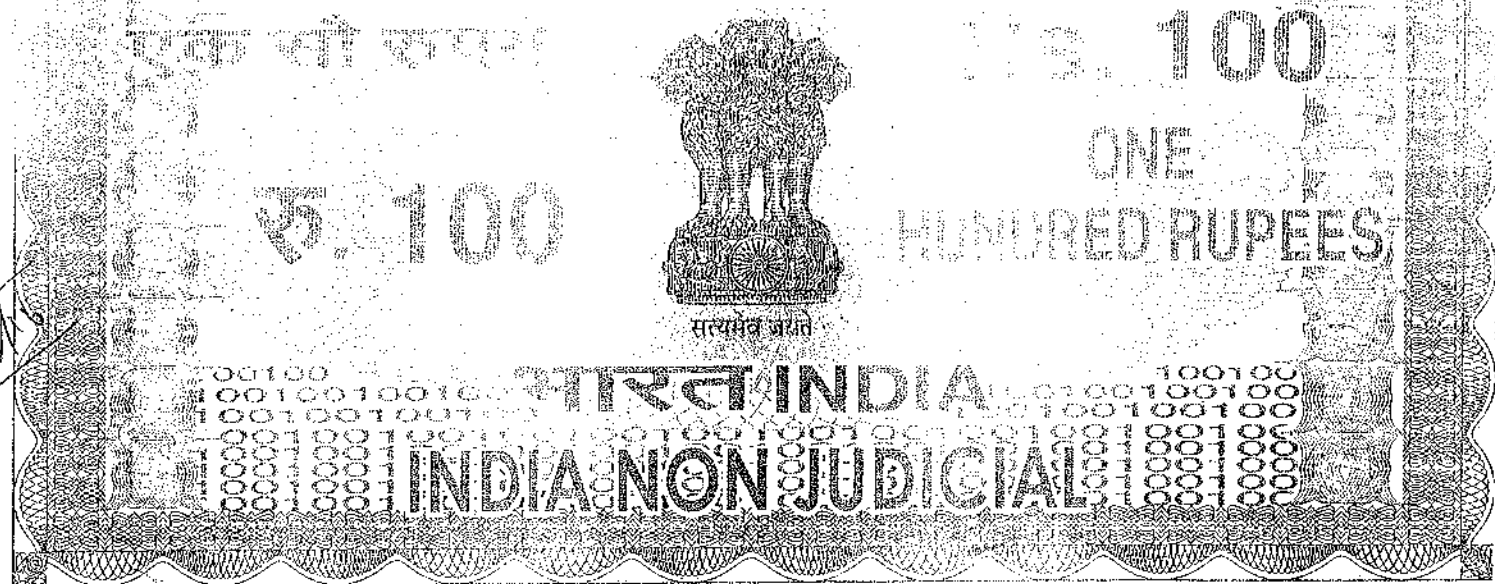


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I-7339/2016



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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certified that the document is submitted
a registration, the signature sheets and
the endorsement sheets attached with
the document are part of this document

District Sub-Registrar
Registrar U/S A.C. II
Registration Act, 1908
Alipore, South 24 Parganas
13 DEC 2016

14-12-16

DEED OF CONVEYANCE

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

THIS DEED OF CONVEYANCE made this 13th day of December, 2016
BETWEEN 1. ASRAF MONDAL alias ASRAF MANDAL, son of Late Ombar Ali

22 NOV 2016

Sl. No. 25994 Date
Name
Add.
Twp.



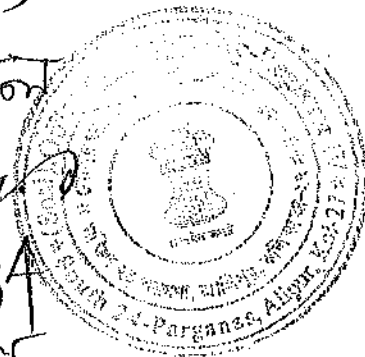
সত্যচরণ কল্য

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

সত্যচরণ কল্য

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সত্যচরণ কল্য

সত্যচরণ কল্য

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

সত্যচরণ কল্য

সত্যচরণ কল্য

Satya Charan Koley
s/o, Late Paritosh Koley

Vill - Jagannathpur

P.O. - Nalikul


P.S. - Haripal

Dist. - Hooghly - 712407

Service


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




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




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

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

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

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




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

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

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

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





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

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

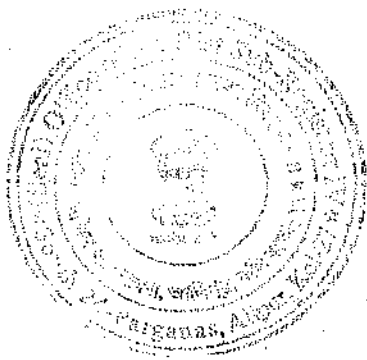
- a) **THAT** the Vendors are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.
- b) **THAT** the Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the Government or any Statutory Body.
- c) **THAT** the Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- d) **THAT** the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- e) **THAT** the Vendors have good right, full power, absolute authority and indefeasible title to agree to and grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.





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13 DEC 2018

- 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, *debentures*, 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.





District Sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
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AND WHEREAS the Vendors have agreed to sell and the Purchasers, relying upon the aforesaid representations of the Vendors, have agreed to purchase the said property at or for a consideration of Rs.12,50,000/- (Rupees Twelve lakh and fifty thousand only) free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisition or requisition whatsoever.

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

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





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

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

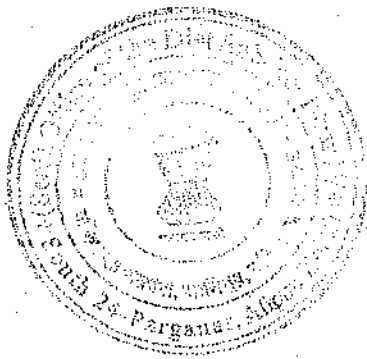
- a) The Vendors are now lawfully and rightly seized of and/or otherwise well and sufficiently entitled to the said Property and all benefits and rights hereby by conveyed, sold, transferred, assigned and assured unto and to the Purchasers in the manner aforesaid.
- b) The Vendors now have good right,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





District Sub-Registrar-iv
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Alipore, South 24 Parganas
13 DEC 2016

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

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




District Sub-Registrar,
Registrar U/S 7(2) of
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- f) The Vendors will be liable to pay all rates and taxes, cess, revenue, levies imposition and other charges payable statutory or non statutory in respect of the said Property pertaining to the period upto the date hereof and shall save and keep the Purchasers harmless, indemnified of, from and against all such claims whatsoever and howsoever.

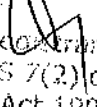
THE SCHEDULE above referred to
[Said Property]
(Subject Matter of Sale)

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


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

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





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

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



Handwritten signature of Asraf Mondal in Odia script.

(Asraf Mondal alias Asraf Mandal)



Handwritten signature of Mosaraf Mondal in Odia script.

(Mosaraf Mondal alias Mosaraf Mandal alias Mosraf Ali Mandal)

Handwritten signature of Momtaz Mondal in Odia script.

(Momtaz Mondal alias Momtaz Ali)

[VENDORS]

Witnesses:

Signature

Handwritten signature of Biswajit Puakait.

Signature

Handwritten signature of Himadri Tushar Mukherjee.

