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भारतीय गैर न्यायिक



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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.

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

08 MAR 2016

नूएराएकनमि विवि

CONVEYANCE

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

Signature
S. J. Anand
राजिया विवि

नूएराएकनमि विवि

राजिया
S. J. Anand

S. J. Anand

SL. NO. 60736 DATE..... 20 MAR 2015

NAME.....
ADD.....
AMT..... 101



Indranath Ghosh,



7067

Aadharseela Towers Private Limited
Indranath Ghosh,
Director/Authorised Signatory



7068

Ghosh

MOUSUMI GHOSH
LICENSED SIGNATORY
KOLKATA REGISTRATION OFFICE

Sajjad Jahan Hosain



7070



Saffat Jahan Hosain



7071

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

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27 APR 2015



7072

राजेश कुमार

- 3.1 **Sajjad Jakir Hossain** *alias* **Jakir Hossain** *alias* **Zakir Hosain**, son of Late Sekh Ahammad Hossain *alias* 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 Sekh Ahammad Hossain *alias* Ahammaad Hossain *alias* Ahammad, residing at Village Raigachi, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas (**PAN-ALGPH 3704D**)
- 3.3 **Mst. Rezia Bibi** *alias* **Rizia** *alias* **Rizia Khatun**, wife of Isarat Molla and daughter of Late Sekh Ahammad Hossain *alias* 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 Sekh Ahammad Hossain *alias* 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 Sekh Ahammad Hossain *alias* 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 Sekh Ahammad Hossain *alias* 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 **Aadharseela Tower Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 2nd Floor, 109, Park Street, Kolkata-700016, Police Station Park Street (**PAN AAJCA1844J**), represented by its authorized signatory **Indranath Ghosh**, son of Bijay Ghosh, of 99A, Park Street, Kolkata-700016, Police Station Park Street

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

Vendors and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 5.4 (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,

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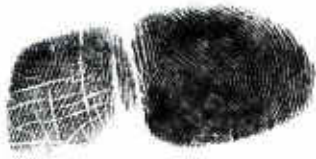
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Sajjad Jakir Hossain

১২৫৭ ২ (৪) ১১ ১৪ ১২
১২৫৭ ২ (৪) ১১ ১৪ ১২

Sajjad Jamin Hossain

Sajjad Jakir Hossain



7073

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7074

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



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

Jahanigia Sarkar

S/O M. Jammel Sarkar 27 APR 2015

VILL. Noor Nagar

P.O - Fazil pur

P.S - Degana

Dist - North 24 P.S

PIN - 743423

Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet* (RBGP), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Said Property**) and more fully described in the **Schedule** below and the said *Dag* No. 627 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* Ahammaad (**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.

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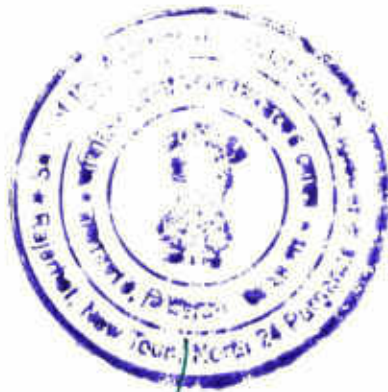
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Sajjad Jakir Hossain

২০১৫ সালের ২৬তম এপ্রিল তারিখে

স্বাক্ষর

S. S. Hossain



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

27 APR 2015

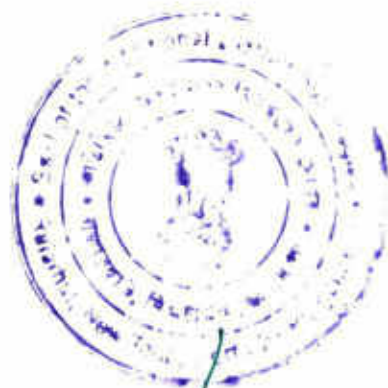
- 5.1.6 **Mutation by Vendors:** The Vendors got their name mutated in the records of Block Land and Land Reforms Office, Rajarhat, in L.R. *Khatian* Nos. 579/1, 595/1, 1759, 1760, 1761 and 1762.
- 5.1.7 **Absolute Ownership of Vendors:** In the abovementioned circumstances, the Vendors have become the 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.

