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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

T 074336

### DEED OF CONVEYANCE

1. Date: 14th day of August, 2014.

2. Place: Kolkata

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

3. Parties:

Additional District Sub-Registrar  
Central New Town, North 24 Parganas  
25 AUG 2014

3.1 FAZLUR RAHAMAN LASKAR ALIAS FAJLUR RAHAMAN son of Late Bajlur Rahaman Laskar alias Dukhi Laskar, by faith - Muslim, by occupation - Business, by nationality - Indian, residing at Laskarati, P.O- Chakpanchuria, P.S. New Town (Rajarhat), Kolkata- 7000156, District North 24 Parganas, West Bengal. PAN - AKJPL7990 D

*[Handwritten signatures and notes in Bengali]*

M/s. Fazlur Rahaman Laskar.  
Md. Fazlur Rahaman Laskar.

24236

13 AUG 2014

SL. NO. .... DATE .....  
NAME .....  
ADD ..... 1087 .....  
AMT. ....

For Nabhoj Mercantile Private Limited  
52A, Shakespeare Sarani,  
Kolkata  
Director

*Rosh*  
MOUSUMI GOSH  
LICENSEE OF VENDOR  
KOLKATA REGISTRATION OFFICE



Additional District Sub-Regional  
Office, New Town, North 24 Parganas

Nizamuddin Laskar,  
s/o - Abdulrahman Laskar,  
Vill - Laskar Ahi  
P.O - Chack punchuria  
P.S - New Town  
Dist - 24 P.O.S (N)  
KOL - 156

14 AUG 2014

C.V. Bissness -





Additional District Sub-Registrar  
New Town, North 24 Parganas

14 AUG 2014

**Background, Representations, Warranties and Covenants:**

5.1 **Representations and Warranties Regarding Title:** The Vendors have made the following representations and given the following warranties to the Purchaser regarding title.

5.1.1 **Absolute Joint Ownership of FAZLUR RAHAMAN LASKAR ALIAS FAJLUR RAHAMAN:**

FAZLUR RAHAMAN LASKAR ALIAS FAJLUR RAHAMAN, Abdur Rahaman Laskar Alias Aah Rahaman & Ajijur Rahaman Laskar alias Md. Ajijur Rahaman Laskar, all sons of Late Bajlur Rahaman Laskar alias Dukhi Laskar, Box Jaan Bibi, wife of Late Bajlur Rahaman Laskar alias Dukhi Laskar, Abdul Gaffar Laskar, Abul Kasem Laskar, both sons of Late Abdul Gani Laskar, Chhaleha Bibi, wife of Late Abdul Gani Laskar and Manchehara Bibi, wife of Ata Hossain Molla were the absolute joint owners of land measuring 08 decimals more or less, in C.S. Dag No. 742, R.S. Dag No. 809 and also other dags in Mouza - Chakpanchuria, J.L. No. 33, Re.Sa. No. 205 ½, Touzi No. 145, P.S. New Town, in the District North 24 Parganas, with their co-sharers Abdul Laskar & Others.

5.1.2 **Partition Suit :** The said **Fazlur Rahaman Laskar Alias Fajlur Rahaman** and others filed a Partition Suit in the Court of the Ld. Sub-Judge at Alipore, South 24 Parganas against their other co-sharers Abdul Laskar & Others, which was registered as Title Suit No. 52 of 1954, claiming Partition of Properties as described in the Schedule of the plaint filed in the said Suit.

5.1.3 **Appoinment of Commissioner :** The Ld. Subordinate Judge, 2nd Court at Alipore, appointed Rajendra Kumar Dey as Pleader Commissioner to settle the matter and the said Pleader Commissioner, Rajendra Kumar Dey filed his final report on 04.02.1970 with Partition Plan, Proceiding Book, Field Book, etc.

5.1.4 **Final Decree :** On the basis of the final report of the said Pleader Commissioner, Rajendra Kumar Dey, the Ld. Subordinate Judge, 2nd Court at Alipore, South 24 Parganas was pleased to pass a final decree in the said Suit, bearing No. 52 of 1954, on 09.03.1974, in terms of the final report & partition plan submitted by the said Pleader Commissioner, Rajendra Kumar Dey.

5.1.5 **Absolute Ownership of Fazlur Rahaman Laskar Alias Fajlur Rahaman & Others :**

On the basis of the aforesaid Final Decree, the said Fazlur Rahaman Laskar Alias Fajlur Rahaman, Abdur Rahaman Laskar alias Aah Rahaman, Ajijur Rahaman Laskar alias Md. Ajijur Rahaman Laskar, Box Jaan Bibi, Abdul Gaffar

Ajijur Rahaman Laskar,  
 Alias Md. Ajijur Rahaman Laskar

*[Handwritten signature and text]*

14 AUG 2014

ADDITIONAL DISTRICT JUDGE-KOENIG  
RECEIVED NEW YORK, NORTH 24 18 2014



Laskar, Abul Kasem Laskar, Chhaleha Bibi & Manchehara Bibi became the joint owners of the lands morefully described in the Schedule of the said Final Decree and also in the 'Ka' Schedule of the Deed of Partition, bearing No. 2702 for the year 1988, mentioned herein after.

