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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

T 218109

27.9.14  
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 Q-17925

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

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

04 SEP 2014

CONVEYANCE

- 1. Date: 3rd September, 2014
- 2. Place: Kolkata
- 3. Parties:
- 3.1 Khairul Islam Molla, son of Late Latib Molla, residing at Kahayerpur, Post Office Polerhat, Police Station Kashipur, District South 24 Parganas

1320

749 Kh share  
 309 - 1100 - 132



78818

Sujata Ghosh  
Advocate

High Court Calcutta

NAME ..... High Court Calcutta  
 ADD .....  
 Rs. 100/-  
 - 3 SEP 2014  
 SURANJAN MUKHERJEE  
 Licensed Stamp Vendor  
 C. C. Court  
 3, P. W. Road, Kolkata

Pradeep Birawat



6609

KANSHI AGENCY PVT. LTD.

Pradeep Birawat

Director

- 3 SEP 2014

- 3 SEP 2014



6610



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

03 SEP 2014

Arizul Gazi

S/o. Sahinuddin Gazi  
vill - Kalia ka Pur  
P.O. - Kashi Math Pur  
P.S. - Rasouhat  
KOL - 135



3.2 Fatema Bibi, wife of Hossain Molla, residing at Kahayerpur, Post Office Pulerhat, Police Station Kashipur, District South 24 Parganas.

Both being represented by their constituted attorney Bijal Mondal, son of Late Behari Mondal, residing at Mahishghor, Post Office Krishnapur, Police Station New Town, Kolkata-700102, District North 24 Parganas

3.3 Bijal Mondal, son of Late Behari Mondal, residing at Mahishghor, Post Office Krishnapur, Police Station New Town, Kolkata-700102, District North 24 Parganas

(collectively Vendors, includes successors-in-interests)

And

3.10 Aakanshi Agency Private Limited, a Company incorporated under the Companies Act, 1956, having its registered office Room No. 201, 2<sup>nd</sup> Floor, 2B Grant Lane, Kolkata-700012, Police Station, being represented by its Director Pradeep Kumar Hirawat, son of Madan Lal Hirawat [PAN AAKCS2340E] (Purchaser, includes successors-in-interest).

Vendors and Purchaser collectively Parties and individually Party.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

4. Subject Matter of Conveyance

4.1 Said Property: Land classified as *sali* measuring 1.32 (one point three two) decimal, more or less, equivalent to 1100 (one thousand and one hundred) share comprised in R.S./L.R. Dag No. 749 recorded in L.R. *Khatian* No. 309, Mouza Kalikapur, J.L. No. 40, Police Station Rajarhat, within Patharghata Gram Panchayet, Additional District Registration Office Rajarhat, District North 24 Parganas (Said Property) morefully described in the Schedule below, together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

5. Background, Representations, Warranties and Covenants

5.1 Representations and Warranties Regarding Title: The Vendors represent, warrant and covenant regarding title as follows:

5.1.1 Ownership of Potu Bibi: Potu Bibi was the absolute owner of the entirety of the Said Property, being land classified as *sali* measuring 1.32 (one point three two) decimal, more or less, comprised in R.S./L.R. Dag No. 749, Mouza Kalikapur, J.L. No. 40, Police Station Rajarhat, within Patharghata Gram Panchayet, Additional District Registration Office Rajarhat, District North 24 Parganas, vide L.R. *Khatian* No. 309

