (forty four point seven eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 642, recorded in L.R. *Khatian* No. 1371, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayat* (**RBGP No.1**), Sub-Registration District Bidhannagar, District North 24 Parganas, morefully described in the **Schedule** below and the said *Dag* No. 642 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Said Property**) together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendors represent, warrant and covenant regarding title as follows:







Dr. Rafiqul Haque

LTI of Sk. Mafijul Islam by the pen of Sk. Roushan Minhaj





L 6200

LTI of Sh. Mafizul Islam by the pen
of Sh. Roushan Minhaj

Sh. Roushan Minhaj
for Sh. Mafizul Islam

Karjalpara
PO+PS - Rajarhat W-135
Student



- 5.1.1 **Purchase by Sakera:** By a Deed of Sale in Bengali language (*Kobala*) dated 23rd April, 1959, registered in the Office of the Sub-Registrar, Cossipore Dum Dum, in Book No. I, Volume No. 41, at Pages 159 to 162, being Deed No.3265 for the year 1959, Sakera Khatun *alias* Sakeya Khatun (**Sakera**) purchased from Sahadat Hossain *inter alia* *sali* (agricultural) land measuring 75 (seventy five) decimal equivalent to 2 (two) *bigha* 5 (five) *cottah* 5 (five) *chittack* and 44.78 (forty four point seven eight) square feet, more or less, comprised in R.S. *Dag* No. 642, recorded in R.S. *Khatian* No. 259, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, District North 24 Parganas, for the consideration mentioned therein (**Sakera's Land**).
- 5.1.2 **Record of Rights of Sakera:** Sakera got her name recorded in L.R. *Khatian* No.1371 of the Land Reforms Settlement in respect of the entirety of Sakera's Land.
- 5.1.3 **Gift by Sakera:** By a Deed of Gift in Bengali language (*Daanpatra*) dated 17th September, 2007, registered in the Office of the District Sub-Registrar II, North 24 Parganas, Barasat, in Book No. I, CD Volume No. 8, at Pages 14249 to 14259, being Deed No.07864 for the year 2008, Sakera, out of her natural love and affection, gifted and transferred the entirety of Sakera's Land to her 3 (three) sons namely, (1) Sekh Rafikul Islam (the Vendor No.3.1 herein) (2) Sekh Nazrul Islam and (3) Sekh Mofizul Islam (the Vendor No.3.2 herein) who became the joint and absolute owners of the entirety of Sakera's Land, having 1/3rd (one-third) share each in Sakera's Land.
- 5.1.4 **Share Of Vendors In Sakera's Land:** In the abovementioned circumstances, the Vendors have become the joint owners of 2/3rd (two-third) share in Sakera's Land, being land measuring 50 (fifty) decimal equivalent to 1 (one) *bigha* 10 (ten) *cottah* 3 (three) *chittack* and 44.86 (forty four point eight six) square feet, more or less (collectively **Share Of Vendors In Sakera's Land**) and consequently that of the Said Property which is comprised in the Share Of Vendors In Sakera's Land.
- 5.1.5 **Absolute Ownership of Vendors:** In the abovementioned circumstances, the Vendors have become the joint and absolute owners of the Said Property.
- 5.2 **Representations, Warranties and Covenants by Vendors:** The Vendors represent, warrant and covenant 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 Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling & 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 Purchasers.



LT3 of SK. Mafizul Islam
by the son of SK. Roushan
Minhaj

Roushan

M. Rafiqul Islam

M



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**ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
7 SEP 2012**