5.1.6 **Demise of Box Jaan Bibi** : The said Box Jaan Bibi died intestate leaving behind her aforesaid three sons the said Fajlur Rahaman Laskar alias Fajlur Rahaman, Abdur Rahaman Laskar alias Aah Rahaman, Ajijur Rahaman Laskar alias Md. Ajijur Rahaman Laskar as her heirs and successors in interest in respect of her share out of the aforesaid land, in accordance with Muslim Law of Inheritance i.e. Farayez.

5.1.7 **Deed of Partition** : The said Fajlur Rahaman Laskar alias Fajlur Rahaman, Abdur Rahaman Laskar alias Aah Rahaman, Ajijur Rahaman Laskar alias Md. Ajijur Rahaman Laskar as First Part, Abdul Gaffar Laskar as Second Part, Abul Kasem Laskar as Third Part, Chhaleha Bibi as Fourth Part & Manchehara Bibi as Fifth Part executed a Registered Deed of Partition of their lands received through the aforesaid final decree. The said Deed of Partition was registered on 16.04.1988, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, being Deed No. 2702 for the year 1988.

5.1.8 **Absolute Ownership of Fajlur Rahaman Laskar alias Fajlur Rahaman & Others** : Thus on the basis of the aforesaid deed, bearing Deed No. 2702 for the year 1988, the said Fajlur Rahaman Laskar alias Fajlur Rahaman, Abdur Rahaman Laskar alias Aah Rahaman, Ajijur Rahaman Laskar alias Md. Ajijur Rahaman Laskar became the absolute joint owners of .07 decimals more or less of land in C.S. Dag No. 742, R.S. Dag No. 809 under C.S. Khatian No. 61, Mouza - Chakpanchuria, J.L. No. 33, Re.Sa. No. 205 ½, Touzi No. 145, P.S. New Town, in the District North 24 Parganas.

5.1.9 **Record by Fajlur Rahaman Laskar alias Fajlur Rahaman & Others** : The said Fajlur Rahaman Laskar alias Fajlur Rahaman recorded his name in L.R. Settlement, in L.R. Khatian No. 1018, in respect of 2.3336 decimals more or less of land (yet his name is recorded 02 decimals having share 0.2917 out of 08 decimals of land) and also the said Abdur Rahaman Laskar alias Aah Rahaman recorded his name in L.R. Settlement, in L.R. Khatian No. 1461, in respect of 1.3336 decimals more or less of land (yet his name is recorded 01 decimals having share 0.1667 out of 08 decimals of land) and also the said Ajijur Rahaman Laskar alias Md. Ajijur Rahaman Laskar recorded his name in L.R. Settlement, in L.R. Khatian No. 116, in respect of 2.3336 decimals more or less of land (yet his name is recorded 02 decimals having share 0.2917 out of 08 decimals of land).

Ajijur Rahaman Laskar  
Md. Ajijur Rahaman Laskar

স্বাক্ষরিত করিয়াছেন  
আজিজুর রহমান লস্কার  
তারিখ: ১২/০৪/৮৮



7  
Address: District JSA-Regard  
Mineral New Town, North 24 Parkway

3 4 AUG 2014



**5.1.10 Desire of Sale by Fajlur Rahaman Laskar alias Fajlur Rahaman & Others :**

The said Fajlur Rahaman Laskar alias Fajlur Rahaman, Abdur Rahaman Laskar alias Aah Rahaman, Ajijur Rahaman Laskar alias Md. Ajijur Rahaman Laskar jointly decided to sell **ALL THAT** piece and parcel of Danga land measuring **6.0008 (Six point Zero Zero Zero Eight) decimals be the same a little more or less** having in total 0.7501 share out of 1.0000 out of 08 decimals of land, lying and situate at **Mouza - Chakpanchuria**, J.L. No. 33, Re.Sa. No. 205 1/2, Touzi No. 145, P.S. New Town, comprised in **R.S./L.R. Dag No. 809** under C.S. Khatian No. 61, **L.R. Khatian Nos. 1018, 1461 & 116**, A.D.S.R.O. Rajarhat, New Town, within the local limit of Patharghata Gram Panchayet, in the District North 24 Parganas, West Bengal morefully described in the Schedule below [**SAID PROPERTY**], to the present purchaser at a total consideration of **Rs. 21,00,000.00 (Rupees Twenty One Lacs) only.**

**5.1.11 Acceptance by Purchaser:** The Purchaser herein has accepted the aforesaid proposal and agreed to purchase the **SAID PROPERTY** at an agreed consideration of **Rs. 21,00,000.00 (Rupees Twenty One Lacs) only.**

**5.1.12 Title of the Vendors:** Thus in the abovementioned circumstances and on the basis of the aforesaid deed, the vendors have become the absolute owners of the Said Property.