Name

BISWAJIT PUAKAIT

Name

HIMADRI TUSHAR MUKHERJEE

Father's Name

Late. Kousha Ch. Puakait

Father's Name

Late Ananda Charan Mukher

Address

VIII - South Kumrakhal (Purbas)

Address

Kalyankur Dhammarajtal

P.S. Senapur

P.O. Narandrapur

Nagona Main Road

Chandannagar Hoaghl

cf-7000103

Drafted by

D. Kunder


Advocate

Enrolment No. WB/1145/2007

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

D. Kunder
Advocate




District Sub-Registrar
Registrar U/S 700 of
Registration Act 1908
Alipore, South 24 Parganas

18 DEC 2016

RECEIPT AND MEMORANDUM OF CONSIDERATION

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

| <u>Mode</u> | <u>Date</u> | <u>Particulars</u> | <u>Amount (Rs.)</u> | <u>Favouring</u> |
|----------------------|-------------|------------------------------------|---------------------|-------------------|
| Pay Order No. 694766 | 05.12.2016 | Allahabad Bank, Park Street Branch | 4,16,666/- | Asraf Mondal |
| Pay Order No. 694762 | 05.12.2016 | Allahabad Bank, Park Street Branch | 4,16,667/- | Mosraf Ali Mandal |
| Pay Order No. 416667 | 03.12.2016 | Allahabad Bank, Park Street Branch | 4,16,667/- | Momtaz Mondal |
| | | Total: | 12,50,000/- | |



आसराफ मण्डल
अ: आसराफ मण्डल



(आसराफ मण्डल)
अ: आसराफ मण्डल

(Asraf Mondal alias Asraf Mandal)

(Mosaraf Mondal alias Mosaraf Mandal alias Mosraf Ali Mandal)

मोमताज मण्डल

(Momtaz Mondal alias Momtaz Ali)

[VENDORS]

Witnesses:

Signature

Biswajit Parkait

Name

BISWAJIT PARKAIT


Signature

Himadri Tushar Mukherjee

Name

HIMADRI TUSHAR MUKHERJEE

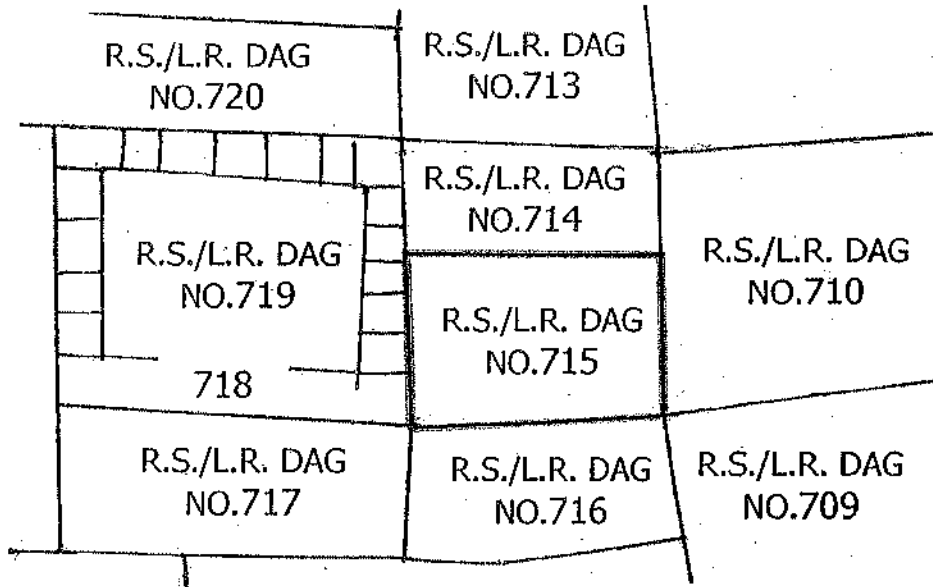



District Sub-Registrar
Registrar U/S 7(2) of
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Alipore, South 24 Parganas
13 DEC 2016

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



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



ସାଲି ଲାଣ୍ଡ ମାଲିକ



(ସାଲି ଲାଣ୍ଡ ମାଲିକ)

ଶ୍ରୀ (ସାଲି ଲାଣ୍ଡ ମାଲିକ)




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ଓ: ସାଲି ଲାଣ୍ଡ ମାଲିକ

Traced By:
 N. S. S.
 3A, N. S. S.
 Vol. 1.



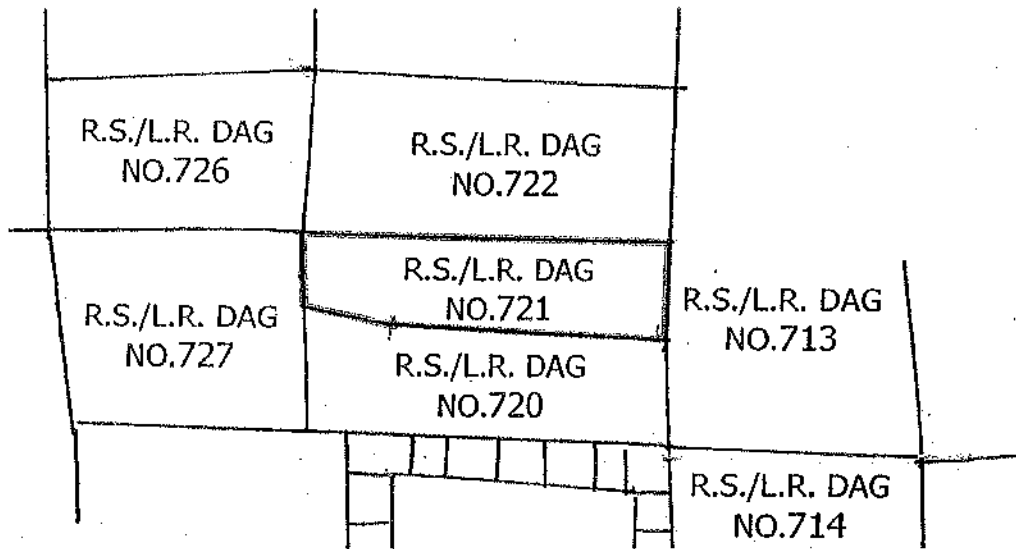

District Sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

13 DEC 2016

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



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



স্বাক্ষরিত অনুমোদন




আমজাদা অনুমোদন
 বা আমজাদা অনুমোদন



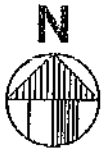
আমজাদা অনুমোদন
 বা আমজাদা অনুমোদন

Traced By:
 S. Hossain
 38, Nafiseh
 Khat-1.

