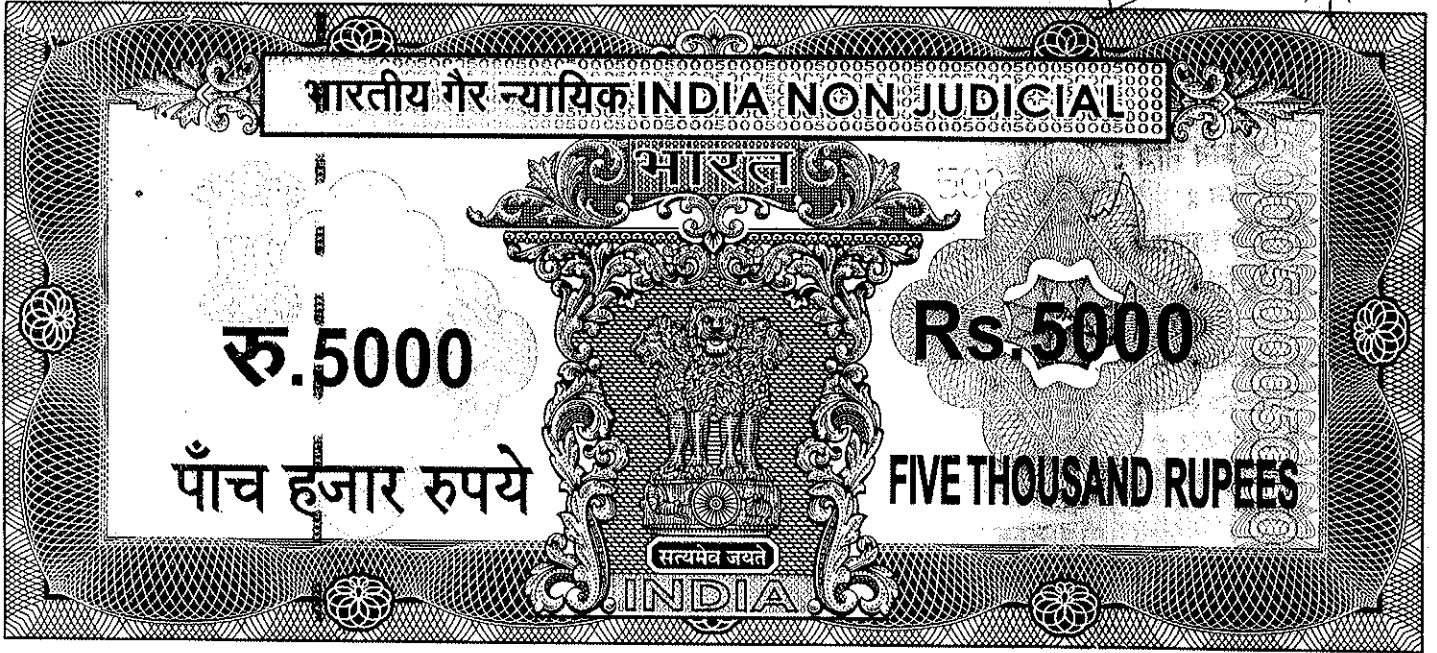


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 014614

Certified that the document is admitted for registration. The signatures and seals and the endorsement and other particulars with this document are the same as the original.

Q-608751/15

14/8/15
ar
12:05

[Signature]
Additional District Sub-Registrar
Barasat, North 24 Parganas.
14 AUG 2015

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this ^{en} 14th day of AUGUST, 2015 (TWO THOUSAND FIFTEEN) of the Christian Era.

Contd..P/2....

নম্বর : 651
সন ও তারিখ : 120815
ক্রোতার নাম : Jayanti Heights Road,
সাকিন : 28, R.W. Mukherjee Road, Kotrat,
স্ট্যাম্প মূল্য : 5000 (Rupees Five thousand only)
ভেডার শ্রী : *[Signature]*
বারাসাত কোর্ট
উত্তর 24 পরগণা
টিডি নং : 050815
ক্রয়ের তারিখ : 050815
মোট স্ট্যাম্প খরিদ : 5000/-
ইজারী অফিস : বারাসাত
ভেডার : শ্রী মলয় চক্রবর্তী



[Signature]
Additional District Sub-Registrar
Barasat, North 24 Parganas.

14 AUG 2015

B E T W E E N

(1) CHURAT ALI, Son of Late Sukur Ali, **(2) SAKURA BIBI**, W/o. Late Keramat Ali, **(3) SAHAJAHAN ALI**, **(4) RAHAMAN ALI**, **(5) YEAR ALI**, **(6) FAZER ALI**, **(7) ASIYA BIBI**, **(8) CHHAPIA BIBI**, No. 3 to 8 are Sons and daughter of Late Keramat Ali, **(9) FARIDA BIBI**, D/o. Late Basir Ali and Rabiya Bibi, No. 1 to 9 are residing at Kutulsahi, Ghosh Para, P.O. & P.S. Barasat, Kolkata - 700 124, Dist - North 24 Parganas, **(10) GOLJAN BIBI ALIAS JOYGUN BIBI**, Wife of Late Moktar Ali, residing at Digberia, P.O. Badu, P.S. Madhyamgram, Kolkata - 700 128, Dist - North 24 Parganas, **(11) HASINA BIBI**, Wife of Late Md. Julfikar Ali, residing at Eradum (Kadambagachi), P.O. Kadambagachi, P.S. Duttapukur, Dist - North 24 Parganas, Pin - 743234, **(12) MARJINA BIBI**, Wife of Romjan Ali, residing at South Kajipara, Munshipara Station Road, P.O. Kajipara North. P.S. Barasat, Kolkata - 700 125, Dist - North 24 Parganas, **(13) FARIDUL MONDAL**, Son of Late Sher Ali, **(14) SELIMA BIBI**, Wife of Kuddus Ali, D/o. Late Sher Ali, No. 13 & 14 - residing at Narayanpur (Bijoypur), P.O. Nilganj Bazar, P.S. Amdanga, Kolkata - 700 121, Dist - North 24 Parganas, **(15) MST. NAJIMA BIBI**, Wife of Safik Mondal, D/o. Late Sher Ali, residing at Mahishgadi, Paschimbati, Dakshinpara (Kharibari), P.O. Mahishgadi, P.S. Barasat, Kolkata - 700 136, Dist - North 24 Parganas, **(16) ROJINA BIBI**, Wife of Jamir Hossain, D/o. Late Sher Ali, residing at