Pradeep Hirawat



- 5.1.2 **Demise of Potu Bibi:** Potu Bibi, a Mohammedan died intestate and issueless, leaving behind surviving her only brother Dukhe Molla, as her only legal heir and heiresses, who inherited the entirety of the Said Property as per Mohammedan Law of Succession.
- 5.1.3 **Demise of Dukhe Molla:** Dukhe Molla, a Mohammedan died intestate, leaving behind him surviving his wife Kulchham Bibi, 1 (one) son Sekender Ali Molla and 2 (two) daughters, namely, Arejan Bibi and Khatejan Bibi, as his only legal heir and heiresses, who inherited the entirety of the Said Property as per Mohammedan Law of Succession.
- 5.1.4 **Demise of Kulchham Bibi:** Kukchham Bibi, a Mohammedan died intestate, leaving behind him surviving her 1 (one) son Sekender Ali Molla and 2 (two) daughters, namely, Arejan Bibi and Khatejan Bibi, as his only legal heir and heiresses, who inherited entire share of Late Kulchham Bibi as per Mohammedan Law of Succession.
- 5.1.5 **Ownership of Arejan Bibi:** Thus, Arejan Bibi become the absolute owner of land measuring 0.33 (zero point three three) decimal, more or less, out of the Said Property (Arejan's Property).
- 5.1.6 **Sale to Vendor No. 3.3:** By a Deed of Conveyance dated 23rd July, 2014, registered in the Office of the Additional District Sub-Registrar, Rajarhat, North 24 Parganas, in Book No. I, CD Volume No. 13, at Pages 7005 to 7020, being Deed No. 8311 for the year 2014, Arejan Bibi through her constituted attorney Biswajit Kumar Biswas [appointed by a Power of Attorney dated 16th May, 2014, registered in the Office of the Additional District Sub-Registrar, Rajarhat, North 24 Parganas, in Book No. IV, CD Volume No. 1, at Pages 5836 to 5850, being Deed No. 0507 for the year 2014] sold to Bijal Mondal (Vendor No. 3.3 herein) the entirety of Arejan's Property.
- 5.1.7 **Ownership of Katejan Bibi:** Thus, Arejan Bibi become the absolute owner of land measuring 0.33 (zero point three three) decimal, more or less, out of the Said Property (Katejan's Property).
- 5.1.8 **Demise of Katejan Bibi:** Katejan Bibi, a Mohammedan died intestate, leaving behind her surviving only son Khairul Islam Molla (the Vendor No. 3.1 herein) and only daughter Fatema Bibi (the Vendor No. 3.2 herein) as her only legal heir and heiress, who inherited the entirety of the Katejan's Property, as per Mohammedan Law of Succession.
- 5.1.9 **Grant of POA:** By a Power of Attorney dated 27th June, 2014, registered in the Office of the Additional District Sub-Registrar, Rajarhat, North 24 Parganas, in Book No. IV, CD Volume No.1, at Pages 7772 to 7783, being Deed No. 0677 for the year 2014 (POA), Khairul Islam Molla (the Vendor No. 3.1 herein) and Fatema Bibi (the Vendor No. 3.2 herein) have appointed Bijal Mondal as their lawful and constituted attorney and have empowered him to sign, execute, present and register this conveyance on their behalf. The POA is still valid and subsisting and has not yet been revoked by Khairul Islam





Molla (the Vendor No. 3.1 herein) and Fatema Bibi (the Vendor No. 3.2 herein).

- 5.1.10 **Ownership of Sekender Ali Molla:** Thus, Sekender Ali Molla become the absolute owner of land measuring 0.66 (zero point six six) decimal, more or less, out of the Said Property (Sekender's Property).
- 5.1.11 **Demise of Sekender Ali Molla:** Sekender Ali Molla, a Mohammedan died intestate, leaving behind his surviving his wife Latifan Bibi, 2 (two) sons, namely, Manirul Islam and Asadul Islam and 3 (three) daughters, namely, Sahanara Khatun, Tahimina Begum and Jahanara Begum (collectively Latifan Bibi And Others) as his only legal heirs and heiresses, who inherited the entirety of the Sekender's Property, as per Mohammedan Law of Succession.
- 5.1.12 **Sale to Vendor No. 3.3:** By a Deed of Conveyance dated 26th August, 2014, registered in the Office of the Additional District Sub-Registrar, Rajarhat, North 24 Parganas, in Book No. I, CD Volume No. 15, at Pages 6706 to 6722, being Deed No. 09588 for the year 2014, Latifan Bibi And Others through her constituted attorney Nirupama Pal [appointed by a Power of Attorney dated 25th June, 2014, registered in the Office of the Additional District Sub-Registrar, Rajarhat, North 24 Parganas, in Book No. IV, CD Volume No. 1, at Pages 7613 to 7628, being Deed No. 0663 for the year 2014] sold to Bijal Mondal (Vendor No. 3.3 herein) the entirety of Sekender's Property.
- 5.1.13 **Absolute Ownership:** Thus, Khairul Islam Molla (the Vendor No. 3.1 herein), Fatema Bibi (the Vendor No. 3.2 herein) and Bijal Mondal (the Vendor No. 3.3 herein) have become the absolute owners of the Said Property, each of them having their respective share therein.
- 5.1.14 **Declaration by Vendors:** Owing to typographical error in (i) Deed No. 0507 for the year 2014 and (ii) Deed No. 9588 for the year 2014, in Power of Attorney, being (i) Deed No. 0677 for the year 2014 and (ii) Deed No. 0663 for the year 2014, it has been mentioned that, Potu Bibi was succeeded by her nephew Sekender Ali Molla and 2 (two) nieces, namely, Arejan Bibi and Khatejan Bibi, the Vendors hereby declare and confirm that, as narrated in the foregoing paragraphs of this deed, Potu Bibi was succeeded by her only brother Dukhe Molla and after the demise of Dukhe Molla and his wife Late Kulchham Bibi, Sekender Ali Molla, Arejan Bibi and Khatejan Bibi, all being the surviving legal heir and heiresses of Late Dukhe Molla and Late Kulchham Bibi and the predecessor-in-title of the Vendors herein have inherited the Said Property.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent, warrant and covenant regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.