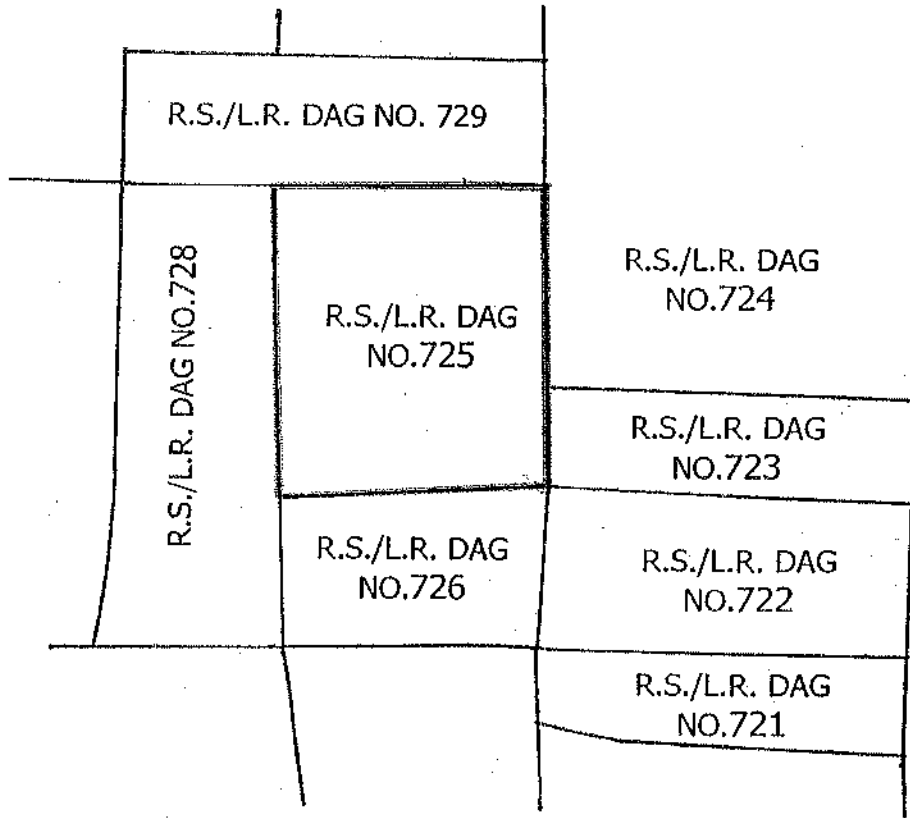



District Sub-Registrar-I
Registrar U/S 7(2) of
Registration Act 1908
Allpore, South 24 Parganas
18 DEC 2016

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



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



অমর্ত্য কল্ল



(অমর্ত্য কল্ল
 প্রঃ (অমর্ত্য কল্ল)



অমর্ত্য কল্ল
 প্রঃ অমর্ত্য কল্ল

Traced By:
 S. Apurva
 3A, N. P. S. R.
 Khat-1.



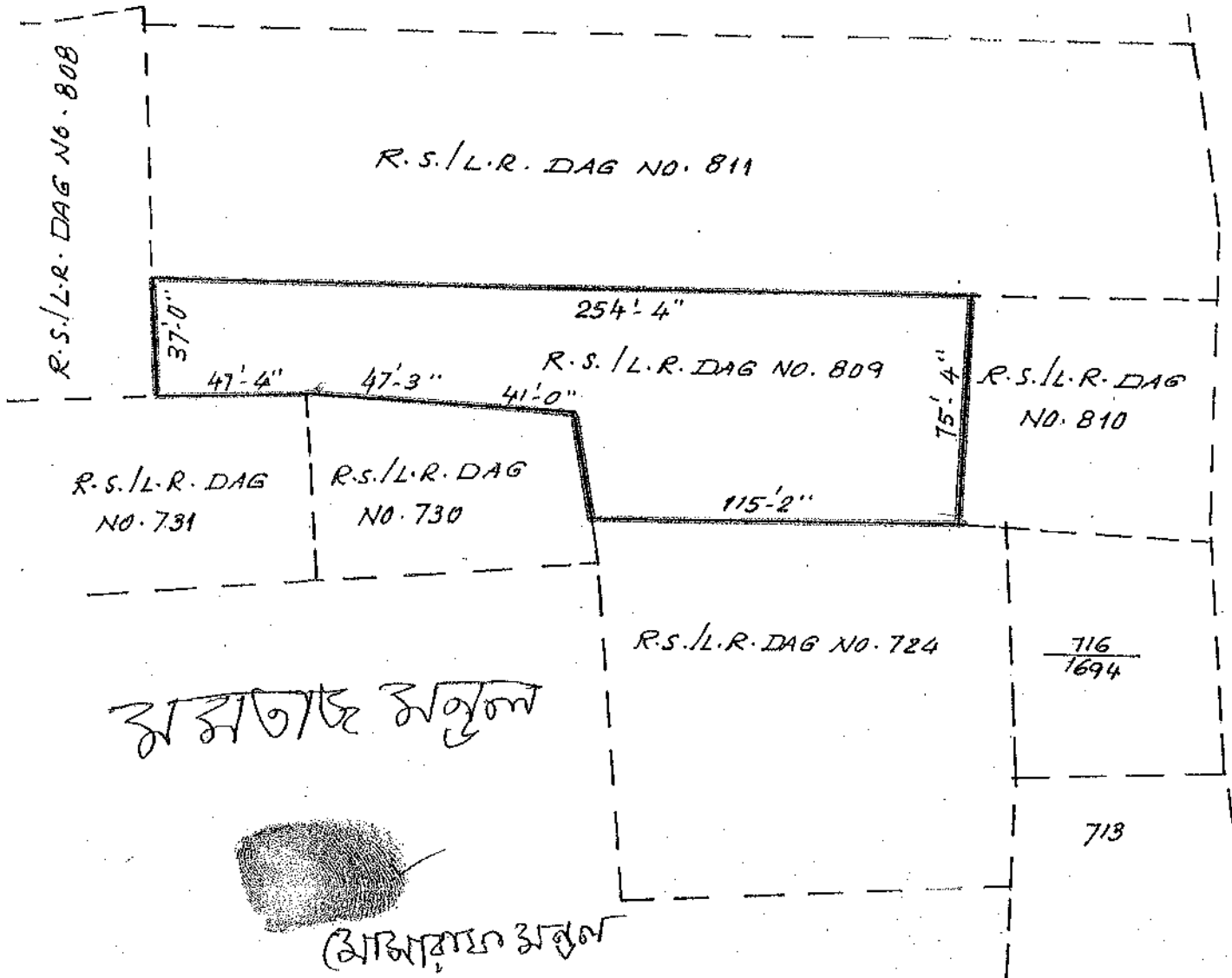
District Sub-Registrar-IV
Registrar u/s 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

13 DEC 2016

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



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



স্বাক্ষরিত কর্তৃক



স্বাক্ষরিত কর্তৃক

স্বাক্ষরিত কর্তৃক




স্বাক্ষরিত কর্তৃক

স্বাক্ষরিত কর্তৃক

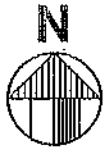
Traced By:
 N. Apurva
 30, Nafarola
 Khat. 1.



