

5554/15

RG/311

5520/2015



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

90AA 249478

NO. 1560, 007

Q. Use
 1- 64595/15
 15/5/15
 A-52-N
 Kolkata



Certified that the Document is admitted to
 Registration, the Stamp Sheet and the
 endorsement made to this document
 are the part of the document.

Additional Registrar
 of Assurances-II, Kolkata

15/5/15

CONVEYANCE

1. Date: 15th May 2015
2. Place: Kolkata
3. Parties

A. Haini

A. Haini Saini

300
 100
 15/15

60664

20 MAR 2015



Sauri Kolk.

Rosh

MOHINDER CHOSH
LICENSING OFFICER
KOLKATA REGISTRATION OFFICE



Handwritten notes in purple ink, including a signature and the text "Sauri Kolk.".








Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19021000064595/2015

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr MOHAMMAD ABDUL HALIM Alias Md ABDUL HALIM RAIGACHI GHAT MUNSHI PARA, P.O:- RAJARHAT, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			c-3438 Md. Abdul Halim 15/5/2015
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr SUSHILKUMAR AGARWAL 1/133 AZADGARH, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040	Representative of Buyer [AKSHAR VANI COMMERCIAL PVT LTD]			c-3440 Sushil Kumar 15/5/15
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr MOHIUDDIN MOLLA Son of Late CHARIUDDIN MOLLA LANGALPOTA, P.O:- MATIAGACHA, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Mr MOHAMMAD ABDUL HALIM		 Mohiuddin Molla 15/05/2015	

(Dulal Saha)
ADDITIONAL REGISTRAR
OF ASSURANCE



ADDL REGISTRAR
OF ASSAM
15 MAY 2015

OFFICE OF THE A.R.A. -
II KOLKATA
Kolkata, West Bengal



ADDITIONAL REGISTRAR
OF ASSURANCES, CALCUTTA
15 MAY 2019


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/087388
 পরিচয় পত্র

Duplicate
 প্রতিক্রম




Elector's Name	Mahiuddin Molla
নির্বাচকের নাম	মহিউদ্দিন মোল্লা
Father's Name	Chariuddin Molla
পিতার নাম	ছরিউদ্দিন মোল্লা
Sex	M
লিঙ্গ	পুরুষ
Age as on 1.1.2002	27
১.১.২০০২-এ বয়স	২৭

Identified

Name- MAHIUDDIN MOLLA
 S/o- CHARIUDDIN MOLLA (L.T)
 Nil- LANGALPOTA
 P.O- MATIAGACHA
 P.S. RAJARHAT
 Dist- 24 PARGANAS (N)
 KOL- 700135
 PE- BESNESE

Address:
 Langalpota Kirtipur-2 Barasat North 24 Parganas 743510

ঠিকানা:
 লালগাঙ্গাচা কীর্তিপুর-২ বারাসাত উত্তর ২৪ পরগণা ৭৪৩৫১০

Facsimile Signature
 Electoral Registration Officer
 নির্বাচন নিবন্ধন অধিকারিক

Assembly Constituency: 91-Rajarhat (SC)
 বিধানসভা নির্বাচন কেন্দ্র : ৯১-রাজারহাট (উপনির্ভী জাতি)

Place: North 24 Parganas স্থান: উত্তর ২৪ পরগণা
 Date: 13.07.2002 তারিখ: ১৩.০৭.২০০২



✓
ADDITIONAL
OF ASSURANCE
15 MAY 2014

- 3.1 **Mohammad Abdul Halim alias Md. Abdul Halim**, son of Late Mohammad Abdul Sattar *alias* Abdul Chattar *alias* Md. Ab. Sattar, residing at Village Raigachi Ghat (Munshi Para), Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas (**PAN AGZPH9061R**)

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

And

- 3.2 **Aksharvani Commercial Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 27, Biplabi Trailakya Maharaj Sarani, Kolkata-700001, Police Station Hare Street (**PAN AAMCA3133H**), represented by its authorized signatory **Sushil Kumar Agarwala**, son of Late Gajanand Agarwala, of 3rd Floor, 1/133, Azadgarh, Kolkata-700040, Police Station Jadavpur (**PAN ACHPA4232D**)

(**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) square meter], 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.1565, *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:

- 5.1.1 **Ownership of Mother Property:** By a Deed of Conveyance dated 27th 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 *alias* Md. Abdul Halim (the Vendor herein) (2) Mohammad Abdul Khayer and (3) Mohammad Abdur Rashid *alias* Abdul Rasid *alias* Md. Abdul Rasid jointly and collectively purchased from (1) Habibar Rahaman and (2) Nabibar Rahaman (**Said Purchase**), land classified as *sali* (agricultural) measuring 16.5 (sixteen

A. Halim
Sami



Handwritten signature and date: 12/11/13

point five) 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 Abdul Halim *alias* Md. Abdul Halim (the 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 mutated in the records of Block Land and Land Reforms Office, Rajarhat, in L.R. *Khatian* No. 1565, 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 Larger 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.



