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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 774531

Attention: The document is subject to registration. The signature should be on the endorsement sheet attached with the document and not on this stamp.

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
19 MAR 2019

THIS DEED OF CONVEYANCE made this 19th day
of March Two Thousand Nineteen (2019) BETWEEN

Contd. P/2

28 FEB 2019

BL. NO. 43041 DATE.....
NAME.....
ADD.....
AMT. 1000 ✓

K. K. Lahiri
Advocate,
High Court, Calcutta



Blah

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

[Signature]
District Sub-Registrar-IV
Registrar UIS 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
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Himadri Dushar Mukherjee
S/o Late Annada Choran Mukherjee
Kakupaten Bharmarajtala
Narua Main Road,
PO Chandannagar, Hooghly-712136
Occupation - Service.

(1) **MOYDUL MOLLIK** (PAN : CDNPM 2937 C) son of Asraf Mollik by faith Mohammedan, by Nationality - Indian, by Occupation Cultivation residing at Dakhin Bade Hooghly, P.O. Malancha Mahinagar, P.S. Sonarpur, Dist. 24 Pgs (S), PIN - 700 145 and (2) **ABDUL SHAID MOLLA** (PAN : DLZPM 9321 K) son of Fariyad Molla by faith Mohammedan, by Nationality - Indian, by Occupation Business residing at Sankhari Pukur, Dudhanai Purba para, P.O. Piyali Town, P.S. Baruipur, Dist. 24 Pgs (S), PIN - 743387, hereinafter jointly and collectively referred to as the **"VENDORS"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their heirs, executors, successors, successors-in-interest, legal representatives, administrators and assigns) of the ONE PART

AND

DURVISH SHOPPERS PRIVATE LIMITED (PAN : AAECD3456C), a Private Limited Company incorporated under the Companies Act, 1956 (CIN : U74999WB2012PTC183121) having its registered office at 6A, Elgin Road, 2nd Floor, P.O. & P.S. - Bhowanipur, Kolkata - 700 020, represented by its Authorised Signatory MR. YOGESH MODI (PAN : AIUPM9083B) son of Sri Girdhar Gopal Modi, residing at CC-28, Nazrul Park, Narayantala East, P.O. - Aswini Nagar, P.S. - Baguiati, Kolkata - 700 159 West Bengal, hereinafter referred to as the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-office, representatives and assigns) of the OTHER PART.



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WHEREAS at all material times Yuchup Ali Mallick, Lakhi Bibi and Neorjaan Bibi all heirs of Paran Mallick were the joint and absolute owners of ALL THAT the piece or parcel of Sali land containing an area of 10 Decimal be the same a little more or less out of total dag area 20 decimal, comprised in R.S. Dag No. 728 recorded in R.S. Khatian No. 144/1, lying and situate at Mouza - Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal. Thus Yuchup Ali Mallick became owner of undivided 5.834 Decimal, Lakhi Bibi became owners of undivided 1.25 Decimal and Neorjaan Bibi was owner of undivided 2.916 Decimal land.

AND WHEREAS the said Lakhi Bibi died intestate leaving behind her one son Yuchup Ali Mallick and one daughter Neorjaan Bibi, as her legal heir and heiress who jointly inherited the area left by said Lakhi Bibi as per their respective share.

AND WHEREAS by virtue of inheritance as mentioned above the said Yuchup Ali Mallick became the owner of 6.667 Decimal land, but in the records of the B.L. & L.R.O, Sonarpur, instead of the aforesaid 6.667 Decimals, 8 Decimal was incorrectly mutated and recorded in L.R. Khatian No. 205 and Neorjaan Bibi became the owner of 3.333 Decimal land, but in the records of the B.L. & L.R.O, Sonarpur, instead of the aforesaid 3.333 Decimals, 2 Decimal was incorrectly mutated and recorded in L.R. Khatian No. 464, within Mouza - Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District South 24 Parganas.

AND WHEREAS by a Deed of Gift dated the 15.05.2013 registered at the office of Addl. Dist. Sub Registrar Sonarpur and recorded in Book No. 1,




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CD Volume No. 14, Pages from 5583 to 5601, Being No. 06086 for the year 2013, said Yuchup Ali Mallik alias Yusuf Mallik therein referred to as the Donor gifted, conveyed, transferred, assigned and assured unto and in favour of Moydul Mollik the Vendor herein, therein referred to as the Donee ALL THAT the piece or parcel of Sali land containing an area of 8 Decimal be the same a little more or less out of total dag area 20 decimal, comprised in R.S. Dag No. 728 recorded in L.R. Khatian No. 205 lying and situate at Mouza - Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal.

AND WHEREAS although by virtue of inheritance the said Yuchup Ali Mallik was the owner of only 6.667 Decimal land, he inadvertently and erroneously gifted 8 Decimal of land to Moydul Mollik by virtue of aforesaid Deed of Gift dated the 15.05.2013; the said Moydul Mollik has also realised the mistake that he is not entitled and or empowered to receive gift any such land exceeding 6.667 decimal from the said Yuchup Ali Mallik within R.S./L.R. Dag No. 728; and as such there being no existence of any such excess land in the custody of the said Yuchup Ali Mallik.