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Tangatangi, P.O. Bodai, P.S. Amdanga, Dist - North 24 Parganas, Pin - 743 203, **(17) SAHIMA BIBI**, Wife of Mahidul Islam, D/o. Late Sher Ali, residing at Vill & P.O. Beraberia, P.S. Amdanga, Kolkata - 700 121, Dist - North 24 Parganas, all are by Nationality - Indian, by Faith - Muslim, by Occupation - Business and Housewife, hereinafter called and referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**. The Vendors No. 1 to 9 herein hereby represented by their Constituted Attorneys **(1) AKBAR ALI**, S/o. Late Ambat Ali, residing at Kutulsahi, Ghoshpara, P.O. & P.S. Barasat, Kolkata - 700 124, Dist - North 24 Parganas and (2) SK. SABIYAR RAHAMAN, S/o. Late Sk. Osman Ali, residing at Digberia, P.O. Badu, P.S. Madhyamgram, Kolkata - 700 128, Dist - North 24 Parganas through a Registered General Power of Attorney being No. 600 dated 30/07/2015 which was registered at A.D.S.R.O. Barasat and recorded in Book No. IV, C.D. Volume No. 1503-2015, Pages from 3082 to 3107 for the year 2015 and Vendor Nos. 10 to 17 herein hereby represented by their Constituted Attorneys **(1) AKBAR ALI**, S/o. Late Ambat Ali, residing at Kutulsahi, Ghoshpara, P.O. & P.S. Barasat, Kolkata - 700 124, Dist - North 24 Parganas and (2) SK. SABIYAR RAHAMAN, S/o. Late Sk. Osman Ali, residing at Digberia, P.O. Badu, P.S. Madhyamgram, Kolkata - 700 128, Dist - North 24 Parganas through a Registered General Power of Attorney



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Barasat, North 24 Parganas.

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being No. 623 dated 6/08/2015 which was registered at A.D.S.R.O. Barasat and recorded in Book No. IV, C.D. Volume No. 1503-2015, Pages from 3473 to 3496 for the year 2015

A N D

JAYANTI HEIGHTS PVT. LTD. PAN NO. AADC14106C, a Pvt. Ltd. Company incorporated under the Indian Companies Act, 1956, having its Registered Office at 25, R.N. Mukherjee Road, 4th Floor Suite No. F, P.O. & P.S. Hare Street, Kolkata - 700 001, West Bengal, represented by its Authorized Signatory **SHRI SUBHASH KUMAR ROONGTA**, S/o. Late Jugal Kishore Roongta, by Nationality - Indian, By faith - Hindu, by Occupation - Business, residing at AD-29, Salt Lake City, Sector - I, Kolkata - 700 064, West Bengal, hereinafter called and referred to as **PURCHASER** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its legal executors, Office-administrators, legal-representatives, Office-Successors in-Interest and assigns) of the **OTHER PART.**

WHEREAS one Sukur Ali Mondal, S/o. Chhatu Mondal of Digberia was the absolute recorded Owner and exclusive possessor of ALL THAT a piece and parcel of landed property measuring 37 Decimals more or less lying and situated under Mouza - Kutulsahi, J.L. No. 42, Re.Su. No. 10, Pargana - Anowarpur, Touji No. 146, comprised in R.S. Khatian No. 97, L.R. Khatian No. 443, appertaining to R.S. & L.R. Dag No. 546 within the



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Barasat, North 24 Parganas.

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local limits of Barasat Municipality in Ward No. 29 (Old), 07 (New), under P.S. & A.D.S.R.O. Barasat, Dist - North 24 Parganas and he recorded his name before the local B.L. & L.R.O. in respect of his aforesaid landed property.

AND WHEREAS said Sukur Ali Mondal while seized and possessed the said landed property died intestate on 10/01/1988 leaving behind his sons namely Churat Ali, the Vendor No. 1 herein, Keramat Ali and other sons, Goljan Bibi alias Joygun Bibi, the Vendor No. 10 herein, Hasina Bibi, the Vendor No. 11 herein, Marjina Bibi, the Vendor No. 12 herein and Rabiya Bibi and Rahila Bibi and other daughters as his only legal heirs and successors to inherit his aforesaid property and after demise of said Sukur Ali Mondal his aforesaid sons and daughters namely said Churat Ali, Keramat Ali, Goljan Bibi alias Joygun Bibi, Hasina Bibi, Marjina Bibi and Rabiya Bibi and Rahila Bibi become the absolute Owners of the aforesaid landed property measuring 18.49 Decimals in Dag No. 546 by inheritance as per Mohammedan Law.