- 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 now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchasers is that the Vendors shall sell the Said Property to the Purchasers, 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 Purchasers shall purchase the same from the Vendors.
- 6.2 **Surrender of Rights by Pioneer Prodev Private Limited:** Pioneer Prodev Private Limited (**Pioneer Prodev**), having its registered office at 3rd floor, Lenin Sarani, Kolkata-700013 has been claiming possessory right over the Said Property but by virtue of commercial negotiation and amicable settlement, Pioneer Prodev hereby surrenders/releases such claims in favour of the Purchasers. 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 Purchasers the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, described in the **Schedule** below, being land classified as *sal* (agricultural) measuring 6.25 (six point two five) decimal equivalent to 3 (three) *cottah* 12 (twelve) *chittack* and 22.46 (twenty two point four six) square feet, more or less [out of 75 (seventy five) decimal equivalent to 2 (two) *bigha* 5 (five) *cottah* 5 (five) *chittack* and 44.78 (forty four point seven eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 642, recorded in L.R. *Khatian* No. 1371, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, the said *Dag* No. 642 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits,

LTI of Sh. Mafizul
Islam by the pen
of Sh. Rowshan Minhat

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ADDITIONAL REGISTRAR
MADRAS
7 SEP 2012

easements, authorities, claims, demands, usufructs, 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.21,43,740/- (Rupees twenty one lac forty three thousand seven hundred and forty) paid by the Purchasers 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, *debentures*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

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

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

8.2.1 **Indemnification:** 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 and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendors, 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 Purchasers and/or the Purchasers' successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest by reason of the aforesaid.

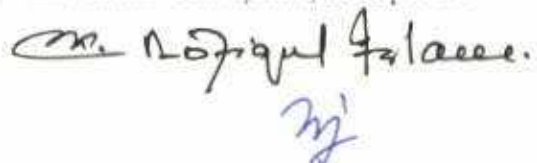
8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

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

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, in respect of


 LTIO of SK. Majidul
 Salam by the
 son of SK. Rountran
 Minhaj







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7 SEP 2012

which demand has been made and is in the knowledge of the Vendors, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.

- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchasers and the Purchasers' 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 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 Purchasers, 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.
- 8.6 **No Objection to Mutation:** The Vendors declare that the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchasers as the constituted attorneys of the Vendors and empower and authorize the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the names of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.7 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or their successors-in-interest, 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 *sahi* (agricultural) measuring 6.25 (six point two five) decimal equivalent to 3 (three) *cottah* 12 (twelve) *chittack* and 22.46 (twenty two point four six) square feet, more or less [out of 75 (seventy five) decimal equivalent to 2 (two) *bigha* 5 (five) *cottah* 5 (five) *chittack* and 44.78 (forty four point seven eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 642, recorded in L.R. *Khatian* No. 1371, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, the said *Dag* No. 642 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	: By R.S./L.R. <i>Dag</i> No. 629
On the East	: By R.S./L.R. <i>Dag</i> No. 641
On the South	: By R.S./L.R. <i>Dag</i> Nos. 643 and 1040
On the West	: By R.S./L.R. <i>Dag</i> No. 1039

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

[Signature]

[Signature]

LTI of Sk. Mojibul
Islam by the pen of
Sk. Roushan Minhas


ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
7 SEP 2012

9. Execution and Delivery

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



LTI of Sk. Mafizul Islam by the pen of Sk. Reushan Minhaj

Sk. Rafiqul Islam.
(Sekh Rafiqul Islam alias Sk. Rofiqul Islam) (Sk Mafizul Islam alias Sk Mafezul Islam)
[Vendors]

Read over and explained the contents of this document by me to (1) Sekh Rafiqul Islam alias Sk. Rofiqul Islam and (2) Sk Mafizul Islam alias Sk Mafezul Islam in Bengali language, who after understanding the meaning and purport of this document, put their LTI/signatures in my presence.

Signature Sk. Reushan Minhaj

Messieurs Anumati Estates Private Limited Messieurs Mahabala Infrastructure Private Limited
Messieurs Adimurti Enclave Private Limited

Naresh Ladha. Ashok Kumar Jajodia
(Naresh Kumar Ladha) (Ashok Kumar Jajodia)
Authorized Signatory Authorized Signatory
[Purchasers]

Witnesses:

Signature SK Noor Islam.