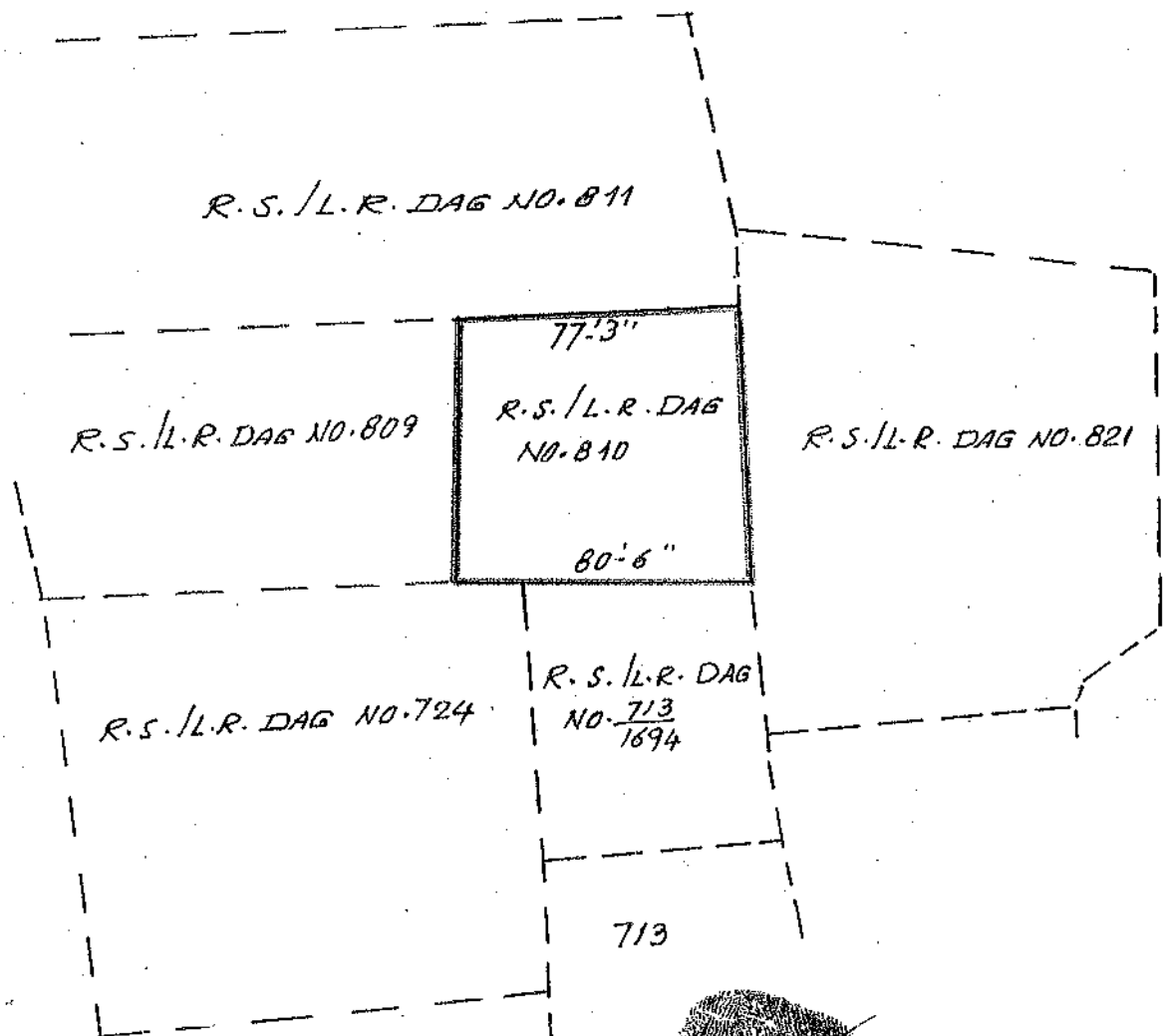

District Sub-Registrar's v
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

13 DEC 2016

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



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



স্বাক্ষরিত কর্তৃক



(স্বাক্ষরিত কর্তৃক)
 সঃ (স্বাক্ষরিত কর্তৃক)



আবদুল হক মন্ডল
 সঃ (স্বাক্ষরিত কর্তৃক)

Traced By:
 S. Apurva
 30/1/2020
 K.O. 1.

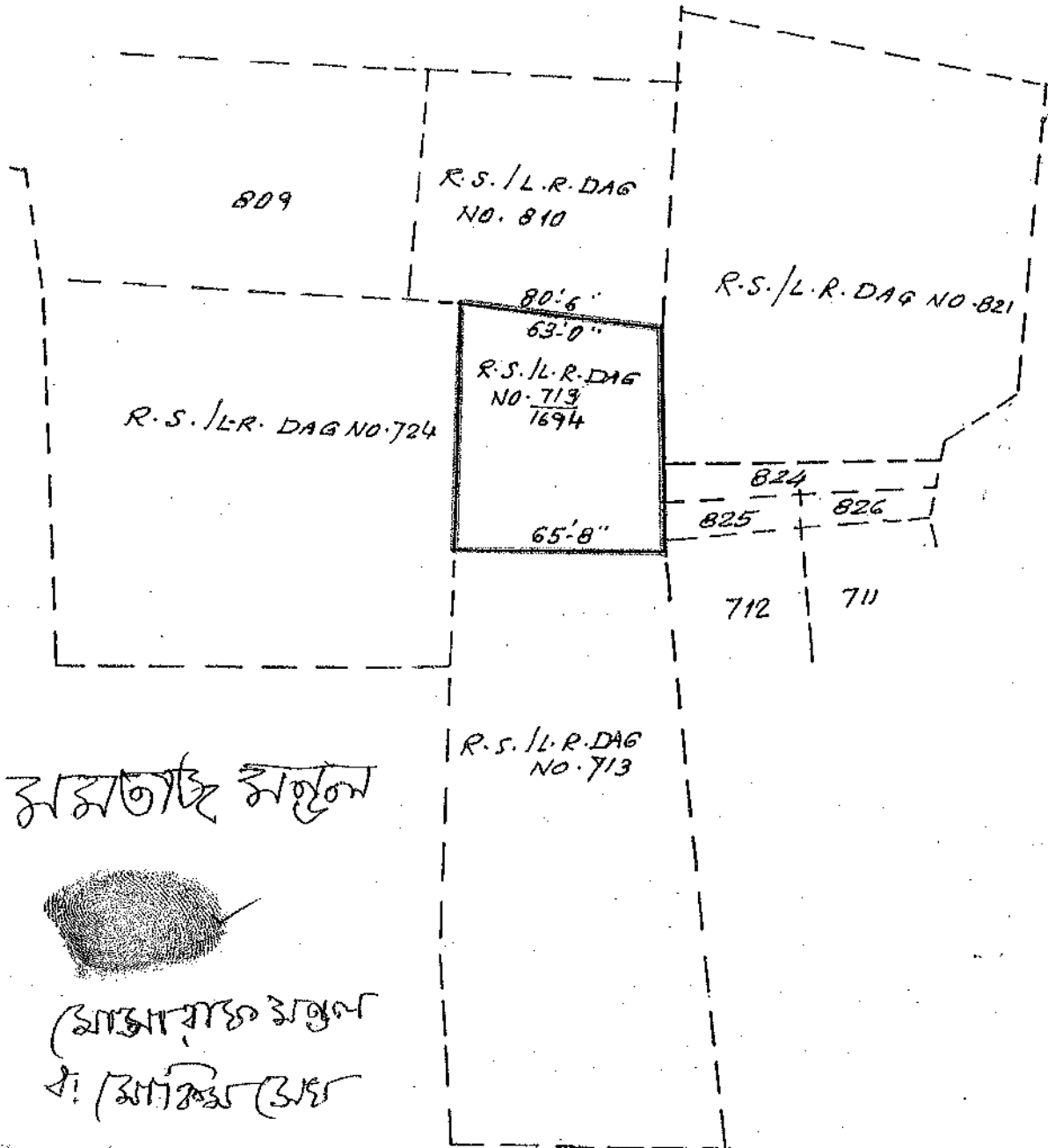


[Signature]
District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
13 DEC 2016

SITE PLAN OF SALI LAND AT MOUZA - BADE HOOGHLY, J.L. NO. 80,
R.S. & L.R. DAG NO. 713/1694, L.R. KHATAN NO. 251, P.S. - SONARPUR,
DIST. - SOUTH 24- PARGANAS, UNDER PLOGHAT GRAM PANCHAYET.