বাহিনী সচিব

Saha & Ray

মুদ্রিত নথি

সি. J. Anand



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

27 APR 2015

- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

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

7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *sali* (agricultural) measuring 5.4 (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

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Saha & Ray
০২ এপ্রিল ২০১৭



International District Sub-Registration
Office, New York, NY 10013

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prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Vendors.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, 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

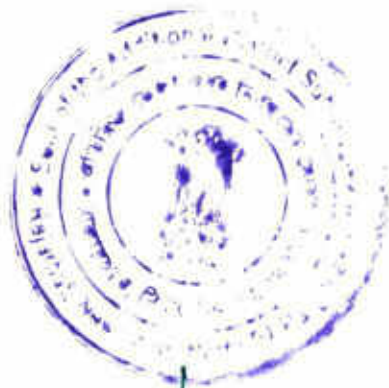
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বাসিন্দা বিকি

সফল জালিত

১৯২০২৩৬৭৮৯ বিকি

বিকি ১৯২০২৩৬৭৮৯



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

27 APR 2015

any public or private means of access and the Vendors hereby expressly waive, surrender and give up each and every one of the aforesaid rights.

- 8.6 **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property from agricultural to non-agricultural/housing for construction of a housing complex and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining agricultural and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof from agricultural to non-agricultural/housing and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Title Documents:** Simultaneously herewith, the Vendors have handed over all original title papers and documents in respect of the Said Property to the Purchaser.
- 8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**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. <i>Dag</i> Nos. 1039, 624 and 625
On the East	: By R.S./L.R. <i>Dag</i> Nos. 625 and 628
On the South	: By R.S./L.R. <i>Dag</i> No. 629
On the West	: By R.S./L.R. <i>Dag</i> No. 1039

স্বাক্ষরিত
স্বাক্ষরিত

Saffar Jalil Hosain
সি. জি. হোসেন



Additional District Sub-Registrar
New Town, North 24 Parganas

27 APR 2015

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:

Mouza	R.S./ L.R. Dag No.	L.R. Khatian Nos.	Nature of Land	Total Area of Dag (In Decimal)	Total Area Sold (In Decimal)	Name of Recorded Owner
Raigachi	627	579/1, 595/1, 1759, 1760, 1761 and 1762	Sali	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 & Jahan Hossain Saffar Jahir Hossain
 [Sajjad Jakir Hossain *alias* Jakir Hossain *alias* Zakir Hosain] [Jahir Hosain *alias* Sajjad Jahir Hossain]

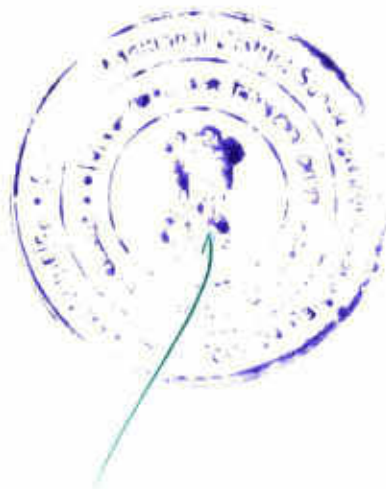
রিজিয়া বিবি
 [Mst. Rezia Bibi *alias* Rizia *alias* Rizia Khatun]


 L.I. of Sahida Bi bi *alias* Sahida Khatun
 by the pen of Juhongjid Soorkar
 [Sahida Bibi *alias* Sahida Khatun]

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

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

[Vendors]



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

27 APR 2015

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 Jishengji Sarkar

Aadharseela Towers Private Limited

Indramath Ghosh

Director / Authorised Signatory

[Purchaser]

Drafted by:

Shuvadip Chakraborty
Shuvadip Chakraborty
Advocate
F/184/14

Witnesses:

Signature Jishengji Sarkar

Signature Mohiuddin Molla

Name: Jishengji Sarkar

Name: MOHIUDDIN MOLLA

Father's Name: Mozammel Sarkar

Father's Name: Mohiuddin

Address: Vill. Nandanagar, P.O. Desarga

Address: Langa Peta, Matigala

PIN - 743423

Rajarat Kol - 700135



ಇಲ್ಲಿಂದ ದೂರವಿರುವುದರಿಂದ ಈ ಸಂದರ್ಭದಲ್ಲಿ
ಇಲ್ಲಿಂದ ದೂರವಿರುವುದರಿಂದ ಈ ಸಂದರ್ಭದಲ್ಲಿ

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:

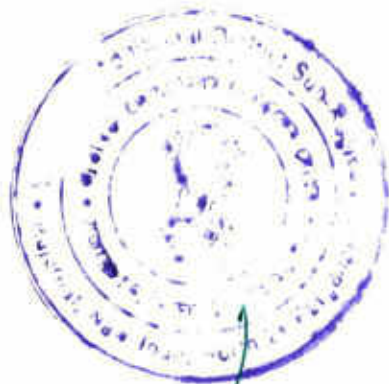
Mode	Date	Bank	Amount (Rs.)	Favoring
Pay Order No. 405847	24.04.2015	Axis Bank Limited, Kolkata Branch	8,16,747/-	Sajjad Jakir Hossain <i>alias</i> Jakir Hossain <i>alias</i> Zakir Hosain
Pay Order No. 405894	27.04.2015	Axis Bank Limited, Kolkata Branch	8,16,746/-	Jahir Hosain <i>alias</i> Sajjad Jahir Hossain
Pay Order No. 405849	24.04.2015	Axis Bank Limited, Kolkata Branch	4,08,373/-	Mst. Rezia Bibi <i>alias</i> Rizia <i>alias</i> Rizia Khatun
Pay Order No. 405850	24.04.2015	Axis Bank Limited, Kolkata Branch	4,08,373/-	Sahida Bibi <i>alias</i> Sahida Khatun
Pay Order No. 405851	24.04.2015	Axis Bank Limited, Kolkata Branch	4,08,373/-	Rabia Bibi <i>alias</i> Bibi Bibi <i>alias</i> Baby Khatun
Pay Order No. 405852	24.04.2015	Axis Bank Limited, Kolkata Branch	4,08,373/-	Lutfarnesa Bibi <i>alias</i> Lutfarnesabibi <i>alias</i> Nutfar Khatun
Total:			32,66,985/-	

Sajjad Jakir Hossain

[Sajjad Jakir Hossain *alias* Jakir Hossain
alias Zakir Hosain]

Sajjad Jahir Hossain

[Jahir Hosain *alias* Sajjad Jahir Hossain]



Additional District Sub-Registrar
Registrar, New Delhi, NORTH ZONE

27 APR 2016



Saha & Ray

রিজিয়া বিবি

L.T.I of Sahida Bibi alias Sahida Khatun
by the pen of Jahongir Sankar

[Mst. Rezia Bibi alias Rizia alias Rizia
Khatun]

[Sahida Bibi alias Sahida Khatun]

লুৎফার্নেসা বিবি

রাবিয়া বিবি

[Rabia Bibi alias Bibi Bibi alias Baby
Khatun]

[Lutfarnesa Bibi alias Lutfarnesabibi alias
Nutfar Khatun]

[Vendors]

Witnesses:

Signature Jahongir Sankar

Signature Mohiuddin Molla

Name Jahongir Sankar

Name MOHIUDDIN MOLLA





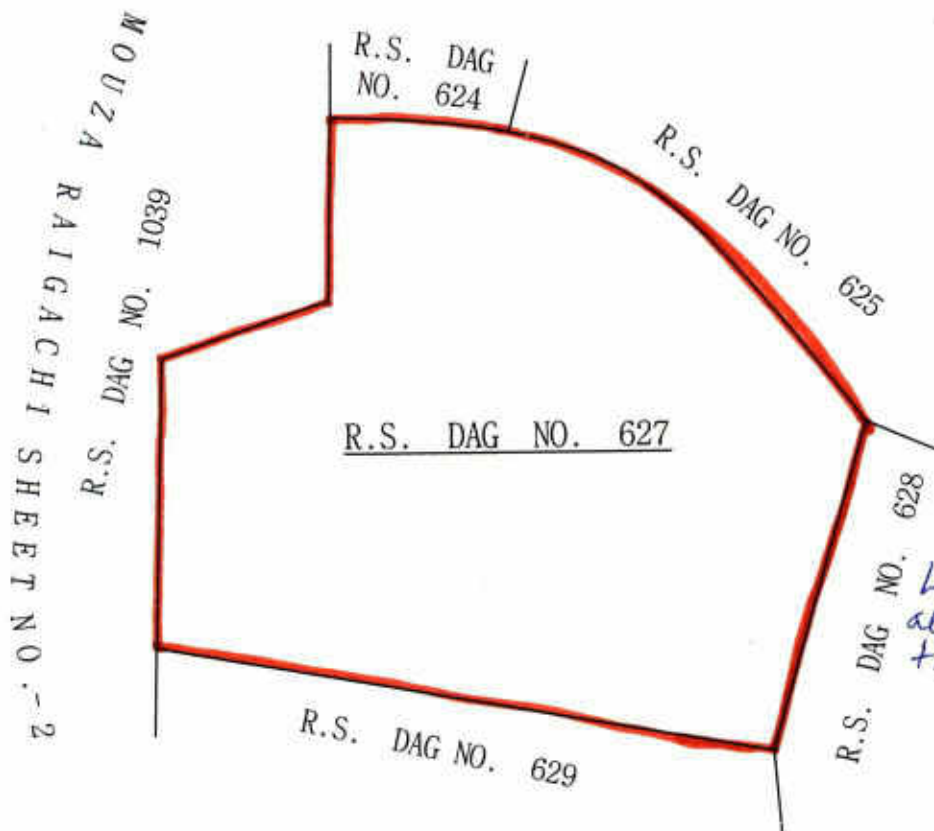
Additional District Sub-Registrar
Rajahmundry, New Town, North 24-Plys

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 Juhargio Sankar

সিদ্ধিকা সি
 Sajjad Jalil Khasan
 Sajjad Jalil Khasan
 বাবেয়াবতি

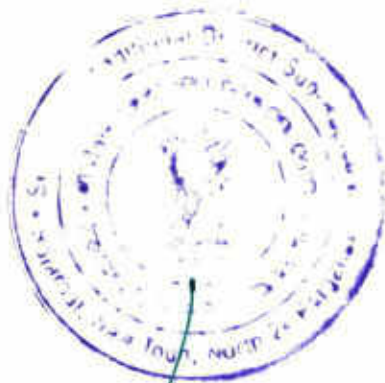
০২০৭৩ (৯) ১৭ ১৩ ১৫

Aadharseela Towers Private Limited
 Inverness Road, Kolkata,
 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.


























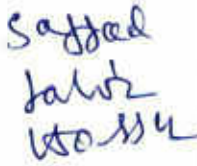










SHOWN THUS :-



Handwritten text in a non-Latin script, possibly Indic, located below the seal.

27 APR 2015

SPECIMEN FORM TEN FINGER PRINTS







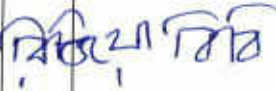





























Sl. No.	Signature of the executants and/or purchaser Presentants					
	 Indranath Ghosh					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 Sajjan Jaisri Arsoni					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 Sajjad Jaisri Arsoni					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



Additional District Sub-Registrar
Rajahmundry, 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	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
L.T.I of Zahida Bibi alias Schidakhatun by the pen of						
		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				



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

27 APR 2015

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	<p>ਮੁਕਤੀ ਸਿੰਘ</p> <p>ਦੇਵੀ</p> <p>ਵਿਦਿਆ</p>					
		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

Presentant Details	
SL No.	Name and Address of Presentant
1	Indranath Ghosh 99 A, Park Street, P.S:- Koikata, District:-Kolkata, West Bengal, India, PIN - 700016

