

07697

L-7340/2016



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Whereas the document is submitted for registration, the signature sheets and the endorsement sheets attached with the document are part of this document

X 243564

District Sub-Registrar-iv
Registrar U/S 7(2) of
Registration Act 1908
Allpore, South 24 Parganas

18 DEC 2016

14-12-16

DEED OF CONVEYANCE

R.S./ L.R. Dag Nos. 715, 721, 725, 809, 810 & 713/1694,
Subject Area – 9.9 Decimals out of 19.8 Decimals,
Mouza – Bade Hooghly, Police Station - Sonarpur,
District – South 24 Parganas

THIS DEED OF CONVEYANCE made this 19th day of December, 2016
BETWEEN 1. ASRAF MONDAL alias ASRAF MANDAL, son of Late Ombar Ali

SL. No. 25935 Date 22 NOV 2016
 Name.....
 Add.....
 T.....



সত্যজিৎ কল্য

V.L.T.D



4093

সত্যজিৎ কল্য



V.L.T.D
4094



SOUMITRA CHANDA
 Licensed Stamp Vendor
 8/2, K. S. Roy Road, Kol-1

সত্যজিৎ কল্য

সি. হরিপাল (সি)



V.L.T.D
4095

District Sub-Registrar
 Registrar (U.S. 7(2) of
 Registration Act 1908
 Alipore, South 24 Parganas
 13 DEC 2016

সত্যজিৎ কল্য

সি. হরিপাল (সি)

Satya Charan Koley.
 s/o, Late Paritosh Koley
 Vill- Jagannathpur

P.O.- Nalikul

P.S.- Haripal

Dist.- Hooghly - 712 407
 Service

Mondal alias Ombar Mondal alias Ombar Ali alias Ambar Ali Mondal alias Ambar Mondal, Indian citizen, by faith Muslim, by occupation Farmer, residing at Malancha Mahinagar, Bade Hooghly, West Bengal – 700145, Post Office – Malancha Mahinagar, Police Station - Sonarpur, District: 24 Parganas (South), having his Income Tax PAN **DCYPM0579M**, 2. **MOSARAF MONDAL** alias **MOSARAF MANDAL** alias **MOSRAF ALI MANDAL**, son of Late Ombar Ali Mondal alias Ombar Mondal alias Ombar Ali alias Ambar Ali Mondal alias Ambar Mondal, Indian citizen, by faith Muslim, by occupation Farmer, residing at Malancha Mahinagar, Bade Hooghly, West Bengal – 700145, Post Office – Malancha Mahinagar, Police Station - Sonarpur, District: 24 Parganas (South), having his Income Tax PAN **DCGPM9619Q** and 3. **MOMTAZ MONDAL** alias **MOMTAZ ALI**, son of Late Ombar Ali Mondal alias Ombar Mondal alias Ombar Ali alias Ambar Ali Mondal alias Ambar Mondal, Indian citizen, by faith Muslim, by occupation Farmer, residing at Malancha Mahinagar, Bade Hooghly, West Bengal – 700145, Post Office – Malancha Mahinagar, Police Station - Sonarpur, District: 24 Parganas (South), having his Income Tax PAN **DDSPM1680J**, hereinafter collectively referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to context be deemed to mean and include their heirs, legal representatives, executors, administrators and/or assigns) of the **ONE PART AND** 1. **MARVELOUS BUILDCON PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at Suit No.3, 5th Floor, 8, Camac Street, Kolkata – 700 017, Post Office – Circus Avenue, Police Station – Shakespeare Sarani, having its Income Tax PAN **AAJCM2511J**, represented through its director, Mr. Rajat Pasari, son of Raj Gopal Pasari, by nationality Indian, by faith Hindu, by occupation Business, residing at 11E, Rajnigandha, 25B, Ballygunge Park, Kolkata – 700 019, Post Office – Ballygunge, Police Station – Karaya, having his Income Tax PAN **BDKPP7331M**, 2. **REMARKABLE ABASAN PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at Suit No.3, 5th Floor, 8, Camac Street, Kolkata – 700 017, Post Office – Circus Avenue, Police Station – Shakespeare Sarani, having its Income Tax PAN **AAGCR9345E**, represented through its director, Mr. Rajat Pasari, son of Raj

Gopal Pasari, by nationality Indian, by faith Hindu, by occupation Business, residing at 11E, Rajnigandha, 25B, Ballygunge Park, Kolkata – 700 019, Post Office – Ballygunge, Police Station – Karaya, having his Income Tax PAN BDKPP7331M, 3. **RICHTOUCH REALESTATE PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at Suit No.3, 5th Floor, 8, Camac Street, Kolkata – 700 017, Post Office – Circus Avenue, Police Station – Shakespeare Sarani, having its Income Tax PAN AAGCR9344F, represented through its director, Mr. Rajat Pasari, son of Raj Gopal Pasari, by nationality Indian, by faith Hindu, by occupation Business, residing at 11E, Rajnigandha, 25B, Ballygunge Park, Kolkata – 700 019, Post Office – Ballygunge, Police Station – Karaya, having his Income Tax PAN BDKPP7331M, 4. **SIDDHIBHUMI HOUSING PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at Suit No.3, 5th Floor, 8, Camac Street, Kolkata – 700 017, Post Office – Circus Avenue, Police Station – Shakespeare Sarani, having its Income Tax PAN AAUCS6435J, represented through its director, Mr. Rajat Pasari, son of Raj Gopal Pasari, by nationality Indian, by faith Hindu, by occupation Business, residing at 11E, Rajnigandha, 25B, Ballygunge Park, Kolkata – 700 019, Post Office – Ballygunge, Police Station – Karaya, having his Income Tax PAN BDKPP7331M and 5. **SKYSPACE INFRASTRUCTURE PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at Suit No.3, 5th Floor, 8, Camac Street, Kolkata – 700 017, Post Office – Circus Avenue, Police Station – Shakespeare Sarani, having its Income Tax PAN AAUCS6438F, represented through its director, Mr. Rajat Pasari, son of Raj Gopal Pasari, by nationality Indian, by faith Hindu, by occupation Business, residing at 11E, Rajnigandha, 25B, Ballygunge Park, Kolkata – 700 019, Post Office – Ballygunge, Police Station – Karaya, having his Income Tax PAN BDKPP7331M, hereinafter collectively referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to context be deemed to mean and include its respective successors-in-interest and/or assigns) of the **OTHER PART**:

WHEREAS one Fani Mondal, since deceased, son of Dudhe Mondal of Bade Hooghly, Police Station - Sonarpur, District 24 Parganas (South) was the absolute recorded owner, inter-alia, of ALL THAT piece or parcel of lands measuring an aggregate area of 99 (ninety-nine) Decimals, be the same a little more or less, appertaining to R.S./ L.R. Dag Nos. 715, 721, 725, 809, 810 & 713/1694, situate within Mouza - Bade Hooghly, J.L. No. 80, Police Station - Sonarpur, District - 24 Parganas (South), District Registration Office, Alipore, hereinafter referred to as the "SAID LAND".

