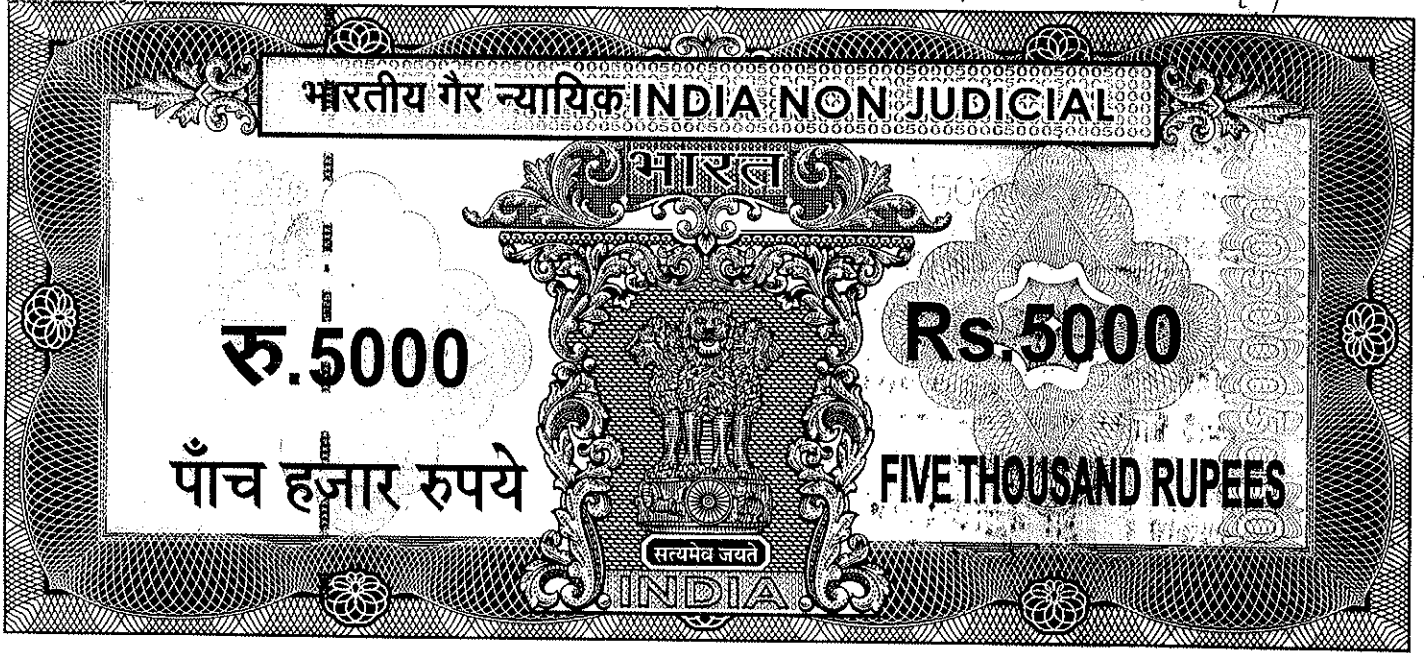


7144/15.

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D. 06691



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Q- 732343/15
 5/10/15
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... that the contents of ...
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 ... are the ...

[Signature]
 Additional District Sub-Registrar
 Barasat, North 24 Parganas.
 05 OCT 2015

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this 5th day of
 OCTOBER, 2015 (TWO THOUSAND FIFTEEN) of the Christian
 Era.

Contd..P/2....

নম্বর : 5667
সন ও তারিখ : 2009-15
কেন্দ্রের নাম : Jayanti Heights Road
ঠিকানা : 25/1/1 Mulhara Road, Kotol
মুনা : 1500 (Upper Five thousand Only)
ভেতর :
বাসাসাট কোর্ট
জেলা : উত্তর 28 পরগণা
খসিলা তারিখ : 21 SEP 2015
মোট ট্যান্ড খরিদ : 7-150000
ক্রেতার বাসাসাট
ভেতর : শ্রী সন্ন্যাসি বোস



Additional District Sub-Registrar
Baresat, North 24 Parganas

05 OCT 2015

B E T W E E N

(1) TACHHLIMA BIBI, Wife of Abdul Hai, by Occupation – Housewife, residing at Deganga, P.O. & P.S. Deganga, Dist – North 24 Parganas, PIN – 743423, **(2) MAHAREM BIBI**, W/o. Darbesh, by Occupation – Housewife, **(3) SIRAJUL HAQUE**, S/o. Darbesh, by Occupation – Cultivation, No. 2 & 3 residing at Digberia, P.O. Badu, P.S. Madhyamgram, Kolkata – 700 128, Dist – North 24 Parganas, **(4) AJEDA BIBI**, W/o. Ujir Ali, D/o. Darbesh, by Occupation – Housewife, residing at Kemia Khamarpara, P.O. Kirttipur, P.S. Rajarhat, Dist – North 24 Parganas, PIN – 743202, **(5) MOSARASIDA BIBI**, W/o. Habibur Rahaman, D/o. Darbesh, by Occupation – Housewife, residing at Sajipara Kirttipur, P.O. Kirttipur, P.S. Rajarhat, Dist – North 24 Parganas, PIN – 743202, **(6) NAZIMA BIBI**, W/o. Ah Adud, D/o. Darbesh, by Occupation – Housewife, residing at Abdalpur, P.O. & P.S. Barasat, Kolkata – 700 145, Dist – North 24 Parganas, **(7) MEHELLAKA BIBI**, W/o. Ajar Midde, D/o. Darbesh, residing at 252, Middepara, P.O. & P.S. Rajarhat, Kolkata – 700 135, Dist – North 24 Parganas, all are by Nationality – Indian, by Faith – Muslim, 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 her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.



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Additional District Sub-Registrar
Barasat, North 24 Parganas.

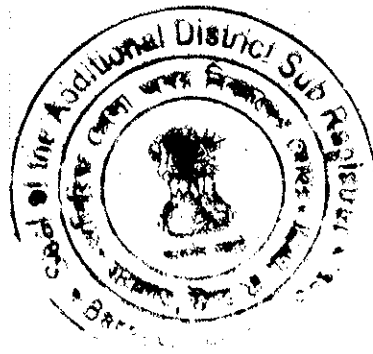
05 OCT 2015

A N D

JAYANTI HEIGHTS PVT. LTD. PAN NO. AADCJ4106C, a Pvt. Ltd. Company incorporated under the Indian Companies Act, 1956, having its Registered Office at 25, R.N. Mukherjee Road, 4th Floor, Suit No. 4, P.O. Hare Street, Kolkata - 700 001, represented by its Authorized Signatory **SHRI BINOD KUMAR DROLIA**, PAN NO. ACSPD8375K, Son of Late Govind Ram Drolia, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at BC-260, Sector - I, Salt Lake City, Kolkata - 700 064, 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 Chhatu Mondal of Digberia was the absolute Owner and exclusive possessor of ALL THAT a piece and parcel of landed property measuring 1.49 Acres more or less lying and situated under Mouza - Kutulsahi, J.L. No. 42, Re.Stu. No. 10, Pargana - Anowarpur, Touji No. 146, comprised in Malik Khatian No. 128, comprised in Dag No. 546 under P.S. & S.R.O. Barasat, Dist - North 24 Parganas and paid the rents and taxes as a rightful Owner.

AND WHEREAS said Chhatu Mondal while seized and possessed the said landed property died intestate leaving behind his four sons namely



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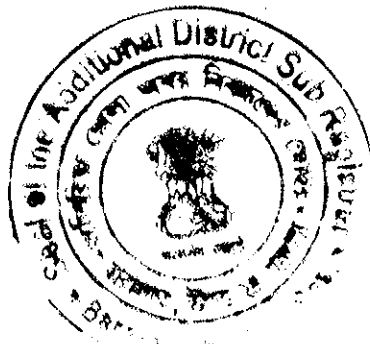
Additional District Sub-Registrar
Barasat, North 24 Parganas.

05 OCT 2015

Maula Box Mondal and three others as his only legal heirs and successors to inherit his aforesaid landed property and after demise of said Chhatu Mondal, his aforesaid four sons obtained the aforesaid landed property by undivided 1/4th share each i.e. 37.25 Decimals each as per Mohammedan law.

AND WHEREAS after demise of said Chhatu Mondal, his aforesaid son Maula Box Mondal obtained the undivided 1/4th share of the aforesaid landed property measuring 37.25 Decimals by inheritance as per Mohammedan law and he recorded his name before the B.L. & L.R.O. in L.R. Khatian No. 130 and while he seized and possessed the same sold and transferred the landed property measuring 30 Decimals by way of a Registered Deed of Sale being No. 3894 for the year 1975 which was registered at A.D.S.R.O. Barasat and recorded in Book No. I, Volume No. 47, Pages from 272 to 274 for the year 1975 and he retained the land measuring 7.25 Decimals.

AND WHEREAS said Maula Box Mondal while seized and possessed the said landed property measuring 7.25 Decimals under Mouza – Kutulsahi comprised in L.R. Khatian No. 130, in Dag No. 146 as a rightful Owner, died intestate leaving behind his wife Sushila Bibi and only son Darbesh Ali and only daughter namely Tachhlima Bibi as his only legal heirs and successors to inherit his aforesaid landed property and after demise of said Maula Box Mondal his aforesaid wife, son and daughter namely



Additional District Sub-Registrar
Baresat, North 24 Parganas.

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Sushila Bibi, Darbesh Ali and Tachhlima Bibi obtained the said 7.25 Decimals by way of inheritance as per Mohammedan Law and thereafter said Sushila Bibi died intestate leaving behind her aforesaid son Darbesh Ali and daughter namely Tachhlima Bibi, the Vendors No. 1 herein and thereafter said Darbesh Ali died intestate on 04/02/2010 leaving behind his Wife, son and daughters namely Maharem Bibi, Sirajul Haque, Ajeda Bibi, Mosarasida Bibi, Nazima Bibi, Mehellaka Bibi, i.e. the Present Vendors No. 2 to 7 herein as his only legal heirs and successors to inherit his aforesaid share of property and after demise of said Darbesh Ali his aforesaid wife, son and daughters namely Maharem Bibi, Sirajul Haque, Ajeda Bibi, Mosarasida Bibi, Nazima Bibi, Mehellaka Bibi, i.e. the Present Vendors No. 2 to 7 herein obtained the aforesaid share of landed property measuring 7.25 Decimals by way of inheritance as per Mohammedan law.

AND WHEREAS thus on the basis of aforesaid manner by way of inheritance the Present Vendorss herein obtained the aforesaid landed property measuring about 7.25 Decimals be the same a little more or less lying and situated at Mouza - Kutulsahi, J.L. No. 42, Re.Su. No. 10, Pargana - Anowarpur, Touji No. 146, comprised in Malik Khatian No. 128, L.R. Khatian No. 130, comprised in Dag No. 546 within the local limits of Barasat Municipality in Ward No. 29 (Old), 07 (New), under P.S. & S.R.O. Barasat, Dist - North 24 Parganas and paying regularly rents



Additional District Sub-Registrar
Barasat, North 24 Parganas.

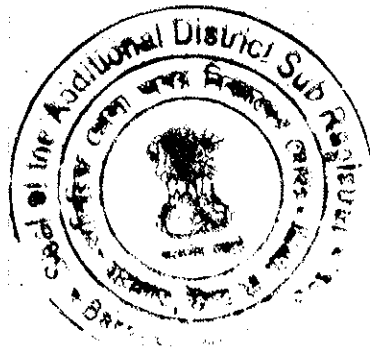
05 OCT 2015

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, 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 7.25 Decimals be the same a little more or less lying and situated under Mouza - Kutulsahi, J.L. No. 42, Re.Su. No. 10, Pargana - Anowarpur, Touji No. 146, comprised in Malik Khatian No. 128, L.R. Khatian No. 130, comprised in Dag No. 546 within the local limits of Barasat Municipality in Ward No. 29 (Old), 07 (New), under P.S. & S.R.O. Barasat, Dist - North 24 Parganas, which is more fully 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. 9,66,500/- (Rupees Nine Lakhs sixty six thousand five hundred)** 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 7.25

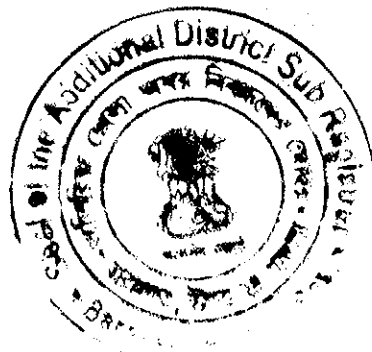


Additional District Sub-Registrar
Baresat, North 24 Parganas.

05 OCT 2015

Decimals be the same a little more or less lying and situated under Mouza - Kutulsahi, J.L. No. 42, Re.Su. No. 10, Pargana - Anowarpur, Touji No. 146, comprised in Malik Khatian No. 128, L.R. Khatian No. 130, comprised in Dag No. 546 within the local limits of Barasat Municipality in Ward No. 29 (Old), 07 (New), under P.S. & 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. 9,66,500/- (Rupees Nine Lakhs sixty six 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. 9,66,500/- (Rupees Nine Lakhs sixty six thousand five hundred)** 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. 21,96,968/- (Rupees Twenty one Lakhs ninety six thousand nine hundred sixty eight)** 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

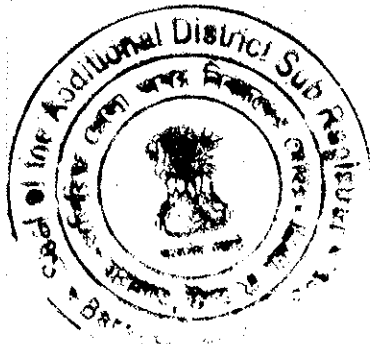


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Additional District Sub-Registrar
Barasat, North 24 Parganas.

05 OCT 2015

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 vacant land measuring 7.25 Decimals be the same a little more or less lying and situated under Mouza - Kutulsahi, J.L. No. 42, Re.Su. No. 10, Pargana - Anowarpur, Touji No. 146, comprised in Malik Khatian No. 128, L.R. Khatian No. 130, comprised in Dag No. 546 within the local limits of Barasat Municipality in Ward No. 29 (Old), 07 (New), under P.S. & 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, pattahs, 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



A handwritten signature in black ink, consisting of a stylized, cursive script.

Additional District Sub-Registrar
Barasat, North 24 Parganas.

05 OCT 2015

and transferred or expressed or intended to be and to the use of the Purchaser absolutely and forever **AND** the Vendors doth hereby for himself, his heirs, executors, 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 his predecessor or predecessors-in-title done, committed or executed or knowingly suffered to the contrary, the said Vendors is 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

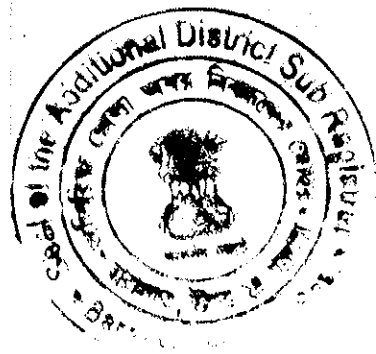


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Additional District Sub-Registrar
Baresat, North 24 Parganas.

05 OCT 2015

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 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



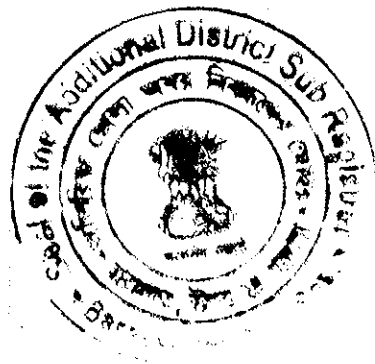
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Additional District Sub-Registrar
Barasat, North 24 Parganas.

05 OCT 2015

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 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 has 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



Additional District Sub-Registrar
Barasat, North 24 Parganas.

05 OCT 2015

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 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 PROPERTY

ALL THAT a piece and parcel of vacant shali land measuring 7.25 Decimals be the same a little more or less lying and situated under Mouza - Kutulsahi, J.L. No. 42, Re.Su. No. 10, Pargana - Anowarpur, Touji No. 146, comprised in Malik Khatian No. 128, L.R. Khatian No. 130, comprised in ^{L.R} Dag No. 546 within the local limits of Barasat Municipality, Kutulsahi Mathpara Road, in Ward No. 29 (Old), 07 (New), under P.S. & 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;

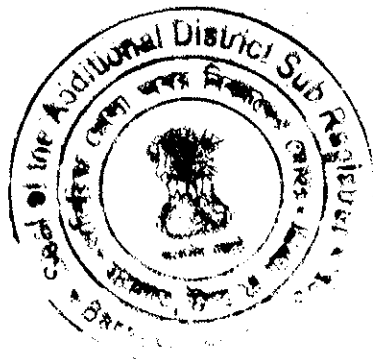
ON THE SOUTH :- Land of Dag No. 548;

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

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

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.





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Additional District Sub-Registrar
Barasat, North 24 Parganas.

05 OCT 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) Pan Poddar


Date - 12/12/2017
Time - 11:30 AM
Date - 12/12/2017
Time - 11:30 AM


2) Sh. Sakar Rahman

শ্যাকার রহমান

Date - 12/12/2017
Time - 11:30 AM

Mosa Reesida Bibi


Date - 12/12/2017
Time - 11:30 AM

Drafted and Prepared by :-
Nandini Bhuniya.


Date - 12/12/2017
Time - 11:30 AM

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

SIGNATURE OF THE VENDORS

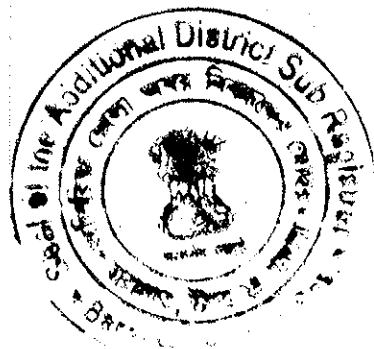
Jayanti Heights Pvt. Ltd

Rajiv Kumar Das

SIGNATURE OF THE PURCHASER

Computer type by :

Rana Dey
(Rana Dey, Barasat)



Additional District Sub-Registrar
Barasat, North 24 Parganas.

05 OCT 2015

MEMO OF CONSIDERATION

RECEIVED of and from within named Purchaser within mentioned a sum of **Rs. 9,66,500/- (Rupees Nine Lakhs sixty six thousand five hundred)** only being the full consideration money as Memo given below :-

1) By Cash Rs. 9,66,500.00

TOTAL Rs. 9,66,500.00
=====

(Rupees Nine Lakhs sixty six thousand five hundred) only.

WITNESSESS :

1) Pam Poddar

2) K. Sabeeer Rahman

पंजी - (संस्थागत) तिथि
२: सविद्युत २२६५०

पंजी - संस्थागत तिथि
२: सविद्युत २२६५०

पंजी - संस्थागत तिथि
२: सविद्युत २२६५०

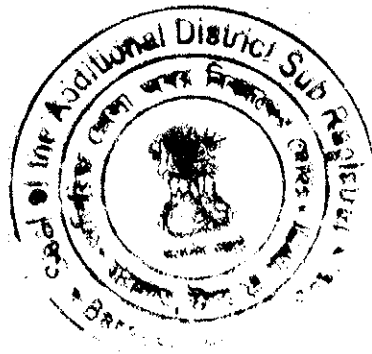
पंजी - संस्थागत तिथि
२: सविद्युत २२६५०

Mosa Reusida Bibi

पंजी - संस्थागत तिथि
२: सविद्युत २२६५०
पंजी - संस्थागत तिथि
२: सविद्युत २२६५०

SIGNATURE OF THE VENDORS

=====X=====














Additional District Sub-Registrar
Barasat, North 24 Parganas.

05 OCT 2015

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

(1) Name Mehellaka Bibi

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

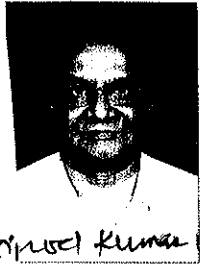










| | | | | | | |
|---|-------|---|---|---|---|---|
|  | L.H. | LITTLE | RING | MIDDLE | FORE | THUMB |
| | |  |  |  |  |  |
| | THUMB | FORE | MIDDLE | RING | LITTLE | |
| | L.H. |  |  |  |  |  |

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

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

(2) Name Sri Binod Kumar Drolia

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

| | | | | | | |
|--|-------|---|---|---|--|---|
|  | L.H. | LITTLE | RING | MIDDLE | FORE | THUMB |
| | |  |  |  |  |  |
| | THUMB | FORE | MIDDLE | RING | LITTLE | |
| | R.H. |  |  |  |  |  |

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

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

(3) Name

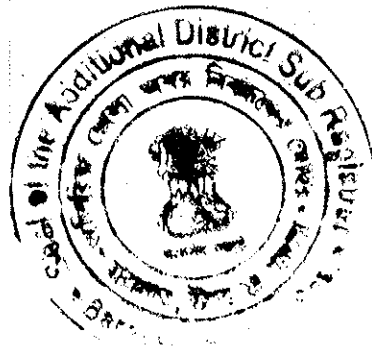
Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator ()

| | | | | | | |
|--|-------|--------|--------|--------|--------|-------|
| <div style="border: 1px solid black; width: 100px; height: 100px; margin: auto;"> PHOTO </div> | L.H. | LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | | | |
| | THUMB | FORE | MIDDLE | RING | LITTLE | |
| | R.H. | | | | | |

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

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.

05 OCT 2015

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

(1) Name Ajeda Bibi


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

| | | | | | | |
|---|------|--------|------|--------|------|--------|
|  | .H. | LITTLE | RING | MIDDLE | FORE | THUMB |
| | R.H. | THUMB | FORE | MIDDLE | RING | LITTLE |

All the above fingerprints are of the abovenamed person and attested by the said person
[Signature]
 Signature of the Presentant / Executant /
 Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name Mosa Reshida Bibi


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

| | | | | | | |
|--|-------------------|--------|------|--------|------|--------|
|  | H. | LITTLE | RING | MIDDLE | FORE | THUMB |
| | Mosa Reshida Bibi | THUMB | FORE | MIDDLE | RING | LITTLE |

All the above fingerprints are of the abovenamed person and attested by the said person
Mosa Reshida Bibi
 Signature of the Presentant / Executant /
 Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

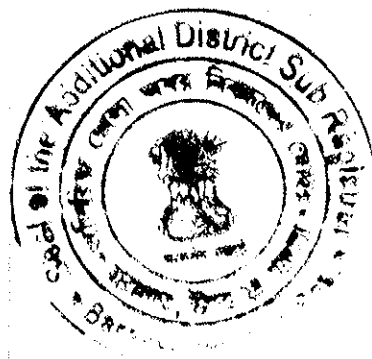
(3) Name Nazima Bibi

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

| | | | | | | |
|---|------|--------|------|--------|------|--------|
|  | L.H. | LITTLE | RING | MIDDLE | FORE | THUMB |
| | R.H. | THUMB | FORE | MIDDLE | RING | LITTLE |

All the above fingerprints are of the abovenamed person and attested by the said person
[Signature]
 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.

05 OCT 2015

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

(1) Name Tashhlima Bibi

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



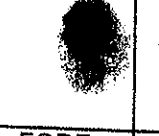








| | | | | | |
|---|---|---|--|---|---|
| 
L.H. | LITTLE | RING | MIDDLE | FORE | THUMB |
| |  |  |  |  |  |
| R.H. | THUMB | FORE | MIDDLE | RING | LITTLE |
| |  |  |  |  |  |

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

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

(2) Name Maharem Bibi

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









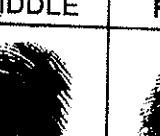
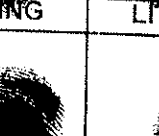

| | | | | | |
|---|---|---|--|---|---|
| 
.H. | LITTLE | RING | MIDDLE | FORE | THUMB |
| |  |  |  |  |  |
| .H. | THUMB | FORE | MIDDLE | RING | LITTLE |
| |  |  |  |  |  |

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

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

(3) Name Sirajul Haque

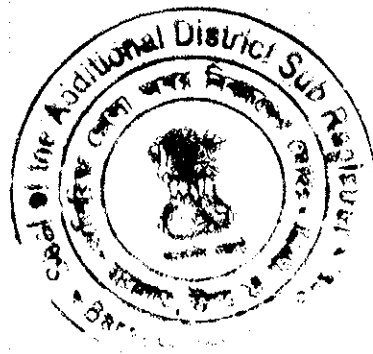
Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

| | | | | | |
|--|---|---|--|---|---|
| 
.H. | LITTLE | RING | MIDDLE | FORE | THUMB |
| |  |  |  |  |  |
| R.H. | THUMB | FORE | MIDDLE | RING | LITTLE |
| |  |  |  |  |  |

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

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.


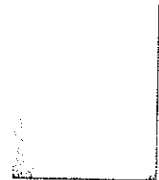
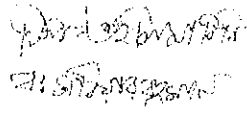



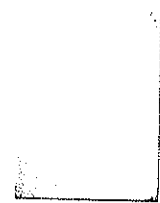
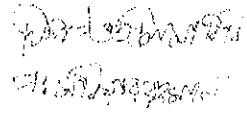
Additional District Sub-Registrar
Barasat, North 24 Parganas.

05 OCT 2015

Seller, Buyer and Property Details

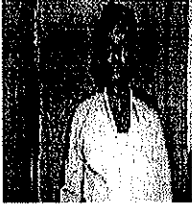

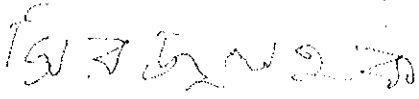


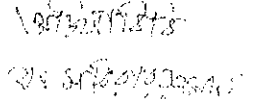


A. Seller & Buyer Details

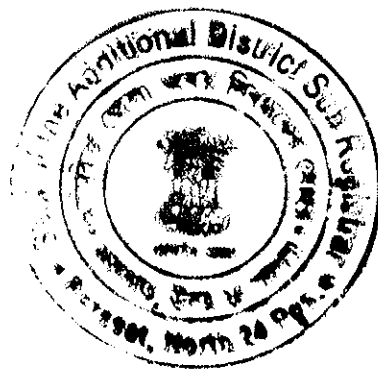
| Presentant Details | | | |
|--------------------|---|--|---|
| SL No. | Name, Address, Photo, Finger print and Signature of Presentant | | |
| 1 | Tachhlima Bibi
Wife of Abdul Hai
Deganga, P.O:- Deganga, P.S:- Deganga,
District:-North 24-Parganas, West Bengal, India,
PIN - 743423 | 
10/05/2015 1:52:28 PM | 
LTI
10/05/2015 1:52:40 PM |
| | | 
By the Pen of
10/05/2015 1:53:22 PM | |

| Seller Details | | | |
|----------------|---|---|--|
| SL No. | Name, Address, Photo, Finger print and Signature | | |
| 1 | Tachhlima Bibi
Wife of Abdul Hai
Deganga, P.O:- Deganga, P.S:- Deganga,
District:-North 24-Parganas, West Bengal, India,
PIN - 743423 Sex: Female, By Caste: Hindu,
Occupation: House wife, Citizen of: India,; Status :
Individual; Date of Execution : 05/10/2015; Date of
Admission : 05/10/2015; Place of Admission of
Execution : Office | 
05/10/2015 01:52:28 PM | 
LTI
05/10/2015 01:52:40 PM |
| | | 
By the Pen of
05/10/2015 01:53:22 PM | |






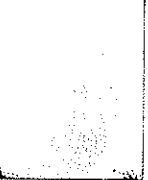


Seller Details

| SL No. | Name, Address, Photo, Finger print and Signature | | |
|--------|---|---|--|
| 2 | <p>Sirajul Haque
 Son of Late Darbesh
 Digberia, P.O:- Badu, P.S:- Barasat,
 Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700128Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India,; Status : Individual; Date of Execution : 05/10/2015; Date of Admission : 05/10/2015; Place of Admission of Execution : Office</p> | 
05/10/2015 02:24:34 PM | 
LTI
05/10/2015 02:24:43 PM |
| | | 
05/10/2015 02:25:15 PM | |
| 3 | <p>Maharem Bibi
 Wife of Darbesh
 Digberia, P.O:- Badu, P.S:- Barasat,
 Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700128Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,; Status : Individual; Date of Execution : 05/10/2015; Date of Admission : 05/10/2015; Place of Admission of Execution : Office</p> | 
05/10/2015 02:19:16 PM | 
LTI
05/10/2015 02:19:28 PM |
| | | 
By the Pen of
05/10/2015 02:20:11 PM | |
| 4 | <p>Ajeda Bibi
 Wife of Ujir Ali
 Kemia Khamarpara, P.O:- Krittipur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 743202Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India,; Status : Individual; Date of Execution : 05/10/2015; Date of Admission : 05/10/2015; Place of Admission of Execution : Office</p> | 
05/10/2015 01:53:31 PM | 
LTI
05/10/2015 01:53:37 PM |
| | |
By the Pen of
05/10/2015 01:53:57 PM | |



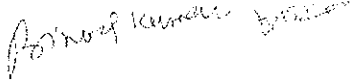


Seller Details

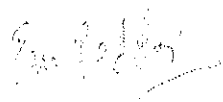
| SL No. | Name, Address, Photo, Finger print and Signature | | |
|--------|---|--|--|
| 5 | <p>Mosarasida Bibbi
 Wife of Habibur Rahaman
 Sajipara Krittipur, P.O:- Krittipur, P.S:- Rajarhat,
 District:-North 24-Parganas, West Bengal, India,
 PIN - 743202Sex: Female, By Caste: Hindu,
 Occupation: House wife, Citizen of: India,; Status :
 Individual; Date of Execution : 05/10/2015; Date of
 Admission : 05/10/2015; Place of Admission of
 Execution : Office</p> | 
05/10/2015 02:21:14 PM | 
LTI
05/10/2015 02:21:22 PM |
| | | <p align="center"><i>Mosa Rasida Bibbi</i></p> <p align="center">05/10/2015 02:22:13 PM</p> | |
| 6 | <p>Nazima Bibi
 Wife of Ah Adud
 Abdalpur, P.O:- Barasat, P.S:- Barasat, District:-
 North 24-Parganas, West Bengal, India, PIN -
 700145Sex: Female, By Caste: Hindu,
 Occupation: House wife, Citizen of: India,; Status :
 Individual; Date of Execution : 05/10/2015; Date of
 Admission : 05/10/2015; Place of Admission of
 Execution : Office</p> | 
05/10/2015 02:22:57 PM | 
LTI
05/10/2015 02:23:05 PM |
| | | <p align="center"><i>Nazima Bibi</i></p> <p align="center">By the Pen of</p> <p align="center">05/10/2015 02:23:33 PM</p> | |
| 7 | <p>Mehellaka Bibi
 Wife of Ajar Midde
 252 Midde Para, P.O:- Rajarhat, P.S:- Rajarhat,
 District:-North 24-Parganas, West Bengal, India,
 PIN - 700135Sex: Female, By Caste: Hindu,
 Occupation: House wife, Citizen of: India,; Status :
 Individual; Date of Execution : 05/10/2015; Date of
 Admission : 05/10/2015; Place of Admission of
 Execution : Office</p> | 
05/10/2015 02:20:19 PM | 
LTI
05/10/2015 02:20:32 PM |
| | | <p align="center"><i>Mehellaka Bibi</i></p> <p align="center">By the Pen of</p> <p align="center">05/10/2015 02:21:06 PM</p> | |



Buyer Details

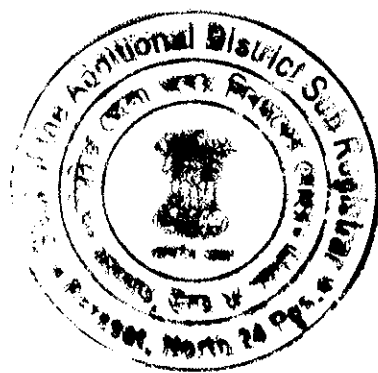
| SL No. | Name, Address, Photo, Finger print and Signature | | |
|--------|--|---|---|
| 1 | JYAYANTI HEIGHTS PVT LTD
25 R.N. Mukherjee Road, 4th Floor Suit 4, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AACJ4106C.; Status : Organization; Represented by representative as given below:- | | |
| 1(1) | Mr Binod Kumar Drolia
BC 260 Sector-I, Salt Lake City, P.O:- Bidhannagar, P.S:- Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACSPD8375K.; Status : Representative; Date of Execution : 05/10/2015; Date of Admission : 05/10/2015; Place of Admission of Execution : Office | 
10/05/2015 2:23:54 PM | 
LTI
10/05/2015 2:24:06 PM |
| | | 
10/05/2015 2:24:21 PM | |

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, 2nd Floor, Block-B, Bangur Avenue, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055
Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, | Tachhlima Bibi, Sirajul Haque, Maharem Bibi, Ajeda Bibi, Mosarasida Bibbi, Nazima Bibi, Mehellaka Bibi, Mr Binod Kumar Drolia | 
10/5/2015 2:26:28 PM |

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 |
| | | | | | | |



| 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: Kutulsahi Matpara Road, Mouza: Kutulsahi | LR Plot No:- 546, LR Khatian No:- 130 | 7.25 Dec | 5,00,000/- | 21,96,968/- | Proposed Use: Bastu, ROR: Shali, 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(%) |
| L1 | Ajeda Bibi | JYAYANTI HEIGHTS PVT LTD | 1.03571 | 14.2857 |
| | Maharem Bibi | JYAYANTI HEIGHTS PVT LTD | 1.03571 | 14.2857 |
| | Mehellaka Bibi | JYAYANTI HEIGHTS PVT LTD | 1.03571 | 14.2857 |
| | Mosarasida Bibbi | JYAYANTI HEIGHTS PVT LTD | 1.03571 | 14.2857 |
| | Nazima Bibi | JYAYANTI HEIGHTS PVT LTD | 1.03571 | 14.2857 |
| | Sirajul Haque | JYAYANTI HEIGHTS PVT LTD | 1.03571 | 14.2857 |
| | Tachhlima Bibi | JYAYANTI HEIGHTS PVT LTD | 1.03571 | 14.2857 |

D. Applicant Details

| Details of the applicant who has submitted the requisition form | |
|---|--|
| Applicant's Name | Nandini Bhuniya |
| Address | Barasat Judges Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124 |
| Applicant's Status | Advocate |



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

Endorsement For Deed Number : I - 150306691 / 2015

| | | | |
|--------------------|----------------------------|----------------------|-------------------|
| Query No/Year | 15030000732343/2015 | Serial no/Year | 1503007144 / 2015 |
| Deed No/Year | I - 150306691 / 2015 | | |
| Transaction | [0101] Sale, Sale Document | | |
| Name of Presentant | Tachhlima Bibi | Presented At | Office |
| Date of Execution | 05-10-2015 | Date of Presentation | 05-10-2015 |

Remarks

On 05/10/2015

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 12:37 hrs on : 05/10/2015, at the Office of the A.D.S.R. BARASAT by Tachhlima Bibi , one of the Executants.

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

Execution is admitted on 05/10/2015 by

Tachhlima Bibi, Wife of Abdul Hai, Deganga, P.O: Deganga, Thana: Deganga, , North 24-Parganas, WEST BENGAL, India, PIN - 743423, By caste Hindu, By Profession House wife
Indetified by Mr Pawan Podder, Son of Late Jagdish Prasad Podder, Flat No-4, 2nd Floor, Block-B, Bangur Avenue, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, By caste Hindu, By Profession Service

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

Execution is admitted on 05/10/2015 by

Sirajul Haque, Son of Late Darbesh , Digberia, P.O: Badu, Thana: Barasat, , City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700128, By caste Hindu, By Profession Cultivation
Indetified by Mr Pawan Podder, Son of Late Jagdish Prasad Podder, Flat No-4, 2nd Floor, Block-B, Bangur Avenue, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, By caste Hindu, By Profession Service

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

Execution is admitted on 05/10/2015 by

Maharem Bibi, Wife of Darbesh , Digberia, P.O: Badu, Thana: Barasat, , City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700128, By caste Hindu, By Profession House wife
Indetified by Mr Pawan Podder, Son of Late Jagdish Prasad Podder, Flat No-4, 2nd Floor, Block-B, Bangur Avenue, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, By caste Hindu, By Profession Service

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



Execution is admitted on 05/10/2015 by

Ajeda Bibi, Ujir Ali, Kemia Khamarpara, P.O: Krittipur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 743202, By caste Hindu, By Profession House wife

Indetified by Mr Pawan Podder, Son of Late Jagdish Prasad Podder, Flat No-4, 2nd Floor, Block-B, Bangur Avenue, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, By caste Hindu, By Profession Service

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

Execution is admitted on 05/10/2015 by

Mosarasida Bibbi, Wife of Habibur Rahaman, Sajipara Krittipur, P.O: Krittipur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 743202, By caste Hindu, By Profession House wife

Indetified by Mr Pawan Podder, Son of Late Jagdish Prasad Podder, Flat No-4, 2nd Floor, Block-B, Bangur Avenue, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, By caste Hindu, By Profession Service

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

Execution is admitted on 05/10/2015 by

Nazima Bibi, Wife of Ah Adud , Abdalpur, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Hindu, By Profession House wife

Indetified by Mr Pawan Podder, Son of Late Jagdish Prasad Podder, Flat No-4, 2nd Floor, Block-B, Bangur Avenue, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, By caste Hindu, By Profession Service

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

Execution is admitted on 05/10/2015 by

Mehellaka Bibi, Wife of Ajar Midde, 252 Midde Para, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession House wife

Indetified by Mr Pawan Podder, Son of Late Jagdish Prasad Podder, Flat No-4, 2nd Floor, Block-B, Bangur Avenue, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, By caste Hindu, By Profession Service

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

Execution is admitted on 05/10/2015 by

Mr Binod Kumar Drolia

Indetified by Mr Pawan Podder, Son of Late Jagdish Prasad Podder, Flat No-4, 2nd Floor, Block-B, Bangur Avenue, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, By caste Hindu, By Profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 24,170/- (A(1) = Rs 24,156/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 24,170/-



Payment of Stamp Duty

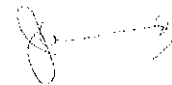
Certified that required Stamp Duty payable for this document is Rs. 1,31,838/- and Stamp Duty paid by Draft Rs 1,26,850/-, by Stamp Rs 5,000/-

Description of Stamp

1. Rs 10/- is paid on Court Fees.
2. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 5667, Purchased on 30/09/2015, Vendor named S Bose.

Description of Draft

1. Rs 28,850/- is paid, by the Draft(other) No: 939453000404, Date: 01/10/2015, Bank: STATE BANK OF INDIA (SBI), HABRA.
2. Rs 49,000/- is paid, by the Draft(other) No: 939451000404, Date: 01/10/2015, Bank: STATE BANK OF INDIA (SBI), HABRA.
3. Rs 49,000/- is paid, by the Draft(other) No: 939452000404, Date: 01/10/2015, 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

On 30/09/2015

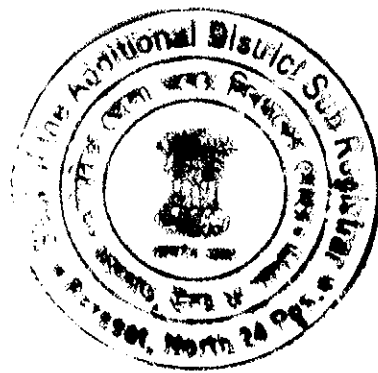
Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 21,96,968/-



(Joyjit Chanda)

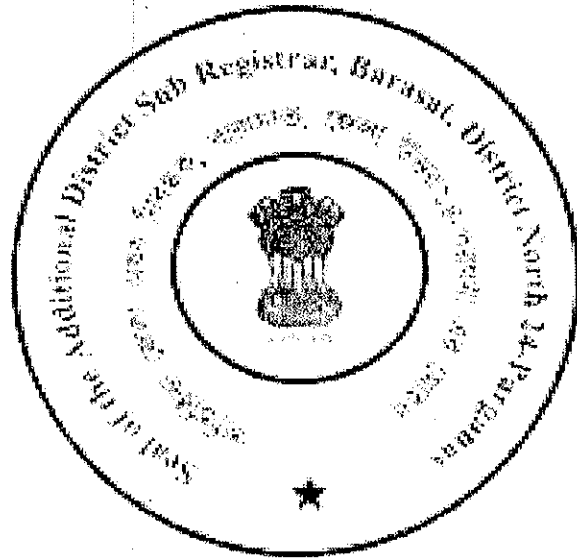
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2015, Page from 75876 to 75918
being No 150306691 for the year 2015.



Digitally signed by JOYJIT CHANDA
Date: 2015.10.06 17:40:10 +05:30
Reason: Digital Signing of Deed.

(Joyjit Chanda) 10/6/2015 5:40:10 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)



Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1502-2015, Page from 1673 to 1695

being No 150200138 for the year 2015.



Digitally signed by ASIT KUMAR
MUKHERJEE
Date: 2015.10.07 18:20:06 +05:30
Reason: Digital Signing of Deed.

Asit

(Asit Kumar Mukherjee) 07-Oct-15 06:20:05 PM
DISTRICT SUB-REGISTRAR
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