- 5.2.2 **No Excess Land:** The Vendors do 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 Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realisation of any dues from the Vendors.
- 5.2.6 **No Right of Preemption:** No person or persons whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** express indemnification by the Vendors that the Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutter*, *waqf*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable, which if found defective or untrue at any time, the Vendors shall, at all times forthwith take all necessary steps to remove and/or rectify.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.



## 6. Basic Understanding

6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchaser is that the Vendors shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same from the Vendors.

## 7. Transfer

7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, described in the Schedule below, land classified as *sali* measuring 1.32 (one point three two) decimal, more or less, equivalent to 1100 (one thousand and one hundred) share comprised in R.S./L.R. *Dag* No. 749, recorded in L.R. *Khatian* No. 309, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, within Patharghata *Gram Panchayet*, Additional District Registration Office Rajarhat, District North 24 Parganas together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances, together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 2,35,000/- (Rupees two lac and thirty five thousand) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

## 8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

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

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lispendens*, uses, *debutter*, *waqf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.



- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendors. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest by reason of the aforesaid.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant and peaceful possession of the Said Property has been handed over by the Vendors to the Purchaser.
- 8.4 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof, and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.
- 8.5 **No Objection to Mutation:** The Vendors declare that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorney of the Vendors 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 powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.6 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors, shall and will from time to time and at all times





hereafter, upon every request and at the cost of the Purchaser and/or Purchaser's successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**Schedule  
(Said Property)**

Land classified as *sali* measuring 1.32 (one point three two) decimal, more or less, equivalent to 1100 (one thousand and one hundred) share, comprised in R.S./L.R. *Dag* No. 749, recorded in L.R. *Khatian* No. 309, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, within Patharghata *Gram Panchayet*, Additional District Registration Office Rajarhat, District North 24 Parganas and the said *Dag* is delineated in the Plan attached hereto and bordered in colour Red thereon.

R/a deep fixer wd

- On the North : By R.S./L.R. *Dag* No. 748  
 On the East : By R.S./L.R. *Dag* No. 750  
 On the South : By R.S./L.R. *Dag* No. 756  
 On the West : By R.S./L.R. *Dag* No. 744

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

The Said Property is tabulated below:

R.S./L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> No.	Share Recorded	Area Conveyed	Recorded Owner
749	309	1100 out of 10000	1.32 decimal	Poti Bibi
Total Area Conveyed in this Deed			1.32 decimal	



9. Execution and Delivery

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

*[Signature]*  
\_\_\_\_\_  
(Bijal Mondal)  
[for self and as constituted  
attorney of Khairul Islam Molla  
And Fatema Bibi]

*Read over and explain in  
Bengali to the vendors by  
me in Bengali language, who  
after understanding the purport  
of the document have put  
signature*