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	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 : Individual; Date of Execution : 27/04/2015; Date of Admission : 27/04/2015; Place of Admission of Execution : Pvt. Residence
2	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, PAN No. ALGPH3704D,; Status : Individual, Date of Execution : 27/04/2015, Date of Admission : 27/04/2015; Place of Admission of Execution : Pvt. Residence
3	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 : Individual; Date of Execution : 27/04/2015; Date of Admission : 27/04/2015; Place of Admission of Execution : Pvt. Residence
4	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 : Individual; Date of Execution : 27/04/2015; Date of Admission : 27/04/2015; Place of Admission of Execution : Pvt. Residence



Seller Details

NO.	Name Address Photo Finger print and Signature
5	Rabia Bibi (Alias: Baby Khatun) Wife of Ayanuddin Molla Khalisadi, P.O:- Khalisadi, P.S:- Haroa, District:-North 24-Parganas, West Bengal, India, PIN - 743424 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India,; Status : Individual; Date of Execution : 27/04/2015; Date of Admission : 27/04/2015; Place of Admission of Execution : Pvt. Residence
6	Lutfarnesa Bibi (Alias: Lutfarnesabibi) Wife of Lt. Shahidul Mida 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 : Individual; Date of Execution : 27/04/2015; Date of Admission : 27/04/2015; Place of Admission of Execution : Pvt. Residence



Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature
1	Aadharseela Tower Pvt Ltd 2nd Floor, 109, Park Street, P.O:- Park Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India PIN - 700016 PAN No AAJCA1844J.; Status : Organization; Represented by representative as given below:-
1(1)	Indranath Ghosh 99 A, Park Street, P.S:- Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAJCA1844J.; 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	Indranath Ghosh, Sajjad Jakir Hossain, Jahir Hossain, Rezia Bibi, Sahida Bibi, Rabia 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
	District North 24-Parganas P.S - Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Raigachhi	LR Plot No:- 627, LR Khatian No:- 1759	5.4 Dec	32,66,985/-	32,66,985/-	Proposed Use: Bastu, ROR: Shali

Transfer of Property from Seller to Buyer

Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)



Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Sajjad Jakir Hossain	Aadharseela Tower Pvt Ltd	0.9	16.6667
	Jahir Hossain	Aadharseela Tower Pvt Ltd	0.9	16.6667
	Rezia Bibi	Aadharseela Tower Pvt Ltd	0.9	16.6667
	Sanida Bibi	Aadharseela Tower Pvt Ltd	0.9	16.6667
	Rabia Bibi	Aadharseela Tower Pvt Ltd	0.9	16.6667
	Lutfarnesa Bibi	Aadharseela Tower Pvt Ltd	0.9	16.6667

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Indranath Ghosh
Address	99 A, Park Street, District : Kolkata, WEST BENGAL, PIN - 700016
Applicant's Status	Buyer/Claimant



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

Endorsement For Deed Number : I - 152302793 / 2016

Query No/Year	15231000244568/2015	Serial no/Year	1523005623 / 2015
Deed No/Year	I - 152302793 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Indranath Ghosh	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 18:30 hrs on : 27/04/2015, at the Private residence by Indranath Ghosh ,

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

Rabia Bibi, Alias Baby Khatun, Wife of Ayanuddin Molla, Khalisadi, P.O: Khalisadi, Thana: Haroa, , North 24-Parganas, WEST BENGAL, India, PIN - 743424, 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

Indranath Ghosh Indranath Ghosh, Son of Bijay Ghosh, 99 A, Park Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, By caste Hindu, 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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,63,369/- and Stamp Duty paid by Stamp Rs 10/-

Description of Stamp

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 60736, 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 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 35,940/- (A(1) = Rs 35,926/- , E = Rs 14/-) and Registration Fees paid by Draft Rs 35,940/-



Description of Draft

1. Rs 35,940/- is paid, by the Draft(other) No: 782153, 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. 1,63,369/- 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: 782152, 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

On 08/03/2016

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.



(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 1523-2016, Page from 85379 to 85403
being No 152302793 for the year 2016.



Digitally signed by DEBASISH DHAR
Date: 2016.03.11 11:39:28 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 11-03-2016 11:39:27
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

**Aadharseela Tower 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**

27 APR 2015

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