AND WHEREAS the said Neorjaan Bibi also died intestate leaving behind her only son Abdul Shaïd Molla as her legal heir who inherited 3.333 Decimal land which left by said Neorjaan Bibi solely.

AND WHEREAS by a Bengali Kobala dated the 21.01.2019 registered at the office of Addl. Dist. Sub Registrar Sonarpur and recorded in Book No. I, Volume No. 1608-2019, Pages from 6514 to 6528, Being No. 160800299 for the year 2019, said Abdul Shaïd Molla therein referred to as the Vendor for the consideration therein mentioned granted, sold,



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conveyed, transferred, assigned and assured unto and in favour of Moydul Mollik the Vendor herein, therein referred to as the Purchaser ALL THAT the piece or parcel of Sali land containing an area of 2.916 Decimal be the same a little more or less out of his 3.333 Decimal, comprised in R.S./L.R. Dag No. 728, recorded in L.R. Khatian No. 464, lying and situate at Mouza - Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal absolutely & forever.

AND WHEREAS the Vendor No. 1 hereof Moydul Mollik thus hereby declares and confirms that he is the owner of only 9.583 Decimal of land in R.S./L.R. Dag No. 728 recorded in R.S. Khatian No. 144/1, corresponding to LR Khatian Nos. 205 & 464 lying and situate at Mouza - Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District South 24 Parganas. The Vendor No. 1 hereby also undertakes not to claim transferable ownership or any right, title and interest in the excess land of 1.333 decimal over and above 9.583 decimal in R.S./L.R. Dag No. 728, which is being sold hereby to the Purchaser hereof.

AND WHEREAS in the circumstances mentioned above the said Moydul Mollik and Abdul Shaid Molla the Vendors herein has become the joint and absolute owners and are seized and possessed of and or otherwise well and sufficiently entitled to ALL THAT the piece or parcel of Sali land containing an area of 10 Decimal be the same a little more or less out of total dag area 20 Decimal, comprised in R.S./L.R. Dag No. 728, recorded in R.S. Khatian No. 144/1, corresponding to L.R. Khatian Nos. 205 and 464 lying and situate at Mouza - Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District South 24



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Parganas in the State of West Bengal and hereinafter referred to as the **"said Property"**.

A. The Vendors herein have held out, warranted, assured and represented before the Purchaser, as follows:-

- i. That the said Property is in uninterrupted and exclusive "Khas" peaceful vacant and physical possession of the Vendors without any disturbance obstruction claim or objection of any and every nature whatsoever from any person or persons and that no person or persons has/have ever claimed title or possession to the said Property or any part thereof adversely to the Vendors;
- ii. That no part or portion of the said Property has ever been vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said Property nor is there any case pending under such Acts or Statutes;
- iii. That the Vendors never held nor hold any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said Property and that the Vendors have not done anything in violation or contravention of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said Property;
- iv. That the said Property or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata



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Metropolitan Development Authority or the Government or any other Public Body or Authority;

- v. That no declaration has been made or notification published for acquisition or requisition of the said Property;
- vi. That said Property or any portion thereof is neither under the Land Acquisition Act nor any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or case whatsoever;
- vii. That the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever;
- viii. That there is no impediment or restriction under any law for the time being in force on the Vendors which prevent or restrict the Vendors from selling conveying and transferring the said Property or any portion thereof unto and in favour of the Purchaser;
- ix. That no action, suit, appeal or litigation in respect of the said Property or in any way concerning the said Property or any part thereof is pending and that no person has ever claimed any right title interest or possession of any and every nature whatsoever in or in respect of the said





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Property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor are the Vendors aware of any such claim, notice, suit or proceeding and that save and except the Vendors, no other person has or can claim any right title or interest of any and every nature whatsoever in the said Property or any portion thereof;

- x. That the said Property or any part thereof is not affected by the provisions of the West Bengal Thika Tenancy (Acquisition & Regulation) Act, 2001 or the erstwhile Kolkata Thika and other Tenancies and Lands (Acquisition & Regulation) Act, 1981;
- xi. That the said Property or any portion thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act or any other Act, (b) any charge lien lispendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or properties or any of them, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana/Revenue and (j) any other




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encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;

xii. That there is no defect in the Vendors' title to the said Property or any part thereof which could expose the Purchaser to any risk nor is there any material or latent defect in the said Property or any part thereof or in the Vendors' title thereto;

xiii. That no document judgment or any other order is in force as on date affecting the said Property or any part thereof nor is the said Property or any part thereof vested in the Official Assignee or in the Receiver-in-Insolvency or any other Receiver;

xiv. That the Vendors have not done anything whereby the rights title or interest of the Vendors in the said Property or any part thereof could have been encumbered impeached challenged or disputed in any way;