AND WHEREAS said Churat Ali, the Vendor No. 1 herein, Keramat Ali, Goljan Bibi alias Joygun Bibi, the Vendor No. 10 herein, Hasina Bibi, the Vendor No. 11 herein, Marjina Bibi, the Vendor No. 12 herein, and Rabiya Bibi and Rahila Bibi after obtaining their undivided share of aforesaid landed property measuring 18.49 Decimals and while they seized and possessed the same they sold and transferred property



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Barasat, North 24 Parganas.

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measuring 14.85 Decimals in Dag No. 546 out of their aforesaid undivided landed property and they retained the total land measuring 3.639 Decimals more or less in Dag No. 546.

AND WHEREAS said Keramat Ali while seized and possessed his undivided share of landed property died intestate on 11/03/2003 leaving behind his wife Sakura Bibi, the Vendor No. 2 herein, his sons namely Sahajahan Ali, Rahaman Ali, Year Ali, Fazer Ali, the Vendor No. 2 to 6 herein and his daughters namely Asiya Bibi, the Vendor No. 7 herein and Chhapia Bibi, the Vendor No. 8 herein as his only legal heirs and successors and after demise of said Keramat Ali his aforesaid wife, sons and daughters i.e. the Vendor Nos. 2 to 8 herein obtained his undivided share of landed property measuring 0.811 Decimals by way of inheritance as per Mohammedan law.

AND WHEREAS said Rabiya Bibi while seized and possessed her undivided share of landed property died intestate on 09/03/2015 leaving behind her only daughter namely Farida Bibi, the Vendor No. 9 herein as her only legal heirs and successors and after demise of said Rabiya Bibi her aforesaid daughter i.e. the Vendor No. 9 herein obtained her undivided share of landed property measuring 0.405 Decimals by way of inheritance as per Mohammedan law.



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Barasat, North 24 Parganas.

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AND WHEREAS said Rahila Bibi while seized and possessed her undivided share of landed property died intestate leaving behind her one son namely Faridul Mondal, the Vendor No. 13 herein and four daughters namely Selima Bibi, Mst. Najima Bibi, Rojina Bibi, Sahima Bibi, the Vendor No. 14 to 17 herein as her only legal heirs and successors and after demise of said Rahila Bibi her aforesaid son and daughters i.e. the Vendor No. 13 to 17 herein obtained her undivided share of landed property measuring 0.405 Decimals by way of inheritance as per Mohammedan law.

AND WHEREAS the Vendors herein thus become the absolute Owners of ALL THAT a piece and parcel of undivided land measuring an area of 3.639 Decimals be the same a little more or less lying and situated under Mouza - Kutulsahi, J.L. No. 42, Re.Su. No. 10, Touji No. 146, Pargana - Anowarpur, comprised in Khatian No. 97, corresponding to L.R. Khatian No. 443, appertaining to R.S. & L.R. Dag No. 546, under Barasat Municipality, Kutulsahi Mathpara Road, in Ward No. 29 (Old), 07 (New), under P.S. & A.D.S.R.O. Barasat, Dist - North 24 Parganas by way of inheritance as per Mohammedan Law of land and paying regularly rents and taxes to the appropriate authority concern and since then the Vendors herein seize, possess and enjoying the same without any interruption and the said property is free from all encumbrances, liens,



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charges, mortgage etc. and he has every right to transfer, sale, gift, liens, mortgage in any manner whatsoever in favour of any party or parties.

AND WHEREAS the Vendors herein have firmly and finally decided to sell and transfer the landed property measuring an area of 3.639 Decimals be the same a little more or less lying and situated under Mouza – Kutulsahi, J.L. No. 42, Re.Su. No. 10, Touji No. 146, Pargana – Anowarpur, comprised in Khatian No. 97, corresponding to L.R. Khatian No. 443, appertaining to R.S. & L.R. Dag No. 546, under Barasat Municipality, Kutulsahi Mathpara Road, in Ward No. 29 (Old), 07 (New), under P.S. & A.D.S.R.O. Barasat, Dist – North 24 Parganas, which is morefully and particularly described in the **SCHEDULE** hereunder below against proper consideration price.

AND WHEREAS the Purchaser being in need of landed property in the said locality has approached the Vendors to sell out the said property to it and it offered a sum of **Rs. 4,90,000/- (Rupees Four Lakhs ninety thousand)** only at the highest market price for the said property as fully described in the **SCHEDULE** below.

AND WHEREAS the Vendors have agreed to sell and the Purchaser herein has agreed to purchase the said vacant land measuring an area of 3.639 Decimals be the same a little more or less lying and situated under Mouza – Kutulsahi, J.L. No. 42, Re.Su. No. 10, Touji No. 146, Pargana – Anowarpur, comprised in Khatian No. 97, corresponding to



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Barasat, North 24 Parganas.