*Azizul Gazi*

[Vendor]  
AAKANSHI AGENCY LTD.  
*Pradeep Hirawat*

\_\_\_\_\_  
Director  
[Aakanshi Agency Private Limited]  
(Pradeep Kumar Hirawat)  
Director  
[Purchaser]

Drafted by  
*[Signature]*  
Sujata Ghosh  
Advocate  
High Court at Calcutta

Witnesses:

Signature <i>[Signature]</i>	Signature <i>[Signature]</i>
Name <i>[Signature]</i>	Name <i>[Signature]</i>
Father's Name <i>[Signature]</i>	Father's Name <i>[Signature]</i>
Address <i>[Signature]</i>	Address <i>[Signature]</i>

Kol-135



### Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs. 2,35,000/- (Rupees two lac and thirty five thousand) towards full and final payment of the consideration for sale of the Said Property described in the Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
SA No. 295466	02.07.2014	Oriental Bank of Commerce	2,35,000/-
		Total	2,35,000/-

*Handwritten signature*

(Bijal Mondal)  
[for self and as constituted  
attorney of Khairul-Islam Molla  
And Fatema Bibi]

[Vendor]

Witnesses:

Signature *Handwritten signature*

Name *Handwritten name*

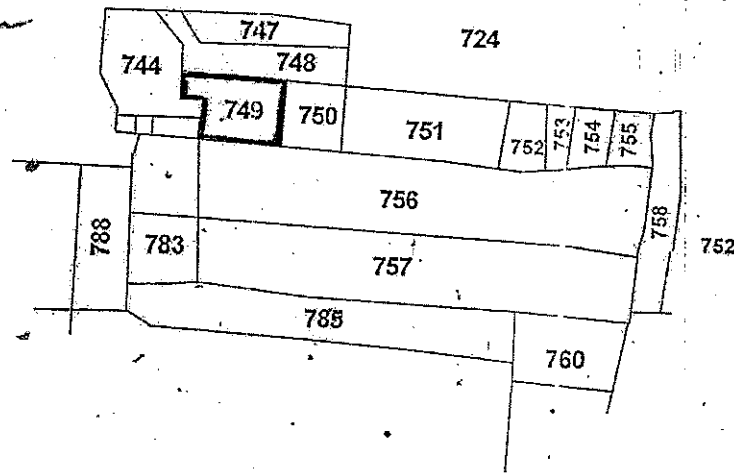
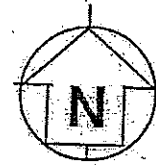
Signature *Handwritten signature*

Name *Handwritten name*



SITE PLAN FOR R.S. / L.R. DAG NO. 749, IN MOUZA - KALIKAPUR, P.S. - RAJARHAT, UNDER RAJARHAT GOPALPUR MUNICIPALITY, DISTRICT - NORTH 24 PARGANAS.