AND WHEREAS the said Fani Mondal died intestate leaving behind him surviving at the time of his death his four sons namely Amir Ali Mondal, Samir Ali Mondal, Ombar Ali Mondal alias Ombar Mondal alias Ambar Ali Mondal, since deceased and Akkas Ali Mondal and two daughters namely Dulali Bibi and Gulali Bibi who jointly inherited the estate of the said Fani Mondal including the said Land of 99 (ninety-nine) Decimals, appertaining to R.S./ L.R. Dag Nos. 715, 721, 725, 809, 810 & 713/1694 in accordance with the Mohammedan law of inheritance in the following manner, free from all encumbrances, liens, lispensens, mortgages, charges, attachments whatsoever:

<u>Names</u>	<u>Share</u>
Amir Ali Mondal	19.8 Decimals
Samir Ali Mondal	19.8 Decimals
Ombar Ali Mondal alias Ombar Mondal alias Ambar Ali Mondal	19.8 Decimals
Akkas Ali Mondal	19.8 Decimals
Dulali Bibi	9.9 Decimals
Gulali Bibi	9.9 Decimals
Total	99 Decimals

AND WHEREAS the said Ombar Ali Mondal alias Ombar Mondal alias Ambar Ali Mondal died intestate on 14th April, 1982 leaving behind him surviving at the time of his death his three sons namely Asraf Mondal (Vendor No.1 herein), Mosaraf Mondal (Vendor No.2 herein) and Momtaz Mondal (Vendor No.3 herein) who jointly inherited the estate of the said Ombar Ali Mondal alias Ombar Mondal alias Ambar Ali Mondal

including his share in the said Land being 19.8 (nineteen point eight) Decimals, forming part of and appertaining to R.S./L.R. Dag Nos. 715, 721, 725, 809, 810 & 713/1694 in accordance with the Mohammedan law of inheritance in the following manner:

<u>Names</u>	<u>Share</u>
Asraf Mondal (Vendor No.1 herein)	6.6 Decimals
Mosaraf Mondal (Vendor No.2 herein)	6.6 Decimals
Momtaz Mondal (Vendor No.3 herein)	6.6 Decimals
Total	<u>19.8 Decimals</u>

AND WHEREAS in view of the above the Vendors are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of Lands measuring to an aggregate area of **19.8 (nineteen point eight) Decimals**, be the same a little more or less, forming part of and appertaining to R.S./L.R. Dag Nos. 715, 721, 725, 809, 810 & 713/1694, comprised in L.R. Khatian No. 251, situate within Mouza – Bade Hooghly, J.L. No. 80, Police Station - Sonarpur, District – 24 Parganas (South), District Registration Office at Alipore, Additional District Sub-Registration Office at Sonarpur, under Poleghat Gram Panchayat, and the respective share of the Vendors in the respective Dag of the said Land along with its nature and other details are as follows:

<u>R.S. / L.R. Dag No.</u>	<u>Nature of Land</u>	<u>Total Area in Land (in Decimals)</u>	<u>Vendors' share in Land (in Decimals)</u>
715	Shali	10	02
721	Shali	09	1.8
725	Shali	23	4.6
809	Shali	34	6.8
810	Danga	12	2.4
713/1694	Shali	11	2.2
Total			<u>19.8 Decimals</u>

AND WHEREAS the Vendors have offered to sell in favour of the Purchasers an area of 9.9 (nine point nine) Decimals, be the same a little more or less, out of 19.8 (nineteen point eight) Decimals, forming part of and appertaining to R.S./L.R. Dag Nos. 715, 721, 725, 809, 810 & 713/1694, comprised in L.R. Khatian No. 251, situate within Mouza – Bade Hooghly, J.L. No. 80, Police Station - Sonarpur, District – 24 Parganas (South), District Registration Office at Alipore, Additional District Sub-Registration Office at Sonarpur, more fully described in the **SCHEDULE** hereunder written and hereinafter referred to as the **SAID PROPERTY**.

AND WHEREAS the Vendors have represented to the Purchasers as follows:

- a) **THAT** the Vendors are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.
- b) **THAT** the Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the Government or any Statutory Body.
- c) **THAT** 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.
- d) **THAT** 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.
- e) **THAT** the Vendors have good right, full power, absolute authority and indefeasible title to agree to and grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.

- f) **THAT** no revenue, cess, tax or imposition in respect of the Said Property is due to the Government or any other authority or authorities and no Certificate Case is pending for realization of any taxes from the Vendors,
- g) **THAT** no person or persons whosoever have/had/has ever claimed any right of preemption over and in respect of the Said Property or any part thereof.
- h) **THAT** 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.
- i) **THAT** the Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, uses, *debutters*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings 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.
- j) **THAT** the Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- k) **THAT** there is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property.
- l) **THAT** there is no other previous agreement for sale, development, transfer, lease etc. in respect of the Said Property with any person.
- m) **THAT** no person other than the Vendors has any right, title and interest of any nature whatsoever in the Said Property.

AND WHEREAS the Vendors have agreed to sell and the Purchasers, relying upon the aforesaid representations of the Vendors, have agreed to purchase the said property at or for a consideration of **Rs.12,50,000/- (Rupees Twelve lakh and fifty thousand only)** free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisition or requisition whatsoever.

NOW THEREFORE THESE INDENTURE WITNESSETH and it is hereby recorded and declared that –

1. In the premises aforesaid and in consideration of the sum of **Rs.12,50,000/- (Rupees Twelve lakh and fifty thousand only)** by the Purchasers to the Vendors paid at or before the execution of these presents (the receipt whereof the Vendors do hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof the Vendors do acquit release and forever discharge the Purchasers and the Said Property hereby conveyed and transferred unto and to the Purchasers) the Vendors do hereby grant sell, transfer, convey, assign and assure and confirm unto and to the Purchasers **ALL THAT** piece or parcel of Lands measuring to an aggregate area of **9.9 (nine point nine) Decimals**, be the same a little more or less, out of **19.8 (nineteen point eight) Decimals**, be the same a little more or less, forming part of and appertaining to R.S./L.R. Dag Nos. 715, 721, 725, 809, 810 & 713/1694, comprised in L.R. Khatian No. 251, situate within Mouza – Bade Hooghly, J.L. No. 80, Police Station - Sonarpur, District – 24 Parganas (South), District Registration Office at Alipore, Additional District Sub-Registration Office at Sonarpur, under Poleghat Gram Panchayat, more fully and specifically described in the **SCHEDULE** hereunder written and for the sake of brevity hereinafter referred to as the **SAID PROPERTY TOGETHER WITH** all appurtenances thereto or **HOWSOEVER OTHERWISE** the said property now are or is or at any time hereto before were or was situate, butted, bounded, called, known, numbered

described and distinguished **TOGETHER WITH** the reversions and remainders and the rents, issues, profits thereof **AND** all the Estate, Right, Title, Interest, Property, Claim and Demand whatsoever and howsoever of the Vendors into or upon the said property **TOGETHER WITH** absolutely unobstructed and full right of egress and ingress, all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, boundary walls, benefits, advantages, vacant area, open spaces whatsoever and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said Property hereby sold and transferred or in anywise appertaining thereto or any part thereof, usually held, used, occupied accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **TO HAVE AND TO HOLD** the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchasers absolutely and forever free from all encumbrances whatsoever and howsoever, **AND SUBJECT TO AND/OR TOGETHER WITH** the covenants by the Vendors hereafter contained.