B. That the Purchaser relying on the aforesaid representations and assurances of the Vendors and believing the same to be true and correct and acting on the faith thereof has agreed to purchase and the Vendors have agreed to sell the entirety of the said Property, ALL THAT the piece or parcel of Sali land containing an area of 10 Decimal be the same a little more or less out of total dag area 20 Decimal, comprised in R.S./L.R. Dag No. 728, recorded in R.S. Khatian No. 144/1, corresponding to L.R. Khatian Nos. 205 and 464 lying and situate at Mouza - Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District



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South 24 Parganas in the State of West Bengal togetherwith all other easements and/or facilities attached thereto including the right of access to the said land and more particularly described in Schedule hereunder written and referred to herein as the '**said Property**' at or for a total consideration of Rs. 13,00,000/- (Rupees Thirteen Lakhs only) absolutely and forever free from all encumbrances and liabilities whatsoever.

- C. The Purchaser has at or before execution of this deed of sale paid the full consideration amount to the Vendors and the Vendors have put the Purchaser in Khas, peaceful, vacant and physical possession of the said Property.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs. 13,00,000/- (Rupees Thirteen Lakhs only) duly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do and both of them doth hereby as well as by the receipt for the same hereunder written admits and acknowledges and of and from the same and every part thereof doth hereby acquit, release and forever discharge the Purchaser as well as the said Property hereby sold, conveyed and transferred and every part thereof) the Vendors do and both of them doth hereby grant, sell, convey, transfer, assign, and assure unto and in favour of the Purchaser herein **ALL THAT** the piece or parcel of Sali land containing an area of 10 Decimal be the same a little more or less out of total dag area 20 Decimal, comprised in R.S./L.R. Dag No. 728, recorded in R.S. Khatian No. 144/1, corresponding to L.R. Khatian Nos. 205 and 464 lying and situate at Mouza - Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal and



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more particularly described in the Schedule hereunder written and hereinbefore as well as hereinafter for the sake of brevity referred to as the "**said Property**" and delineated in the map or plan hereto annexed and thereon bordered **RED** togetherwith all other easements and/or facilities attached thereto including the right of access to the said land TOGETHERWITH all other easement rights including the right of ingress and egress and the compound and appurtenances belonging thereto OR HOWSOEVER OTHERWISE the said Property or any part thereof now are or is or at any time or times heretofore were or was situated, butted, bounded, called, known, numbered, described or distinguished together with all paths, passages, waters, water-courses, sewers, drains and all manner of former and other lights, rights, liberties, easements, privileges, emoluments, advantages, appendages and appurtenances whatsoever to the said Property belonging or in anywise appertaining thereto or usually held, used, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions, remainder or reminders AND all the rents, issues and profits thereof AND all and every part thereof AND all the legal incidence thereof AND all the estate, right, title, interest, inheritance, use, property, possession, claim and demand whatsoever both at law and in equity of the Vendors into upon or in respect of the said Property and every part thereof hereby granted and transferred AND all deeds, pattahs, muniments, writing and evidences of title which in anywise relating to the said Property or any part thereof which now are or hereafter shall or may be in the custody, power or possession of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said Property AND the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be together with right of ingress and egress and all other




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rights, interests, members and appurtenances belonging thereunto and every part thereof unto and to the use of the Purchaser absolutely and forever free from all mortgages, charges, liens, lispens, encumbrances and liabilities whatsoever.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER:


- a) That notwithstanding any act, deed, matter or thing whatsoever by the Vendors made, done, committed or knowingly or willingly suffered to the contrary, the Vendors are absolutely seized and possessed of and or otherwise well and sufficiently entitled to the said Property in its entirety free from all encumbrances and liabilities whatsoever.
- b) That the Vendors have good right full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid according to the true intent and meaning of these presents free from all encumbrances and liabilities whatsoever.
- c) That the transfer being effected by this Conveyance is subject to indemnification by the Vendors about the correctness of Vendors' title and authority to sell as also the Representations and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendors, which if found defective or untrue at any time, the Vendors shall, at their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.




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- d) That the Vendors shall remain liable for all outgoings and impositions payable in respect of the said Property upto the date of these presents and the Vendors shall at all time keep the Purchaser saved, harmless and indemnified against any loss or damages if suffered by any claim of any person or persons or parties in respect of the said Property.
- e) That the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said Property hereby granted, sold, conveyed and transferred and receive and enjoy the rents issues, and profits thereof and every part thereof without any lawful let, suit, trouble, hindrance, eviction, interruption, disturbance, claim and demand whatsoever from of or by the Vendors or any other person or persons lawfully or equitably claiming from through under or in trust for the Vendors.
- f) That the said Property benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands 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.