AREA SOLD:- 1.32 DECIMALS



**KANSPI AGENCY PVT. LTD.**

*Pradeep Mishra*

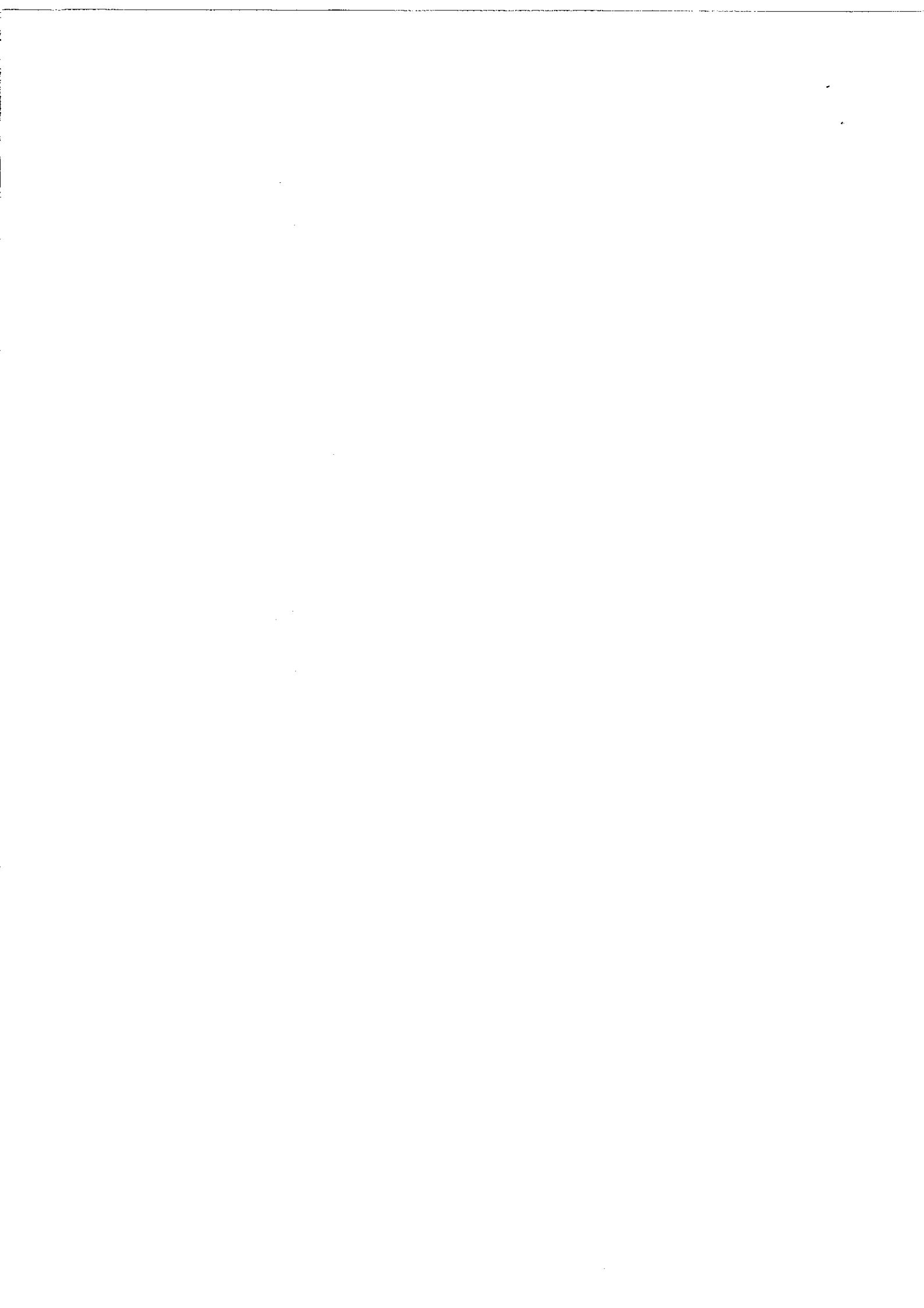
*Director*

*[Handwritten Signature]*

SIGNATURE OF VENDOR(S)

SIGNATURE OF PURCHASER(S)

Prepared by:  
T. Ghosh  
19, G.P. St., Kolkata





SPECIMEN FORM TEN FINGER PRINTS

Sl. No. Signature of the executants and/or purchaser Presentants



ROBERT S. BENT

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Pyadep...

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

Thumb	Fore	Middle	Ring	Little
(Right Hand)				





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

03 SEP 2014





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

Endorsement For Deed Number : J - 09847 of 2014  
(Serial No. 10801 of 2014 and Query No. 1523L000017325 of 2014)

**On 03/09/2014**

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

Presented for registration at 17:15 hrs on 03/09/2014, at the Private residence by Predeep Kumar Jirawat, Claimant

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

Execution is admitted on 03/09/2014 by

1. Bijal Mondal, son of Late Behari Mondal, Mahishghot, Kolkata, Thana: New Town, P.O. - Krishnapur, District: North-24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste Hindu, By Profession Others
  2. Predeep Kumar Jirawat  
Director, Aakash Agency Pvt. Ltd., Room No.201, 2nd Floor, 2 B Grant Lane, District: Kolkata - WEST BENGAL, India, Pin :-700012  
By Profession: Business
- Identified By: Azizul Gazi, son of Jashimuddin Gazi, Kalikapur, Kolkata, Thana: Rajarhat, P.O. - Kashinathpur, District: North-24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession Business