2. **THE VENDORS DO HEREBY COVENANT WITH THE PURCHASERS**
as follows:

- a) The Vendors are now lawfully and rightly seized of and/or otherwise well and sufficiently entitled to the said Property and all benefits and rights hereby by conveyed, sold, transferred, assigned and assured unto and to the Purchasers in the manner aforesaid.
- b) The Vendors now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property under their respective ownership and all rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers in

the manner aforesaid, according to the true intent and meaning of these presents.

- c) The said Property and all other rights and benefits hereby granted, sold conveyed, transferred, assigned and assured or expressed or intended so to be and each of them are now free from all encumbrances lispendens, attachments, mortgages, debts and charges whatsoever and howsoever made or suffered by the Vendors or any person or persons having or lawfully claiming any estate or interest in and over the said Property from, under or in trust for the Vendors.
- d) The Purchasers shall hold and have the said Property freely and clearly and absolutely acquitted exonerated released and forever discharged from or by the Vendors and every person or persons having or lawfully, rightfully and equitably claiming as aforesaid and effectually saved, defended, kept harmless and indemnified of, from and against all manner of former and other estate, charges, liens, debts, attachments, mortgages, restrictions, covenants uses, debutters, trusts, acquisitions, requisitions alignments, claims, demands, liabilities and encumbrances whatsoever and howsoever suffered or created by the Vendors or any of its predecessors in title or any persons lawfully or equitably claiming aforesaid.
- e) The Vendors will from time to time and at all times hereinafter upon every reasonable request and at the cost of the Purchasers make, do acknowledge, execute and perfect all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better or more perfectly assuring and vesting the said Property unto the Purchasers in the manner aforesaid.

- f) The Vendors will be liable to pay all rates and taxes, cess, revenue, levies imposition and other charges payable statutory or non statutory in respect of the said Property pertaining to the period upto the date hereof and shall save and keep the Purchasers harmless, indemnified of, from and against all such claims whatsoever and howsoever.

THE SCHEDULE above referred to

[Said Property]

(Subject Matter of Sale)

ALL THAT piece or parcel of Lands measuring to an aggregate area of 9.9 (nine point nine) Decimals, be the same a little more or less, out of 19.8 (nineteen point eight) Decimals, be the same a little more or less, forming part of and appertaining to R.S./L.R. Dag Nos. 715, 721, 725, 809, 810 & 713/1694, comprised in L.R. Khatian No. 251, situate within Mouza -- Bade Hooghly, J.L. No. 80, Police Station - Sonarpur, District -- 24 Parganas (South), District Registration Office at Alipore, Additional District Sub-Registration Office at Sonarpur, under Poleghat Gram Panchayat, The respective nature and area of land are set out below against their respective Dag Nos.:

<u>R.S. / L.R. Dag No.</u>	<u>Nature of Land</u>	<u>Total Area in Land (in Decimals)</u>	<u>Area sold by Vendors herein (in Decimals)</u>
715	Shali	10	01
721	Shali	09	0.9
725	Shali	23	2.3
809	Shali	34	3.4
810	Danga	12	1.2
713/1694	Shali	11	1.1
Total			9.9 Decimals

The entirety of the Dags/Plot Nos. delineated in map/s or plan/s annexed hereto and bordered in colour RED thereon.

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



১২/১১/১৪
২ঃ ১১/১১/১৪
১৪/১১/১৪



(মসরাফ মন্ডল)
১ঃ (মসরাফ মন্ডল)

(Asraf Mondal alias Asraf Mandal)

(Mosaraf Mondal alias Mosaraf Mandal alias Mosraf Ali Mandal)

মমতাজ মন্ডল

(Momtaz Mondal alias Momtaz Ali)

[VENDORS]

Witnesses:

Signature

Biswajit Purkait

Name

BISWAJIT PURKAIT

Father's Name

Late. Kishore Ch. Purkait

Address

Vill- South Kumrakhal (Purbas)

P.S. Sonarpur, P.O. Narandrapur
Cal-788103

Signature

Himadri Tushar Mukherjee

Name

HIMADRI TUSHAR MUKHERJEE

Father's Name

Late Ananda Charan Mukherjee

Address

Calcutta Dharmarajata, Narona

Main Road, Chandannagar, Hooghly

Drafted by

D. Kundu

Advocate

Enrolment No. WB/1145/2007

Read over and explained by me in vernacular the contents of this deed to the Vendors who after having understood the same as true and correct, have affixed their respective signature/thumb impression.

D. Kundu

Advocate

RECEIPT AND MEMORANDUM OF CONSIDERATION

Received from the within named Purchasers the within mentioned sum of Rs.12,50,000/- (Rupees Twelve lakh and fifty thousand only) towards full and final payment of the total consideration for sale of the Said Property described in the Schedule hereto in the following manner:

<u>Mode</u>	<u>Date</u>	<u>Particulars</u>	<u>Amount (Rs.)</u>	<u>Favouring</u>
Pay Order No. 694765	05.12.2016	Allahabad Bank, Park Street Branch	416667/-	Asraf Mondal
Pay Order No. 694761	05.12.2016	Allahabad Bank, Park Street Branch	416666/-	Mosraf Ali Mandal
Pay Order No. 694753	03.12.2016	Allahabad Bank, Park Street Branch	416667/-	Momtaz Mondal
		Total:	<u><u>12,50,000/-</u></u>	

✓ ১২/১২/১৬ সালে
৳ ১২,৫০,০০০/-
স্বাক্ষর

(Asraf Mondal alias Asraf Mandal)

✓ মোসরাফ আলি মন্ডল
৳ ৪,১৬,৬৬৬/-
স্বাক্ষর

(Mosaraf Mondal alias Mosaraf Mandal alias Mosraf Ali Mandal)

মমতাজ আলি মন্ডল

(Momtaz Mondal alias Momtaz Ali)

[VENDORS]

Witnesses:

Signature

Biswajit Purkait

Name

BISWAJIT PURKAIT

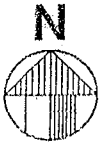
Signature

[Signature]

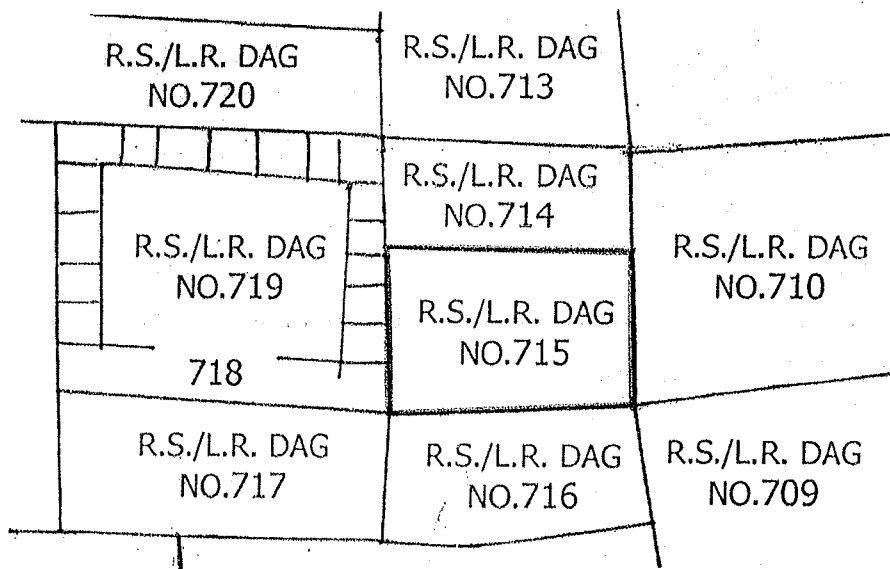
Name

HIMADRI TUSHAR MUKHERJEE

SITE PLAN OF SALI LAND AT MOUZA - BADE HOOGHLY, J.L. NO. 80,
R.S. & L.R. DAG NO.715, L.R. KHATIAN NO. 251, P.S. - SONARPUR,
DIST. - SOUTH 24- PARGANAS, UNDER PLOGHAT GRAM PANCHAYET.



AREA OF SALI LAND :- 10 DECIMAL (MORE OR LESS)
SHOWN IN RED COLOUR



স্বাক্ষরিত করিল



মোহাম্মদ হাফিজ
১. মোহাম্মদ হাফিজ



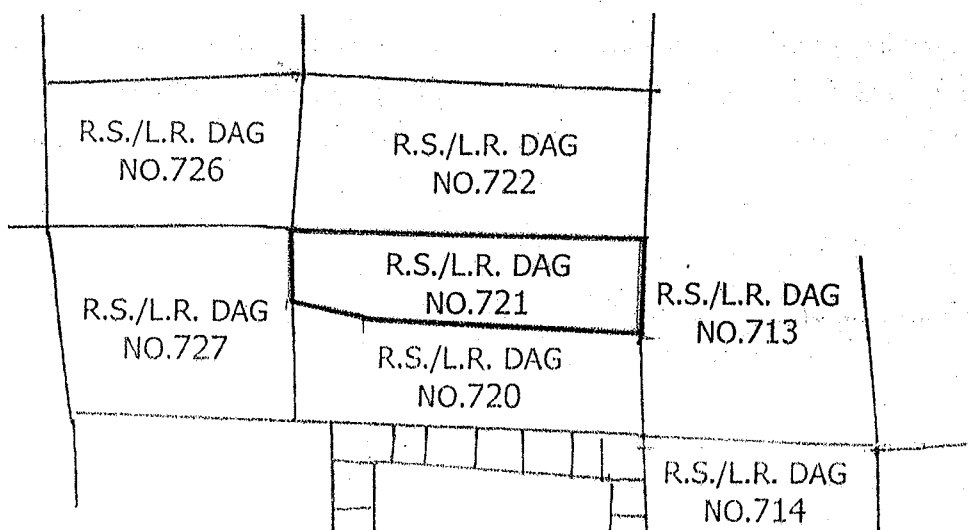
মোহাম্মদ হাফিজ
২. মোহাম্মদ হাফিজ

Tracer
S. N. P
38.1.14
K.S.

SITE PLAN OF SALI LAND AT MOUZA - BADE HOOGHLY, J.L. NO. 80,
R.S. & L.R. DAG NO.721, L.R-KHATIAN NO.251, P.S. - SONARPUR,
DIST. - SOUTH 24- PARGANAS, UNDER PLOGHAT GRAM PANCHAYET.



AREA OF SALI LAND :- 9 DECIMAL (MORE OR LESS)
SHOWN IN RED COLOUR



সাঁওতাল মল্লিক



সাঁওতাল মল্লিক
স. সাঁওতাল মল্লিক



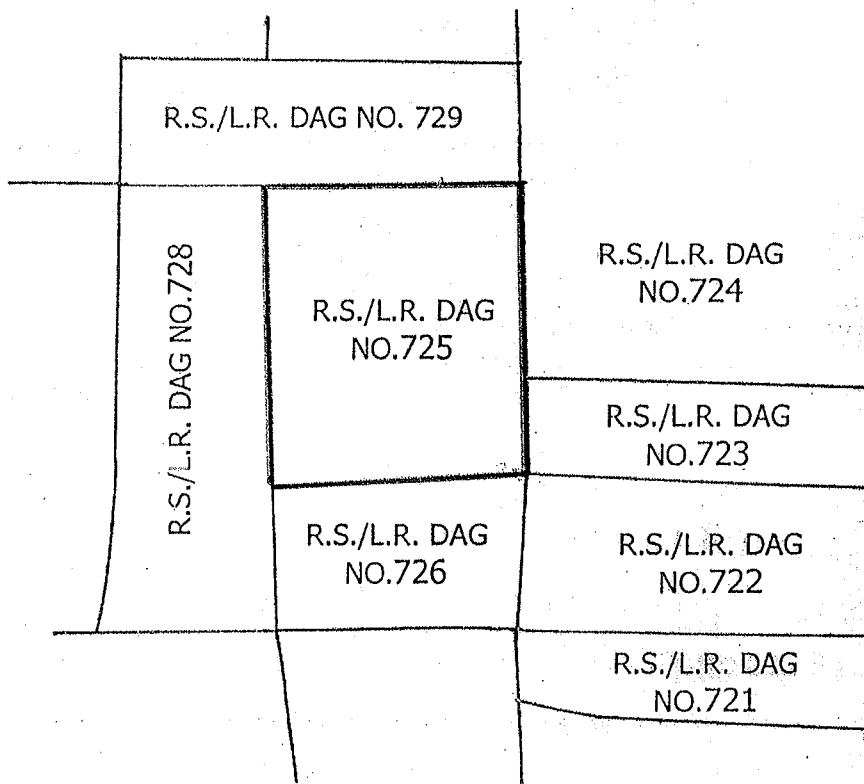
সাঁওতাল মল্লিক
স. সাঁওতাল মল্লিক

Traced By:
S. Apurva
30/11/2020
Vol-1.