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- g) That free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by the Vendors and at the cost and expenses of the Vendors well and sufficiently saved, defended, kept, harmless and indemnified of from and against all and all manner of former and other estates, charges, mortgages, pledges, hypothecation, liens, lispendens, debts, attachments (including attachment under any certificate case or proceedings) executions, encumbrances and liabilities whatsoever made or suffered by the Vendors.
- h) That the Vendors doth hereby further covenant with the Purchaser and declare that no notice has been served upon the Vendors for acquisition and/or requisition of the said Property or any part thereof and that the said Property or any part thereof is not affected by any legal and/or statutory restriction or impediment or embargo and that no proceedings is pending in any Court or Tribunal or any other competent authority for acquiring or requisitioning the said Property or any part thereof or for any other reason.
- i) The Vendors doth hereby further covenant with the Purchaser that the Vendors have or hath not at any time done, executed or performed or suffered to the contrary or been party or privy to any act, deed, matter or thing whereby or by reason or by means whereof the said Property or any part thereof is or are or may be impeached, charged encumbered or affected by reason whereof the Vendors may be prevented from conveying the said Property in the manner aforesaid.
- j) The Vendor No. 1 hereof Moydul Mollik thus hereby declares and confirms that he is the owner of only 9.583 Decimal of land in





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R.S./L.R. Dag No. 728 recorded in R.S. Khatian No. 144/1, corresponding to LR Khatian Nos. 205 & 464 lying and situate at Mouza - Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District South 24 Parganas. The Vendor No. 1 hereby also undertakes not to claim any ownership or right, title and interest in the excess land of 1.333 decimal over and above 9.583 decimal in R.S./L.R. Dag No. 728, which is being sold hereby to the Purchaser hereof.

- k) The Vendors hereby collectively state, affirm, declare and record that by this Deed of Conveyance they are transferring 10 Decimal land with all their right, title, interest, claim of any and every nature whatsoever to the Purchaser in R.S./L.R. Dag No. 728 in Mouza - Bade Hooghly, J.L. No. 80, P.S. - Sonarpur, District 24 Parganas South and henceforth the Vendors hereby jointly declare and confirm that no land remains with any of the Vendors in R.S./L.R. Dag No. 728.
- l) Further the Vendors and all persons having or lawful or equitably claiming estates, rights, title, interest, Property claim and demand whatsoever into or upon the said Property hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser and/or its successor or successors, executors, administrators, legal representative and/or assigns, make, do, acknowledge and execute or cause to be made, done, acknowledged and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly, effectually or satisfactorily granting




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transferring and assuring the said Property and every part and parcel thereof unto and to the use of the Purchaser as shall or may be reasonably required.

AND THE VENDORS DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASER as follows:

- i. THAT the Vendors are and shall always be liable for payment of all outgoings and impositions payable in respect of the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendors on a demand being made by the Purchaser and the Vendors shall indemnify and keep saved harmless and indemnified the Purchaser in respect thereof and also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchaser due to non-payment or delay in payment thereof;
- ii. **AND THAT** the Vendors shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchaser herein from time to time for having the name of the Purchaser mutated in respect of the said Property hereby sold and conveyed;
- iii. **AND THAT** the Vendors declare that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorney of the




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Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the names of the Purchaser and in this regards the Vendors shall sign all documents and papers as required by the Purchaser.

THE SCHEDULE ABOVE REFERRED TO

(the Property sold herewith)

ALL THAT the piece or parcel of Sali land now vacant containing an area of 10 Decimal more or less out of total dag area 20 Decimal, for development for residential purpose comprised in R.S./L.R. Dag No. 728 recorded in RS Khatian No. 144/1 corresponding to L.R. Khatian Nos. 205 and 464 lying and situate at Mouza - Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal, with all other easements and/or facilities attached thereto including the right of access to the said land and delineated in the sketch map or plan hereto annexed and thereon bordered **RED** and butted and bounded in the manner as follows:

ON THE NORTH	: By R.S./L.R. Dag No. 729	✓
ON THE SOUTH	: By Part of R.S./L.R. Dag No. 728	✓
ON THE EAST	: By R.S./L.R. Dag No. 725	✓
ON THE WEST	: By R.S./L.R. Dag Nos. 734 & 735	✓




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IN WITNESS WHEREOF the Vendors hereto set and subscribed their hands on the day, month and year first above written.


SIGNED SEALED AND DELIVERED by the
VENDORS at Kolkata in the presence of :-

1. Himadri Dushar Mukherjee.
Kalyanpur Sharma Sijda
New Main Road, Chandannagar
Hooghly-712136
2. Monirul Mallick
Vill - Badkoojy. P.S - Sonapur
Kol - 145

Majidul Mollick
WITNESSED BY
Read over & explained by me
in bengali Himadri Dushar Mukherjee
(VENDORS)

Drafted by me
as per declaration
by the parties.
K. C. Mukherjee
Advocate
High Court, Calcutta
WB/867/83.