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L.R. Khatian No. 443, appertaining to R.S. & L.R. Dag No. 546, under Barasat Municipality, Kutulsahi Mathpara Road, in Ward No. 29 (Old), 07 (New), under P.S. & A.D.S.R.O. Barasat, Dist – North 24 Parganas which is more fully and particularly described in the **SCHEDULE** hereunder below to the Purchaser at the said consideration price **Rs. 4,90,000/- (Rupees Four Lakhs ninety thousand)** only and accordingly a verbal agreement was made by and between the parties.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 4,90,000/- (Rupees Four Lakhs ninety thousand)** only of lawful money of the Union of India well and truly paid by the Purchaser to the Vendors herein and the Govt. assessed value is **Rs. 11,02,726/- (Rupees Eleven Lakhs two thousand seven hundred twenty six)** only for which the Purchaser herein paid the requisite stamp duty at or before the execution of these presents (the receipts whereof the Vendors doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and for every discharge the Purchaser and the said landed property and every part thereof) the Vendors doth hereby by these presents indefeasible and absolutely grant, sell and convey, transfer, assure and assign unto and to the use of the Purchaser free from all encumbrances **ALL THAT** a piece and parcel of undivided vacant land measuring an area of 3.639 Decimals be the same



Additional District Sub-Registrar
Barasat, North 24 Parganas.

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a little more or less lying and situated under Mouza – Kutulsahi, J.L. No. 42, Re.Su. No. 10, Touji No. 146, Pargana – Anowarpur, comprised in Khatian No. 97, corresponding to L.R. Khatian No. 443, appertaining to R.S. & L.R. Dag No. 546, under Barasat Municipality, Kutulsahi Mathpara Road, in Ward No. 29 (Old), 07 (New), under P.S. & A.D.S.R.O. Barasat, Dist – North 24 Parganas, which is more fully and particularly described in the **SCHEDULE** herein below and/or **HOWSOEVER OTHERWISE** the said land property or any portion thereof now are or is or at any time or times heretofore were or was situated, butted and bounded, called, known, numbered described or distinguished **AND ALL** the estate right title, interest, use, trust, possession proper claim and demand both at Law and in Equity of the Vendors into and upon the said landed property or any or every part thereof **AND ALL** rents, issues and profits thereof **AND ALL** deeds, pattaahs, muniments, writings and evidence of title whatsoever relating to or concerning the said landed property which are now or hereafter shall or may be in the custody possession power or control of the said Vendors or any person or persons from whom he can or may procure the same without any suit action at Law in Equity free from all encumbrances attachments and encumbrances **TO HAVE AND TO HOLD** the said landed property hereby granted, conveyed, assured, sold and transferred or expressed or intended to be and to the use of the Purchaser absolutely and forever **AND** the Vendors doth hereby for themselves, their heirs, executors,



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Barasat, North 24 Parganas.

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administrators, representatives, covenant with the Purchaser, its Office-executors, Office-administrators, legal-representatives and assigns that **NOTWITHSTANDING** any act, deed or thing by the Vendors or any of their predecessor or predecessors-in-title done, committed or executed or knowingly suffered to the contrary, the said Vendors are now lawfully and absolutely seize and possess of or otherwise well and sufficiently entitle to the said landed property hereby granted, conveyed and transferred and / or expressed so to be and every part thereof unto and to the use of the Purchaser absolutely and for ever for a perfect and indefeasible estate of inheritance without any manner or condition use trust or other thing whatsoever to alter defeat, encumber or make void and same **AND** that **NOTWITHSTANDING** any act, deed in himself, good right, full power absolute authority and indefeasible title to sell, convey or transfer the said landed property and every part thereof granted, conveyed and transferred or expressed so to be unto and to the use of the Purchaser absolutely and for ever **AND** the Vendors are not in any way encumbered the said landed property hereby granted, conveyed and transferred **AND** that the Purchaser shall and may at all times hereafter peaceably and quietly enter upon have hold, possess and enjoy the said landed property in Khas and every part thereof and receive and take all rents, issue and profits and without any lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or any person or persons lawfully and equitably claiming from under or in trust for the



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Barasat, North 24 Parganas.

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Vendors or from or under any of their predecessor, predecessors-in-title and the Purchaser shall have the right to record its name as raiyate in the register of settlement office, Municipality and will pay the annual revenue to the collector as well as tax to the concerned municipality and shall have full right, absolute authority to sell transfer or encumber the said property by any manner whatsoever and the Purchaser will hold, possess and own the said property including his successor **AND** that free and clear and freely and clearly and absolutely discharge saved kept harmless and indemnify against all estate and encumbrances created by the Vendors or any of their predecessor or predecessors-in-title **AND FURTHER** that the Vendors and all and every other person or persons having or lawfully or equitably claiming any estate or interest in the said landed property or any part thereof from under any of their predecessor or predecessor-in-title shall will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly conveying and assuring the said landed property and every part thereof in manner aforesaid according to the true intent and meaning of this deed and the Vendors deliver peaceful vacant possession of the said landed property along with all original copies of title deed and documents unto and to the use of the Purchaser simultaneously on this day of execution of these presents and the Vendors declare that the said landed property is being used for



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Barasat, North 24 Parganas.

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residential and/or commercial purpose and there is no bar to transfer the land and the Vendors is in actual possession therein and the Vendors declare that there is no legal impediment in the matter of transferring the said property has not acquired for any public purpose and the Vendors have not received any notice of acquisition or requisition relating to the said property.

THIS DEED ALSO WITNESSETH that the property sold hereby has not been transferred earlier by the Vendors hereto to any one by sell, gift, lease or mortgage nor have they contracted to sell the same to anybody else for such transfer nor has he encumbered the same in any way and the property sold hereby is free from all acts and manners of encumbrance and the property has not been attached to any court or any other institution and the Purchaser do hereby put in open peaceful possession thereof and the Vendors and/or his heirs, executors, administrators and assigns shall and will and for all times to come at the request and cost of the Purchaser do or execute or caused to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the right, title, interest of the Purchaser to the said property and every part thereof and if the title to and possession in the land sold to the Purchaser be in any way hampered in consequence of any action /fraud / deed performed or done by the Vendors and if it is found that the property sold hereby is not free from all sorts of encumbrances as herein before stated the



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Barasat, North 24 Parganas.

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Vendors, his heirs, successors, executors and assigns will be liable to the Purchaser and will be bound to refund the aforesaid total consideration money with interest and all costs thereon.

SCHEDULE OF PROPRERTY

ALL THAT a piece and parcel of undivided vacant Shali land measuring an area of 3.639 Decimals be the same a little more or less lying and situated under Mouza - Kutulsahi, J.L. No. 42, Re.Su. No. 10, Touji No. 146, Pargana - Anowarpur, comprised in Khatian No. 97, corresponding to L.R. Khatian No. 443, appertaining to R.S. & L.R. Dag No. 546, under Barasat Municipality, Kutulsahi Mathpara Road, in Ward No. 29 (Old), 07 (New), under P.S. & A.D.S.R.O. Barasat, Dist - North 24 Parganas together with rayati interest over the said property and together with all easementary rights thereto and also the right to use and enjoy over the said property. The Annual Rent payable to the Collector, North 24 Parganas District, Govt. of West Bengal. The total property is butted and bounded by :

ON THE NORTH :- Land of Dag No. 552;

ON THE SOUTH :- Land of Dag No. 548;

ON THE EAST :- Land of Dag No. 545;

ON THE WEST :- Land of Dag No. 549;



Additional District Sub-Registrar
Barasat, North 24 Parganas.

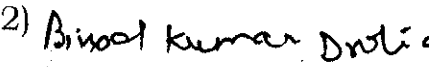
14 AUG 2015

IN WITNESSES WHEREOF the Vendors herein have set and subscribed his respective hands and seals on the day month and year first written hereinabove.

Signed Sealed and Delivered
By the Vendors hereto in
the presence of Witnesses :-

1) 
Lake Town

1) SK Saleem Rehman

2) 
Bc-260, Sector I
Salt Lake
Kolkata-700064

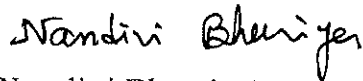
2) M B Dholia

**SIGNATURE OF THE CONSTITUTED
ATTORNEYS FOR AND ON BEHALF
OF THE VENDORS**

**(1) CHURAT ALI, (2) SAKURA BIBI,
(3) SAHAJAHAN ALI, (4) RAHAMAN ALI,
(5) YEASER ALI, (6) FAZER ALI, (7) ASIYA
BIBI, (8) CHHAPIA BIBI, (9) FARIDA BIBI,
(10) GOLJAN BIBI ALIAS JOYGUN BIBI,
(11) HASINA BIBI, (12) MARJINA BIBI,
(13) FARIDUL MONDAL, (14) SELIMA
BIBI, (15) MST. NAJIMA BIBI, (16)
ROJINA BIBI, (17) SAHIMA BIBI,**


Read over and explained by me the contents made herein in Bengali to the above named Constituted Attorney Akbar Ali herein and he admitted the same as true and correct **AND**

Drafted and Prepared by :-



(Nandini Bhuniya)
Advocate
Barasat Judges' Court
Kolkata - 700 124
Enrolment No. F-1237/988/07

Computer type by :


(Rana Dey, Barasat)



Additional District Sub-Registrar
Barasat, North 24 Parganas.

14 AUG 2015

MEMO OF CONSIDERATION

RECEIVED of and from within named Purchaser within mentioned a sum of **Rs. 4,90,000/- (Rupees Four Lakhs ninety thousand)** only being the full consideration money as Memo given below :-

1) By Cash Rs. 4,90,000.00

T O T A L Rs. 4,90,000.00

=====

(Rupees Four Lakhs ninety thousand) only.

WITNESSESS :

1) *Ramfodan*

1) *SK Sabear Rahman*

2) *M B S M Taw*

**SIGNATURE OF THE CONSTITUTED
ATTORNEYS FOR AND ON BEHALF
OF THE VENDORS**

2) *Binod kumar dralia*

**(1) CHURAT ALI, (2) SAKURA BIBI,
(3) SAHAJAHAN ALI, (4) RAHAMAN ALI,
(5) YEAR ALI, (6) FAZER ALI, (7) ASIYA
BIBI, (8) CHHAPIA BIBI, (9) FARIDA BIBI,
(10) GOLJAN BIBI ALIAS JOYGUN BIBI,
(11) HASINA BIBI, (12) MARJINA BIBI,
(13) FARIDUL MONDAL, (14) SELIMA
BIBI, (15) MST. NAJIMA BIBI, (16)
ROJINA BIBI, (17) SAHIMA BIBI,**

=====X=====














Additional District Sub-Registrar
Barasat, North 24 Parganas.

14 AUG 2015

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name ... Akbar Ali

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

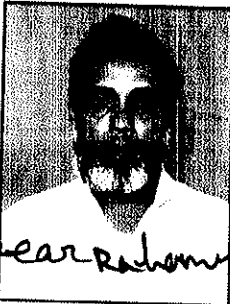










 L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
					
	THUMB	FORE	MIDDLE	RING	LITTLE
					

All the above fingerprints are of the abovenamed person and attested by the said person
M. B. P. G. M. R. A. W.

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

 L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
					
	THUMB	FORE	MIDDLE	RING	LITTLE
					

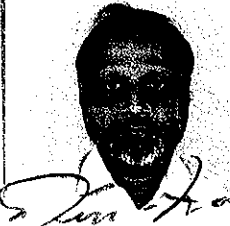

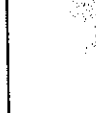








All the above fingerprints are of the abovenamed person and attested by the said person

S. R. Saleem Rahman

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(3) Name ... SUBHASH KUMAR ROONGTA

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

 L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
					
	THUMB	FORE	MIDDLE	RING	LITTLE
					

All the above fingerprints are of the abovenamed person and attested by the said person

Subhash

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.



Additional District Sub-Registrar
Barasat, North 24 Parganas.

14 AUG 2015

Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details	
Sl. No.	Name, Address, Photo, Finger print and Signature
1	CHHURAT ALI Son of Late SUKUR ALI KUTULSAHI, GHOSHPARA,, P.O:- BARASAT, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status : Self
2	SAKURA BIBI Wife of Late KERAMAT ALI KUTULSAHI, GHOSHPARA, P.O:- BARASAT, P.S:- Barasat, Barasat, District:-North 24-Parganas, West Bengal, India, PIN.- 700124 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status : Self
3	SAHAJAHAN ALI Son of Late KERAMAT ALI KUTULSAHI, GHOSHPARA, P.O:- BARASAT, P.S:- Barasat, Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status : Self
4	RAHAMAN ALI Son of Late KERAMAT ALI KUTULSAHI, GHOSHPARA, P.O:- BARASAT, P.S:- Barasat, Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status : Self
5	YEAR ALI Son of Late KERAMAT ALI KUTULSAHI, GHOSHPARA, P.O:- BARASAT, P.S:- Barasat, Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status : Self



Seller Details

SL No.	Name, Address, Photo, Finger print and Signature
6	FAJER ALI Son of Late KERAMAT ALI KUTULSAHI, GHOSHPARA, P.O:- BARASAT, P.S:- Barasat, Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status : Self
7	ASIYA BIBI Daughter of Late KERAMAT ALI KUTULSAHI, GHOSHPARA, P.O:- BARASAT, P.S:- Barasat, Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status : Self
8	CHHAPIYA BIBI Daughter of Late KERAMAT ALI KUTULSAHI, GHOSHPARA, P.O:- BARASAT, P.S:- Barasat, Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status : Self
9	FARIDA BIBI Wife of Late BASIR ALI KUTULSAHI, GHOSHPARA, P.O:- BARASAT, P.S:- Barasat, Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status : Self
10	GOLJAN BIBI (Alias: Mr JOYGUN BIBI) Wife of Late MOKTAR ALI DIGBERIA, P.O:- BADU, P.S:- Barasat, Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700128 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status : Self
11	HASINA BIBI Wife of Late MD. JULFIKAR ALI ERADUM (KADAMBAGACHI), P.O:- KADAMBAGACHI, P.S:- Barasat, Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 743234 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status : Self



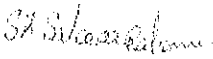


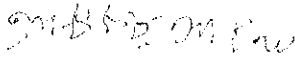


Seller Details

SL No.	Name, Address, Photo, Finger print and Signature
12	<p>MARJINA BIBI Wife of RAMJAN ALI SOUTH KAJIPARA, MUNSI PARA STATION ROAD,, P.O:- KAZIPARA NORTH, P.S:- Barasat, Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700125 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status : Self</p>
13	<p>FARIDUL MONDAL Son of Late SHER ALI NARAYANPUR (BIJOYPUR),, P.O:- NILGANJ BAZAR, P.S:- Amdanga, District:-North 24-Parganas, West Bengal, India, PIN - 700121 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status : Self</p>
14	<p>SELIMA BIBI Wife of KUDDUS ALI NARAYANPUR (BIJOYPUR), P.O:- NILGANJ BAZAR, P.S:- Amdanga, District:-North 24-Parganas, West Bengal, India, PIN - 700121 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status : Self</p>
15	<p>MST. NAJIMA BIBI Wife of Mr SAFIK MONDAL MAHISHGADI, PASCHIMBATI, DAKSHINPARA, (KHARIBARI),, P.O:- MAHISHGADI, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status : Self</p>
16	<p>ROJINA BIBI Wife of JAMIR HOSSAIN TANGATANGI, P.O:- BODAI, P.S:- Amdanga, District:-North 24-Parganas, West Bengal, India, PIN - 743203 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status : Self</p>
17	<p>SAHIMA BIBI Wife of MAHIDUL ISLAM BERABERIA, P.O:- BERABERIA, P.S:- Amdanga, District:-North 24-Parganas, West Bengal, India, PIN - 700121 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status : Self Represented by their (1-17) constituted attorney as given below:-</p>