**Executed by Attorney**

Execution by

1. Bijal Mondal, son of Late Behari Mondal, Mahishghot, Kolkata, Thana: New Town, P.O. - Krishnapur, District: North-24-Parganas, WEST BENGAL, India, Pin :-700102 By Caste Hindu By Profession: Others, as the constituted attorney of 1. Khairul Islam Molla 2. Fatema Bibi is admitted by him.
- Identified By: Azizul Gazi, son of Jashimuddin Gazi, Kalikapur, Kolkata, Thana: Rajarhat, P.O. - Kashinathpur, District: North-24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession: Business

( Debasish Dhar )  
Additional District Sub-Registrar

**On 04/09/2014**


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

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

**Payment of Fees:**

Amount by Draft

Rs. 2643/- is paid, by the draft number 665136, Draft Date 03/09/2014, Bank Name State Bank of India, Terminus Building New Town, received on 04/09/2014

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

04 SEP 2014

Endorsement Page 1 of 2

04/09/2014 12:23:00







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

Endorsement For Deed Number : I - 09847 of 2014  
(Serial No. 10801 of 2014 and Query No. 1523L000017325 of 2014)

On 03/09/2014

**Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)**  
Presented for registration at 17:15 hrs on 03/09/2014, at the Private residence by Predeep Kumar Jirawat, Claimant.

**Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)**  
Execution is admitted on 03/09/2014 by

1. Bijal Mondal, son of Late Behari Mondal, Mahishghat, Kolkata, Thana - New Town, P.O. - Krishnapur, District - North 24 Parganas, WEST BENGAL, India, Pin - 700102, By Caste Hindu, By Profession Others
2. Predeep Kumar Jirawat  
Director, Aakanshi Agency Pvt. Ltd., Room No 201, 2nd Floor, 2B Grant Lane, District - Kolkata, WEST BENGAL, India, Pin - 700012.  
By Profession: Business  
Identified By: Azizul Gazi, son of Jashimuddin Gazi, Kalikapur, Kolkata, Thana - Rajarhat, P.O. - Kashinathpur, District - North 24 Parganas, WEST BENGAL, India, Pin - 700135, By Caste: Muslim, By Profession: Business

**Executed by Attorney**

Execution by

1. Bijal Mondal, son of Late Behari Mondal, Mahishghat, Kolkata, Thana - New Town, P.O. - Krishnapur, District - North 24 Parganas, WEST BENGAL, India, Pin - 700102 By Caste Hindu By Profession Others as the constituted attorney of 1. Khairul Islam Molla 2. Fatema Bibi is admitted by him.  
Identified By: Azizul Gazi, son of Jashimuddin Gazi, Kalikapur, Kolkata, Thana - Rajarhat, P.O. - Kashinathpur, District - North 24 Parganas, WEST BENGAL, India, Pin - 700135, By Caste: Muslim, By Profession: Business.

( Debasish Dhar )  
Additional District Sub-Registrar

On 04/09/2014


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

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

**Payment of Fees:**

Amount by Draft

Rs. 2643/- is paid by the draft number 665136, Draft Date 03/09/2014, Bank Name State Bank of India, Terminus Building, New Town, received on 04/09/2014

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

04 SEP 2014

04/09/2014 12:23:00







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

Endorsement For Deed Number : I - 09847 of 2014  
(Serial No. 10801 of 2014 and Query No. 1523L000017325 of 2014)

( Under Article - A(1) = 2629/- , E = 14/- on 04/09/2014 )

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. -2,40,000/-


Certified that the required stamp duty of this document is Rs. - 12020 /- and the Stamp duty paid as Impresive Rs. - 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. - 11920/- is paid , by the draft number 665137, Draft Date 03/09/2014, Bank State Bank of India, Terminus Building New Town, received on 04/09/2014