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RECEIVED of and from the withinnamed Purchaser the within mentioned sum Rs. 13,00,000/- (Rupees Thirteen Lakhs only) being the full amount of the consideration money under this Indenture as per Memo below :

MEMO OF CONSIDERATION

<u>Date</u>	<u>Chq. No.</u>	<u>Bank Name & Branch</u>	<u>Amount (Rs.)</u>	<u>Received by</u>
19.03.2019	094557	Axis Bank Ltd., Sarat Bose Road Branch	12,45,790/-	Moydul Mollik
19.03.2019	094552	- do -	54,210/-	Abdul Shaïd Molla
			<u>13,00,000/-</u>	=

(Rupees Thirteen Lakhs only)

WITNESSES :

1. *Himadri Dasgupta Mukherjee*

2. *Monsur Matik*

Moydul Mollick

*বিত্তর সংগ্রহ করা
ক্রেতার দ্বারা প্রদত্ত
in Bengali from the Indenture
(VENDORS)*



[Handwritten signature]
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19 MAR 2019

SALE DEED PLAN

OF MOUZA BADE HOOGHLY, J.L. NO. 80, RS KHATIAN NO. 144/1,
L.R. KHATIAN NOS. 205 & 464, R.S./L.R. DAG NO. 728, UNDER
POLEGHAT GRAM PANCHAYET, POLICE STATION SONARPUR,
DISTRICT SOUTH 24 PARGANAS, WEST BENGAL

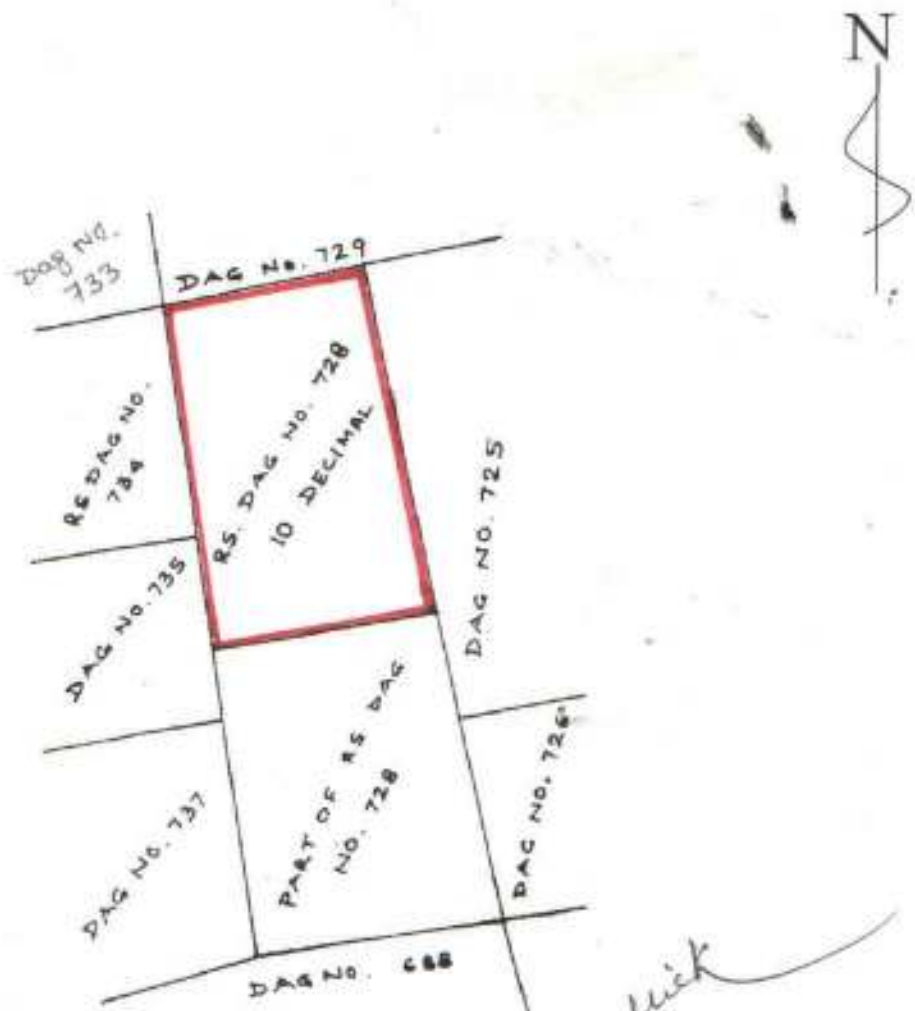
SOLD AREA OF LAND

10 DECIMAL

SHOWN IN RED BORDER 

NOT TO SCALE

PURCHASER'S NAME : DURVISH SHOPPERS PVT. LTD.



Mogul Malik

ব্রজেন শীর্ষক চ্যাটার্জি

(VENDORS)



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
19 MAR 2019

SPECIMEN FORM FOR TEN FINGER PRINTS



DURVISH SHOOTERS PVT. LTD.