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



মহাতাড়া মজলুম




(মহাতাড়া মজলুম
 বঃ/মহাতাড়া (বঃ)



মহাতাড়া মজলুম
 বঃ/মহাতাড়া (বঃ)












Traced By:
 N. S. S. S.
 3A, N. S. S. S.
 Ret-1.


























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

13 DEC 2016


FORM FOR EXECUTION & FINGER PRINTS

| | | | | | | |
|---|-----------------------|---|---|--|---|---|
|  ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ | EXECUTION & SIGNATURE |  Little |  Ring |  Middle |  Fore |  Thumb |
| | | (LEFT HAND) | | | | |
| | |  Thumb |  Fore |  Middle |  Ring |  Little |
| | | (RIGHT HAND) | | | | |

| | | | | | | |
|--|-----------------------|--|---|---|---|---|
|  ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ | EXECUTION & SIGNATURE |  Little |  Ring |  Middle |  Fore |  Thumb |
| | | (LEFT HAND) | | | | |
| | |  Thumb |  Fore |  Middle |  Ring |  Little |
| | | (RIGHT HAND) | | | | |






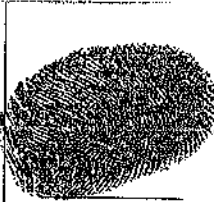





| | | | | | | |
|--|-----------------------|---|---|--|---|---|
|  ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ | EXECUTION & SIGNATURE |  Little |  Ring |  Middle |  Fore |  Thumb |
| | | (LEFT HAND) | | | | |
| | |  Thumb |  Fore |  Middle |  Ring |  Little |
| | | (RIGHT HAND) | | | | |




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

13 DEC 2016

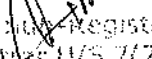
FORM FOR EXECUTION & FINGER PRINTS

| | | | | | | | |
|---|------------------|-----------------------------|---|---|---|---|---|
|  | <i>Signature</i> | 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) | | | | |

| | | | | | | |
|---|-----------------------------|--------------|------|--------|------|--------|
| 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) | | | | |




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



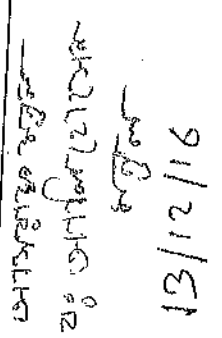


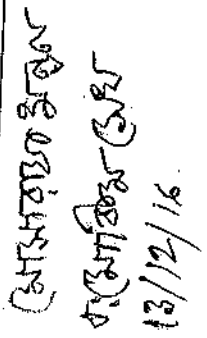
18 DEC 2012



Government of West Bengal



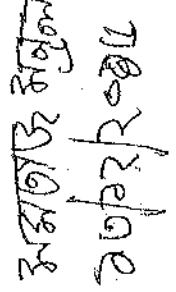
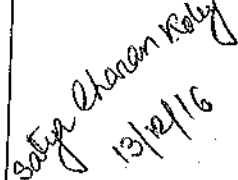
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16040001558158/2016

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 Asraf Mondal Alias Mr Asraf Mandal Malancha Mahinagar, Bade Hooghly, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700145 | Seller |  |  |  13/12/16 |
| 2 | Mr Mosaraf Mondal Alias Mr Mosaraf Mandal Malancha Mahinagar, Bade Hooghly, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700145 | Seller |  |  |  13/12/16 |



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

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

(Tridip Misra)

DISTRICT SUB-
REGISTRAR

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





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

e-Assessment Slip

| | | |
|---|---|--|
| Query No./Year | 1604-0001558158/2016 | Office where deed will be registered |
| Query Date | 25/11/2016 1:15:44 PM | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas |
| Applicant Name, Address & Other Details | Sandip Agarwal And Co 10, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9007925496, Status : Solicitor firm | |
| Transaction | Additional Transaction | |
| [0101] Sale, Sale Document | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] | |
| Set Forth value | Market Value | |
| Rs. 12,50,000/- | Rs. 12,60,003/- | |
| Total Stamp Duty Payable(SD) | Total Registration Fee Payable | |
| Rs. 63,020/- (Article:23) | Rs. 13,906/- (Article:A(1), E, M(b), H) | |
| Mutation Fee Payable | Expected date of Presentation of Deed | Amount of Stamp Duty to be Paid by Non-Judicial Stamp |
| | | Rs. 100/- |
| Remarks | | |

Land Details :

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

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Land Use ROR | Area of Land | Set Forth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-------------|----------------------|-------------------|--------------|--------------|--------------------------|-----------------------|--------------------------------|
| L1 | RS-715 | RS-251 | Bastu | Shali | 1 Dec | 1,26,260/- | 1,27,273/- | Width of Approach Road: 2 Ft., |
| L2 | RS-721 | RS-251 | Bastu | Shali | 0.9 Dec | 1,13,636/- | 1,14,546/- | Width of Approach Road: 2 Ft., |
| L3 | RS-725 | RS-251 | Bastu | Shali | 2.3 Dec | 2,90,405/- | 2,92,728/- | Width of Approach Road: 2 Ft., |
| L4 | RS-809 | RS-251 | Bastu | Shali | 3.4 Dec | 4,29,295/- | 4,32,728/- | Width of Approach Road: 2 Ft., |
| L5 | RS-810 | RS-251 | Bastu | Danga | 1.2 Dec | 1,51,515/- | 1,52,728/- | Width of Approach Road: 2 Ft., |
| L6 | RS-713/1694 | RS-251 | Bastu | Shali | 1.1 Dec | 1,38,889/- | 1,40,000/- | Width of Approach Road: 2 Ft., |
| | | TOTAL : | | | 3.9 Dec | 12,50,000 /- | 12,60,003 /- | |
| | | Grand Total : | | | 9.9 Dec | 12,50,000 /- | 12,60,003 /- | |



Seller Details :

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

Buyer Details :

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



| | | | |
|---|---|------------|--------------|
| 5 | Mr Rajat Pasari Director Of Skyspace Infrastructure Pvt Ltd Son of Mr Raj Gopal Pasari 11e Rajnigandh 25 B Ballygunge Park, P.O:- Ballgunge, P.S:- Karaya, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BDKPP7331M, Status :Individual, Not Executed | Individual | Not Executed |
|---|---|------------|--------------|

30/07/20

Identifier Details :

| Name & Address | |
|--|---|
| Mr Satya Charan Koley Son of Late Paritosh Koley Jagannathpur, P.O:- Nalikul, P.S:- Haripal, District:-Hooghly, West Bengal, India, PIN - 712407, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Asraf Mondal, Mr Mosaraf Mondal, Mr Momtaz Mondal, | |
| | N |
| | |



Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|--|
| 1 | Mr Asraf Mondal | -0.0666667 Dec,-0.0666667 Dec,-0.0666667 Dec,-0.0666667 Dec,-0.0666667 Dec |
| 2 | Mr Mosaraf Mondal | -0.0666667 Dec,-0.0666667 Dec,-0.0666667 Dec,-0.0666667 Dec,-0.0666667 Dec |
| 3 | Mr Momtaz Mondal | -0.0666667 Dec,-0.0666667 Dec,-0.0666667 Dec,-0.0666667 Dec,-0.0666667 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|---|
| 1 | Mr Asraf Mondal | -0.06 Dec,-0.06 Dec,-0.06 Dec,-0.06 Dec,-0.06 Dec |
| 2 | Mr Mosaraf Mondal | -0.06 Dec,-0.06 Dec,-0.06 Dec,-0.06 Dec,-0.06 Dec |
| 3 | Mr Momtaz Mondal | -0.06 Dec,-0.06 Dec,-0.06 Dec,-0.06 Dec,-0.06 Dec |

