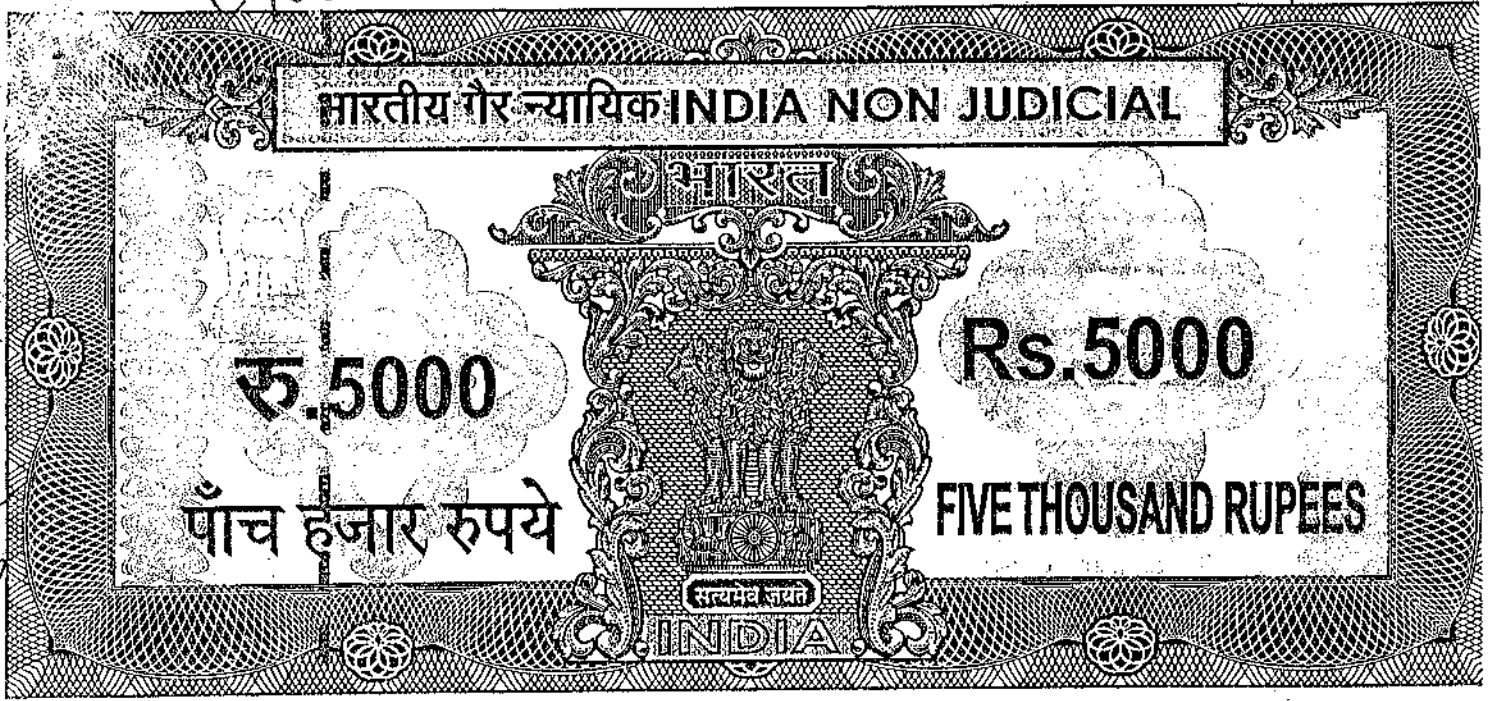


01682

Q-1681/2016



पश्चिमबङ्गाल पश्चिम बंगाल WEST BENGAL

C 660523

certified that the document is admissible to registration, the signature sheets and the endorsement sheets attached with this document are part of this document.

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

18 MAR 2016

1413716

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 11th day of March, 2016 BETWEEN

1. ASKAR ALI MANDAL alias MOHAMMAD ASKAR ALI MONDAL, son of

196892

Sl. No. 0007
Name: Roxy Realtors (P) Ltd.



Address: 3A Hare St.

Kol-1

Rs. 5000/-

Kolkata Collectorate,
11, Netaji Subhas Rd.,
Kolkata-1


Amal Kr. Saha
Licensed Sten.,
Venda.

Date: 10 MAR 2016

000000 0

Jailinda



VCZ

811

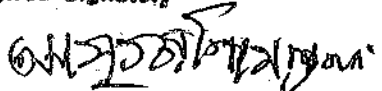


ROXY REALTORS PVT LTD.

Jailinda

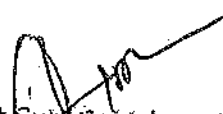
Director / Authorised Signatory





VCZ

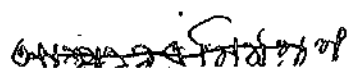
812


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


11 MAR 2016





813



Late Amir Mandal alias Amir Ali Mandal, Indian citizen, by faith Muslim, by occupation Farmer, residing at Dakshin Bade Hooghly, Mandal Para, Poleghat, Post Office – Malancha Mahinagar, Police Station - Sonarpur, West Bengal - 700145, District 24 Parganas (South), 2. **APCHER MANDAL alias APCHER ALI MANDAL alias APCHER MONDAL**, son of Late Amir Mandal alias Amir Ali Mandal, Indian citizen, by faith Muslim, by occupation Farmer, residing at Dakshin Bade Hooghly, Mandal Para, Poleghat, Post Office – Malancha Mahinagar, Police Station - Sonarpur, West Bengal - 700145, District 24 Parganas (South) 3. **SADEK MANDAL alias SADEK ALI MANDAL**, son of Late Amir Mandal alias Amir Ali Mandal, Indian citizen, by faith Muslim, by occupation Farmer, residing at Dakshin Bade Hooghly, Mandal Para, Poleghat, Post Office – Malancha Mahinagar, Police Station - Sonarpur, West Bengal - 700145, District 24 Parganas (South), 4. **RAJAB MANDAL alias RAJAB ALI MANDAL**, son of Late Amir Mandal alias Amir Ali Mandal, Indian citizen, by faith Muslim, by occupation Farmer, residing at Dakshin Bade Hooghly, Poleghat, Post Office – Dakshin Gobindapur, Police Station - Sonarpur, West Bengal - 743353, District 24 Parganas (South), 5. **SAHAIBANU MOLLA alias SAHAIBANU BIBI alias SAHAR BANU BIBI alias SAHARI BIBI**, daughter of Late Amir Mandal alias Amir Ali Mandal, wife of Channat Molla, Indian citizen, by faith Muslim, by occupation Housewife, residing at Molla Para, Post Office - Gopalpur, Police Station - Canning, West Bengal – 743 376, District 24 Parganas (South) and 6. **HASINA MALLICK alias HASINA MALLIK alias HASNA BANU BIBI**, daughter of Late Amir Mandal alias Amir Ali Mandal, wife of Alkach Mallick, Indian citizen, by faith Muslim, by occupation Housewife, residing at Purba Mallick Para, Nurshikdar Chak, Post Office – Nepalgunj, Police Station – Bishnupur, West Bengal – 700 103, District 24 Parganas (South), 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 ROXY REALTORS PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 3A, Hare Street,


 VCTD
814
- 5164 को भूतोर -

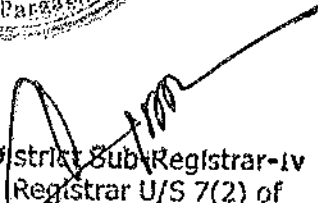
 VCTD
815
- 3370 को भूतोर -

 VCTD
816



L.T.I of Sahaibane Molla
by the Pen of Salim Ali Mondal,

 VCTD
817


District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Aligarh, South 24 Paraganas
11 MAR 2016

- L.T.I of Hasina Mallik
By the Pen of Neomahammad Mallik

Satya Charan Koley.
s/o. Late Paritosh Koley.
Vill-Jagannath Pur
P.O. - Nalikul
P.S. - Hooghly - 712407
Service