Signature Minhaj

Name SK Noor Islam

Name Sk. Reushan Minhaj

Father's Name Yusuf Ali

Father's Name Sk. Mafizul Islam

Address Rajgani

Address Rajgani Kanjalpara

P.O. Rajmuri

P.O. Rajmuri K-135

K2 135

Drafted by me

(SUMANTA PRASU)
Advocate

Handwritten notes or scribbles, mostly illegible.

A

AA
7 SEP 2012

Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs.21,43,740/- (Rupees twenty one lac forty three thousand seven hundred and forty) 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.)
Manager's Cheque No. 193900 (Part)	06.09.2012	HDFC Bank, Stephen House Branch, Kolkata	4,46,612.50
Manager's Cheque No. 193903 (Part)	06.09.2012	HDFC Bank, Stephen House Branch, Kolkata	2,67,967.50
Manager's Cheque No. 193905 (Part)	06.09.2012	HDFC Bank, Stephen House Branch, Kolkata	2,67,967.50
Manager's Cheque No. 193906 (Part)	06.09.2012	HDFC Bank, Stephen House Branch, Kolkata	4,46,612.50
Manager's Cheque No. 193907 (Part)	06.09.2012	HDFC Bank, Stephen House Branch, Kolkata	2,67,967.50
Manager's Cheque No. 193908 (Part)	06.09.2012	HDFC Bank, Stephen House Branch, Kolkata	1,78,645.00
Manager's Cheque No. 193909 (Part)	06.09.2012	HDFC Bank, Stephen House Branch, Kolkata	2,67,967.50
Total:			21,43,740.00



LTI of Sk. Mafizul Islam
by the pen of Sk. Roushan
Minhaj

Sk. Rafiqul Islam

(Sekh Rafiqul Islam *alias* Sk. Rofiqul Islam) (Sk Mafizul Islam *alias* Sk Mafezul Islam)

[Vendors]

Read over and explained the contents of this document by me to (1) Sekh Rafiqul Islam *alias* Sk. Rofiqul Islam and (2) Sk Mafizul Islam *alias* Sk Mafezul Islam in Bengali language, who after understanding the meaning and purport of this document, put their LTI/signatures in my presence.

Signature Sk. Roushan Minhaj

Witnesses:

Signature SK NOOR ISLAM

Signature Minhaj

Name SK NOOR ISLAM

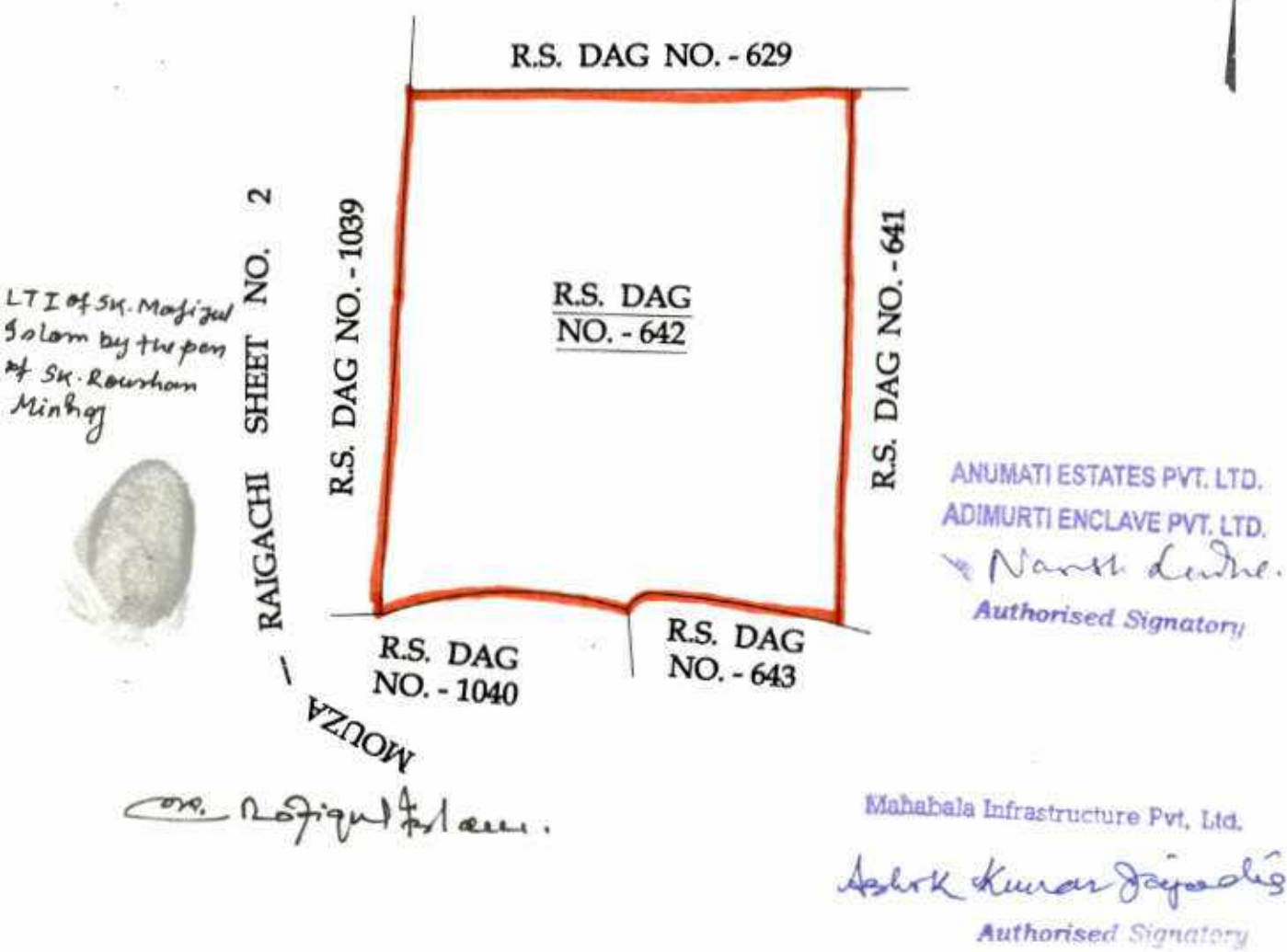
Name Sk. Roushan Minhaj



ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
7 SEP 2012

SITE PLAN OF R.S./L.R. DAG NO.- 642, L.R. KHATIAN NO.- 1371, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 642 is 75 DECIMAL



NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 6.2500 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 75 DECIMAL OF R.S./L.R. DAG NO.- 642 .

SHOWN THUS :- 



[Handwritten signature]

**ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
7 SEP 2012**

SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No. Signature of the Presentant, Executant/s and/or Vendor/s and Purchaser/s



Mr. Rajiv Gokhale.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



LTI of Sh. Manojul Solom as the son of Sh. Ravshan Mithay














Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Navsh Ladhe.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the Presentant, Executant/s and/or Vendor/s and Purchaser/s					
 <i>Ashok Kumar Jayadevi</i>	 Little	 Ring	 Middle	 Fore	 Thumb	
	 Thumb	 Fore	 Middle	 Ring	 Little	
	Little	Ring	Middle	Fore	Thumb	
	Thumb	Fore	Middle	Ring	Little	
	Little	Ring	Middle	Fore	Thumb	
	Thumb	Fore	Middle	Ring	Little	



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OF ASSURANCES-II, KOLKATA
7 SEP 2012



Government Of West Bengal
Office of the A.R.A. - II KOLKATA

District :- Kolkata

Market Value / Chargeability Assessment Slip

Query No / Year 024311/2012

Query Date 03/09/2012

Applicant Name Nawed Ahmed Sarkar
Applicant Status Advocate
Type of Deed [0101] Sale Document
Market Value **Rs 24,24,240/-**
Add. Transaction Details Agreement(2)
Stampduty Payable **Rs 1,21,232/-** **Stamp Duty: Schedule 1A, Article- 23, 5**
Registration Fee Payable **Rs 26,762/-** **Registration Fee Article: A(1), E,I,M(a),M(b)**