ADDITIONAL REGISTRAR
OF ASSETS & LIABILITIES
1, 2nd Floor

- 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 Ms. Vinita Jain:** Ms. Vinita Jain of 99A, Park Street, Kolkata-700016 has agreement and possessory right over the Said Property and the Purchaser agrees to settle all rights/claims of Ms. Vinita Jain at own cost and responsibility and confirms and assures that the 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) square meter], 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.1565, *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) 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.



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
15 MAY 2012

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:

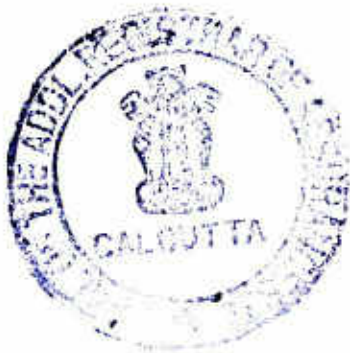
8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the 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 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



10 MAY 1956

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) square meter], 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.1565, *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 a portion of said *Dag*

A. Hain
Socini



15 MAY 2011

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* Nos. 641 and 640
On the East : By R.S./L.R. *Dag* No. 639 (Part)
On the South : By R.S./L.R. *Dag* No. 639 (Part)
On the West : By R.S./L.R. *Dag* No. 641

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:

Mouza	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	1565	<i>Sali</i>	87	2.75	Mohammad Abdul Halim <i>alias</i> Md. Abdul Halim
Total Area of Land Sold:					2.75	

*A. Halim
Soni*



ADDITIONAL REGISTRAR
OF ASSURANCES IN KARNATAKA
15 MAY 2015

9. Execution and Delivery

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

Md. Abdul Halim
(**Mohammad Abdul Halim alias Md. Abdul Halim**)
(**Vendor**)

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 _____

Aksnarvant Commercial Pvt. Ltd

Soumi Koley
Director/Authorised Signatory

(**Purchaser**)

Drafted by:

Shuvodip
Advocate

High Court, Calcutta
F/184/14

Witnesses:

Signature Maidul Islam

Name: Maidul Islam

Father's Name: Kate - Mazarul Islam

Address: vill. Rajgachi Po+Ps.

Rajshat. Dist- N.24 Pgs
Kof 135

Signature SK Noor Isam

Name: SK NOOR ISLAM.

Father's Name: Yousef Aei

Address: Rajgachi

Po+Ps Rajshat Dist
IC 2 700135



1-140-1115

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.)
Demand Draft No. 024419	11.05.2015	ICICI Bank, Portuguese Church Street Branch	15,57,263/-

Md. Abdul Halim

(Mohammad Abdul Halim *alias* Md. Abdul Halim)
(Vendor)

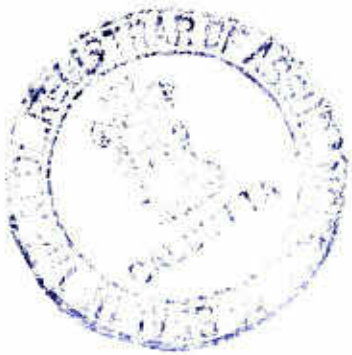
Witnesses:

Signature Maidul Islam

Name Maidul Islam

Signature SK Noor Islam.

Name SK NOOR ISLAM.