Room No. 308, 3rd Floor, Kolkata – 700001, Post Office – G.P.O, Kolkata, Police Station – Hare Street, having its Income Tax PAN AAHCR0053N, represented through its director, Mr. Jaybindra Thakur, son of Late Bishnu Thakur, working for gain at 3A, Hare Street, Room No. 308, 3rd Floor, Kolkata – 700001, Post Office – G.P.O. Kolkata, Police Station – Hare Street, having his Income Tax PAN AHMPT0144M, hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to context be deemed to mean and include its successors-in-interest and/or assigns) of the **OTHER PART**:

WHEREAS one Fani Mandal, since deceased, son of Dudhe Mandal 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 Mandal died intestate leaving behind him surviving at the time of his death his four sons namely Amir Ali Mandal, since deceased, Samir Ali Mandal, Ombar Ali Mandal, and Akkas Ali Mandal and two daughters namely Dulali Bibi and Gulali Bibi who jointly inherited the estate of the said Fani Mandal 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, lispends, mortgages, charges, attachments whatsoever:

<u>Names</u>	<u>Share</u>
Amir Ali Mandal	19.8 Decimals
Samir Ali Mandal	19.8 Decimals
Ombar Ali Mandal	19.8 Decimals

Akkas Ali Mandal	19.8 Decimals
Dulali Bibi	9.9 Decimals
Gulali Bibi	9.9 Decimals
Total	99 Decimals

AND WHEREAS the said Amir Ali Mandal died intestate on 1st April, 2012 leaving behind him surviving at the time of his death his four sons namely Askar Ali Mandal (Vendor No.1 herein), Apcher Ali Mandal (Vendor No.2 herein), Sadek Ali Mandal (Vendor No.3 herein) and Rajab Ali Mandal (Vendor No.4 herein) and two daughters namely Sahaibanu Bibi alias Sahar Banu Bibi alias Sahari Bibi (Vendor No.5 herein) and Hasina Mallick alias Hasna Banu Bibi (Vendor No.6 herein) who jointly inherited the estate of the said Amir Ali Mandal 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>
Askar Ali Mandal (Vendor No.1 herein)	3.96 Decimals
Apcher Ali Mandal (Vendor No.2 herein)	3.96 Decimals
Sadek Ali Mandal (Vendor No.3 herein)	3.96 Decimals
Rajab Ali Mandal (Vendor No.4 herein)	3.96 Decimals
Sahaibanu Bibi alias Sahar Banu Bibi alias Sahari Bibi (Vendor No.5 herein)	1.98 Decimals
Hasina Mallick alias Hasna Banu Bibi (Vendor No.6 herein)	1.98 Decimals
Total	19.8 Decimals

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. 111, 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			19.8 Decimals

AND WHEREAS the Vendors have offered to sell in favour of the Purchaser 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. 111, 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 Purchaser 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 Purchaser.
- 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 Purchaser, relying upon the aforesaid representations of the Vendors, has agreed to purchase the said property at or for a consideration of Rs.12,00,000/- (**Rupees Twelve lacs 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.12,00,000/- (**Rupees Twelve lacs only**) by the Purchaser 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 Purchaser and the Said Property hereby conveyed and transferred unto and to the Purchaser) the

Vendors do hereby grant sell, transfer, convey, assign and assure and confirm unto and to the Purchaser **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. 111, 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 Purchaser 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 PURCHASER
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 Purchaser 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 Purchaser 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 lispens, 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 Purchaser 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 Purchaser 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 Purchaser 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 Purchaser harmless, indemnified of, from and against all such claims whatsoever and howsoever.

THE SCHEDULE above referred to
[Said Property]
(Subject Matter of Sale)

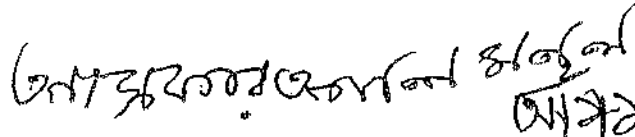
ALL THAT piece or parcel of Lands measuring to an aggregate area of 9.9 (nine point nine) Decimals, be the same a little more or less, out of 19.8 (nineteen point eight) Decimals, be the same a little more or less, forming part of and appertaining to R.S./L.R. Dag Nos. 715, 721, 725, 809, 810 & 713/1694, comprised in L.R. Khatian No. 111, situate within Mouza – Bade Hooghly, J.L. No. 80, Police Station - Sonarpur, District – 24 Parganas (South), District Registration Office at Alipore,

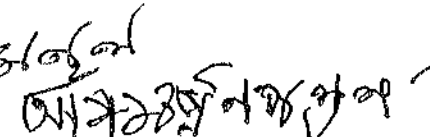
Additional District Sub-Registration Office at Sonarpur, under Poleghat Gram Panchayat, The respective nature and area of land are set out below against their respective Dag Nos.:

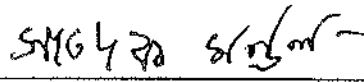
<u>R.S. / L.R. Dag No.</u>	<u>Nature of Land</u>	<u>Total Area in Land (in Decimals)</u>	<u>Area sold by Vendors herein (in Decimals)</u>
715	Shali	10	01
721	Shali	09	0.9
725	Shali	23	2.3
809	Shali	34	3.4
810	Danga	12	1.2
713/1694	Shali	11	1.1
Total			9.9 Decimals

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

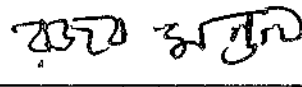
IN WITNESS WHEREOF the parties have executed these presents on the day, month and year above written.


 (Askar Ali Mandal alias
 Mohammad Askar Ali Mondal)



 (Apcher Mandal alias Apcher Ali
 Mandal alias Apcher Mondal)


 (Sadek Mandal alias
 Sadek Ali Mandal)

PAN NO CAYPM 1257 P


 (Rajab Mandal alias
 Rajab Ali Mandal)

PAN NO CYZPM 6320 E


 L.T.I of Sahaibanu Molla
 by the Pen of Salim Ali Mondal,
 (Sahaibanu Molla alias Sahaibanu Bibi
 alias Sahar Banu Bibi alias Sahari Bibi)



L.T.I of Hasina Mallik
 By the Pen of Nurul Muhammad
 Mallik
 (Hasina Mallik alias Hasina
 Mallik alias Hasna Banu Bibi)

[VENDORS]

ROXY REALTORS PVT. LTD.

Jalil Hota

Director / Authorised Signatory

(Roxy Realtors Pvt. Ltd.)

[PURCHASER]

Witnesses:

Signature



Name

ARAYAN DAS HOTA

Father's Name

U. Gouri Chandra

Address

21A, Barabazar, Howrah

Drafted by

Debabrata Kundu

Advocate

High Court, Calcutta

Enrolment No. F/1261/2007

Signature

Halim Mondal

Name

Halim Mondal

Father's Name

Apchen Mondal

Address

Badehoghly

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.

Debabrata Kundu
 Advocate

RECEIPT AND MEMORANDUM OF CONSIDERATION

Received from the within named Purchaser the within mentioned sum of Rs.12,00,000/- (Rupees Twelve lacs 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>
Banker's Cheque No. 113875	10.03.2016	HDFC Bank, Stephen House Br. Kolkata	2,40,000/-	Mohammad Askar Ali Mondal
Banker's Cheque No. 113876	10.03.2016	HDFC Bank, Stephen House Br. Kolkata	2,40,000/-	Apcher Mondal
Banker's Cheque No. 113877	10.03.2016	HDFC Bank, Stephen House Br. Kolkata	2,40,000/-	Sadek Mandal
Banker's Cheque No. 113878	10.03.2016	HDFC Bank, Stephen House Br. Kolkata	2,40,000/-	Rajab Mandal
Banker's Cheque No. 113879	10.03.2016	HDFC Bank, Stephen House Br. Kolkata	1,00,000/-	Sahaibanu Molla
Cash		-----	20,000/-	
Banker's Cheque No. 113880	10.03.2016	HDFC Bank, Stephen House Br. Kolkata	1,00,000/-	Hasina Mallick
Cash		-----	20,000/-	
		Total:	12,00,000/-	

(Handwritten signatures in Bengali script)

(Askar Ali Mandal alias
Mohammad Askar Ali Mondal)

(Apcher Mandal alias Apcher Ali
Mandal alias Apcher Mondal)

(Handwritten signature)
(Sadek Mandal alias
Sadek Ali Mandal)

(Handwritten signature)
(Rajab Mandal alias
Rajab Ali Mandal)