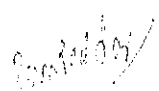
Seller Details

SL No.	Name, Address, Photo, Finger print and Signature		
1-17 (1)	<p>Sk. SABIYAR RAHAMAN Son of Late SK OSMAN ALI DIGBERIA, P.O:- BADU, P.S:- Barasat, Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700128 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. BGMPR5759L, Status : Attorney Date of Execution : 14/08/2015 Date of Admission : 14/08/2015 Place of Admission of Execution : Office</p>	 8/14/2015 1:39:13 PM hrs	 LTI 8/14/2015 1:39:23 PM hrs
		 8/14/2015 1:39:41 PM hrs	
1-17 (2)	<p>AKBAR ALI Son of Late AMBAT ALI KUTULSAHI, GHOSHPARA, P.O:- BARASAT, P.S:- Barasat, Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. ATWPA6011A, Status : Attorney Date of Execution : 14/08/2015 Date of Admission : 14/08/2015 Place of Admission of Execution : Office</p>	 8/14/2015 1:38:26 PM hrs	 LTI 8/14/2015 1:38:32 PM hrs
		 8/14/2015 1:39:01 PM hrs	



Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	JAYANTI HEIGHTS PVT. LTD. 25, R.N. MUKHERJEE ROAD, 4TH FLOOR, SUITE - F,, P.O:- HARE STREET, P.S:- Hare Street, District:- Kolkata, West Bengal, India, PIN - 700001 PAN No. AADC14106C, Status : Organization

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr PAWAN PODDER Son of Late JAGDISH PRASAD PODDER FLAT NO. 4, SECOND FLOOR, BLOCK-B, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24- Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Sk. SABIYAR RAHAMAN, AKBAR ALI	 8/14/2015 1:40:19 PM hrs

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
L1	District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Kutulshahi Mathpara Road, Mouza: Kutulsahi	LR Plot No:- 546 , LR Khatian No:- 443	3.639 Dec	4,00,000/-	11,02,726/-	Proposed Use: Bastu, ROR: Shall, Width of Approach Road: 10 Ft.,

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	ASIYA BIBI	JAYANTI HEIGHTS PVT. LTD.	0.07	1.92361
	CHHAPIYA BIBI	JAYANTI HEIGHTS PVT. LTD.	0.07	1.92361
	CHHURAT ALI	JAYANTI HEIGHTS PVT. LTD.	0.811	22.2863
	FAJER ALI	JAYANTI HEIGHTS PVT. LTD.	0.141	3.87469
	FARIDA BIBI	JAYANTI HEIGHTS PVT. LTD.	0.405	11.1294
	FARIDUL MONDAL	JAYANTI HEIGHTS PVT. LTD.	0.135	3.70981
	GOLJAN BIBI	JAYANTI HEIGHTS PVT. LTD.	0.405	11.1294
	HASINA BIBI	JAYANTI HEIGHTS PVT. LTD.	0.405	11.1294
	MARJINA BIBI	JAYANTI HEIGHTS PVT. LTD.	0.405	11.1294
	MST. NAJIMA BIBI	JAYANTI HEIGHTS PVT. LTD.	0.067	1.84117
	RAHAMAN ALI	JAYANTI HEIGHTS PVT. LTD.	0.141	3.87469
	ROJINA BIBI	JAYANTI HEIGHTS PVT. LTD.	0.067	1.84117
	SAHAJAHAN ALI	JAYANTI HEIGHTS PVT. LTD.	0.141	3.87469
	SAHIMA BIBI	JAYANTI HEIGHTS PVT. LTD.	0.067	1.84117
	SAKURA BIBI	JAYANTI HEIGHTS PVT. LTD.	0.101	2.77549
	SELIMA BIBI	JAYANTI HEIGHTS PVT. LTD.	0.067	1.84117
	YEAR ALI	JAYANTI HEIGHTS PVT. LTD.	0.141	3.87469

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	NANDINI BHUNIYA
Address	JUDGES COURT,,Thana : Barasat, District : North 24-Parganas, WEST BENGAL
Applicant's Status	Advocate



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

Endorsement For Deed Number : I - 150305507 / 2015

Query No/Year	15030000606751/2015	Serial no/Year	1503005949 / 2015
Deed No/Year	I - 150305507 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Sk. SABIYAR RAHAMAN	Presented At	Office
Date of Execution	14-08-2015	Date of Presentation	14-08-2015

Remarks

On 13/08/2015

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 11,02,726/-

(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

On 14/08/2015

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 of Indian Stamp Act 1899.

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

Presented for registration at 12:05 hrs on : 14/08/2015, at the Office of the A.D.S.R. BARASAT by Sk. SABIYAR RAHAMAN ,

Executed by Attorney

Execution by

1. AKBAR ALI, KUTULSAHI, GHOSHPARA, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124
as the constituted attorney of
1. ASIYA BIBI, KUTULSAHI, GHOSHPARA, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124
2. CHHAPIYA BIBI, KUTULSAHI, GHOSHPARA, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124
3. FARIDA BIBI, KUTULSAHI, GHOSHPARA, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124
4. GOLJAN BIBI alias , Mr JOYGUN BIBI, DIGBERIA, P.O: BADU, Thana: Barasat, , City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700128