SITE PLAN OF SALI LAND AT MOUZA - BADE HOOGHLY, J.L. NO. 80,
R.S. & L.R. DAG NO.725, L.R. KHATIAN NO.251, P.S. - SONARPUR,
DIST. - SOUTH 24- PARGANAS, UNDER PLOGHAT GRAM PANCHAYET.



AREA OF SALI LAND :- 23 DECIMAL (MORE OR LESS)
SHOWN IN RED COLOUR



ଅମରସିଂହ ମହାନ୍ତି



(ଅଧ୍ୟକ୍ଷାଧ୍ୟକ୍ଷ ସ୍ୱାକ୍ଷର)

ଶ୍ରୀ: (ଅଧ୍ୟକ୍ଷାଧ୍ୟକ୍ଷ)

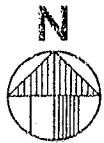


ଅଧ୍ୟକ୍ଷାଧ୍ୟକ୍ଷ ସ୍ୱାକ୍ଷର

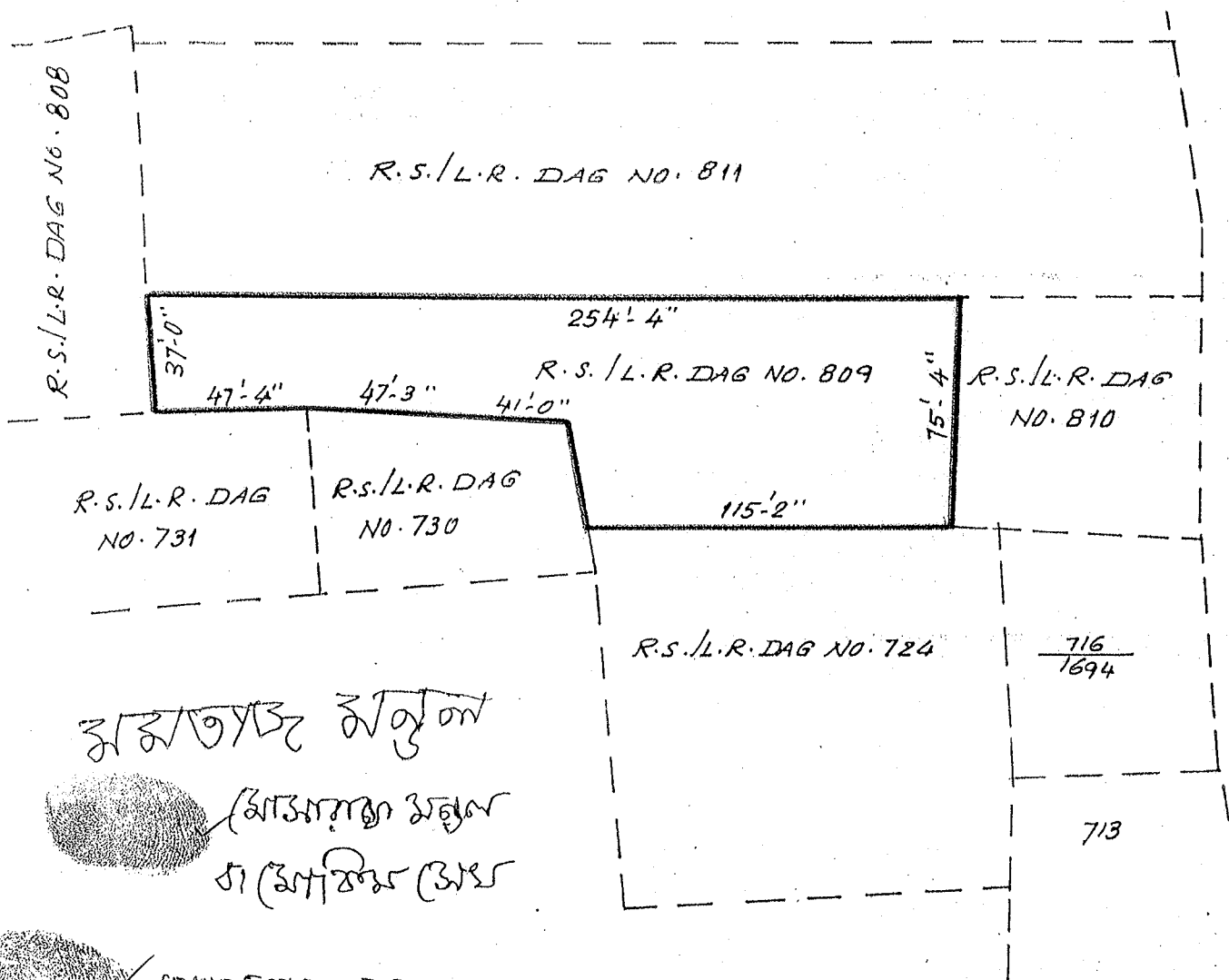
ଅଃ ଆମ୍ଭେ (ଅଧ୍ୟକ୍ଷାଧ୍ୟକ୍ଷ ସ୍ୱାକ୍ଷର)

Traced By:
S. S. S.
3A, N. S. S.
R. S. S.

SITE PLAN OF SALI LAND AT MOUZA - BADE HOOGHLY, J.L. NO. 80,
R.S. & L.R. DAG NO.809, L.R. KHATIAN NO.251, P.S. - SONARPUR,
DIST. - SOUTH 24- PARGANAS, UNDER PLOGHAT GRAM PANCHAYET.