Yogesh Modi

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Maydul Mollick

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Atul Singh

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



District Sub-Registrar-IV
Registrar, U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
15/04/2019

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

1727/19

GRN: 19-201819-037782695-1

Payment Mode Online Payment

GRN Date: 18/03/2019 15:18:58

Bank : AXIS Bank

BRN : 10746988

BRN Date: 18/03/2019 15:21:38

DEPOSITOR'S DETAILS

Id No. : 16040000450137/2/2019

[Query No./Query Year]

Name : DURVISH SHOPPERS PRIVATE LIMITED
Contact No. : 8777215503 Mobile No. : +91 8777215503
E-mail : tapas@primarc.in
Address : 6AELGIN ROAD2ND FLOOR KOLKATA700020
Applicant Name : Mr Moydul Mollik
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16040000450137/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	64920
2	16040000450137/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	13046

Total

77966

In Words : Rupees Seventy Seven Thousand Nine Hundred Sixty Six only




District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
19 MAR 2019


ভারত সরকার
Government of India



মইদুল মল্লিক
Moydul Mollick
পিতা : আসরাফ মল্লিক
Father : Asraf Mollick
জন্মতারিখ / DOB : 30/11/1982
পুরুষ / Male



4939 5829 0225

আধার - সাধারণ মানুষের অধিকার

Moydul Mollick



ভারতীয় ৱিডিআই অধিদপ্তর
Unique Identification Authority of India


ঠিকানা:
S/O আসরাফ মল্লিক, বাদেহুগলী,
মালঞ্চা মাহিনগর, দক্ষিণ ২৪
পরগণা, পশ্চিমবঙ্গ, 700145



Address:
S/O Asraf Mollick, Bادهugli,
Malancha Mahinagar, South
Twenty Four Parganas, West
Bengal, 700145

4939 5829 0225

1847
1800 300 1947


mailto:uidai.gov.in


www.uidai.gov.in

आयकर विभाग
 INCOME TAX DEPARTMENT
 MOYDUL MOLLIK
 ASRAF MOLLIK
 13/11/1982
 Permanent Account Number
 GDNPM2937C
 Signature: 


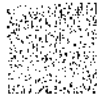
Moydul Mollik

In case this card is lost / found, kindly inform / return to:
 Income Tax PAN Service Unit, UTTISI,
 Plot No. 3, Sector 11, CBD Belapur,
 Near Mumbai - 400 614.
 इस कार्ड को खोने/पान पर कृपया सूचित करें/सीधे
 आयकर पैन सेवा यूनिट, UTTISI,
 प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
 नवी मुंबई - 400 614

स्वायत्त विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DLZPM9321K

नाम / Name

ABDUL SHAB MOLLA

पता / PAN Card Holder's Home
FAIRYAD BAOLEWA

कार्ड की तारीख / Date of Card

03/01/1960

आधिकारिक प्रमाण (आवृत्ति)
हस्ताक्षर / Signature



03032017

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपें।
आपका पैन सेवा इकाई, इस कार्ड को
3 वां मंजूर, मंजूर कॉलोनी,
प्लॉट नं. 341, सर्वे नं. 997/8,
भंडेल कॉलोनी, दीप बेगला 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
3rd Floor, Main Building,
Plot No. 341, Survey No. 997/8,
Bhandel Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

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

आयुक्त अधिकारी का दस्तखत



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

আধার আইডি / Enrollment No.: 1040/20522/87607

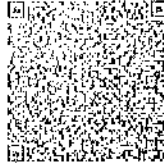
To
Abdul Shaid Molla
অবদুল শহিদ মোল্লা
Dudhnoi
Piyali Town, South 24 Parganas
West Bengal - 743387

03/06/2014



KL5715C7468FT

97155746



আপনার আধার সংখ্যা / Your Aadhaar No.:

8316 8595 0067

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

আবদুল শহিদ মোল্লা

Abdul Shaid Molla

পিতা : ফরিয়াদ মোল্লা

Father : Fariyad Molla

জন্মতারিখ / DOB: 09/01/1967

লিঙ্গ / Male

8316 8595 0067



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 প্রাপ্তির সহায়ক হবে।

Aadhaar is valid throughout the country.

Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: দুধনাই, পিয়ালী টাউন

দাখলা ২৪ পরগণা, পশ্চিম বঙ্গ,

Address: Dudhnoi, South 24
Parganas, Piyali Town, West
Bengal, 743387

8316 8595 0067

1047
1600 306 1947

help@uidai.gov.in

www.uidai.gov.in

আবদুল শহিদ মোল্লা

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DURVISH SHOPPERS PRIVATE LIMITED



26/06/2012

Permanent Account Number

AAECD3456C

23/06/12

DURVISH SHOPPERS PVT. LTD.

Yogesh Modi
Director/ Authorized Signatory

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AIUPM9083B

नाम / Name
YOGESH MODI

पिता का नाम / Father's Name
GIRDHAR GOPAL MODI

जन्म की तारीख / Date of Birth
28/01/1984

Yogesh Modi
हस्ताक्षर / Signature



28/01/2017

Yogesh Modi



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



नामांकन क्रमांक/Enrolment No.: 1088/47403/10294

Yogesh Modi (योगेश मोदी)

सूचना

S/O: Girdhar Gopal Modi, Radha Kunj Apartment Flat
-2A, CC-28, Nazrul park, near Nazrul park Auto
Stand, Rajarhat-gopalpur (m), North 24 Parganas,
West Bengal - 700159

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

आपका आधार क्रमांक/ Your Aadhaar No.:

6398 8502 1204



INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Validity unknown
Digitally signed by UID AUTHORITY OF INDIA 01
Date: 2016.08.30 10:28:21 IST

मेरा आधार, मेरी पहचान



1947



help@uidai.gov.in



www.uidai.gov.in

- आधार देश भर में मान्य है।
- Aadhaar is valid throughout the country.
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है।
- You need to enrol only once for Aadhaar.
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं, इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहाय्यित होगी।
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



योगेश मोदी
Yogesh Modi
जन्म तिथि/ DOB: 28/01/1984
पुरुष / MALE



6398 8502 1204

पता:

आत्मज: गिरधर गोपाल
मोदी, राधा कुंज अपार्टमेंट
फ्लैट -2ए, सीसी-
28, नज़रुल पार्क, नज़रुल
पार्क ऑटो स्टैंड के पास,
रजरहट-गोपालपुर (एम),
नॉर्थ 24 परगानास,
वेस्ट बंगाल - 700159

Address:

S/O: Girdhar Gopal Modi,
Radha Kunj Apartment Flat -2A,
CC-28, Nazrul park, near Nazrul
park Auto Stand, Rajarhat-
gopalpur (m), North 24
Parganas,
West Bengal - 700159


6398 8502 1204

मेरा आधार, मेरी पहचान

MEERA AADHAAR, MERI PEHACHAN

Yogesh Modi

भारत सरकार
Government of India



Himadri Tushar Mukherjee
Date of Birth/DOB: 08/01/1957
Male/ MALE

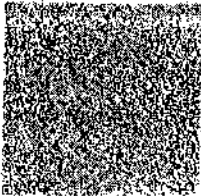
6675 2957 1450
VID: 9135 3223 8200 1921

मेरा आधार, मेरी पहचान

Himadri Tushar Mukherjee

भारत सरकार
Unique Identification Authority of India

Address:
C/O Annada Charan Mukherjee, NARUA
MAIN ROAD, KALUPUKUR DHAMARAJTALA,
Chandannagar(mc), Hooghly,
West Bengal - 712136



6675 2957 1450
VID: 9135 3223 8200 1921





**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

Query No / Year	1604-0000450137/2019	Office where deed will be registered
Query Date	15/03/2019 3:31:41 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Moydul Mollik Bade Hooghly, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700145, Mobile No. : 9331810448, Status : Buyer/Claimant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 13,00,000/-	Rs. 13,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 65,020/- (Article:23)	Rs. 13,046/- (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 Pin Code : 700145

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-728	LR-205	Bastu	Shali	10 Dec	13,00,000/-	13,00,000/-	
Grand Total :					10Dec	13,00,000 /-	13,00,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details
1	Moydul Mollik Son of Asraf MollikBade Hooghly, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.: CDNPM2937C, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

2	Abdul Shaid Molla Son of Fariyad Molla Sankhari Pukur, Dudhanai Purba Lane, P.O:- Piyali Town, P.S:- Baruiapur, District:-South 24-Parganas, West Bengal, India, PIN - 743387 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: DLZPM9321K, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
---	---	------------	--

Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	Durvish Shoppers Private Limited 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.: AAECD3456C, Status :Organization, Not Executed	Organization	Not Executed

Representative Details :

SI No	Name & Address	Representative of
1	YOGESH MODI Son of GIRDHAR GOPAL MODIC 28 NAZRUL PARK NARAYANTALA EAST, P.O:- ASWINI NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700159 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AIUPM9083B	Durvish Shoppers Private Limited (as AUTHORISED SIGNATORY)

Identifier Details :

Name & address
Himadri Tushar Mukherjee Son of Mr Annada Charan Mukherjee Narua Main Road, Kalupukur Dhamarajatala,, P.O:- Chandannagar, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN - 712136, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Moydul Mollik, Abdul Shaid Molla, YOGESH MODI

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Moydul Mollik	Durvish Shoppers Private Limited-9.583 Dec
2	Abdul Shaid Molla	Durvish Shoppers Private Limited-0.417 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Bade Hugali Pin Code : 700145

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 728, LR Khatian No:- 205	Owner:ইদুশ আলি মল্লিক, Gurdian:প্রবাল , Address:লিড , Classification:শালি, Area:0.08000000 Acre,	Seller is not the recorded Owner as per Applicant.

Note:

AS- 2 of 3

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 14/04/2019) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 28/04/2019) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
10. It appears that sellers/transferors are not recorded owners/tenants. Please get their names mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website: banglarbhumii.gov.in.

Major Information of the Deed



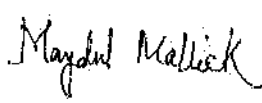
Deed No :	I-1604-01727/2019	Date of Registration	19/03/2019
Query No / Year	1604-0000450137/2019	Office where deed is registered	
Query Date	15/03/2019 3:31:41 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Moydul Mollik Bade Hooghly, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700145, Mobile No. : 9331810448, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 13,00,000/-	Rs. 13,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 65,020/- (Article:23)	Rs. 13,046/- (Article:A(1), E, M(b), H)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Bade Hugali Pin Code : 700145

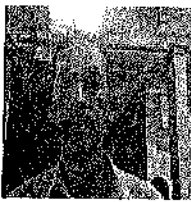

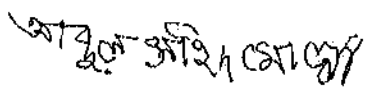
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-728	LR-205	Bastu Shali	10 Dec	13,00,000/-	13,00,000/-	
Grand Total :				10Dec	13,00,000 /-	13,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Moydul Mollik (Presentant) Son of Asraf Mollik Executed by: Self, Date of Execution: 19/03/2019 , Admitted by: Self, Date of Admission: 19/03/2019 ,Place : Office	Photo 	Finger Print 	Signature 
		19/03/2019	LTI 19/03/2019	19/03/2019
Bade Hooghly, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: CDNPM2937C, Status :Individual, Executed by: Self, Date of Execution: 19/03/2019 , Admitted by: Self, Date of Admission: 19/03/2019 ,Place : Office				

Major Information of the Deed :- I-1604-01727/2019-19/03/2019



2	Name	Photo	Finger Print	Signature
	Abdul Shaïd Molla Son of Fariyad Molla Executed by: Self, Date of Execution: 19/03/2019 , Admitted by: Self, Date of Admission: 19/03/2019 ,Place : Office	 19/03/2019	 LTI 19/03/2019	 19/03/2019
Sankhari Pukur, Dudhanai Purba Lane, P.O:- Piyali Town, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743387 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: DLZPM9321K, Status :Individual, Executed by: Self, Date of Execution: 19/03/2019 , Admitted by: Self, Date of Admission: 19/03/2019 ,Place : Office				

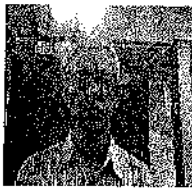

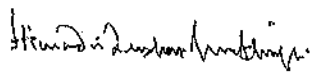
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Durvish Shoppers Private Limited 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAECD3456C, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	YOGESH MODI Son of GIRDHAR GOPAL MODI CC 28 NAZRUL PARK NARAYANTALA EAST, P.O:- ASWINI NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIUPM9083B Status : Representative, Representative of : Durvish Shoppers Private Limited (as AUTHORISED SIGNATORY)

Identifier Details :

Name	Photo	Finger Print	Signature
Himadri Tushar Mukherjee Son of Mr Annada Charan Mukherjee Narua Main Road, Kalupukur Dhamarajala,, P.O:- Chandannagar, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN - 712136	 19/03/2019	 19/03/2019	 19/03/2019
Identifier Of Moydul Mollik, Abdul Shaïd Molla, YOGESH MODI			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Moydul Mollik	Durvish Shoppers Private Limited-9.583 Dec
2	Abdul Shaïd Molla	Durvish Shoppers Private Limited-0.417 Dec

Major Information of the Deed :- I-1604-01727/2019-19/03/2019



Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Bade Hugali Pin Code : 700145

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 728, LR Khatian No:- 205	Owner:ইদ্রুপ আলি মল্লিক, Gurdian:পন্নান , Address:নিজ , Classification:শালি, Area:0.08000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160401727 / 2019

On 19-03-2019

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

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

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

Presented for registration at 13:52 hrs on 19-03-2019, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Moydul Mollik , one of the Executants.

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 13,00,000/-

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

Execution is admitted on 19/03/2019 by 1. Moydul Mollik, Son of Asraf Mollik, Bade Hooghly, P.O: Malancha Mahinagar, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession Cultivation, 2. Abdul Shaid Molla, Son of Fariyad Molla, Sankhari Pukur, Dudhanai Purba Lane, P.O: Piyali Town, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743387, by caste Muslim, by Profession Business

Indetified by Himadri Tushar Mukherjee, , Son of Mr Annada Charan Mukherjee, Narua Main Road, Kalupukur Dhamarajtala,, P.O: Chandannagar, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 13,046/- (A(1) = Rs 13,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 13,046/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/03/2019 3:21PM with Govt. Ref. No: 192018190377826951 on 18-03-2019, Amount Rs: 13,046/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 10746988 on 18-03-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 65,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 64,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 43041, Amount: Rs.100/-, Date of Purchase: 28/02/2019, Vendor name: Mousumi Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/03/2019 3:21PM with Govt. Ref. No: 192018190377826951 on 18-03-2019, Amount Rs: 64,920/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 10746988 on 18-03-2019, Head of Account 0030-02-103-003-02

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

Major Information of the Deed :- I-1604-01727/2019-19/03/2019



Major Information of the Deed :- I-1604-01727/2019-19/03/2019



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2019, Page from 59024 to 59060
being No 160401727 for the year 2019.



Digitally signed by PRADIPTA KISHORE
GUHA

Date: 2019.03.29 15:24:25 +05:30

Reason: Digital Signing of Deed.

Pradipta

(Pradipta Kishore Guha) 29-03-2019 15:24:07
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)