5. HASINA BIBI, ERADUM (KADAMBAGACHI), P.O: KADAMBAGACHI, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 743234
 6. MARJINA BIBI, SOUTH KAJIPARA, MUNSI PARA STATION ROAD,, P.O: KAZIPARA NORTH, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700125
 7. FARIDUL MONDAL, NARAYANPUR (BIJOYPUR),, P.O: NILGANJ BAZAR, Thana: Amdanga, , North 24-Parganas, WEST BENGAL, India, PIN - 700121
 8. SELIMA BIBI, NARAYANPUR (BIJOYPUR), P.O: NILGANJ BAZAR, Thana: Amdanga, , North 24-Parganas, WEST BENGAL, India, PIN - 700121
 9. MST. NAJIMA BIBI, MAHISHGADI, PASCHIMBATI, DAKSHINPARA, (KHARIBARI),, P.O: MAHISHGADI, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136
 10. ROJINA BIBI, TANGATANGI, P.O: BODAI, Thana: Amdanga, , North 24-Parganas, WEST BENGAL, India, PIN - 743203
 11. SAHIMA BIBI, BERABERIA, P.O: BERABERIA, Thana: Amdanga, , North 24-Parganas, WEST BENGAL, India, PIN - 700121
- Indetified by Mr PAWAN PODDER, Son of Late JAGDISH PRASAD PODDER, FLAT NO. 4, SECOND FLOOR, BLOCK-B, P.O: BANGUR AVENUE, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, By caste Hindu, By Profession Business
is admitted by him

Executed by Attorney

Execution by

1. Sk. SABIYAR RAHAMAN, DIGBERIA, P.O: BADU, Thana: Barasat, , City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700128
as the constituted attorney of
 1. CHHURAT ALI, KUTULSAHI, GHOSHPARA,, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124
 2. SAKURA BIBI, KUTULSAHI, GHOSHPARA, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124
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 4. RAHAMAN ALI, KUTULSAHI, GHOSHPARA, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124
 5. YEAR ALI, KUTULSAHI, GHOSHPARA, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124
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 10. GOLJAN BIBI Alias , Mr JOYGUN BIBI, DIGBERIA, P.O: BADU, Thana: Barasat, , City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700128
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 12. MARJINA BIBI, SOUTH KAJIPARA, MUNSI PARA STATION ROAD,, P.O: KAZIPARA NORTH, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700125
-



13. FARIDUL MONDAL, NARAYANPUR (BIJOYPUR), P.O: NILGANJ BAZAR, Thana: Amdanga, , North 24-Parganas, WEST BENGAL, India, PIN - 700121
14. SELIMA BIBI, NARAYANPUR (BIJOYPUR), P.O: NILGANJ BAZAR, Thana: Amdanga, , North 24-Parganas, WEST BENGAL, India, PIN - 700121
15. MST. NAJIMA BIBI, MAHISHGADI, PASCHIMBATI, DAKSHINPARA, (KHARIBARI),, P.O: MAHISHGADI, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136
16. ROJINA BIBI, TANGATANGI, P.O: BODAI, Thana: Amdanga, , North 24-Parganas, WEST BENGAL, India, PIN - 743203
17. SAHIMA BIBI, BERABERIA, P.O: BERABERIA, Thana: Amdanga, , North 24-Parganas, WEST BENGAL, India, PIN - 700121
Indetified by Mr PAWAN PODDER, Son of Late JAGDISH PRASAD PODDER, FLAT NO. 4, SECOND FLOOR, BLOCK-B, P.O: BANGUR AVENUE, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, By caste Hindu, By Profession Business
is admitted by him

Executed by Attorney

Execution by

1. AKBAR ALI, KUTULSAHI, GHOSHPARA, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124
as the constituted attorney of
1. CHHURAT ALI, KUTULSAHI, GHOSHPARA,, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124
2. SAKURA BIBI, KUTULSAHI, GHOSHPARA, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124
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5. YEAR ALI, KUTULSAHI, GHOSHPARA, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124
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is admitted by him

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,136/- (A(1) = Rs 12,122/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 12,136/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 66,184/- and Stamp Duty paid by Draft Rs 61,190/-, by Stamp Rs 5,000/-

Description of Stamp



1. Rs 10/- is paid on Court Fees.

2. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 651, Purchased on 12/08/2015, Vendor named M CHAKRABORTY.

Description of Draft

1. Rs 12,190/- is paid, by the Draft(other) No: 938600000404, Date: 14/08/2015, Bank: STATE BANK OF INDIA (SBI), HABRA.

2. Rs 49,000/- is paid, by the Draft(other) No: 938599000404, Date: 14/08/2015, Bank: STATE BANK OF INDIA (SBI), HABRA.



(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

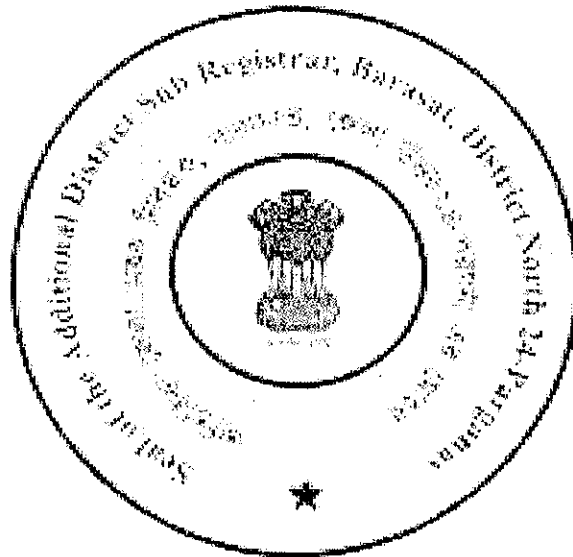


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2015, Page from 46248 to 46299

being No 150305507 for the year 2015.



Digitally signed by JOYJIT CHANDA
Date: 2015.08.17 11:39:30 +05:30
Reason: Digital Signing of Deed.

(Joyjit Chanda) 8/17/2015 11:39:29 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)