AREA OF SALI LAND :- 34 DECIMAL (MORE OR LESS)
SHOWN IN RED COLOUR



উত্তর/দক্ষিণ

উত্তর/দক্ষিণ

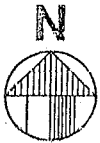
উত্তর/দক্ষিণ

উত্তর/দক্ষিণ

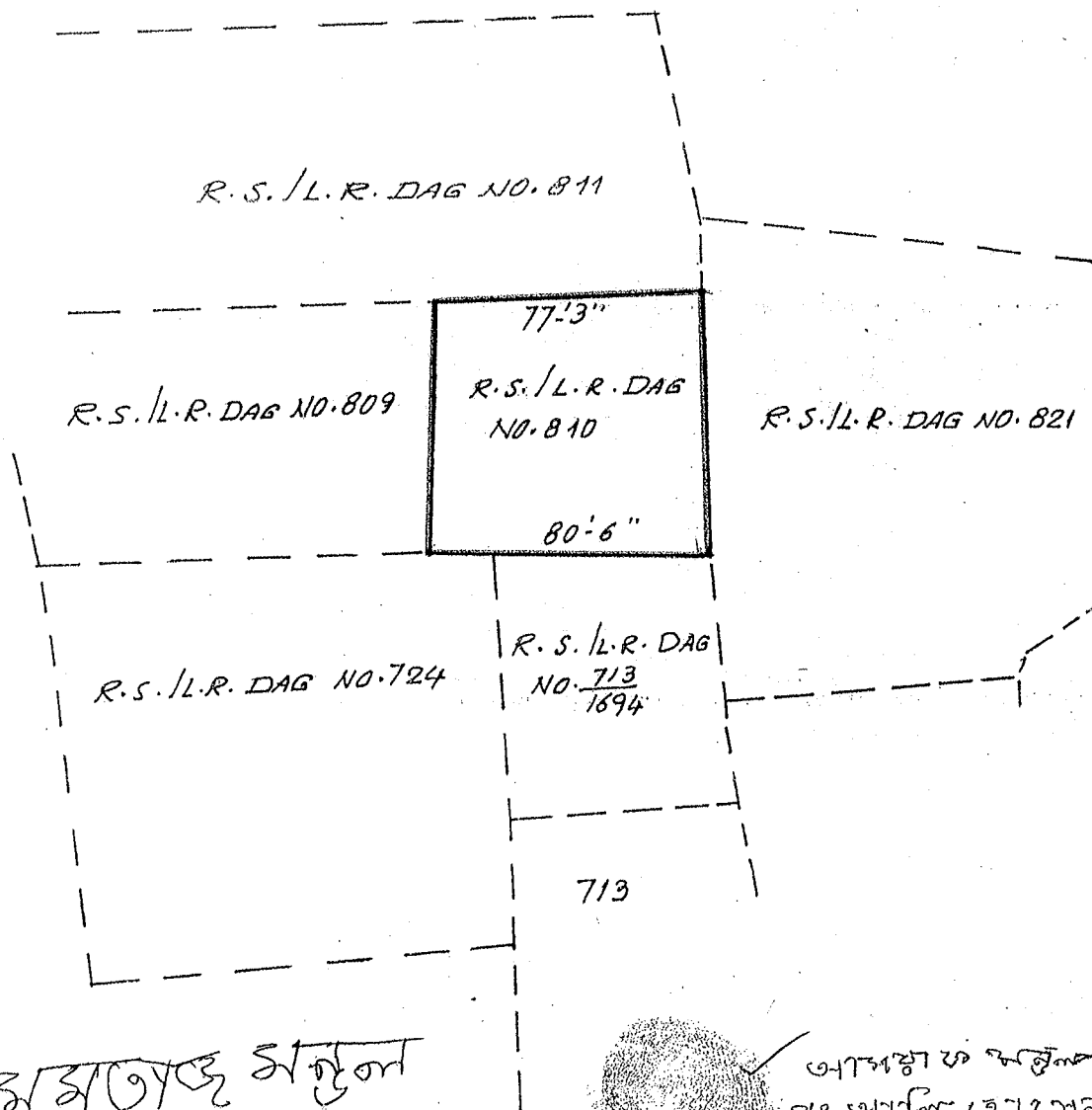
উত্তর/দক্ষিণ

Traced By:
 S. S. S.
 30/1/2018
 Vol. 1.

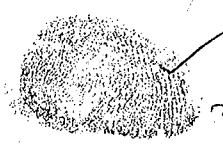
SITE PLAN OF DANGALAND AT MOUZA - BADE HOOGHLY, J.L. NO. 80,
R.S. & L.R. DAG NO.810, L.R. KHATIAN NO.251, P.S. - SONARPUR,
DIST. - SOUTH 24- PARGANAS, UNDER PLOGHAT GRAM PANCHAYET.



AREA OF DANGALAND :- 12 DECIMAL (MORE OR LESS)
SHOWN IN RED COLOUR




স্বাক্ষরিত
স্বাক্ষরিত
স্বাক্ষরিত



আমরা
আমরা
আমরা












Traced By:
A. K. S. S.
38, N. P. S. S.
K. S. S.












N












[illegible]

Traced By:
S. Spence
3A, Maple St.
Kot-1.












FORM FOR EXECUTION & FINGER PRINTS

 <p>✓</p> <p>ଅମର ନାଥ ନାଥ</p> <p>ଅଫିସର</p>	EXECUTION & SIGNATURE	 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(RIGHT HAND)				

 <p>(ଅମର ନାଥ ନାଥ)</p> <p>ଫିଲଡିଙ୍ଗ୍</p>	EXECUTION & SIGNATURE	 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(RIGHT HAND)				

 <p>ଅମର ନାଥ ନାଥ</p>	EXECUTION & SIGNATURE	 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(RIGHT HAND)				

FORM FOR EXECUTION & FINGER PRINTS

 <i>Signature</i>	EXECUTION & SIGNATURE <i>Signature</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(RIGHT HAND)				

Affix recent passport sized colour PHOTOGRAPH And sign across thereon keeping the face untouched	EXECUTION & SIGNATURE					
		Little	Ring	Middle	Fore	Thumb
		(LEFT HAND)				
		Thumb	Fore	Middle	Ring	Little
		(RIGHT HAND)				

Affix recent passport sized colour PHOTOGRAPH And sign across thereon keeping the face untouched	EXECUTION & SIGNATURE					
		Little	Ring	Middle	Fore	Thumb
		(LEFT HAND)				
		Thumb	Fore	Middle	Ring	Little
		(RIGHT HAND)				



7340/16

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1190/22052/49881

To
মমতাজ মন্ডল
Momtaz Mondal
S/O Ombar Ali Mondal
Badehugli
Malancha Mahinagar
South Twenty Four Parganas
West Bengal 700145
166124243
ML661242435FT

মমতাজ মন্ডল



আপনার আদhaar সংখ্যা / Your Aadhaar No. :

2080 0593 2556

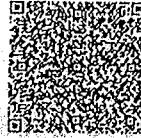
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



মমতাজ মন্ডল
Momtaz Mondal
পিতা : ওম্বার আলি মন্ডল
Father : Ombar ALI MONDAL
জন্মতারিখ / DOB : 01/01/1982
পুরুষ / Male



2080 0593 2556

আধার - সাধারণ মানুষের অধিকার

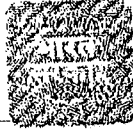
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MONTAZ MONDAL

UMBAR ALI MONDAL



01/01/1982

Permanent Account Number

DDSPM1680J

सहस्रक ३५१

Signature



05082016

महाराष्ट्र सरकार

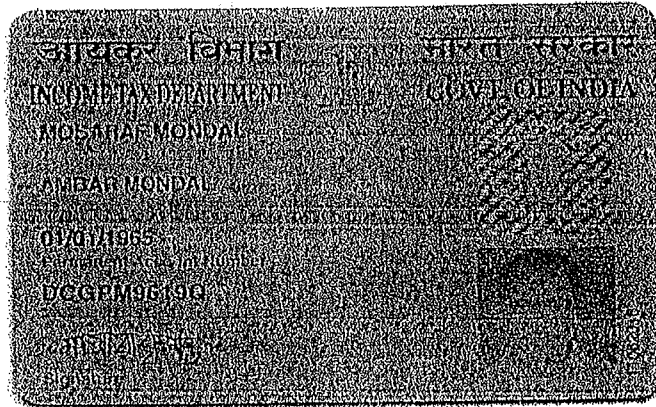
इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:

आयकर पेन सेवा इकाई, एन एस यू एल
5 वीं मंजिल, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to:*

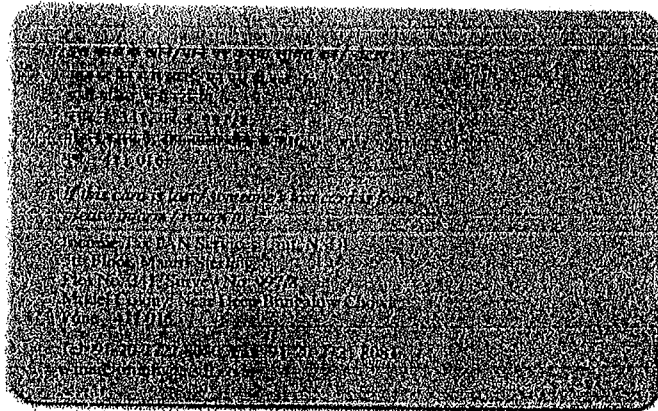
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080; Fax: 91-20-2721 8081
e-mail: unit@nsdl.co.in



(आयकर विभाग)

श्री: (आयकर विभाग)





ভারত সরকার

Unique Identification Authority of India
Government of India

অনৈকাত্মিকতার আইডি / Enrolment No.: 1190/22596/48923



মোঃ আরাকুন্ড মন্ডল
ফা: মোঃ জিয়া মন্ডল

To
মোঃ আরাকুন্ড মন্ডল
MOSARAF MONDAL
S/O Ambar Mondal
Badehugli
Malancha Mahinagar
South Twenty Four Parganas
West Bengal 700145



ML661259170FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2384 7797 3246

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

মোঃ আরাকুন্ড মন্ডল
MOSARAF MONDAL
পিতা : অম্বর মন্ডল
Father: AMBAR MONDAL
জন্মতারিখ / DOB: 01/01/1965
লিঙ্গ / Male

2384 7797 3246

আধার - সাধারণ মানুষের অধিকার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
S/O অম্বর মন্ডল, বাদেহুলী,
মালঞ্চা মাহিনাগর, দক্ষিণ ২৪
পরগণা, পশ্চিমবঙ্গ, 700145

Address:
S/O Ambar Mondal, Badehugli,
Malancha Mahinagar, South
Twenty Four Parganas, West
Bengal, 700145

2384 7797 3246



1047



help@uidai.gov.in



www.uidai.gov.in

OMBAR ALI MONDAL

গণপ্রজাতন্ত্রী বাংলাদেশ
Government of Bangladesh

আসরাফ মন্ডল
ASRAF MONDAL
পিতা : ওমর আলি মন্ডল
Father : Ombar Ali MONDAL
জন্মতারিখ / DOB : 01/05/1972
লিঙ্গ / Male

7383 7585 0846

আধার - সাধারণ মানুষের অধিকার

আসরাফ মন্ডল
সং ওমর আলি মন্ডল

ভারত সরকার
Unique Identification Authority of India

ঠিকানা
S/O ওমর আলি মন্ডল,
বাদেহুগলি, মালদা মহকুমা,
দক্ষিণ ২৪ পরগণা, পশ্চিমবঙ্গ,
700145

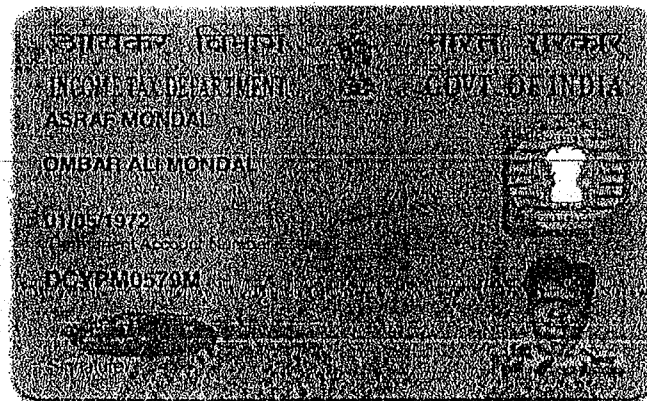
Address
S/O Ombar Ali Mondal, Bادهুগলি,
Malda Mahisadal, South
Twenty Four Parganas, West
Bengal, 700145

7383 7585 0846

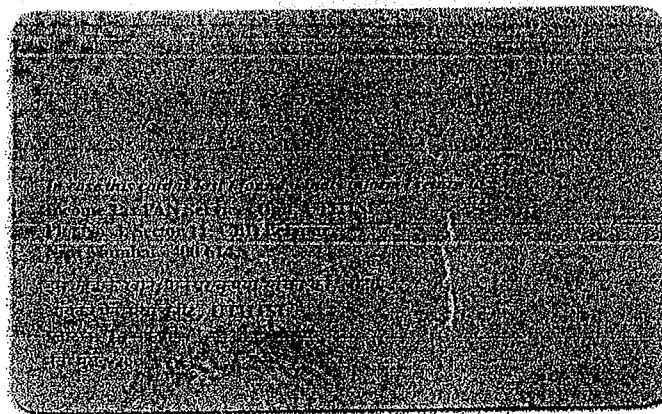
1047
1800 300 7847

help@uidai.gov.in

WWW
www.uidai.gov.in



आंध्र प्रदेश सरकार
३० अप्रैल १९७२ को जारी



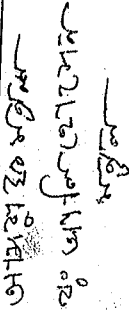


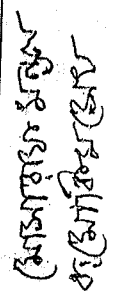






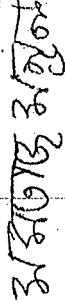
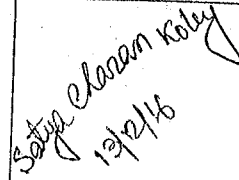
Government of West Bengal

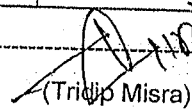
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Quer., No./Year 16040001558331/2016