Transfer of property for L3

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|---|
| 1 | Mr Asraf Mondal | -0.153333 Dec,-0.153333 Dec,-0.153333 Dec,-0.153333 Dec,-0.153333 Dec |
| 2 | Mr Mosaraf Mondal | -0.153333 Dec,-0.153333 Dec,-0.153333 Dec,-0.153333 Dec,-0.153333 Dec |
| 3 | Mr Momtaz Mondal | -0.153333 Dec,-0.153333 Dec,-0.153333 Dec,-0.153333 Dec,-0.153333 Dec |

Transfer of property for L4

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|---|
| 1 | Mr Asraf Mondal | -0.226667 Dec,-0.226667 Dec,-0.226667 Dec,-0.226667 Dec,-0.226667 Dec |
| 2 | Mr Mosaraf Mondal | -0.226667 Dec,-0.226667 Dec,-0.226667 Dec,-0.226667 Dec,-0.226667 Dec |
| 3 | Mr Momtaz Mondal | -0.226667 Dec,-0.226667 Dec,-0.226667 Dec,-0.226667 Dec,-0.226667 Dec |

Transfer of property for L5

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|---|
| 1 | Mr Asraf Mondal | -0.08 Dec,-0.08 Dec,-0.08 Dec,-0.08 Dec,-0.08 Dec |
| 2 | Mr Mosaraf Mondal | -0.08 Dec,-0.08 Dec,-0.08 Dec,-0.08 Dec,-0.08 Dec |
| 3 | Mr Momtaz Mondal | -0.08 Dec,-0.08 Dec,-0.08 Dec,-0.08 Dec,-0.08 Dec |

Transfer of property for L6

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|--|
| 1 | Mr Asraf Mondal | -0.0733333 Dec,-0.0733333 Dec,-0.0733333 Dec,-0.0733333 Dec,-0.0733333 Dec |
| 2 | Mr Mosaraf Mondal | -0.0733333 Dec,-0.0733333 Dec,-0.0733333 Dec,-0.0733333 Dec,-0.0733333 Dec |
| 3 | Mr Momtaz Mondal | -0.0733333 Dec,-0.0733333 Dec,-0.0733333 Dec,-0.0733333 Dec,-0.0733333 Dec |

Note:

1. If the given information are found 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 08/01/2017 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.50,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 1st September 2016.
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.



7339/16

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

GRN: 19-201617-003466979-2 Payment Mode Counter Payment
GRN Date: 09/12/2016 11:40:20 Bank : State Bank of India
BRN : 90032936 BRN Date: 12/12/2016 00:00:00

DEPOSITOR'S DETAILS

Id.No. : 16040001558158/1/2016
(Query No./Query Year)

Name : Sandip Agarwal
Contact No. : Mobile No. : +91 9831087781
E-mail : mailsandipagarwal@gmail.com
Address : 10, Old Post Office Street, Kolkata-700001
Applicant Name : Mr Sandip Agarwal And Co
Office Name :
Office Address :
Status of Depositor : Solicitor firm
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

| Sl No | Identification No | Head of A/C Description | Head of A/C | Amount (₹) |
|-------|-----------------------|--|--------------------|------------|
| 1 | 16040001558158/1/2016 | Property Registration- Registration Fees | 0030-03-104-001-16 | 13906 |
| 2 | 16040001558158/1/2016 | Property Registration- Stamp duty | 0030-02-103-003-02 | 62920 |

Total

76826

In Words : Rupees Seventy Six Thousand Eight Hundred Twenty Six only





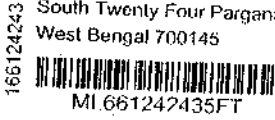
7339/16

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

ভালিকাভুক্তির আইডি / Enrollment No.: 1190/22052/49881

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

মমতাজ মন্ডল



আপনার আধার সংখ্যা / Your Aadhaar No. :

2080 0593 2556

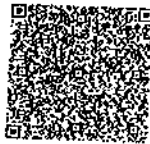
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



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



2080 0593 2556

আধার - সাধারণ মানুষের অধিকার

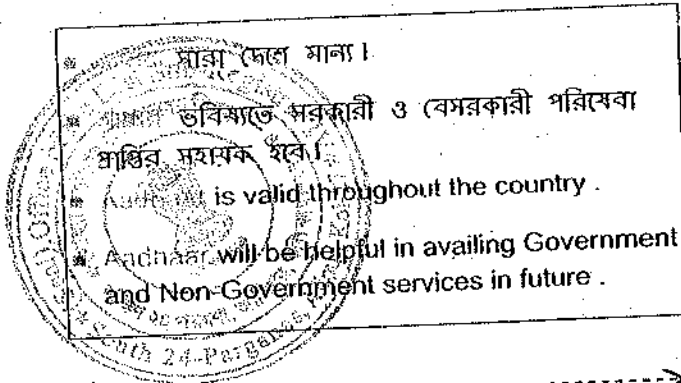


তথ্য

- আদhaar 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.



ঠিকানা:
S/O ওমর আলি মন্ডল,
বান্দেলগলী, মালঞ্চা মাহিনগর,
দক্ষিণ ২৪ পরগণা, পশ্চিমবঙ্গ,
700145

ভারতীয় নিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Address:
S/O Ombar Ali Mondal, Bادهugli,
Malancha Mahinagar, South
Twenty Four Parganas, West
Bengal, 700145.

2080 0593 2556

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MOMTAZ MONDAL

OMBAR ALI MONDAL

01/01/1982

Permanent Account Number

DDSPM1630J

Signature

Signature



05033016

ममता मंडल

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

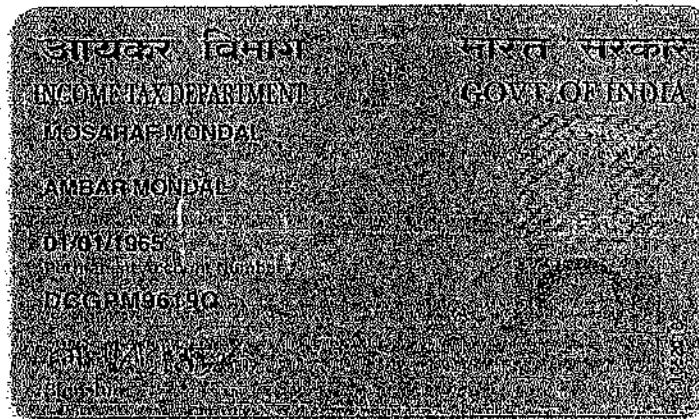
आयकर पैन सेवा इकाई, एन एस डी
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