Land Details

Sch No	Plot No / Zone No	Land Use		Area	Set Forth Value (Rs.)	Market Value (Rs.)	Depreciation / Appreciation
		Proposed	ROR				
District:-North 24-Parganas, , Thana:-Rajarhat, , Gram Panchayat:-RAJARHAT BISHNUPUR-I, Mouza:-Raigachhi,							
1	RS:642 ✓ RS Kh:1371 ✓	Bastu	Shaji	6.25 Dec ✓	21,43,740/- ✓	24,24,240/-	AR-10.00 Ft.

Total Area of Land 6.2500000 Decimal

Total Set Forth Value (Rs.)21,43,740

(Dulal chandraSaha)
A.R.A. - II KOLKATA
Kolkata

N.B. 1. AR- Approach Road Dec--Decimal, Kth--Katha,, str-Structure, Apt-Apartment, Sch- Schedule,Kh-Khatian

2. S.D. & Regn. Fees are calculated on the basis of information and transaction description/code provided in the Requisition Form. If those information are found to be given incorrect, the assessment made stands invalid.

3. Assessed market value is valid for one month.

4. Standard User charges of Rs 175/-(rupees one hundred seventy five) only inclusive of all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.



Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 11429 of 2012
(Serial No. 10601 of 2012)

On

Payment of Fees:

On 07/09/2012

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

Presented for registration at 16.23 hrs on :07/09/2012, at the Private residence by Naresh Kumar Ladha , one of the Claimants.

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

Execution is admitted on 07/09/2012 by

1. Sekh Rafiqul Islam Alias Sk Rofiqul Islam, son of Late Sheikh Amanullah , Raigachi Shesh More, Kol, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
2. Sk Mafijul Islam Alias Sk Mafezul Islam, son of Late Sheikh Amanullah , Raigachi Shesh More, Kol, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
3. Naresh Kumar Ladha
Authorised Signatory, Anumati Estates Pvt Ltd, 84 A, Chittaranjan Avenue, Kol, Thana:-Bowbazar, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700012.

Authorised Signatory, Adimurti Enclave Pvt Ltd, 53/4, Priya Nath Midya Road, Kol, Thana:-Belgharia, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700056.

, 53/4, Priya Nath Midya Road, Kol, Thana:-Belgharia, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700056.
, By Profession : Others
4. Ashok Kumar Jajodia
Authorised Signatory, Mahabala Infrastructure Pvt Ltd, 1st Floor, 14, Netaji Subhas Road, Kol, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Others

Identified By Sk Roushan Minhaj, son of Sk Mafijul Islam, Kanjial Para, Kol, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Muslim, By Profession: Student.

(Dulal chandra-Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 08/09/2012

(Dulal chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II

12/09/2012 15:56:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 11429 of 2012
(Serial No. 10601 of 2012)

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.-24,24,240/-

Certified that the required stamp duty of this document is Rs.- 121232 /- and the Stamp duty paid as: Impresive Rs.- 10/-

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 12/09/2012

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, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 12/09/2012

Amount by Draft

Rs. 26762/- is paid , by the draft number 037786, Draft Date 11/09/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 12/09/2012

(Under Article : A(1) = 26664/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 12/09/2012)

Deficit stamp duty

Deficit stamp duty Rs. 121232/- is paid03778011/09/2012State Bank of India, DALHOUSIE SQUARE, received on 12/09/2012

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

Dated this 7th day of September, 2012

Between

**Sekh Rafiqul Islam *alias* Sk. Rofiqul Islam & Anr.
... Vendors**

And

**Anumati Estates Private Limited & Ors.
... Purchasers**

CONVEYANCE


Portion of
R.S./L.R. Dag No. 642
Mouza Raigachi
District North 24 Parganas

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 44
Page from 4214 to 4229
being No 11429 for the year 2012.




(Dulal chandra Saha) 13-September-2012
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal