

9/015

7476/2015



पश्चिम बंगाल WEST BENGAL

N.W

G 197657

Ex. No. 117772/8



Additional Registrar  
16/7/15

v/c no. 156/12  
ACD no. 2  
Sd/- no. 2

DEED OF CONVEYANCE

1. Date: 28<sup>th</sup> February 2015
2. Place: KOLKATA
3. Parties:

57779

28 FEB 2015

NO. DATE

NAME

ADD

AMT

Blue Disha Developers  
Atgaya, (Linear Park)  
Baguiati, Kolkata

Kutub ud din Tubulz



c - 1494

BLUE DISHA DEVELOPERS PRIVATE LIMITED

Kutub ud din Tubulz  
Director



c - 1495

*Rhoel*  
MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE

Sabir Hossain Monnu

BERGAL CONSTRUCTIONS PRIVATE LIMITED

Kutub ud din Tubulz  
Director



Sabir Hossain Monnu



c - 1496

Kutub ud din Tubulz

ACT  
KOLKATA  
28 FEB 2015

**INDIAN UNION DRIVING LICENCE**  
WEST BENGAL STATE

Q45. WB:2520998331 Issue Dt: 02-03-2000

Name: **ATYAR RAHAMAN CHALI** 38

SUDW of: **ISLAM** 38

Blood Gr: **O** 38

DOB: **01-03-1987** 38

Address: **KADAMPUR CHALPARA** 38

City: **KADAMPUR CHALPARA** 38

Pin: **743510** 38

Authorisation to drive the following vehicle class throughout India:

Valid till	Vehicle Class	Issue Dt
01-03-2029	MCWG	02-03-2000

Badge Details

Number	Date of Issue	Valid till

Holder's Signature

Licensing Authority: **Barasat**

অতিয়ার রহমান চালি



- 3.1 NIKHIL MITRA ALIAS NIKHIL CHANDRA MITRA son of Mukunda Lal Mitra, by faith Hindu, by Nationality Indian, by occupation Business, residing at 34, Chal Bazar Road, Baguiati, Police Station Rajarhat, Kolkata 700059, District North 24, Parganas, [Vendor includes successors-in-interest].

AND

- 3.2 BLUE DISHA DEVELOPERS PVT.LTD a Company within the meaning of the Companies Act 1956 having its registered office situate at Atghara (Chinar Park), Post office- R-Gopalpur, Police Station Baguiati, Kolkata-700136 having PAN NO. - AAECB9805F, represented by its Director - KUTUB UDDIN TARAFDAR son of Saifulla Tarafdar, by faith Muslim, residing at Atghara (Chinar Park), Post office R-Gopalpur, Police Station Baguiati, Kolkata-700136 having PAN NO. - AKZPT4064G and SABIR HOSSAIN MONDAL son of Late Fazlur Rahaman, by faith Muslim by Nationality Indian, residing at Atghara, Post office R-Gopalpur, Police Station Baguiati, District North 24, having PAN NO. AJWPM6871A.

- 3.3 BENGAL CONSTRUCTIONS PVT.LTD a Company within the meaning of the Companies Act 1956 having its registered office situate at Atghara (Chinar Park), Post office- R-Gopalpur, Police Station Baguiati, Kolkata-700136 having PAN NO. - AAECB9805F, represented by its Director - KUTUB UDDIN TARAFDAR son of Saifulla Tarafdar, by faith Muslim, residing at Atghara (Chinar Park), Post office R-Gopalpur, Police Station Baguiati, Kolkata-700136 having PAN NO. - AKZPT4064G and SABIR HOSSAIN MONDAL son of Late Fazlur Rahaman, by faith Muslim by Nationality Indian, residing at Atghara, Post office R-Gopalpur, Police Station Baguiati, District North 24, having PAN NO. AJWPM6871A.

(Collectively "Purchaser" Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to

**NOW THIS CONVEYANCE WITNESSES:**

**4 Subject Matter of Conveyance:**

4.1 Said Land: Danga Land measuring 9 decimal more or less comprised in C.S. Dag No. 1276 corresponding to R.S./L.R. Dag No. 1142, R.S. Khatian No. 416 corresponding to L.R. Khatian No. 498 at present L.R. Khatian No. 1540, J.L. No. 40, Mouza Kalikapur, Touzi No. 10, Police Station Rajarhat, Additonal District Sub Registry office at Bidhan Nagar Salt Lake City, at Present New Town/ Rajarhat, District Sub Registry Office Barasat, District 24Parganas (North), under the Patharghata Gram Panchayat (collectively Said Land), described in the Schedule below Together With all easement rights of adjoining public road and all other rights, appurtenances and inheritances for access and user of the Said Land Together With all appurtenances including all customary and other rights of easements, liberties, privileges, advantages and appendages for beneficial use of the Said Land.

**5 Representations, Warranties and Covenants of the Vendor :**

**5.1 Representations, Warranties and Covenants on Chain of Title:**

5.1.1 Ownership of Kalam Ali Molla, Alam Ali Molla and Sabur Ali Molla all son of Late Safar Ali Molla : Kalam Ali Molla, Alam Ali Molla and Sabur Ali Molla all son of Late Safar Ali Molla are the joint owners of the Danga Land measuring 17 cottah 4 chittak more or less comprised in C.S. Dag No. 1276 corresponding R.S./L.R. Dag No. 1142, R.S. Khatian No. 416 corresponding L.R. Khatian No. 498, J.L. No. 40, Mouza Kalikapur, Touzi No. 10, Police Station Rajarhat, Additonal District Sub Registry office at Bidhan Nagar Salt Lake City, at Present New Town/ Rajarhat, District Sub Registry Office Barasat,



appurtenances and inheritances for access and user of the Mother Land Together With all appurtenances including all customary and other rights of easements, liberties, privileges, advantages and appendages for beneficial use of the Mother Land by virtue of inheritance from their father Safar Ali Molla.

**5.1.2 Sale to Chittaranjan Mitra, Nikhil Chandra Mitra and Dipak Mitra :** By a Deed of Conveyance in Bengali language dated 12<sup>th</sup> May 2003, registered in the office of the Additional District Sub Registrar Bidhannagar, Salt Lake City and recorded in Book No. I, Volume No.394, Pages 134 to 142 being Deed no. 06620 being Deed No. 2004, Kalam Ali Molla, Alam Ali Molla and Sabur Ali Molla all son of Late Safar Ali Molla, sold, transferred, Conveyed and Assigned the Danga Land measuring 17 cottah 4 chittak more or less comprised in C.S. Dag No. 1276 corresponding R.S./L.R. Dag No. 1142, R.S. Khatian No. 416 corresponding L.R. Khatian No. 498, J.L. No. 40, Mouza Kalikapur, Touzi No. 10, Police Station Rajarhat, Additonal District Sub Registry office at Bidhan Nagar Salt Lake City, at Present New Town/ Rajarhat, District Sub Registry Office Barasat, District 24Parganas (North), under the Patharghata Gram Panchayat (collectively Mother Land), described in the First Schedule below unto and in favour of Chittaranjan Mitra, Nikhil Chandra Mitra and Dipak Mitra. Thus the Chittaranjan Mitra, Nikhil Chandra Mitra and Dipak Mitra are the joint owners of the Mother Land equally and mutated their name under the L.R. Khatian Nos. 1539, 1540 and 1541 respectively.

**5.1.3 Ownership of Nikhil Mitra Alias Nikhil Chandra Mitra** son of Mukunda Lal Mitra [Vendor No. 3.1 herein] : in the aforesaid circumstances Nikhil Mitra Alias Nikhil Chandra Mitra son of Mukunda Lal Mitra [Vendor No.

Clauses 5.1.1 to 5.1.5 above, the contents of which are all true and correct.

**5.2 Representations, Warranties and Covenants by the Vendor: the Vendor represent, warrant and covenant as follows :**

**5.2.1 No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition or requisition of the Said Land and declares that the Said Land is not affected by any scheme of Gram Panchayat/ Municipal Authority or Government or any Statutory Body.

**5.2.2 No Excess Land :** The Vendor does not hold any excess vacant land under the Urban land [Ceiling and Regulation] Act 1976 or any excess Land under the West Bengal land Reforms Act 1955 or the West Bengal Estate Acquisition Act 1953.

**5.2.3 No Encumbrance by Act of the Vendor :** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Said Land or any part thereof can or may be impeached, encumbered or affected in title.

**5.2.4 No Dues:** No Tax in respect of the Said Land is due to the local Authority and/or any other authority or authorities and no certificate Case is pending for realization of any dues from the Vendor.

**5.2.5 No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the Title Deeds or otherwise over and in respect of the Said Land or any part thereof.

**5.2.6 Right, Power and Authority to Sell:** The Vendor has good



from all claims, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, Will, Bargadars, Income Tax Attachment, Financial Institution charges, vesting, and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor predecessors-in-title and the title of the Vendor to the Said Land is free, clear and marketable. And that the Said Land or any part thereof is not affected by or subject to any charge lien lispendens or annuity, any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, any trust resulting or constructive arising under any benami transaction or otherwise, any wakf or devseva, any attachment including attachment before judgement of any Court or authority, any right of way water light support drainage or any other easement with any person or property, any right of any person under any agreement, power of attorney either registered or otherwise, any burden or obligation other than payment of Khajana / Revenue or Govt. Body, any other encumbrance or any kind whatsoever or any decree or order including any injunction or prohibitory order.

5.2.8 **No Personal Guarantee:** The Said Land is not affected by or subject to any personal guarantee for securing any financial accommodation.

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



title and/or interest in respect of the Said Land. The Vendor shall not make any further claims and /or demands to the Purchaser in respect of the Said Land.

## 6. Background:

6.1 Agreement to Sell and Purchase: The basic understanding between the parties is that the Vendor will sell the Said Land to the Purchaser free from all encumbrances of any /every nature whatsoever and with good, bankable and marketable title and together with khas, vacant, peaceful and physical possession and the Purchaser will purchase the same on the representation, warranties and covenants mentioned in Clause 5.1 and 5.2 its sub-clauses above (collectively Representations) and relying on the aforesaid representations assurances declarations made and/or given by the vendors and believing the same to be true and acting on faith thereof, the purchaser agreed to purchase and acquire the Said Land from the Vendor absolutely and forever free from all encumbrances mortgages, charges, liens, lispendens, attachments, trusts, uses, tenancies, leases, occupancy, rights, restrictions, restrictive, covenants, bargadars, bhagchasis, acquisitions, requisitions, alignments, claims, demands, and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the Said Land at or for a mutually agreed and settled consideration of Rs. 23,00,000/- (Indian Rupees Twenty Three only) on the terms conditions and covenants contained herein.

## 7. Transfer:

7.1 Conveyance: The Vendor hereby sells, conveys and transfers to the Purchaser, free from all encumbrances, the entirety of the Vendor's ownership right, title and interest of whatsoever or howsoever nature in the Said Land, being Danga Land measuring 9 decimal more or less comprised in C.S. Dag No. 1276 corresponding to R S / R Dag No 1142 R.S. Khatian No. 416

Sub Registry Office Barasat, District 24Parganas (North), under the Patharghata Gram Panchayat (collectively Said Land), described in the Second Schedule below Together With all easement rights of adjoining public road and all other rights, appurtenances and inheritances for access and user of the Said Land Together With all appurtenances including all customary and other rights of easements, liberties, privileges, advantages and appendages for beneficial use of the Said Land.

- 7.2 **Consideration and transfer:** While the conveyance and transfer of the Said Land is being made at or for a consideration of Rs. 23,00,000/- (Indian Rupees Twenty Three Lacs only) paid by the purchaser to the Vendors, receipts whereof the vendors doth hereby as also by the Memo hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendors do hereby grant sell convey transfer assign and assure unto and to the Purchaser herein being Danga Land measuring 9 decimal more or less comprised in C.S. Dag No. 1276 corresponding to R.S./L.R. Dag No. 1142, R.S. Khatian No. 416 corresponding to L.R. Khatian No. 498 at present L.R. Khatian No. 1540, J.L. No. 40, Mouza Kalikapur, Touzi No. 10, Police Station Rajarhat, Additonal District Sub Registry office at Bidhan Nagar Salt Lake City, at Present New Town/ Rajarhat, District Sub Registry Office Barasat, District 24Parganas (North), under the Patharghata Gram Panchayat Together With all appurtenances including all customary and other rights of easements, liberties, privileges, advantages and appendages for beneficial use of the Said Land hereunder written and hereinafter referred to as the "Said Land" described in the Second Schedule below **TOGETHER WITH** all and singular the tangible and intangible assets edifices fixtures gates courts



belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith AND reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof AND all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demand whatsoever of the Vendors out of or upon the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs, muniments, writings and evidences of title in any way relating to or connected with the Said Land or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any person or persons from whom the Vendors or any of them may procure the same without any action or suit at law or in equity **AND TOGETHER WITH** all easements and share, right, title and interest of the Vendors of and in any passages/roadways abutting the Said Land and leading to public road and/or meant for beneficial use and enjoyment of the Said Land **TOGETHER WITH** all legal incidence thereof **TO HAVE AND TO HOLD** all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances, mortgages, charges, liens, lis pendens, leases, tenancies, occupancy rights, uses, bargadar, vesting, debutters, trusts, attachments, acquisition, requisition, claims, demands and liabilities whatsoever or howsoever.

**Terms of Transfer:**

**8.1.2 Absolute:** Absolute, irreversible and perpetual.

**8.1.3 Free from all Encumbrances:** The Said Land is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, Will, bargadars Income Tax Attachment, Financial Institution charges, vesting, and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title.

**8.2 Together With:** The transfer being affected by this Conveyance is together with all other rights the Vendor has in the Said Land and all other appurtenances thereto including but not limited to customary and other rights of easements for beneficial use of the Said Land.

**8.3 Subject To:** The transfer being affected by this Conveyance is subject to:

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

**8.3.2 Transfer of Property Act:** All obligations and duties of the Vendor and Vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.



person or persons and that the Vendor has been using the land for the Vendor's personal use and cultivation Khas, vacant and peaceful possession of the Said Land has been handed over by the Vendor to the Purchaser, which the Purchaser admits, acknowledges and accepts.

- 8.5 **Outgoings:** All statutory taxes, surcharge, outgoings and levies of or on the Said Land, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified. The Vendor has confirmed to have duly made payment of the khajna in respect of the Said Land upto date, in the event it is found that any arrears exist, the same shall be made good by the Vendor on demand.
- 8.6 **Holding Possession:** The Vendor hereby covenants that the Purchaser shall and may, from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Land 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 Vendor or any persons lawfully or equitably claiming any right or estate therein from under or in trust for the Vendor.
- 8.7 **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor's in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or its successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or its successors-in-interest by

agree that in case of any dispute about the title of the Vendor representations and/or possession of the Purchaser, the Vendor shall be liable to compensate the Purchaser by refunding the entire amount of consideration together with other expenses incurred by the Purchaser.

- 8.8 No objection to Mutation: The Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly consents to the same and appoints the purchaser as the Constituted Attorney of the Vendor and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of power and authority, the Vendor undertakes to co-operate with the Purchaser in all respect to cause mutation of the Said Land in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.9 Further Acts: The Vendor do hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and/or its 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 Land.
- 8.10 Photograph and fingerprints of the parties to this Deed of Conveyance is / are depicted in a separate sheet and annexed hereto and marked "A".



**First Schedule  
(Mother Land)  
[Subject Matter of Sale]**

Total Land measuring 17 cottah 4 chittak more or less i.e. 26, decimal more or less in J.L. No. 40, Mouza Kalikapur, Touzi No. 10, Police Station Rajarhat, Additonal District Sub Registry office at Bidhan Nagar Salt Lake City, at Present New Town/ Rajarhat, District Sub Registry Office Barasat, District 24Parganas (North), under the Patharghata Gram Panchayat and Dag and Khatian No. as follows:

C.S. Dag No.	R.S. & L.R. Dag No.	L.R. Khatian No.	Classification of Land	Total Area of Land in decimal	Total Land of Chittaranjan Mitra, Nikhil Chandra Mitra and Dipak Mitra
1276	1142	498	Danga	52	17 cottah 4 chittak more or less i.e. 26, decimal more or less

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Land and butted and bounded by in the following manner:

On the North : R.S. Dag No. 1142[Part]

On the South : Vacant Land

On the East : Common Passage

On the West : R.S. Dag No. 1146

The annual Government rent of the Said Land is payable to the BL & LRO, Rajarhat on behalf of the collector North 24, Parganas.

স্বাক্ষরিত  
রাজারহাট ডি.ও.ও. অফিস

**Second Schedule**  
**(Said Land)**  
**[Subject Matter of Sale]**

Total Land measuring 9 decimal more or less in J.L. No. 40, Mouza Kalikapur, Touzi No. 10, Police Station Rajarhat, Additonal District Sub Registry office at Bidhan Nagar Salt Lake City, at Present New Town/ Rajarhat, District Sub Registry Office Barasat, District 24Parganas (North), under the Patharghata Gram Panchayat and Dag and Khatian No. as follows:

C.S. Dag No.	R.S.& L.R. Dag No.	L.R. Khatian No.	Present L.R. Khatian No.	Classificat ion of Land	Total Area of Land in decimal	Share [1000]	Sold by vendor
1276	1142	498	1540	Danga	52	1667	09(Nine), decimal more or less

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

The annual Government rent of the Said Land is payable to the BL & LRO, Rajarhat on behalf of the collector North 24, Parganas.



# SPECIMEN FORM FOR TEN FINGERPRINTS



✓

Kulub uolobio Tubule

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



✓

Sabir Hassan oporol

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



9/8

Nthil Oandaa Viter

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

PHOTO

## 9. Execution and Delivery:

9.1 In witness whereof the Vendor and Purchasers have executed and delivered this instrument of Conveyance on the day, month and year given above.

SIGNED SEALED AND DELIVERED by  
the within named VENDOR at Kolkata in  
the presence of:

*Nikhil Chandra Hita*

1. *আমি নিখিল চন্দ্র হিতা*  
*পিতা - স্ব. শ্রী ১৫/৫/৫৮*  
*মাতা - স্ব. শ্রী ২৮/৮*  
*বৈ. নং - ৩ - ২৪ - ম. ব. স. নং*

2. *নিখিল চন্দ্র হিতা*  
*পিতা - নিখিল চন্দ্র হিতা*  
*মাতা - স্ব. শ্রী ২৮/৮*  
*বৈ. নং - ৩ - ২৪ - ম. ব. স. নং*  
*(কলকাতা - ২৮)*

SIGNED SEALED AND DELIVERED by  
the within named PURCHASERS at Kolkata  
in the presence of:

BLUE DISHA LEVELLEERS PRIVATE LIMITED

*Kulub uddin Tuhur*  
Director

BLUE DISHA LEVELLEERS PRIVATE LIMITED

*Sabir Hossain Monir*  
Director

BENGAL CONSTRUCTIONS PRIVATE LIMITED

*Kulub uddin Tuhur*  
Director

1. *আমি নিখিল চন্দ্র হিতা*

2. *নিখিল চন্দ্র হিতা*



# Receipt And Memo of Consideration

Received from the Purchaser the sum of Rs. 23,00,000/- (Indian Rupees Twenty Three Lacs only) towards full and final payment of the Consideration payable by the Vendors under this Conveyance, in the following manner:

Mode	Date	Bank	Amount
GS	28-02-2015	Karnataka Bank Ltd. Rajarhat Branch	Rs. 5,00,000/-
Cash	Various dates	—	Rs. 18,00,000/-
			/

Smita Chandra Kishore

[Vendor]

Witnesses:

16-2-2015 2 witnesses

Smita Chandra Kishore

and prepared by me as per document produce before me and  
attention from my client.

Smita Chandra Kishore

97657

Registrar  
1. Kollata  
17/15

স্বাক্ষর আবেদনকারক

## Seller, Buyer and Property Details

### & Buyer Details

#### Seller Details

Name, Address, Photo, Finger print and Signature

Nikhil Mitra (Alias: Nikhil Chandra Mitra)

Son of Mukunda Lal Mitra

34, Chal Bazar Road, Bagulhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700059

Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,

Status : Self

Date of Execution : 28/02/2015

Date of Admission : 28/02/2015

Place of Admission of Execution : Pvt. Residence



## Buyer Details

Name, Address, Photo, Finger print and Signature

Blue Disha Developers Pvt Ltd  
Atghara ( Chinarpark ), P.O:- R- Gopalpur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India.  
PIN - 700136  
PAN No. AAECB9805F,  
Status : Organization  
Date of Execution : 28/02/2015  
Date of Admission : 28/02/2015  
Place of Admission of Execution : Pvt. Residence

Bengal Constructions Pvt Ltd  
Atghara ( Chinarpark ), P.O:- R- Gopalpur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India.  
PIN - 700136  
PAN No. AAECB9805F,  
Status : Organization  
Represented by their ( 1-2 ) representative as given below:-

Kutub Uddin Tarafdar  
Son of  
Atghara ( Chinar Park ), P.O:- R- Gopalpur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India.  
PIN - 700136  
Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. AKZPT4064G,  
Status : Representative  
Date of Execution : 28/02/2015  
Date of Admission : 28/02/2015  
Place of Admission of Execution : Pvt. Residence

Blue Disha Developers Pvt Ltd  
Atghara ( Chinar Park ), P.O:- R- Gopalpur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India.  
PIN - 700136  
PAN No. AAECB9805F,  
Status : Organization  
Date of Execution : 28/02/2015  
Date of Admission : 28/02/2015  
Place of Admission of Execution : Pvt. Residence

Bengal Constructions Pvt Ltd  
Atghara ( Chinar Park ), P.O:- R- Gopalpur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India  
PIN - 700136  
PAN No. AAECB9805F,  
Status : Organization  
Represented by their ( 3-4 ) representative as given below:-

**Buyer Details**

Name, Address, Photo, Finger print and Signature

Sabir Hossain Mondal

Son of

Atghara, P.O:- R- Gopalpur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India,

Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. AJWPM6871A.

Status : Representative

Date of Execution : 28/02/2015

Date of Admission : 28/02/2015

Place of Admission of Execution : Pvt. Residence

**Attestation Details****Identifier Details**

Identifier Name & Address	Identifier of	Signature
Atiyar Rahaman Dhali Son of Nur Islam Dhali P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India,	Kutub Uddin Tarafdar, Sabir Hossain Mondal, Nikhil Mitra	

**Property Details****Land Details**

Property Location	Plot No & Khatlan No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other De
District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur	RS Plot No:- 1142 RS Khatlan No:- 1540	9 Dec	9,00,000/-	23,18,184/-	Proposed Use: Bas ROR: Da

**Applicant Details****Details of the applicant who has submitted the requisition form**

Name	Kutub Uddin Tarafdar
Address	Atghara ( Chinar Park ) R- Gopalpur, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700136
Status	Buyer/Claimant

স্বাক্ষর আবেদনকারক  
স্বাক্ষরকারী



Office of the A.R.A. - II KOLKATA, District: Kolkata  
Endorsement For Deed Number : I - 190207476 / 2015

Deed No/Year	19021000117777/2015	Serial no/Year	1902002520 / 2015
Deed No/Year	I - 190207476 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant		Presented At	Private Residence
Date of Execution	28-02-2015	Date of Presentation	28-02-2015
Remarks			

**Certificate of Market Value(WB PUVI rules of 2001)**

It is certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,184/-

(No entry in Succession Register)

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

13/06/2015

**Statement of Fees**

It is certified that required Registration Fees payable for this document is Rs 25,589/- ( A(1) = Rs 25,498/- .E = Rs 55/- .M(a) = Rs 25/- .M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 25,589/-

**Statement of Stamp Duty**

It is certified that required Stamp Duty payable for this document is Rs. 1,15,919/- and Stamp Duty paid by Draft Rs 1,000/-, by Stamp Rs 500/-

**Description of Stamp**

Rs 500/- is paid on Impressed type of Stamp, Serial no 57779, Purchased on 28/02/2015, Vendor named M. Saha.

**Description of Draft**

Rs 1,16,000/- is paid, by the Draft(8554) No: 524607, Date: 16/05/2015, Bank: STATE BANK OF INDIA, CHINAR PARK RAJARHAT.

(Dulal Saha)

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

16/07/2015

of Admissibility(Rule 43,W.B. Registration Rules 1962)  
possible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule of Indian Stamp  
1899.

**ment of Fees**

ified that required Registration Fees payable for this document is Rs 25,589/- ( A(1) = Rs 25,498/- ,E = Rs  
I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-

(Dulal Saha)

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

28/02/2015

resentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)  
ented for registration at 17.50 hrs on : 28/02/2015, at the Private residence by ..

(Dulal Saha)

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



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1902-2015, Page from 46039 to 46063  
being No 190207476 for the year 2015.



Digitally signed by ASHOKE KUMAR  
BISWAS  
Date: 2015.08.05 15:13:40 +05:30  
Reason: Digital Signing of Deed.

(Ashoke Kumar Biswas) 05-08-2015 3:13:38 PM  
DR  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)