✓ L.T.I of Sahaibanu Molla
by the pen of Salim Ali
Mondal

(Sahaibanu Molla alias Sahaibanu Bibi
alias Sahar Banu Bibi alias Sahari Bibi)

(Fingerprint) L.T.I of Hasina Mallick
By the pen of Nurmuhammad
Mallick

(Hasina Mallick alias Hasina
Mallick alias Hasna Banu Bibi)

[VENDORS]

Witnesses:
Signature *(Signature)*

Signature *(Signature)*

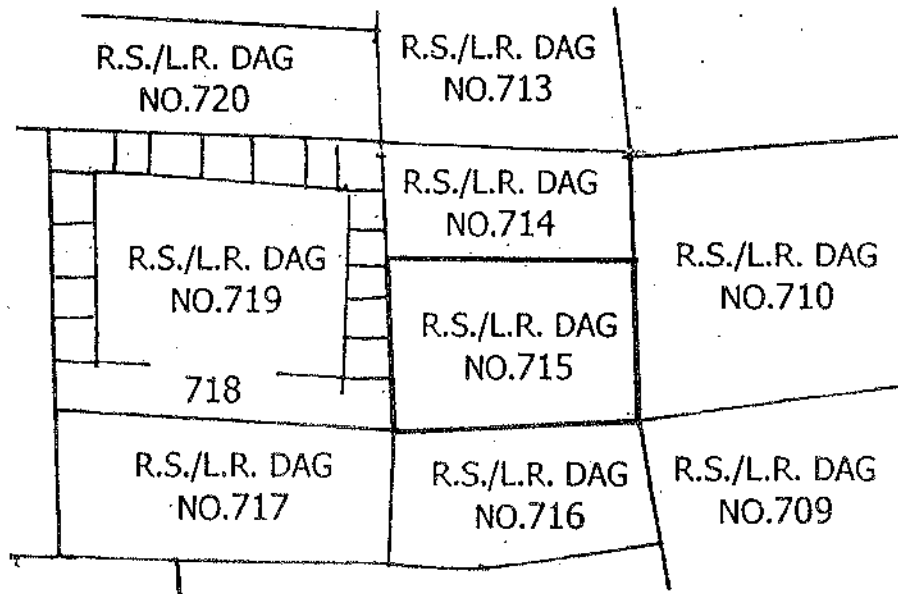
Name NARAYAN DAS HARESHA

Name Hasina Mondal

SITE PLAN OF SALI LAND AT MOUZA - BADE HOOGHLY, J.L. NO. 80.
R.S. & L.R. DAG NO. 715, KHATIAN NO. 444, P.S. - SONARPUR,
DIST. - SOUTH 24- PARGANAS, UNDER PLOGHAT GRAM PANCHAYET.



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



ROXY REALTORS PVT. LTD.

Jalindar

Director / Authorised Signatory

*অধিষ্ঠিতকর্তৃক
 প্রাপ্তকর্তৃক - প্রাপ্তকর্তৃক
 প্রাপ্তকর্তৃক*



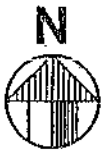
L.T.I of Hasina Mallik
 By the Pen of Nurunnahmed
 Mallik



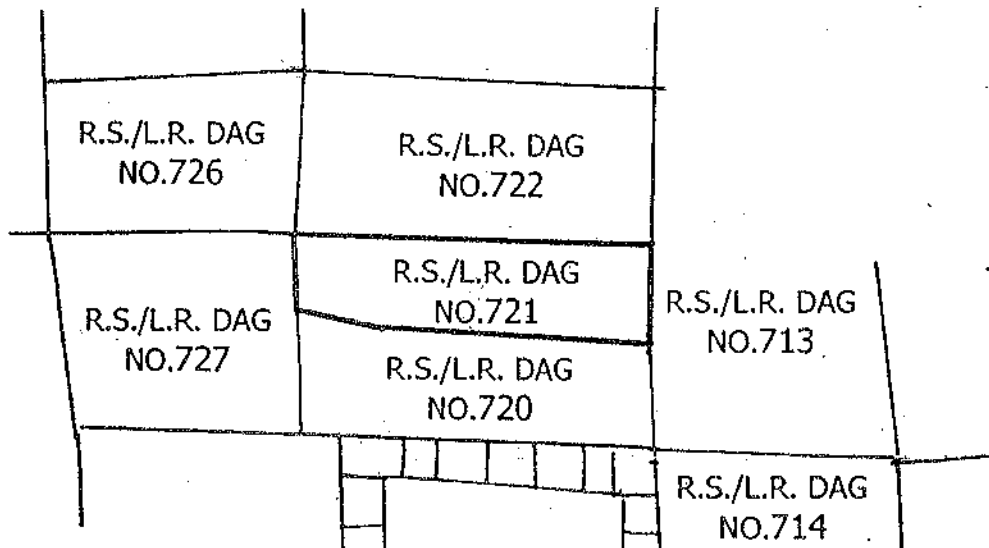
LTI of Sahabuddin Molla
 by the Pen of Salim Ali Mondal

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

SITE PLAN OF SALI LAND AT MOUZA - BADE HOUGHLY, J.L. NO. 80,
R.S. & L.R. DAG NO. 721, KHATIAN NO. 444, P.S. - SONARPUR,
DIST. - SOUTH 24- PARGANAS, UNDER PLOGHAT GRAM PANCHAYET.



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



ROXY REALTORS PVT. LTD.

Jaiwinda

Director / Authorised Signatory

অবৈধ স্বাক্ষর

৩০/৫/২০১৮, ১০/৬/২০১৮

স্বাক্ষর



L.T.I of Hasina Mallik
By the pen of Nirmal Kumar Mallik



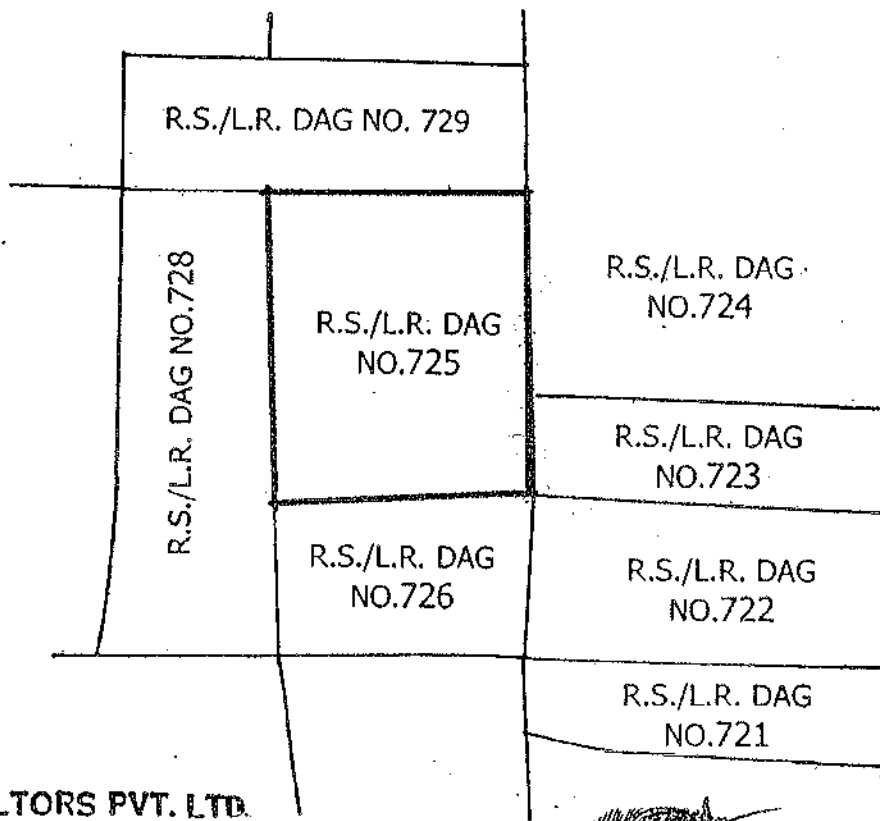
LTI of Sahabane Molla
by the pen of Salim Ali Mondal.

Traced By:
A. Apurva
3A, N. Jyoti
Kot-1.