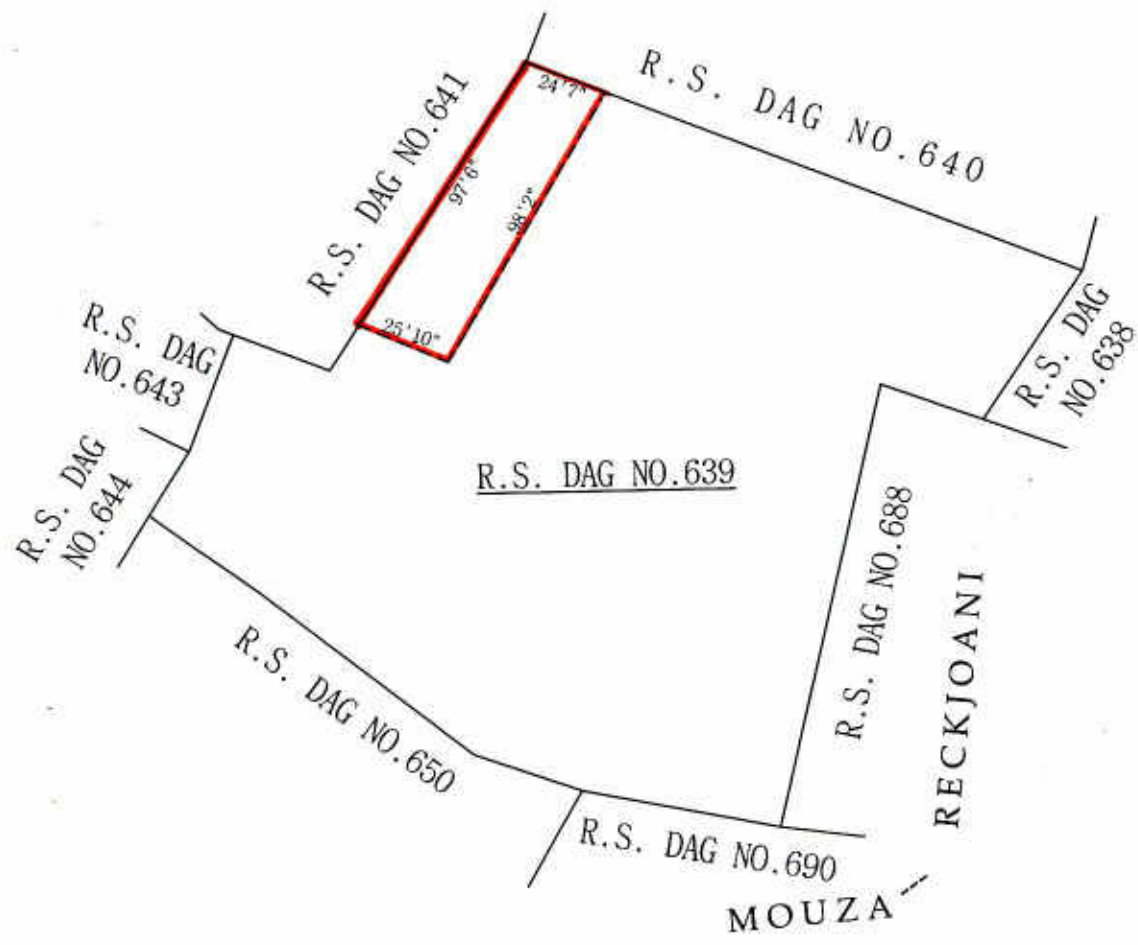


ՀԱՅԿԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ
ՊՐԵՍԻՆԻ ՎԵՐԿՆԵՐԻ ԿՈՄԻՏԵ

Plan

SITE PLAN OF R.S./L.R. DAG NO.- 639, L.R. KHATIAN NO.-1565, MOUZA-RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH 24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 639 is 87 DECIMAL



Mr. Abdul Hakim

NAME & SIGNATURE OF THE VENDOR/S :

Aksharvani Commercial Pvt. Ltd.

Sami Krola

Director/Authorized Signatory



































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 REGISTRAR
KOLKATA
15 MAY 2015

SPECIMEN FORM TEN FINGER PRINTS

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



15 MAY 2017

Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr MOHAMMAD ABDUL HALIM (Alias: Md ABDUL HALIM) Son of Late MD. ABDUL SATTAR RAIGACHI GHAT MUNSHI PARA, P.O:- RAJARHAT, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. AGZPH9061R, Status : Self Date of Execution : 15/05/2015 Date of Admission : 15/05/2015 Place of Admission of Execution : Pvt. Residence	Photo	Finger Print
		Signature	

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Raigachhi	RS Plot No:- 639 , RS Khatian No:- 1565	2.75 Decimal	15,57,263/-	15,60,001/-	Proposed Use: Bastu, ROR: Shali, Property is on Road

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	SUBHADEEP CHAKRABORTY
Address	7 C K S ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
applicant's Status	Advocate

Office of the A.R.A. - II KOLKATA, District: Kolkata
Endorsement For Deed Number : I - 190205520 / 2015

Query No/Year	19021000064595/2015	Serial no/Year	1902005554 / 2015
Deed No/Year	I - 190205520 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr SUSHILKUMAR AGARWAL	Presented At	Private Residence
Date of Execution	15-05-2015	Date of Presentation	15-05-2015
Remarks			

On 15/05/2015

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

Presented for registration at 16:52 hrs on : 15/05/2015, at the Private residence by Mr SUSHILKUMAR AGARWAL ,.