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

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

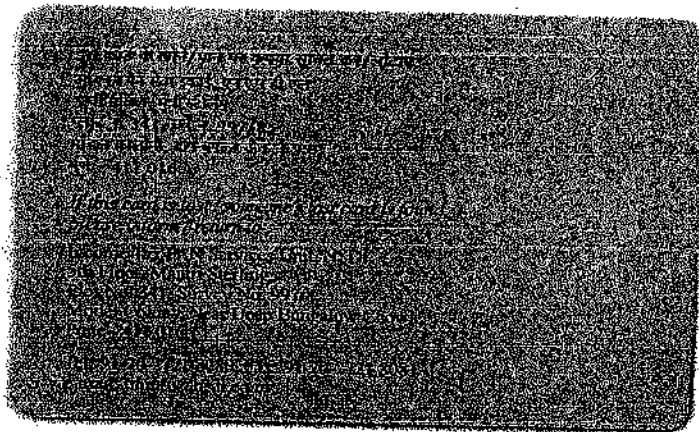
Tel: 0120-22118080; Fax: 0120-2721 8081
e-mail: pan@nsdi.com





आयकर विभाग

श्री. अम्बर (अम्बर)







ভারত সরকার

Unique Identification Authority of India

Government of India

জালিকাঙ্কিত অরি ডি / Enrollment No.: 1190/22596/18023

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা পাঠ করা হয়।

INFORMATION

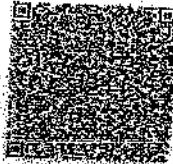
- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

to
মোসারাক মন্ডল
MOSARAF MONDAL
S/O Ambar Mondal
Badehugli
Malancha Mahinagar
South Twenty Four Parganas
West Bengal 700145

160125917



ML661259170FT



আপনার আধার সংখ্যা / Your Aadhaar No.:

2384 7797 3246

আধার - সাধারণ মানুষের অধিকার

- 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.



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
S/O অম্বর মন্ডল, বাদেহুলী,
মালি মাহিনগার, দক্ষিণ ২৪
পরগণা, পশ্চিমবঙ্গ, 700145

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

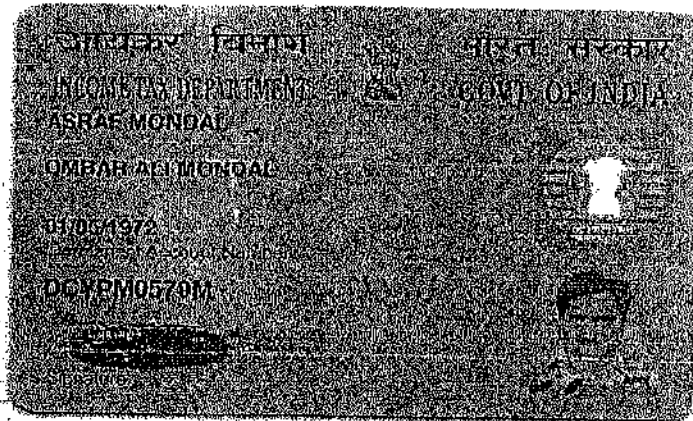
2384 7797 3246

আধার - সাধারণ মানুষের অধিকার

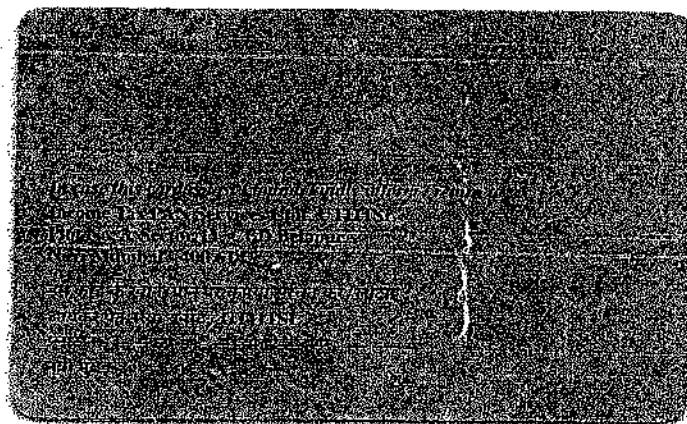
2384 7797 3246







आयकर विभाग
व: आयकर (अर्थमन्त्रालय)





OMBAR ALI MONDAL

ভারত সরকার
Government of India

আসরাফ মন্ডল
ASRAF MONDAL
পিতা : ওমর আলি মন্ডল
Father : Omba Ali MONDAL
জন্ম তারিখ / DOB : 01/05/1972
লিঙ্গ / Male

7383 7585 0846

আধার - সাধারণ মানুষের আধিকার

আসরাফ মন্ডল
সং: ওমর আলি মন্ডল মন্ডল

ভারত সরকার
Unique Identification Authority of India

ঠিকানা
S/O ওমর আলি মন্ডল
মালুচা মারিনাদা, দক্ষিণ
পার্বত্য ২৪ পরগণা, পশ্চিমবঙ্গ
700145

Address
S/O Omba Ali Mondal Badchugli
Malancha Mahanadai, South
Twenty Four Parganas, West
Bengal, 700145

7383 7585 0846

1800 300 1347

net@uidai.gov.in

www

www.uidai.gov.in



Major Information of the Deed

| | | | |
|---|---|--|------------|
| Deed No. | I-1604-07339/2016 | Date of Registration | 14/12/2016 |
| Query No. / Year | 1604-0001558158/2016 | Office where deed is registered | |
| Query Date | 25/11/2016 1:15:44 PM | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | Sandip Agarwal And Co 10, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9007925496, Status : Solicitor firm | | |
| Transaction | Additional Transaction | | |
| [0101] Sale, Sale Document | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 12,50,000/- | Rs. 12,60,003/- | | |
| Stamp duty Paid (SD) | Registration Fee Paid | | |
| Rs. 63,020/- (Article:23) | Rs. 13,906/- (Article:A(1), E, M(b), H) | | |
| Remarks | | | |

Land Details :

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

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

Seller Details :

| Sl No | Name Address, Photo, Finger print and Signature |
|-------|--|
| 1 | Mr Asraf Mondal, (Alias: Mr Asraf Mandal) Son of Late Ombar Ali Alias Ombar Mondal Malancha Mahinagar, Bade Hooghly, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. DCYPM0579M, Status :Individual, Executed by: Self, Date of Execution: 13/12/2016 , Admitted by: Self, Date of Admission: 13/12/2016 ,Place : Pvt. Residence |
| 2 | Mr Mosaraf Mondal, (Alias: Mr Mosaraf Mandal) Son of Late Ombar Ali Alias Ambar Mondal Malancha Mahinagar, Bade Hooghly, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. DCGPM9619Q, Status :Individual, Executed by: Self, Date of Execution: 13/12/2016 , Admitted by: Self, Date of Admission: 13/12/2016 ,Place : Pvt. Residence |



| 3 | Name | Photo | Fingerprint | Signature |
|---|---|-------|-------------|-----------|
| | Mr Momtaz Mondal, (Alias: Mr Momtaz Ali) Son of Late Ombar Ali Alias Ombar Mondal Executed by: Self, Date of Execution: 13/12/2016 , Admitted by: Self, Date of Admission: 13/12/2016 ,Place : Pvt. Residence | | | |
| Malancha Mahinagar, Bade Hooghly, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. DDSPM1680J, Status :Individual | | | | |