**5.1.13 True and Correct Representations:** The Vendors are the absolute and undisputed owner of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.

**5.2 Representations, Warranties and Covenants regarding Encumbrances:** The Vendors represent, warrant and covenant 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 declares that the Said Property is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.

*Fajlur Rahaman Laskar  
Md. Ajijur Rahaman Laskar*

*Md. Ajijur Rahaman Laskar  
Fajlur Rahaman Laskar*



Additional District Sub-Office  
North 24 Parganas, West Bengal

14 AUG 2014

- 5.2.2 **No Excess Land:** The Vendors 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.
- 5.2.3 **No Encumbrance by Act of Vendor :** 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 Patharghata Gram Panchayet and / or any other authority or authorities and no Certificate Case is pending for realisation of any taxes from the Vendors.
- 5.2.6 **No Right of Preemption:** No person or persons whosoever have/had/has any right of preemption 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, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachment, 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.

Hajar Bahaman...  
 Wiser. yd. Hajar Bahaman...

Hajar Bahaman...  
 Wiser. yd. Hajar Bahaman...



Additional District Sub-Registrar  
North 24 Parganas, West Bengal

14 AUG 2014

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 **Agreement to Sell and Purchase :** The Vendors have approached the Purchaser and offered to sell the Said Property to the Purchaser and the Purchaser based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively Representations), have agreed to purchase the Said Property from the Vendors.

7. **Transfer:**

7.1 **Hereby Made :** The Vendors hereby sell, grant, convey transfer assign and assure unto the Purchaser the entirety of their right, title and interest of whatsoever or howsoever nature in the **SAID PROPERTY** demarcated in colour Red on Plan attached herewith togetherwith and morefully described in the Schedule below free from all encumbrances TOGETHERWITH all sewers, areas, drains, ditches, paths, passages, water, water courses and all manner of ancient and other rights, liberties easements, privileges, advantages, appendages appurtenances and profits whatsoever standing and being in or upon or belonging thereto or any part thereof with which the same now are or is or at any time or times heretofore were or was held used occupied enjoyed accepted reputed deemed taken or known as part or member thereof or appertaining thereto and all the reversion and reversions, remainder or remainders and the rents, issue and profit thereof and every part thereof and all the estate right, title, interest, claim, use possession benefit claim and demand whatsoever both at law and equity or otherwise of the Vendors into upon or in respect of the said plots of land and every part thereof and also TOGETHERWITH all deeds, pattahs, writings, muniments and other evidences of title whatsoever exclusively relating to the said plots of land or any part thereof which now are or is or at any time or times hereafter shall or may in the possession, custody, power or control of the Vendors or their heirs, executors, administrators or legal representatives or in the custody of power or of any other person or persons from whom the Vendors can or may procure the same without any suit or action.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs. 21,00,000.00 (Rupees Twenty One Lacs) only** paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Memo and Receipt hereunder written admit and acknowledge.

*Handwritten note:* Hajar Bahaman, Siba, Nias Pd. - Hajar Bahaman, Siba

*Handwritten signature and text:* Hajar Bahaman, Siba



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

14 AUG 2010

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 encumbrances of any and every nature whatsoever including but not limited to all claim, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights, statutory prohibitions, acquisitions, requisitions, vestings and liabilities whatsoever.

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, which includes all unrecorded/non-mutated lands purchased by the Vendors as mentioned in the various sub-clauses of Clause 5 above.

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

8.2.1 Indemnification: Indemnification by the vendors about the correctness of their title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the vendors about the correctness of the vendors' title and the representations and authority to sell, which if found defective or untrue at any time, the vendors shall, at their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and / or rectify.

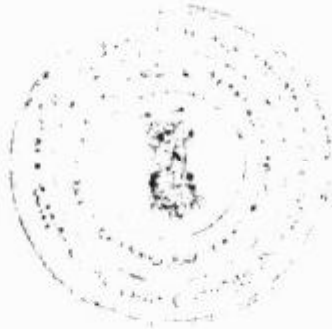
8.2.2 Transfer of Property Act : All obligations and duties of Vendors and PURCHASER as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

*Hd Hijiya Bahamondson  
Nias Nd - Hijiya Bahamondson*

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14 AUG 2014

Additional District Sub-Committee  
Responsible Area: Power, Water & Sewerage





8.3 **Delivery of Possession:** Khas, vacant and peaceful possession of the Said Property has been handed over by the vendors to the purchaser, which the purchaser admits, acknowledges and accepts.

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, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the vendors hereby indemnifies and agrees to keep the purchaser fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession :** The vendors hereby covenant that the purchaser and their heirs, executors, administrators, representatives and 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 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.

8.6 **Indemnity :** The vendors hereby covenant that the vendors or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the purchaser and their heirs, executors, administrators, representatives and assigns and / or their successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the purchaser and their heirs, executors, administrators, representatives and assigns and / or their successors-in-interest by reason of any defect in title of the vendors or any of the representations being found to be untrue.

8.7 **No Objection to Mutation:** The vendors declare that the purchaser can fully be entitled to mutate their names in all records of the concerned authority including Patharghata Gram Panchayat and to pay tax or taxes and all other impositions in their own names. The vendors undertakes to co-operate with the purchaser in all respect to cause mutation of the Said Property in the name of the purchaser and in this regard shall sign all documents and papers as required by the purchaser.

8.8 **Further Acts:** The vendors hereby covenant that the vendors or any person claiming under their, shall and will from time to time and at all times hereafter,

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Hijer Bahamonkor,  
Ning Jed - Hijer Bahamonkor,

*Handwritten note on the right margin:*  
M. K. ...

*Handwritten signature and text at the bottom:*  
... 2019. 7 29 ...



Additional District Sub-Registrar  
North 24 Parganas

4 AUG 2014

upon every request and cost of the purchaser 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)**  
**[SUBJECT MATTER OF SALE]**

**ALL THAT** piece and parcel of Danga land measuring **6.0008 (Six point Zero Zero Zero Eight) decimals be the same a little more or less** having in total **0.7501 share** out of **1.0000** out of **08** decimals of land, lying and situate at **Mouza - Chakpanchuria**, J.L. No. 33, Re.Sa. No. 205 ½, Touzi No. 145, P.S. New Town, comprised in **R.S./L.R. Dag No. 809** under C.S. Khatian No. 61, **L.R. Khatian Nos. 1018, 1461 & 116**, A.D.S.R.O. Rajarhat, New Town, within the local limit of Patharghata Gram Panchayet, in the District North 24 Parganas, West Bengal, demarcated in Plan attached herewith, butted and bounded as follows :-

RS & LR DAG NO.	NATURE OF LAND	TOTAL SHARE	TOTAL AREA	PURCHASED SHARE	PURCHASED AREA
809	Danga	10.000	8 Decimal	7501	6.0008 Decimal
<b>TOTAL AREA OF THE PLOT =</b>					<b>6.0008 Decimal</b>

ON THE NORTH : By Dag No. 807.  
ON THE SOUTH : By Part of Dag No. 809.  
ON THE EAST : By Dag No. 820.  
ON THE WEST : Partly by Dag No. 808 & Partly by Dag No. 810.

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property.

*(Handwritten signatures and notes in Bengali script)*

Hajar Rahman Khan,  
 Was 1st - Hajar Rahman Khan



Additional District Sub-Registrar  
North 24 Parganas, West Bengal

14 AUG 2014

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written .

SIGNED, SEALED AND DELIVERED

by the **VENDORS** at Kolkata

1. *Handwritten signature and address in Bengali script.*

*Handwritten signature of Fazlur Rahaman Laskar.*

Fazlur Rahaman Laskar  
alias Fajlur Rahaman

*Handwritten signature and address in Bengali script.*

Abdur Rahaman Laskar  
alias Aah Rahaman

2. *Handwritten signature and address in Bengali script.*

*Handwritten signature and name: Ajjur Rahaman Laksar alias Md. Ajjur Rahaman Laksar.*

Ajjur Rahaman Laksar  
alias Md. Ajjur Rahaman Laksar

SIGNED, SEALED AND DELIVERED  
by the **PURCHASER** at Kolkata

For Nabhoj Mercantile Private Limited

*Handwritten signature of Arish Kanna.*

Director

1. *Handwritten signature in Bengali script.*

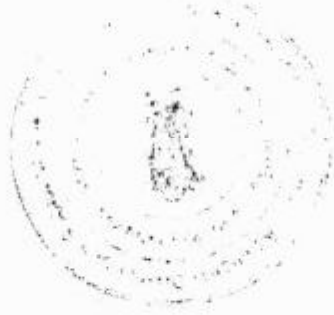
2. *Handwritten signature in Bengali script.*

*Handwritten text: Drafted by me, Piraxi Chakraborty, AS vocali, Judge's Court Barasat.*

14 AUG 2014

ADDITIONAL DISTRICT JUDGE  
[REDACTED]

Handwritten mark resembling a stylized '7' or a signature.



**RECEIVED** by the VENDORS of and from within named PURCHASER the within mentioned sum of Rs. 21, 00,000.00 (Rupees Twenty One Lacs) only being the consideration money as per memo below:

**MEMO OF CONSIDERATION**

SL. NO.	IN FAVOUR OF	DATE	CHEQUE /DD	CHEQUE /DD NO.	AMOUNT	TOTAL (Rs)
1.a	Fazlur Rahaman Laskar	30.07.2014	Cheque	391743	3,00,000.00	
b.	Fazlur Rahaman Laskar	11.08.2014	DD	115338	4,00,000.00	
						<b>7,00,000.00</b>
2.a	Abdur Rahaman Laskar	30.07.2014	Cheque	391745	3,00,000.00	
b.	Abdur Rahaman Laskar	11.08.2014	DD	115339	4,00,000.00	
						<b>7,00,000.00</b>
3.a	Md Ajijur Rahaman Laskar	30.07.2014	Cheque	391744	3,00,000.00	
b.	Md Ajijur Rahaman Laskar	11.08.2014	DD	115337	4,00,000.00	
						<b>7,00,000.00</b>
<b>Total:</b>						<b>21, 00,000.00</b>

**TOTAL: Rs. 21, 00,000.00 (Rupees Twenty One Lacs) only.**

**WITNESS:**

1. *(Handwritten signature and notes in Bengali)*
  2. *(Handwritten signature and notes in Bengali)*
- Md. Obaidur Rahaman Laskar  
 Md. *(Handwritten name)* Rahaman Laskar  
 Md. *(Handwritten name)*  
 P-0 - Chakrabarti  
 P-1 - New Town  
 P-2 - 24 PPS (N)

*(Handwritten signature)*  
 Fazlur Rahaman Laskar  
 alias Fajlur Rahaman  
*(Handwritten signature)*  
 Abdur Rahaman Laskar  
 alias Aah Rahaman

*(Handwritten signature)*  
 Md. Ajijur Rahaman Laskar  
 alias Md. Ajijur Rahaman Laskar



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Additional District Sub-Registrar  
North 24 Parganas, North 24 Parganas

04 AUG 2014

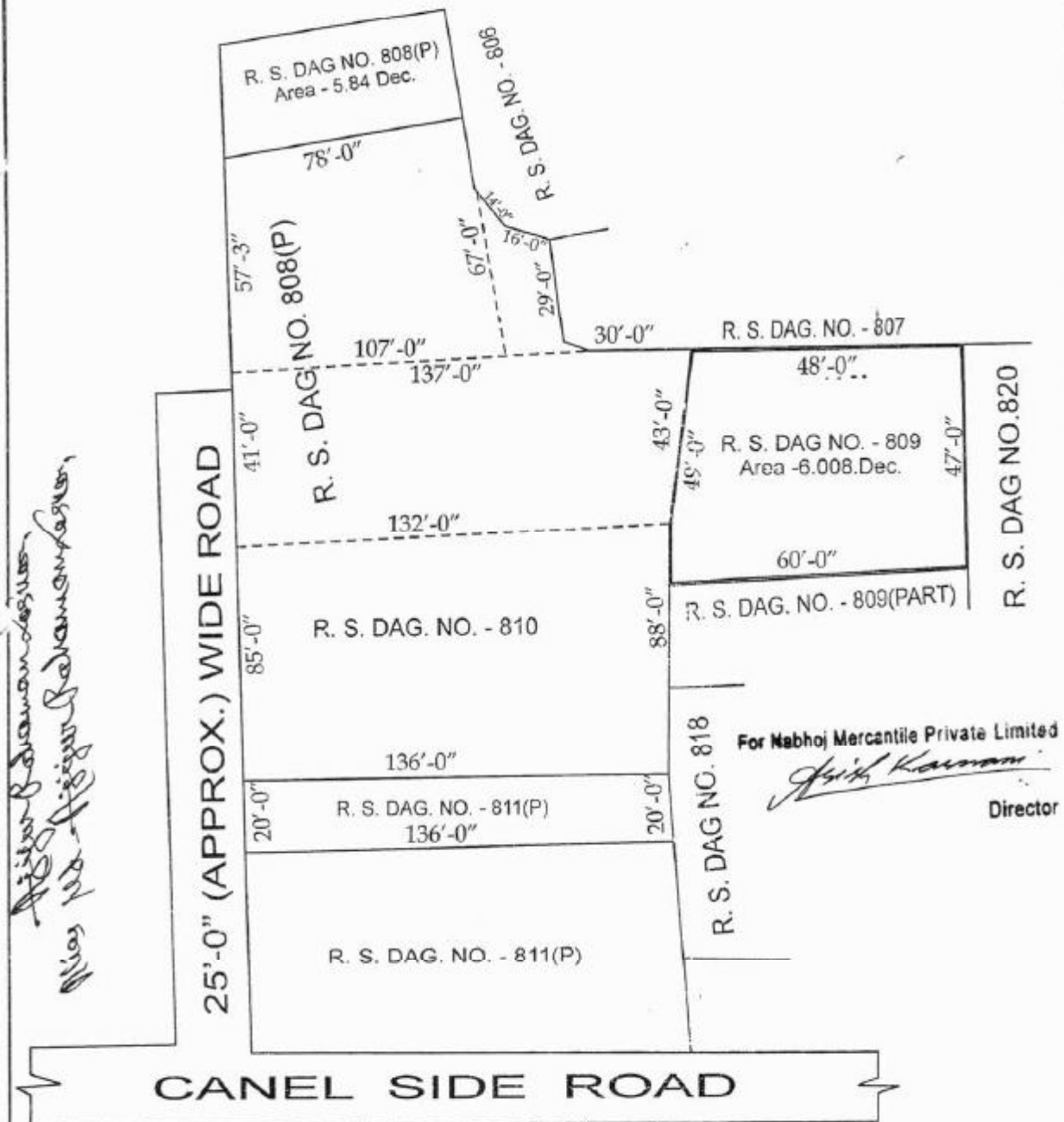




**LAND PLAN PART OF R. S. & L. R. DAG NO. - 809, L. R. KHATIAN NO. - 116, 1018, 1461, AT MOUZA - CHAKPANCHURIA, J. L. NO. - 33, R. S. NO. - 205 1/2, TOUZI NO. - 145, P. S. - NEW TOWN (RAJARHAT), DIST. - NORTH 24 PARGANAS, UNDER PATHARGHATA GRAM PANCHAYET. AREA OF LAND 6.008.DEC. AS PER RECORD. AREA SHOWN IN RED BORDER.**

**VENDEE - NABHOJ MERCANTILE PVT. LTD.**

**VENDOR - 1. FAZLUR RAHAMAN LASKAR, 2. AJIJUR RAHAMAN LASKAR  
3. MD. AJIJUR RAHAMAN LASKAR**



*Fazlur Rahman Laskar  
Ajijur Rahman Laskar  
Md. Ajijur Rahman Laskar*

*Signature of Vendors*

SIGNATURE OF VENDORS

For Nabhoj Mercantile Private Limited  
*Jyoti Karan*  
Director


































**DRAWN BY**  
*Rashmi*  
Surveyor & Planner  
KSHITISH NASKAR  
Vill+P.O. Patharghata  
P.S.K.N.W.A.S.KAR  
Regd. No. - 0430



7  
Additional District Sub-Registrar  
New Town, North 24 Parganas

14 AUG 2014

**SPECIMEN FORM FOR THE FINGERPRINTS**

Sl. No.	Signature of the Executants Presentants.																
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Ajith Kanna</p>  <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Ajith Kanna</p>	 <p align="center">Little</p>	 <p align="center">Ring</p>	 <p align="center">Middle</p>	 <p align="center">Fore</p>	 <p align="center">Thumb</p>												
						( Left Hand )											
						<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Ajith Kanna</p>  <p align="center">Thumb</p>	 <p align="center">Fore</p>	 <p align="center">Middle</p>	 <p align="center">Ring</p>	 <p align="center">Little</p>							
											( Right Hand )						
											<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Ajith Kanna</p>  <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Ajith Kanna</p>	 <p align="center">Little</p>	 <p align="center">Ring</p>	 <p align="center">Middle</p>	 <p align="center">Fore</p>	 <p align="center">Thumb</p>	
																	( Left Hand )
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Ajith Kanna</p>  <p align="center">Thumb</p>	 <p align="center">Fore</p>	 <p align="center">Middle</p>	 <p align="center">Ring</p>	 <p align="center">Little</p>													
					( Right Hand )												
					<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Ajith Kanna</p>  <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Ajith Kanna</p>	 <p align="center">Little</p>	 <p align="center">Ring</p>	 <p align="center">Middle</p>	 <p align="center">Fore</p>	 <p align="center">Thumb</p>							
																	( Left Hand )
											<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Ajith Kanna</p>  <p align="center">Thumb</p>	 <p align="center">Fore</p>	 <p align="center">Middle</p>	 <p align="center">Ring</p>	 <p align="center">Little</p>		
																( Right Hand )	



7  
Agricultural District Sub-Region  
encompasses New Town, North 34 Parsonage

8 4 AUG 2014





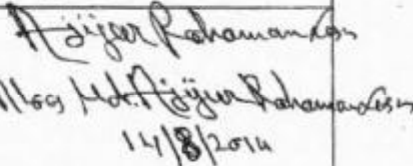


Additional District Sub-Registrar  
New Town, North 24 Parganas



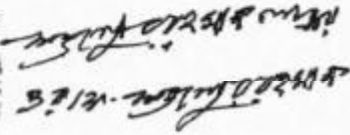


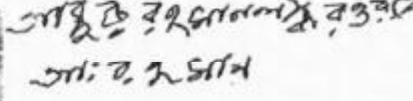


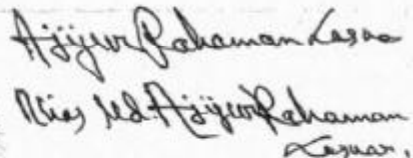


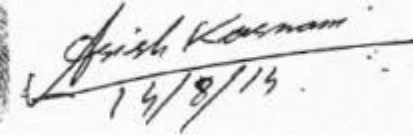
8 4 AUG 2014

**Government of West Bengal**  
**Department of Finance (Revenue), Directorate of Registration and Stamp Revenue**  
**Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 10025 / 2014**

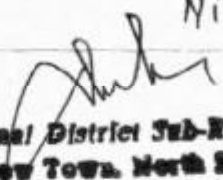
**I . Signature of the Presentant**

Name of the Presentant	Photo	Finger Print	Signature with date
Ajjur Rahaman Laskar Laskarati, Chakpanchuria, Kolkata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700156	 14/08/2014	 LTI 14/08/2014	 14/8/2014

**II . Signature of the person(s) admitting the Execution at Office.**

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Fazlur Rahaman Laskar Address -Laskarati, Chakpanchuria, Kolkata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700156	Self	 14/08/2014	 LTI 14/08/2014	
2	Abdur Rahaman Laskar Address -Laskarati, Chakpanchuria, Kolkata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700156	Self	 14/08/2014	 LTI 14/08/2014	
3	Ajjur Rahaman Laskar Address -Laskarati, Chakpanchuria, Kolkata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700156	Self	 14/08/2014	 LTI 14/08/2014	
4	Asish Karnani Address -Unit No-405 , 4th Fl Chandan Niketan 52 A Shakespear Sarani, District:-Kolkata, WEST BENGAL, India, Pin :-700017	Self	 14/08/2014	 LTI 14/08/2014	

**Name of Identifier of above Person(s)**  
 N Laskar  
 Chakpanchuria, Thana:-New Town, District:-North  
 24-Parganas, WEST BENGAL, India, Pin :-700156

**Signature of Identifier with Date**  
  
 Nizamuddin Laskar  
 14/08/2014

**Additional District Sub-Registrar**  
**Sub-Office New Town, North 24 Parganas**  
 (Debashis Ghosh)  
 Additional District Sub-Registrar  
 Office of the A.D.S.R. RAJARHAT

**14 AUG 2014**







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

Endorsement For Deed Number : I - 09453 of 2014  
(Serial No. 10025 of 2014 and Query No. 1523L000016931 of 2014)

On 14/08/2014

**Payment of Fees:**

Amount By Cash

Rs. 23103.00/-, on 14/08/2014

( Under Article : A(1) = 23089/- ,E = 14/- on 14/08/2014 )

**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.-21,00,000/-

Certified that the required stamp duty of this document is Rs.- 105020 /- and the Stamp duty paid as: Impressive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 714109, Draft Date 09/08/2014, Bank : State Bank of India, PARK CIRCUS, received on 14/08/2014
2. Rs. 49000/- is paid , by the draft number 714110, Draft Date 09/08/2014, Bank : State Bank of India, PARK CIRCUS, received on 14/08/2014
3. Rs. 7070/- is paid , by the draft number 714111, Draft Date 09/08/2014, Bank : State Bank of India, PARK CIRCUS, received on 14/08/2014

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


Presented for registration at 12.09 hrs on :14/08/2014, at the Office of the A.D.S.R. RAJARHAT by Ajjur Rahaman Laskar Alias Md Ajjurrahaman Laskar, one of the Executants.

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

Execution is admitted on 14/08/2014 by

1. Fazlur Rahaman Laskar Alias Fajlur Rahaman, son of Lt. Bajlur Rahaman Rahaman , Laskarati, Chakpanchuria, Kolkata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700156, By Caste Muslim, By Profession : Business
2. Abdur Rahaman Laskar Alias Aah Rahaman, son of Lt. Bajlur Rahaman Rahaman , Laskarati, Chakpanchuria, Kolkata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700156, By Caste Muslim, By Profession : Cultivation
3. Ajjur Rahaman Laskar Alias Md Ajjurrahaman Laskar, son of Lt. Bajlur Rahaman Rahaman , Laskarati, Chakpanchuria, Kolkata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700156, By Caste Muslim, By Profession : Business

25 AUG 2014

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





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

Endorsement For Deed Number : I - 09453 of 2014  
(Serial No. 10025 of 2014 and Query No. 1523L000016931 of 2014)

4. Asish Karnani  
Director, M/s Nabhoj Mercantile Pvt Ltd, Unit No-405 , 4th Fl Chandan Niketan 52 A Shakespear  
Sarani, District:-Kolkata, WEST BENGAL, India, Pin :-700017.  
, By Profession : Business

Identified By N Laskar, son of A R Laskar, Chakpanchuria, Thana:-New Town, District:-North  
24-Parganas, WEST BENGAL, India, Pin :-700156, By Caste: Muslim, By Profession: Business.