SITE PLAN OF SALI LAND AT MOUZA - BADE HOOGHLY, J.L. NO. 80,
R.S. & L.R. DAG NO. 725, KHATIAN NO. 444, P.S. - SONARPUR,
DIST. - SOUTH 24- PARGANAS, UNDER PLOGHAT GRAM PANCHAYET.



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



REALTORS PVT. LTD.

Saibindeva

Director / Authorised Signatory

অধিকারী সৈয়দুল ইসলাম

অধিকারী সৈয়দুল ইসলাম

স্বাক্ষর - সৈয়দুল ইসলাম



L.T.I of Hasina Mallik

By the pen of Niamulhammad
Mallik



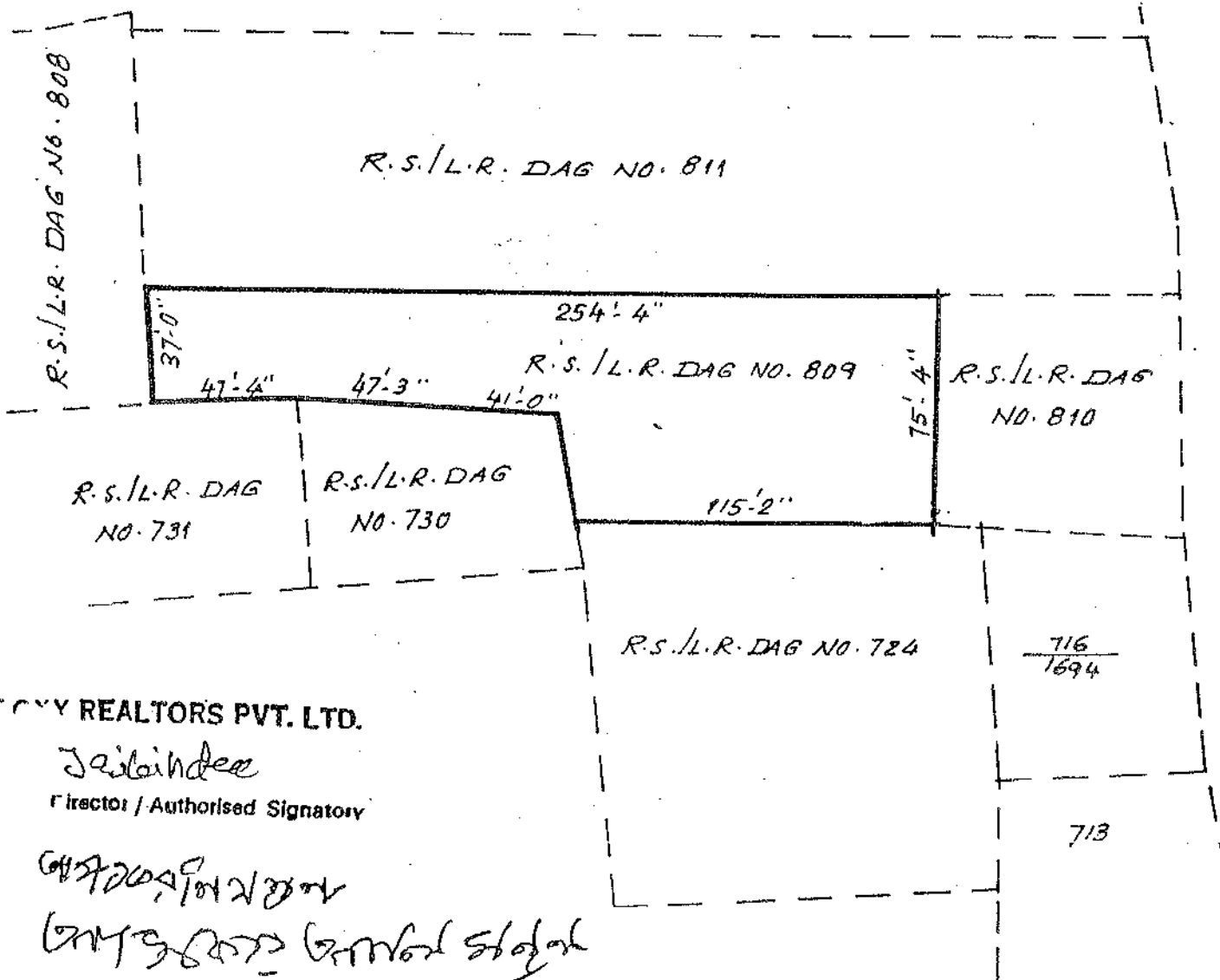
L.T.I of Sahabane Moller
by the pen of Salim Ali Mondal

Traced By:
S. Apurva
3A, Naga Park
Kolkata-1.

SITE PLAN OF SALI LAND AT MOUZA - BADE HOOGHLY, J.L. NO. 80,
R.S. & L.R. DAG NO. 809, KHATIAN NO. 444, P.S. - SONARPUR,
DIST. - SOUTH 24- PARGANAS, UNDER PLOGHAT GRAM PANCHAYET.



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



ROY REALTORS PVT. LTD.

Sahibinder

Director / Authorised Signatory

সাহিবিন্দর

সাহিবিন্দর কর্তৃক স্বাক্ষর

স্বাক্ষর -



L.T.I of Sahibinder Molla
 by the Pen of Salim Ali Mondal.



L.T.I of Hasina Mallik
 By the Pen of
 Noor Muhammad Mallik

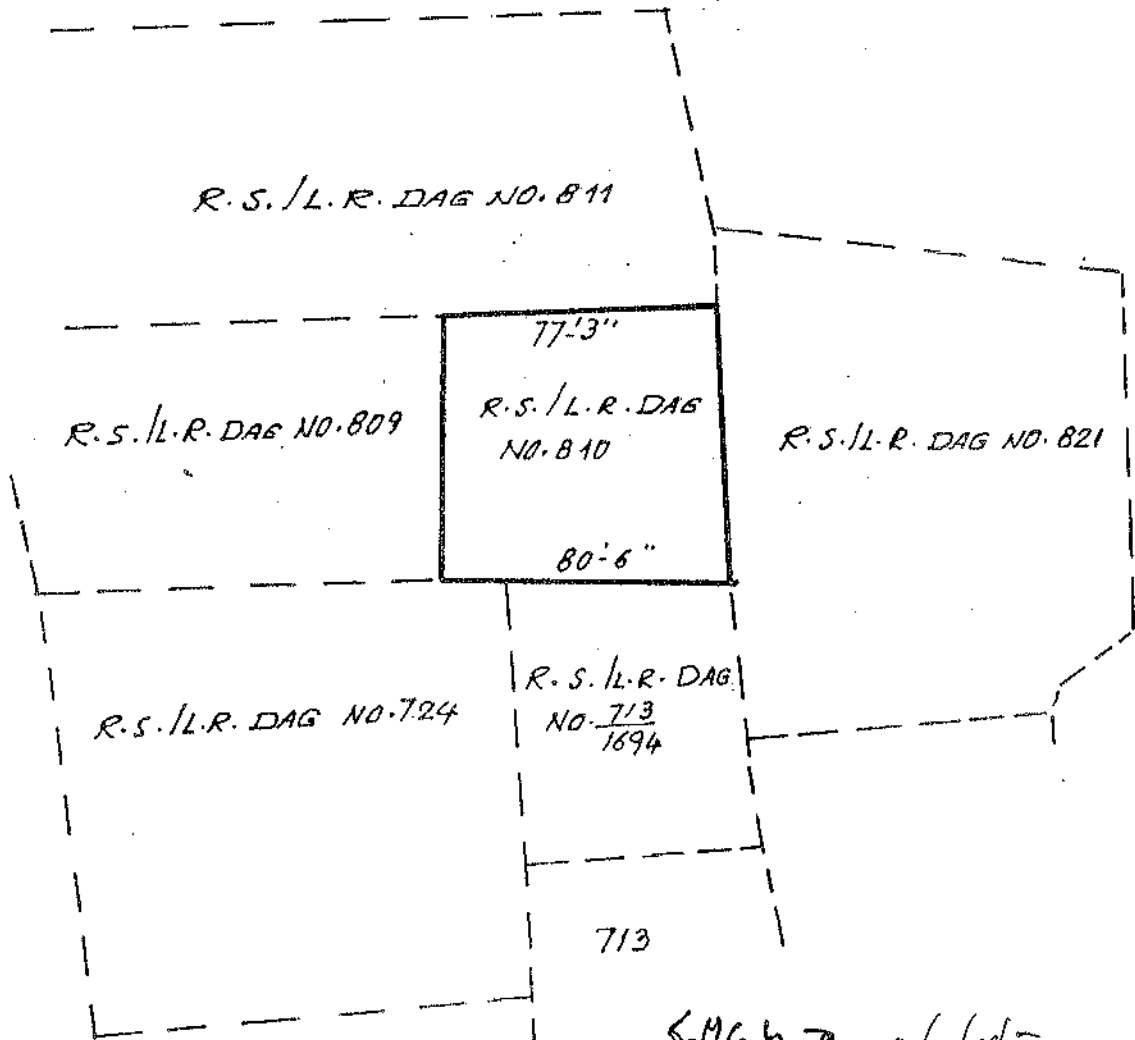
স্বাক্ষর

Traced By:
 S. Mondal
 3A, Nafiseh
 11/11/11

SITE PLAN OF DANGA LAND AT MOUZA - BADE HOOGHLY, J.L. NO. 80,
R.S. & L.R. DAG NO. 810, KHATIAN NO. 444, P.S. - SONARPUR,
DIST. - SOUTH 24- PARGANAS, UNDER PLOGHAT GRAM PANCHAYET.



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



স্বাক্ষর -



L.T.I of Hasina Mallik

By the pen of Nurulhannad Mallik

স্বাক্ষর -
স্বাক্ষর -

স্বাক্ষর -

ROXY REALTORS PVT. LTD.

Jalindar

Director / Authorised Signatory



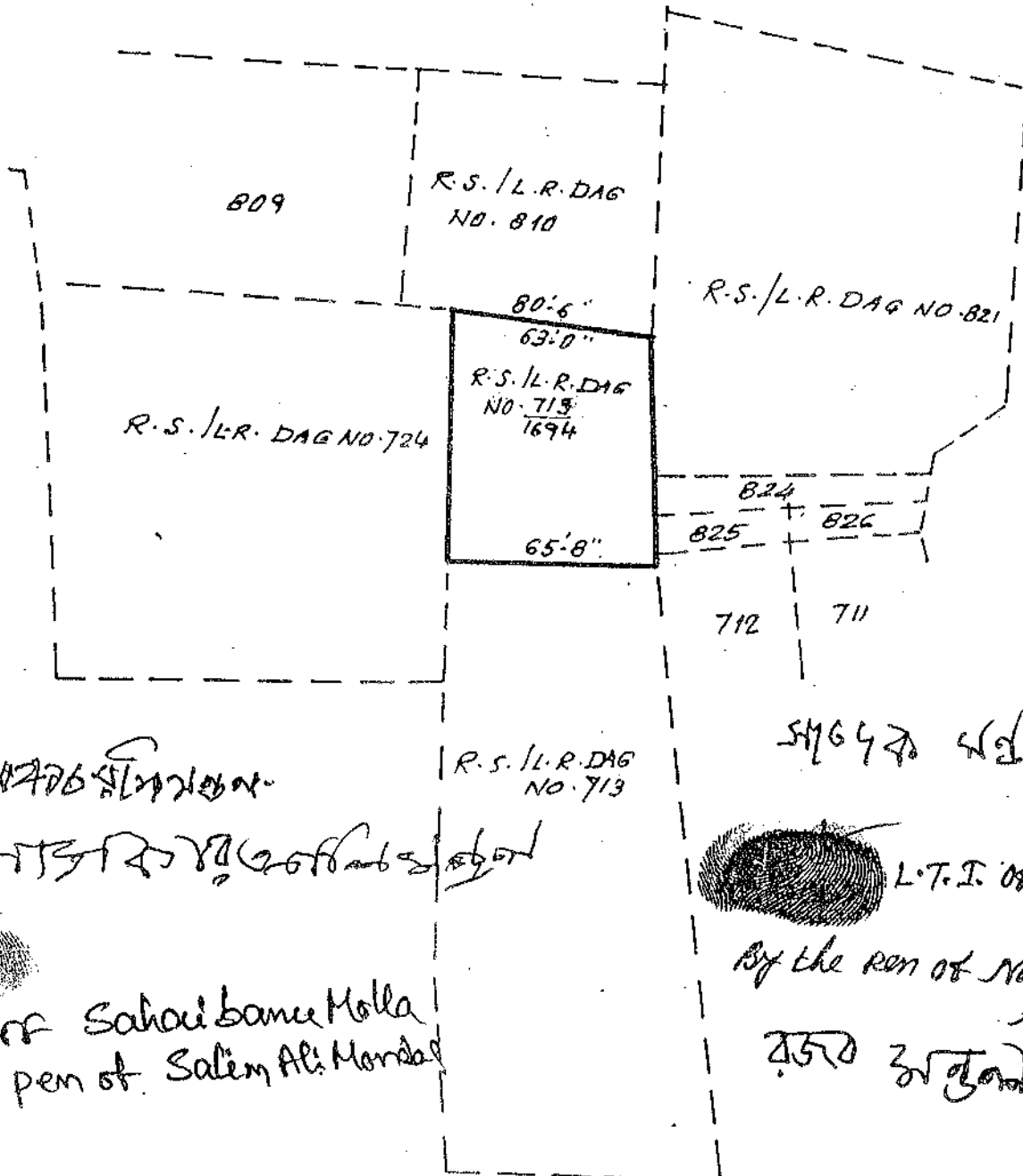
L.T.I of Sahai Banu Molla,
by the pen of Salim Ali Mondal.

Traced By:
S. Apurva
3A, Nafar
Kot-1.

SITE PLAN OF SALI LAND AT MOUZA - BADE HOOGHLY, J.L. NO. 80,
R.S. & L.R. DAG NO. 713/1694, KHATIAN NO. 444, P.S. - SONARPUR,
DIST. - SOUTH 24- PARGANAS, UNDER PLOGHAT GRAM PANCHAYET.



AREA OF SALI LAND :- 11 DECIMAL (MORE OR LESS)
SHOWN IN RED COLOUR



৪৭৭৬ সলি ল্যান্ড

৬৭৭৭ সলি ল্যান্ড



L.T.I. of Sahabance Molla
by the pen of. Salem Ali Mondal

R.S./L.R. DAG
NO. 713

৪৭৭৭ সলি ল্যান্ড



L.T.I. of Hasina
Mallik

By the pen of Nourmahmud
Mallik

৪৭৭৭ সলি ল্যান্ড

ROXY REALTORS PVT. LTD.

Jalinda

Director / Authorised Signatory

Traced By:
S. Mondal
3A, Nafar
Kot-1.

FORM FOR EXECUTION & FINGER PRINTS

6-173 (S) 18-10-1941 25-10-41

1-10-1941 18-10-1941

EXECUTION & SIGNATURE

Little	Ring	Middle	Fore	Thumb
(LEFT HAND)				
Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)				

4-173 (S) 18-10-1941

1-10-1941 18-10-1941

EXECUTION & SIGNATURE












Little	Ring	Middle	Fore	Thumb
(LEFT HAND)				
Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)				












1-10-1941 18-10-1941












EXECUTION & SIGNATURE

Little	Ring	Middle	Fore	Thumb
(LEFT HAND)				
Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)				












FORM FOR EXECUTION & FINGER PRINTS

 <i>2258</i>	EXECUTION & SIGNATURE <i>2258</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(RIGHT HAND)				

 <i>L.T.I of Sahelbhai Mulla by the pen of Salim Ali Mondal</i>	EXECUTION & SIGNATURE	 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(RIGHT HAND)				

 <i>L.T.I of Hasna Mallik By the pen of Narmadhamul Mallik</i>	EXECUTION & SIGNATURE	 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(RIGHT HAND)				

FORM FOR EXECUTION & FINGER PRINTS

 <i>Jailinder</i>	EXECUTION & SIGNATURE <i>Jailinder</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)				



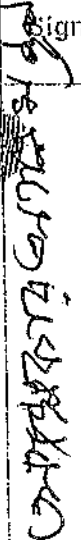


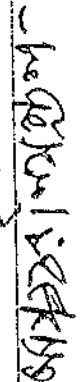


Government of West Bengal





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 Query No/Year 16040000344038/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Askar Ali Mandal Alias Md Askar Ali Mondal Dakshin Bado Hooghly, Mandal Para, Poleghat, P.O:- Malancha Mahinagar, P.S:- Sonarpur, Rajpur- sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Seller			 14/03/16
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Apcher Mandal Alias Mr Apcher Ali Mandal Dakshin Bado Hooghly, Mandal Para, Poleghat, P.O:- Malancha Mahinagar, P.S:- Sonarpur, Rajpur- sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Seller			 11/03/16

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







Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mrs Hasina Mallick Alias Mrs Hasina Malik Purba Mallick Para, Nurshikdar Chak, P.O:- Nepalgunj, P.S:- Bishnupur, District:-South 24- Parganas, West Bengal, India, PIN - 700103	Seller			91.20.11 L.T.T of Hasina Mallick By the pen of Normanmool Mallick
7	Mr Jaybindra Thakur 3A, Hare Street, Room No. 208, 3rd Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Represent ative of Buyer [Roxy Realtors Private Limited]			Jaileindar 4/03/16
Sl 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 Askar Ali Mandal, Mr Apcher Mandal, Mr Sadek Mandal, Mr Rajab Mandal, Mrs Sahaibanu Molla, Mrs Hasina Mallick, Mr Jaybindra Thakur			Satya Charan Koley. 11/03/16

(Tripathi Misra)

DISTRICT SUB-
REGISTRAR

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

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Sadek Mandal Alias Mr Sadek Ali Mandal Dakshin Bado Hooghly, Mandal Para, Poleghat, P.O:- Malancha Mahinagar, P.S:- Sonarpur, Rajpur- sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Seller			<i>Sadek Mandal</i> <i>22/01/16</i>
4	Mr Rajab Mandal Alias Mr Rajab Ali Mandal Dakshin Bado Hooghly, Poleghat, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, Rajpur- sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 743353	Seller			<i>Rajab Mandal</i> <i>11/3/16</i>
5	Mrs Sahaibanu Molla Alias Mrs Sahaibanu Bibi Molla Para, P.O:- Gopalpur, P.S:- Canning, District:-South 24- Parganas, West Bengal, India, PIN - 743376	Seller			<i>LTI of Sahaibanu</i> <i>Molla.</i> <i>by the pen of</i> <i>Sahim Ali Mandal</i>



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

Query No / Year	16040000344038/2016	Query Date	09/03/2016 11:28:59 AM
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Satya Charan Koley		
Address	10, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001		
Applicant Status	Solicitor firm		
Other Details	Mobile No. : 9007925496		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4308] Agreement [No of Agreement : 2]		
Set Forth value	Rs. 12,00,000/-	Total Market Value:	Rs. 12,00,000/-
Stampduty Payable	Rs. 60,020/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 13,235/-	Registration Fee Article:-	A(1), E, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 5,000/-
Mutation Fee Payable	DLRS server does not return any information		
Remarks			



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

Query No / Year	16040000344038/2016	Query Date	09/03/2016 11:28:59 AM
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Satya Charan Koley		
Address	10, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001		
Applicant Status	Solicitor firm		
Other Details	Mobile No. : 9007925496		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4308] Agreement [No of Agreement : 2]		
Set Forth value	Rs. 12,00,000/-	Total Market Value:	Rs. 12,00,000/-
Stampduty Payable	Rs. 60,020/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 13,235/-	Registration Fee Article:-	A(1), E, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 5,000/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks			

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, Thana: Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Bade Hugali	RS Plot No:- 715 , RS Khatian No:- 111	1 Dec	1,21,212/-	1,21,212/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L2	District: South 24-Parganas, Thana: Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Bade Hugali	RS Plot No:- 721 , RS Khatian No:- 111	0.9 Dec	1,09,091/-	1,09,091/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L3	District: South 24-Parganas, Thana: Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Bade Hugali	RS Plot No:- 725 , RS Khatian No:- 111	2.3 Dec	2,78,788/-	2,78,788/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L4	District: South 24-Parganas, Thana: Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Bade Hugali	RS Plot No:- 809 , RS Khatian No:- 111	3.4 Dec	4,12,121/-	4,12,121/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L5	District: South 24-Parganas, Thana: Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Bade Hugali	RS Plot No:- 810 , RS Khatian No:- 111	1.2 Dec	1,45,455/-	1,45,455/-	Proposed Use: Bastu, ROR: Danga, Property is on Road
L6	District: South 24-Parganas, Thana: Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Bade Hugali	RS Plot No:- 713/1694 , RS Khatian No:- 111	1.1 Dec	1,33,333/-	1,33,333/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
Total			9.9 Dec	12,00,000/-	12,00,000/-	

Buyer Details				
SI No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details
1	Roxy Realtors Private Limited 3A, Hare Street, Room No. 308, 3rd Floor, Post Office: GPO, Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001	Organization	Executed by: Representative,	PAN No. AAHCR0053N,
Representative Details				
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Mr Jaybindra Thakur , Director, Roxy Realtors Private Limited 3A, Hare Street, Room No. 308, 3rd Floor, Post Office: GPO, Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AHMPT0144M,		Roxy Realtors Private Limited
Identifier Details				
Identifier Name & Address		Other Details	Identifier of	
Mr Satya Charan Koley Son of Late Paritosh Koley Jagannathpur, Post Office: Nalikul, Haripal, District-Hooghly, West Bengal, India, PIN - 712407		Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr Askar Ali Mandal, Mr Apcher Mandal, Mr Sadek Mandal, Mr Rajab Mandal, Mrs Sahaibanu Molla, Mrs Hasina Mallick, Mr Jaybindra Thakur	
Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
L1	Mr Askar Ali Mandal	Roxy Realtors Private Limited	0.2 Dec	20
L1	Mr Apcher Mandal	Roxy Realtors Private Limited	0.2 Dec	20
L1	Mr Sadek Mandal	Roxy Realtors Private Limited	0.2 Dec	20
L1	Mr Rajab Mandal	Roxy Realtors Private Limited	0.2 Dec	20
L1	Mrs Sahaibanu Molla	Roxy Realtors Private Limited	0.1 Dec	10
L1	Mrs Hasina Mallick	Roxy Realtors Private Limited	0.1 Dec	10

Seller Details

Sl No.	Name & Address	Status	Execution And Admission Details	Other Details
1	Mr Askar Ali Mandal (Alias: Md Askar Ali Mondal) Son of Late Amir Alias Amir Ali Mandal Dakshin Bade Hooghly, Mandal Para, Poleghat, Post Office: Malancha Mahinagar, Sonarpur, Rajpur-sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700145	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Form 60/61 supplied,
2	Mr Apcher Mandal (Alias: Mr Apcher Ali Mandal) Son of Late Amir Alias Amir Ali Mandal Dakshin Bade Hooghly, Mandal Para, Poleghat, Post Office: Malancha Mahinagar, Sonarpur, Rajpur-sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700145	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Form 60/61 supplied,
3	Mr Sadek Mandal (Alias: Mr Sadek Ali Mandal) Son of Late Amir Alias Amir Ali Mandal Dakshin Bade Hooghly, Mandal Para, Poleghat, Post Office: Malancha Mahinagar, Sonarpur, Rajpur-sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700145	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Form 60/61 supplied,
4	Mr Rajab Mandal (Alias: Mr Rajab Ali Mandal) Son of Late Amir Alias Amir Ali Mandal Dakshin Bade Hooghly, Poleghat, Post Office: Dakshin Gobindapur, Sonarpur, Rajpur- sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 743353	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Form 60/61 supplied,
5	Mrs Sahaibanu Molla (Alias: Mrs Sahaibanu Bibi) Wife of Mr Channat Molla Molla Para, Post Office: Gopalpur, Canning, District:-South 24-Parganas, West Bengal, India, PIN - 743376	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Form 60/61 supplied,
6	Mrs Hasina Mallick (Alias: Mrs Hasina Mallik) Wife of Mr Alkach Mallick Purba Mallick Para, Nurshikdar Chak, Post Office: Nepalgunj, Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700103	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Form 60/61 supplied,

Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
L2	Mr Askar Ali Mandal	Roxy Realtors Private Limited	0.18 Dec	20
L2	Mr Apcher Mandal	Roxy Realtors Private Limited	0.18 Dec	20
L2	Mr Sadek Mandal	Roxy Realtors Private Limited	0.18 Dec	20
L2	Mr Rajab Mandal	Roxy Realtors Private Limited	0.18 Dec	20
L2	Mrs Sahaibanu Molla	Roxy Realtors Private Limited	0.09 Dec	10
L2	Mrs Hasina Mallick	Roxy Realtors Private Limited	0.09 Dec	10

Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
L3	Mr Askar Ali Mandal	Roxy Realtors Private Limited	0.46 Dec	20
L3	Mr Apcher Mandal	Roxy Realtors Private Limited	0.46 Dec	20
L3	Mr Sadek Mandal	Roxy Realtors Private Limited	0.46 Dec	20
L3	Mr Rajab Mandal	Roxy Realtors Private Limited	0.46 Dec	20
L3	Mrs Sahaibanu Molla	Roxy Realtors Private Limited	0.23 Dec	10
L3	Mrs Hasina Mallick	Roxy Realtors Private Limited	0.23 Dec	10

Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
L4	Mr Askar Ali Mandal	Roxy Realtors Private Limited	0.68 Dec	20
L4	Mr Apcher Mandal	Roxy Realtors Private Limited	0.68 Dec	20
L4	Mr Sadek Mandal	Roxy Realtors Private Limited	0.68 Dec	20
L4	Mr Rajab Mandal	Roxy Realtors Private Limited	0.68 Dec	20
L4	Mrs Sahaibanu Molla	Roxy Realtors Private Limited	0.34 Dec	10
L4	Mrs Hasina Mallick	Roxy Realtors Private Limited	0.34 Dec	10

Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
L5	Mr Askar Ali Mandal	Roxy Realtors Private Limited	0.24 Dec	20
L5	Mr Apcher Mandal	Roxy Realtors Private Limited	0.24 Dec	20
L5	Mr Sadek Mandal	Roxy Realtors Private Limited	0.24 Dec	20
L5	Mr Rajab Mandal	Roxy Realtors Private Limited	0.24 Dec	20
L5	Mrs Sahaibanu Molla	Roxy Realtors Private Limited	0.12 Dec	10
L5	Mrs Hasina Mallick	Roxy Realtors Private Limited	0.12 Dec	10

Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
L6	Mr Askar Ali Mandal	Roxy Realtors Private Limited	0.22 Dec	20
L6	Mr Apcher Mandal	Roxy Realtors Private Limited	0.22 Dec	20
L6	Mr Sadek Mandal	Roxy Realtors Private Limited	0.22 Dec	20
L6	Mr Rajab Mandal	Roxy Realtors Private Limited	0.22 Dec	20
L6	Mrs Sahaibanu Molla	Roxy Realtors Private Limited	0.11 Dec	10
L6	Mrs Hasina Mallick	Roxy Realtors Private Limited	0.11 Dec	10

For Information only

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 22/04/2016
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
6. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
7. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
8. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr Jaybindra Thakur 3A, Hare Street, Room No. 308, 3rd Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mr Askar Ali Mandal (Alias: Md Askar Ali Mondal) Son of Late Amir Alias Amir Ali Mandal Dakshin Bade Hooghly, Mandal Para, Poleghat, P.O:- Malancha Mahinagar, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India,; Status : Individual; Date of Execution : 11/03/2016; Date of Admission : 11/03/2016; Place of Admission of Execution : Pvt. Residence
2	Mr Apcher Mandal (Alias: Mr Apcher Ali Mandal) Son of Late Amir Alias Amir Ali Mandal Dakshin Bade Hooghly, Mandal Para, Poleghat, P.O:- Malancha Mahinagar, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India,; Status : Individual; Date of Execution : 11/03/2016; Date of Admission : 11/03/2016; Place of Admission of Execution : Pvt. Residence
3	Mr Sadek Mandal (Alias: Mr Sadek Ali Mandal) Son of Late Amir Alias Amir Ali Mandal Dakshin Bade Hooghly, Mandal Para, Poleghat, P.O:- Malancha Mahinagar, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India,; Status : Individual; Date of Execution : 11/03/2016; Date of Admission : 11/03/2016; Place of Admission of Execution : Pvt. Residence
4	Mr Rajab Mandal (Alias: Mr Rajab Ali Mandal) Son of Late Amir Alias Amir Ali Mandal Dakshin Bade Hooghly, Poleghat, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 743353 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India,; Status : Individual; Date of Execution : 11/03/2016; Date of Admission : 11/03/2016; Place of Admission of Execution : Pvt. Residence

Seller Details

SL No.	Name, Address, Photo, Finger print and Signature
5	<p>Mrs Sahaibanu Molla (Alias: Mrs Sahaibanu Bibi) Wife of Mr Channat Molla Molla Para, P.O:- Gopalpur, P.S:- Canning, District:-South 24-Parganas, West Bengal, India, PIN - 743376 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India,; Status : Individual; Date of Execution : 11/03/2016; Date of Admission : 11/03/2016; Place of Admission of Execution : Pvt. Residence</p>
6	<p>Mrs Hasina Mallick (Alias: Mrs Hasina Mallick) Wife of Mr Alkach Mallick Purba Mallick Para, Nurshikdar Chak, P.O:- Nepalgunj, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700103 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India,; Status : Individual; Date of Execution : 11/03/2016; Date of Admission : 11/03/2016; Place of Admission of Execution : Pvt. Residence</p>

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Roxy Realtors Private Limited 3A, Hare Street, Room No. 308, 3rd Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAHCR0053N,; Status : Organization; Represented by representative as given below:-</p>
1(1)	<p>Mr Jaybindra Thakur 3A, Hare Street, Room No. 308, 3rd Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AHMPT0144M,; Status : Representative; Date of Execution : 11/03/2016; Date of Admission : 11/03/2016; Place of Admission of Execution : Pvt. Residence</p>

B. Identifier Details

Identifier Details

SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Mr Satya Charan Koley Son of Late Paritosh Koley Jagannathpur, P.O:- Nallkul, P.S:- Haripal, District:-Hooghly, West Bengal, India, PIN - 712407 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,</p>	<p>Mr Askar Ali Mandal, Mr Apcher Mandal, Mr Sadek Mandal, Mr Rajab Mandal, Mrs Sahaibanu Molla, Mrs Hasina Mallick, Mr Jaybindra Thakur</p>	

C. Transacted Property Details

Land Details

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Bade Hugali	RS Plot No:- 715 , RS Khatian No:- 111	1 Dec	1,21,212/-	1,21,212/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L2	District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Bade Hugali	RS Plot No:- 721 , RS Khatian No:- 111	0.9 Dec	1,09,091/-	1,09,091/-	Proposed Use: Bastu, ROR: Shali, Property is on Road

Land Details						
Sch. No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L3	District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Bade Hugali	RS Plot No:- 725 , RS Khatian No:- 111	2.3 Dec	2,78,788/-	2,78,788/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L4	District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Bade Hugali	RS Plot No:- 809 , RS Khatian No:- 111	3.4 Dec	4,12,121/-	4,12,121/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L5	District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Bade Hugali	RS Plot No:- 810 , RS Khatian No:- 111	1.2 Dec	1,45,455/-	1,45,455/-	Proposed Use: Bastu, ROR: Danga, Property is on Road
L6	District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Bade Hugali	RS Plot No:- 713/1694 , RS Khatian No:- 111	1.1 Dec	1,33,333/-	1,33,333/-	Proposed Use: Bastu, ROR: Shali, Property is on Road

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area In(%)
L1	Mr Askar Ali Mandal	Roxy Realtors Private Limited	0.2	20
	Mr Apcher Mandal	Roxy Realtors Private Limited	0.2	20
	Mr Sadek Mandal	Roxy Realtors Private Limited	0.2	20
	Mr Rajab Mandal	Roxy Realtors Private Limited	0.2	20
	Mrs Sahaibanu Molla	Roxy Realtors Private Limited	0.1	10
	Mrs Hasina Mallick	Roxy Realtors Private Limited	0.1	10
L2	Mr Askar Ali Mandal	Roxy Realtors Private Limited	0.18	20
	Mr Apcher Mandal	Roxy Realtors Private Limited	0.18	20
	Mr Sadek Mandal	Roxy Realtors Private Limited	0.18	20
	Mr Rajab Mandal	Roxy Realtors Private Limited	0.18	20
	Mrs Sahaibanu Molla	Roxy Realtors Private Limited	0.09	10
	Mrs Hasina Mallick	Roxy Realtors Private Limited	0.09	10

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L3	Mr Askar Ali Mandal	Roxy Realtors Private Limited	0.46	20
	Mr Apcher Mandal	Roxy Realtors Private Limited	0.46	20
	Mr Sadek Mandal	Roxy Realtors Private Limited	0.46	20
	Mr Rajab Mandal	Roxy Realtors Private Limited	0.46	20
	Mrs Sahaibanu Molla	Roxy Realtors Private Limited	0.23	10
	Mrs Hasina Mallick	Roxy Realtors Private Limited	0.23	10
L4	Mr Askar Ali Mandal	Roxy Realtors Private Limited	0.68	20
	Mr Apcher Mandal	Roxy Realtors Private Limited	0.68	20
	Mr Sadek Mandal	Roxy Realtors Private Limited	0.68	20
	Mr Rajab Mandal	Roxy Realtors Private Limited	0.68	20
	Mrs Sahaibanu Molla	Roxy Realtors Private Limited	0.34	10
	Mrs Hasina Mallick	Roxy Realtors Private Limited	0.34	10
L5	Mr Askar Ali Mandal	Roxy Realtors Private Limited	0.24	20
	Mr Apcher Mandal	Roxy Realtors Private Limited	0.24	20
	Mr Sadek Mandal	Roxy Realtors Private Limited	0.24	20
	Mr Rajab Mandal	Roxy Realtors Private Limited	0.24	20
	Mrs Sahaibanu Molla	Roxy Realtors Private Limited	0.12	10
	Mrs Hasina Mallick	Roxy Realtors Private Limited	0.12	10
L6	Mr Askar Ali Mandal	Roxy Realtors Private Limited	0.22	20
	Mr Apcher Mandal	Roxy Realtors Private Limited	0.22	20
	Mr Sadek Mandal	Roxy Realtors Private Limited	0.22	20
	Mr Rajab Mandal	Roxy Realtors Private Limited	0.22	20
	Mrs Sahaibanu Molla	Roxy Realtors Private Limited	0.11	10
	Mrs Hasina Mallick	Roxy Realtors Private Limited	0.11	10

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Satya Charan Koley
Address	10, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Solicitor firm

Endorsement For Deed Number : I - 160401681 / 2016

Query No/Year	16040000344038/2016	Serial no/Year	1604001652 / 2016
Deed No/Year	I - 160401681 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Jaybindra Thakur	Presented At	Private Residence
Date of Execution	11-03-2016	Date of Presentation	11-03-2016

Remarks

On 11/03/2016

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

Presented for registration at 21:41 hrs on : 11/03/2016, at the Private residence by Mr Jaybindra Thakur .

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 12,00,000/-

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

Execution is admitted on 11/03/2016 by

Mr Askar Ali Mandal, Alias Md Askar Ali Mondal, Son of Late Amir Alias Amir Ali Mandal, Dakshin Bade Hooghly, Mandal Para, Poleghat, P.O: Malancha Mahinagar, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Muslim, By Profession Cultivation

Indetified by Mr Satya Charan Koley, Son of Late Paritosh Koley, Jagannathpur, P.O: Nalikul, Thana: Haripal, , Hooghly, WEST BENGAL, India, PIN - 712407, By caste Hindu, By Profession Service

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

Execution is admitted on 11/03/2016 by

Mr Apcher Mandal, Alias Mr Apcher Ali Mandal, Son of Late Amir Alias Amir Ali Mandal, Dakshin Bade Hooghly, Mandal Para, Poleghat, P.O: Malancha Mahinagar, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Muslim, By Profession Cultivation

Indetified by Mr Satya Charan Koley, Son of Late Paritosh Koley, Jagannathpur, P.O: Nalikul, Thana: Haripal, , Hooghly, WEST BENGAL, India, PIN - 712407, By caste Hindu, By Profession Service

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

Execution is admitted on 11/03/2016 by

Mr Sadek Mandal, Alias Mr Sadek Ali Mandal, Son of Late Amir Alias Amir Ali Mandal, Dakshin Bade Hooghly, Mandal Para, Poleghat, P.O: Malancha Mahinagar, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Muslim, By Profession Cultivation

Indetified by Mr Satya Charan Koley, Son of Late Paritosh Koley, Jagannathpur, P.O: Nalikul, Thana: Haripal, , Hooghly, WEST BENGAL, India, PIN - 712407, By caste Hindu, By Profession Service

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

Execution is admitted on 11/03/2016 by

Mr Rajab Mandal, Alias Mr Rajab Ali Mandal, Son of Late Amir Alias Amir Ali Mandal, Dakshin Bade Hooghly, Poleghat, P.O: Dakshin Gobindapur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743353, By caste Muslim, By Profession Cultivation
Indetified by Mr Satya Charan Koley, Son of Late Paritosh Koley, Jagannathpur, P.O: Nalikul, Thana: Haripal, , Hooghly, WEST BENGAL, India, PIN - 712407, By caste Hindu, By Profession Service

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

Execution is admitted on 11/03/2016 by

Mrs Sahaibanu Molla, Alias Mrs Sahaibanu Bibi, Wife of Mr Channat Molla, Molla Para, P.O: Gopalpur, Thana: Canning, , South 24-Parganas, WEST BENGAL, India, PIN - 743376, By caste Muslim, By Profession House wife
Indetified by Mr Satya Charan Koley, Son of Late Paritosh Koley, Jagannathpur, P.O: Nalikul, Thana: Haripal, , Hooghly, WEST BENGAL, India, PIN - 712407, By caste Hindu, By Profession Service

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

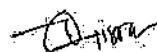
Execution is admitted on 11/03/2016 by

Mrs Hasina Mallick, Alias Mrs Hasina Mallik, Wife of Mr Alkach Mallick, Purba Mallick Para, Nurshikdar Chak, P.O: Nepalgunj, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, By caste Muslim, By Profession House wife
Indetified by Mr Satya Charan Koley, Son of Late Paritosh Koley, Jagannathpur, P.O: Nalikul, Thana: Haripal, , Hooghly, WEST BENGAL, India, PIN - 712407, By caste Hindu, By Profession Service

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

Execution is admitted on 11/03/2016 by

Mr Jaybindra Thakur Director, Roxy Realtors Private Limited, 3A, Hare Street, Room No. 308, 3rd Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr Jaybindra Thakur, Son of Late Bishnu Thakur, 3A, Hare Street, Room No. 308, 3rd Floor, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By profession Service
Indetified by Mr Satya Charan Koley, Son of Late Paritosh Koley, Jagannathpur, P.O: Nalikul, Thana: Haripal, , Hooghly, WEST BENGAL, India, PIN - 712407, By caste Hindu, By Profession Service



(Tridip Misra)

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

On 14/03/2016

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 13,235/- (A(1) = Rs 13,189/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 13,240/-

Description of Draft

1. Rs 13,240/- is paid, by the Draft(other) No: 364887000427, Date: 10/03/2016, Bank: STATE BANK OF INDIA (SBI), high court kolkata.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60,020/- and Stamp Duty paid by Draft Rs 55,050/-, by Stamp Rs 5,000/-


Description of Stamp.

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 196892, Purchased on 10/03/2016, Vendor named A K Saha.

Description of Draft

1. Rs 25,050/- is paid, by the Draft(other) No: 509373000442, Date: 10/03/2016, Bank: STATE BANK OF INDIA (SBI), Specialised Insti B K G Kolkata.

2. Rs 30,000/- is paid, by the Draft(other) No: 364879000427, Date: 10/03/2016, Bank: STATE BANK OF INDIA (SBI), high court kolkata.



(Tridip Misra)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2016, Page from 46842 to 46878

being No 160401681 for the year 2016.



Digitally signed by TRIDIP MISRA
Date: 2016.03.17 13:29:25 -07:00
Reason: Digital Signing of Deed.



(Tridip Misra) 3/17/2016 1:29:24 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