I. Signature of the Person(s) admittng the Executon at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Asraf Mondal Alias Mr Asraf Mandal Malancha Mahinagar, Bade Hooghly, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700145	Seller			 13/12/16
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Mosaraf Mondal Alias Mr Mosaraf Mandal Malancha Mahinagar, Bade Hooghly, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700145	Seller			 13/12/16

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Momtaz Mondal Alias Mr Momtaz Ali Malancha Mahinagar, Bade Hooghly, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700145	Seller			 20/12/2016
SI No.	Name and Address of identifier	Identifier of			Signature with date
1	Mr Satya Charan Koley Son of Late Paritosh Koley Jagannathpur, P.O:- Nalikul, P.S:- Haripal, District:-Hooghly, West Bengal, India, PIN - 712407	Mr Asraf Mondal, Mr Mosaraf Mondal, Mr Momtaz Mondal,			 13/12/16


(Trip Misra)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	1604-0001558331/2016	Office where deed will be registered
Query Date	25/11/2016 1:45:19 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Sandip Agarwal And Co 10, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9007925496, Status : Solicitor firm	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 12,50,000/-	Rs. 12,60,003/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 63,020/- (Article:23)	Rs. 13,906/- (Article:A(1), E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, P.S.- Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Bade Hugali

Sch No	PLOT Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-715	RS-251	Bastu	Shali	1 Dec	1,26,260/-	1,27,273/-	Width of Approach Road: 2 Ft.,
L2	RS-721	RS-251	Bastu	Shali	0.9 Dec	1,13,636/-	1,14,546/-	Width of Approach Road: 2 Ft.,
L3	RS-725	RS-251	Bastu	Shali	2.3 Dec	2,90,405/-	2,92,728/-	Width of Approach Road: 2 Ft.,
L4	RS-809	RS-251	Bastu	Shali	3.4 Dec	4,29,295/-	4,32,728/-	Width of Approach Road: 2 Ft.,
L5	RS-810	RS-251	Bastu	Danga	1.2 Dec	1,51,515/-	1,52,728/-	Width of Approach Road: 2 Ft.,
L6	RS-713/1694	RS-251	Bastu	Shali	1.1 Dec	1,38,889/-	1,40,000/-	Width of Approach Road: 2 Ft.,
		TOTAL :			9.9Dec	12,50,000 /-	12,60,003 /-	
	Grand Total :				9.9Dec	12,50,000 /-	12,60,003 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details
1	Mr Asraf Mondal, (Alias: Mr Asraf Mandal) Son of Late Ombar Ali Alias Ombar Mondal Malancha Mahinagar, Bade Hooghly, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. DCYPM0579M, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	Mr Mosaraf Mondal, (Alias: Mr Mosaraf Mandal) Son of Late Ombar Ali Alias Ombar Mondal Malancha Mahinagar, Bade Hooghly, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. DCGPM9619Q, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
3	Mr Momtaz Mondal, (Alias: Mr Momtaz Ali) Son of Late Ombar Ali Alias Ombar Mondal Malancha Mahinagar, Bade Hooghly, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. DDSPM1680J, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details
1	Mr Rajat Pasari Director Of Marvelous Buildcon Pvt Ltd Son of Mr Raj Gopal Pasari 11e Rajnigandh 25b Ballygunge Park, P.O:- Ballygunge, P.S:- Karaya, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BDKPP7331M, Status :Individual, Not Executed	Individual	Not Executed
2	Mr Rajat Pasari Director Of Remarkable Abasan Pvt Ltd Son of Mr Raj Gopal Pasari 11e Rajnigandh 25b Ballygunge Park, P.O:- Ballygunge, P.S:- Karaya, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BDKPP7331M, Status :Individual, Not Executed	Individual	Not Executed
3	Mr Rajat Pasari Director Of Richtouch Realestate Pvt Ltd Son of Mr Raj Gopal Pasari 11e Rajnigandh 25b Ballygunge Park, P.O:- Ballygunge, P.S:- Karaya, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BDKPP7331M, Status :Individual, Not Executed	Individual	Not Executed
4	Mr Rajat Pasari Director Of Richtouch Realestate Pvt Ltd Son of Mr Raj Gopal Pasari 11E Rajnigandh 25b Ballygunge Park, P.O:- Ballygunge, P.S:- Karaya, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BDKPP7331M, Status :Individual, Not Executed	Individual	Not Executed

Dated this 13th day of December, 2016

Between

Asraf Mondal & Others

...Vendors

And

Marvelous Buildcon Pvt. Ltd. & others

.... Purchasers

DEED OF CONVEYANCE

Sandip Agarwal & Co.

Advocates

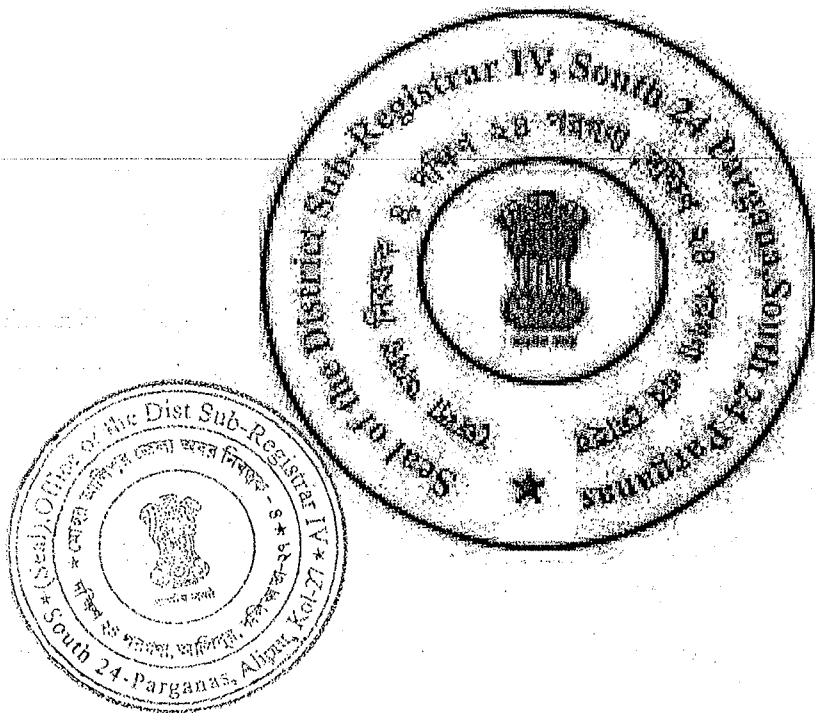
10, Old Post Office Street,
Kolkata -700001

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Time number 1604-2016, Page from 200998 to 201036

Reg No 160407340 for the year 2016.



Digitally signed by TRIDIP MISRA
Date: 2016.12.15 17:42:41 +05:30
Reason: Digital Signing of Deed.

Tridip Misra

Tridip Misra) 15/12/2016 17:42:39

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.



(This document is digitally signed.)