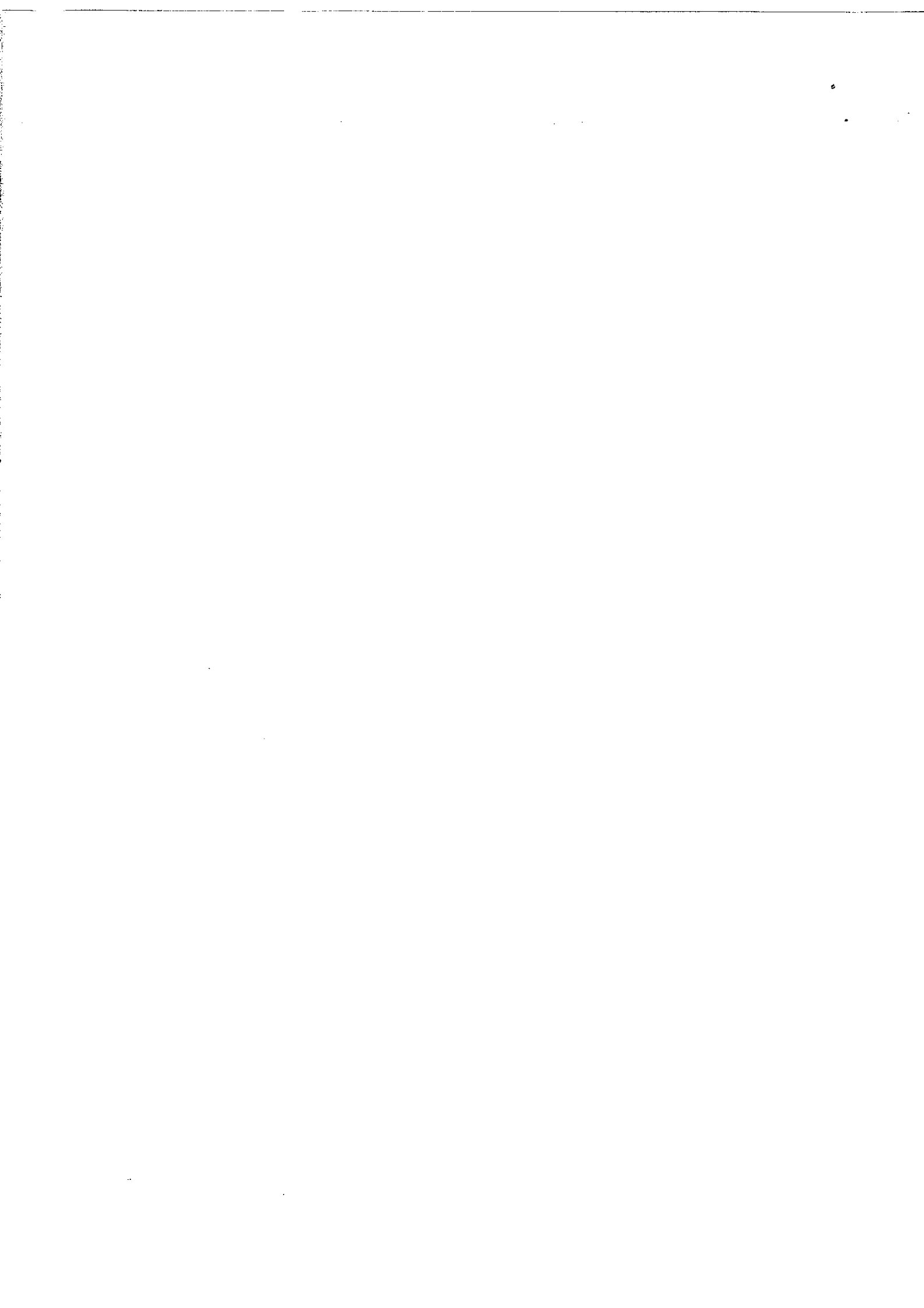
( Debasish Dhar )  
Additional District Sub-Registrar

04 SEP 2014

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

Endorsement Page 2 of 2

04/09/2014 12:23:00





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

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( Debasish Dhar )  
Additional District Sub-Registrar

04 SEP 2014

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

04/09/2014 12:23:00

Endorsement Page 2 of 2





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 15  
Page from 12519 to 12534  
being No 09847 for the year 2014.



(Debasish Dhar) 04-September-2014  
Additional District Sub-Registrar  
Office of the A.D. S.R. RAJARHAT  
West Bengal