Buyer Details :

| Sl No | Name Address Photo Finger print and Signature |
|-------|---|
| 1 | Mr Rajat Pasari Director Of Marvelous Buildcon Pvt Ltd Son of Mr Raj Gopal Pasari 11e Rajnigandh 25b Ballygunge Park, P.O:- Ballygunge, P.S:- Karaya, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BDKPP7331M, Status :Individual |
| 2 | Mr Rajat Pasari Director Of Remarkable Abasan Pvt Ltd Son of Mr Raj Gopal Pasari 11e Rajnigandh 25b Ballygunge Park, P.O:- Ballygunge, P.S:- Karaya, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BDKPP7331M, Status :Individual |
| 3 | Mr Rajat Pasari Director Of Richtouch Realestate Pvt Ltd Son of Mr Raj Gopal Pasari 11e Rajnigandh 25b Ballygunge Park, P.O:- Ballygunge, P.S:- Karaya, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BDKPP7331M, Status :Individual |
| 4 | Mr Rajat Pasari Director Of Siddhibhumi Housing Pvt Ltd Son of Mr Raj Gopal Pasari 11e Rajnigandh 25b Ballygunge Park, P.O:- Ballygunge, P.S:- Karaya, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BDKPP7331M, Status :Individual |
| 5 | Mr Rajat Pasari Director Of Skyspace Infrastructure Pvt Ltd Son of Mr Raj Gopal Pasari 11e Rajnigandh 25 B Ballygunge Park, P.O:- Ballgunge, P.S:- Karaya, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BDKPP7331M, Status :Individual |

Identifier Details :

| Name & address |
|---|
| Mr Satya Charan Koley Son of Late Paritosh Koley Jagannathpur, P.O:- Nalikul, P.S:- Haripal, District:-Hooghly, West Bengal, India, PIN - 712407, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Asraf Mondal, Mr Mosaraf Mondal, Mr Momtaz Mondal, |
| |



Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|--|
| 1 | Mr Asraf Mondal | -0.0666667 Dec,-0.0666667 Dec,-0.0666667 Dec,-0.0666667 Dec,-0.0666667 Dec |
| 2 | Mr Mosaraf Mondal | -0.0666667 Dec,-0.0666667 Dec,-0.0666667 Dec,-0.0666667 Dec,-0.0666667 Dec |
| 3 | Mr Momtaz Mondal | -0.0666667 Dec,-0.0666667 Dec,-0.0666667 Dec,-0.0666667 Dec,-0.0666667 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|---|
| 1 | Mr Asraf Mondal | -0.06 Dec,-0.06 Dec,-0.06 Dec,-0.06 Dec,-0.06 Dec |
| 2 | Mr Mosaraf Mondal | -0.06 Dec,-0.06 Dec,-0.06 Dec,-0.06 Dec,-0.06 Dec |
| 3 | Mr Momtaz Mondal | -0.06 Dec,-0.06 Dec,-0.06 Dec,-0.06 Dec,-0.06 Dec |

Transfer of property for L3

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|--|
| 1 | Mr Asraf Mondal | -0.1533333 Dec,-0.1533333 Dec,-0.1533333 Dec,-0.1533333 Dec,-0.1533333 Dec |
| 2 | Mr Mosaraf Mondal | -0.1533333 Dec,-0.1533333 Dec,-0.1533333 Dec,-0.1533333 Dec,-0.1533333 Dec |
| 3 | Mr Momtaz Mondal | -0.1533333 Dec,-0.1533333 Dec,-0.1533333 Dec,-0.1533333 Dec,-0.1533333 Dec |

Transfer of property for L4

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|---|
| 1 | Mr Asraf Mondal | -0.226667 Dec,-0.226667 Dec,-0.226667 Dec,-0.226667 Dec,-0.226667 Dec |
| 2 | Mr Mosaraf Mondal | -0.226667 Dec,-0.226667 Dec,-0.226667 Dec,-0.226667 Dec,-0.226667 Dec |
| 3 | Mr Momtaz Mondal | -0.226667 Dec,-0.226667 Dec,-0.226667 Dec,-0.226667 Dec,-0.226667 Dec |

Transfer of property for L5

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|---|
| 1 | Mr Asraf Mondal | -0.08 Dec,-0.08 Dec,-0.08 Dec,-0.08 Dec,-0.08 Dec |
| 2 | Mr Mosaraf Mondal | -0.08 Dec,-0.08 Dec,-0.08 Dec,-0.08 Dec,-0.08 Dec |
| 3 | Mr Momtaz Mondal | -0.08 Dec,-0.08 Dec,-0.08 Dec,-0.08 Dec,-0.08 Dec |

Transfer of property for L6

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|--|
| 1 | Mr Asraf Mondal | -0.0733333 Dec,-0.0733333 Dec,-0.0733333 Dec,-0.0733333 Dec,-0.0733333 Dec |
| 2 | Mr Mosaraf Mondal | -0.0733333 Dec,-0.0733333 Dec,-0.0733333 Dec,-0.0733333 Dec,-0.0733333 Dec |
| 3 | Mr Momtaz Mondal | -0.0733333 Dec,-0.0733333 Dec,-0.0733333 Dec,-0.0733333 Dec,-0.0733333 Dec |



Endorsement For Deed Number : I - 160407339 / 2016

On 09-12-2016

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 12,60,003/-



Tridip Misra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

On 13-12-2016

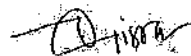
Presentation(Under Section 52 & Rule 22A(3)-46(1) W.B. Registration Rules, 1962)

Presented for registration at 19:06 hrs on 13-12-2016, at the Private residence by Mr Momtaz Mondal Alias Mr Momtaz Ali, one of the Executants.

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

Execution is admitted on 13/12/2016 by 1. Mr Asraf Mondal, Alias Mr Asraf Mandal, Son of Late Ombar Ali Alias Ombar Mondal, Malancha Mahinagar, Bade Hooghly, P.O: Malancha Mahinagar, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession Cultivation, 2. Mr Mosaraf Mondal, Alias Mr Mosaraf Mandal, Son of Late Ombar Ali Alias Ambar Mondal, Malancha Mahinagar, Bade Hooghly, P.O: Malancha Mahinagar, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession Cultivation, 3. Mr Momtaz Mondal, Alias Mr Momtaz Ali, Son of Late Ombar Ali Alias Ombar Mondal, Malancha Mahinagar, Bade Hooghly, P.O: Malancha Mahinagar, Thana: 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



Tridip Misra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

On 14-12-2016

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 13,906/- (A(1) = Rs 13,860/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 13,906/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2016 12:00AM with Govt. Ref. No: 192016170034669792 on 09-12-2016, Amount Rs: 13,906/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90032936 on 12-12-2016, Head of Account 0030-03-104-001-16




Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 63,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 62,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 25994, Amount: Rs.100/-, Date of Purchase: 22/11/2016, Vendor name: S Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/12/2016 12:00AM with Govt. Ref. No: 192016170034669792 on 09-12-2016, Amount Rs: 62,920/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90032936 on 12-12-2016, Head of Account 0030-02-103-003-02



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 200959 to 200997
Deed No 160407339 for the year 2016.



Digitally signed by TRIDIP MISRA
Date: 2016.12.15 17:37:43 +05:30
Reason: Digital Signing of Deed.

Tridip Misra

Tridip Misra) 15/12/2016 17:37:42
STRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

Dated this 13th day of December, 2016

Between

Asraf Mondal & Others
... Vendors

And

Marvelous Buildcon Pvt. Ltd. & others
.... Purchasers

DEED OF CONVEYANCE

Sandip Agarwal & Co.
Advocates
10, Old Post Office Street,
Kolkata -700001