( Debashis Ghosh )  
Additional District Sub-Registrar

On 25/08/2014

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,  
Article number : 23, 4 of Indian Stamp Act 1899.

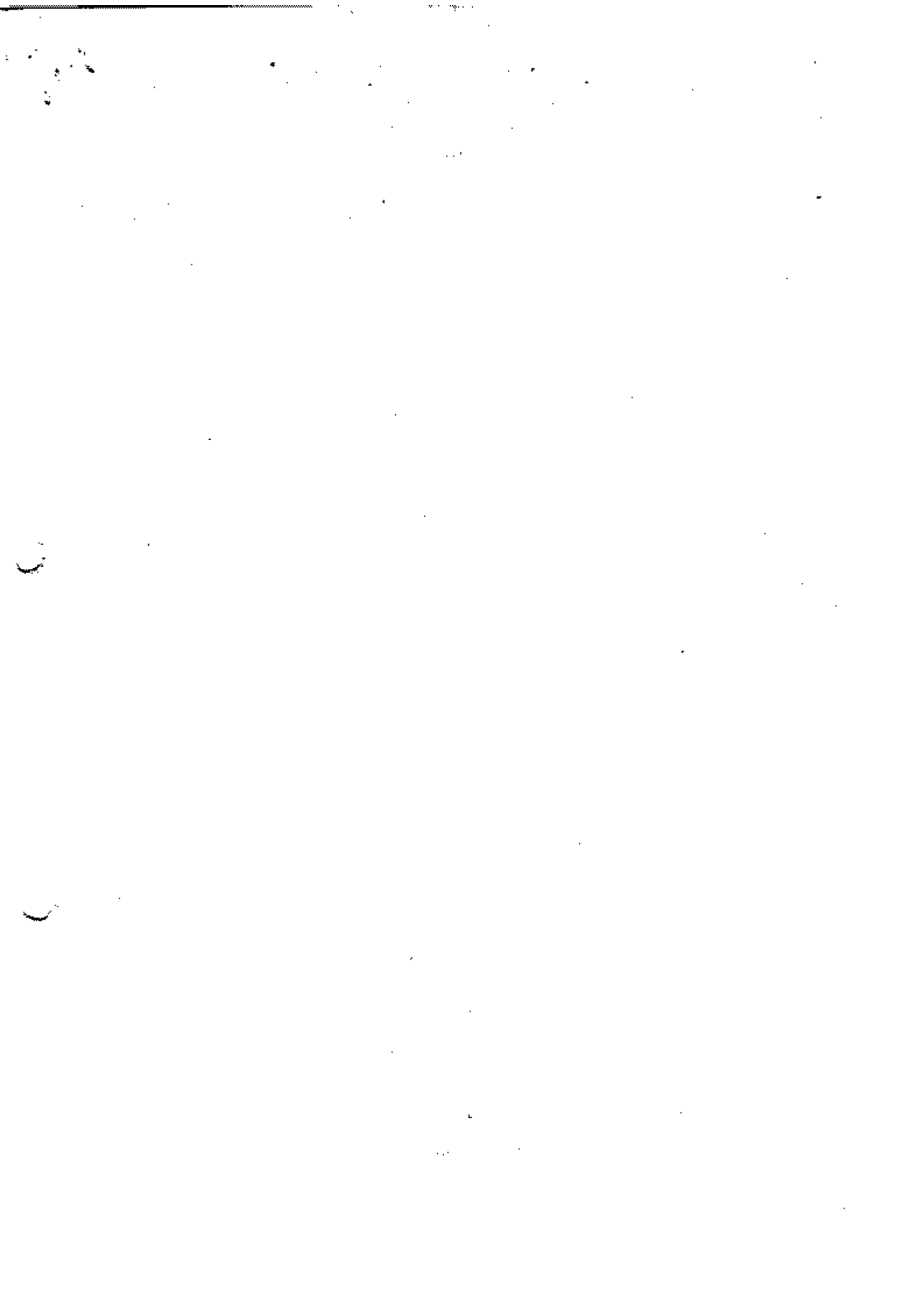
( Debasish Dhar )  
Additional District Sub-Registrar

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

25 AUG 2014

( Debasish Dhar )  
Additional District Sub-Registrar





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 15  
Page from 3795 to 3814  
being No 09453 for the year 2014.



(Debasish Dhar) 25-August-2014  
Additional District Sub-Registrar  
Office of the A.D. S.R. RAJARHAT  
West Bengal