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/-

Endorsement by Commissioner after execution of Visit Commission Case No:-001525 of 2015

Having visited the residence of

Mr MOHAMMAD ABDUL HALIMAlias , Md ABDUL HALIM, Son of Late MD. ABDUL SATTAR, RAIGACHI GHAT MUNSHI PARA, P.O: RAJARHAT, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Others
Who has been identified to my satisfaction by Mr MOHIUDDIN MOLLA, Son of Late CHARIUDDIN MOLLA, LANGALPOTA, P.O: MATIAGACHA, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business and the said
1. Mr MOHAMMAD ABDUL HALIMAlias , Md ABDUL HALIM has admitted the execution of this document

Endorsement by Commissioner after execution of Visit Commission Case No:-001525 of 2015

Having visited the residence of

Mr SUSHILKUMAR AGARWAL, AUTHORISED SIGNATORY, 27 BIPLABI TRAILAKYA MAHARAJ SARANI, P.O: HARE STREET, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Business
Who has been identified to my satisfaction by Mr MOHIUDDIN MOLLA, Son of Late CHARIUDDIN MOLLA, LANGALPOTA, P.O: MATIAGACHA, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business and the said
1. Mr SUSHILKUMAR AGARWAL has admitted the execution of this document



(Dulal Saha)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 16/05/2015

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, 5 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 17,251/- (A(1) = Rs 17,160/- ,E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 17,251/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 78,010/- and Stamp Duty paid by Draft Rs 78,000/-, by Stamp Rs 10/-

Description of Stamp

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 60664, Purchased on 20/03/2015, Vendor named M GHOSH.

Description of Draft

1. Rs 78,000/- is paid, by the Draft(8554-16) No: 075734, Date: 15/05/2015, Bank: STATE BANK OF INDIA (SBI), PARK STREET.



(Dulal Saha)

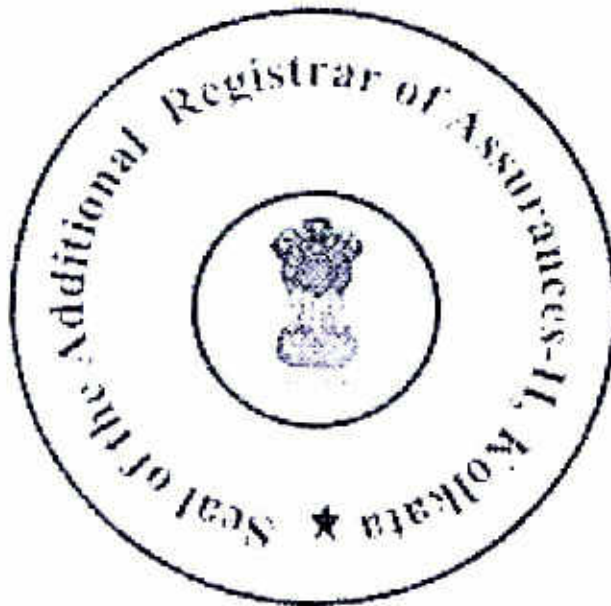
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2015, Page from 2562 to 2584
being No 190205520 for the year 2015.



Dulal Saha
Digitally signed by DULAL CHANDRA
SAHA
Date: 2015.05.28 17:09:08 +05:30
Reason: Digital Signing of Deed.

(Dulal Saha) 5/28/2015 5:09:07 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)

Dated this 15th day of May, 2015

Between

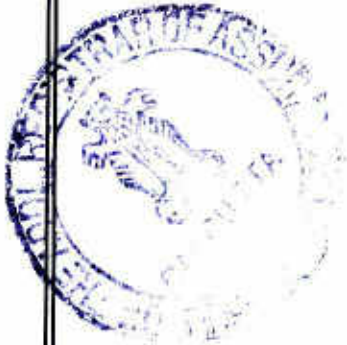
Mohammad Abdul Halim *alias* Md. Abdul Halim
... Vendor

And

Aksharvani Commercial 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, 3rd floor
Hastings Chambers
7C, Kiran Sankar Roy Road
Kolkata-700001