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a registration, the signature sheets and
the endorsement sheets attached with
the document are part of this document

District Sub-Registrar
Registration Act 1908
Alipore, South 24 Parganas
25 MAY 2017

THIS DEED OF CONVEYANCE made this 25th day
of May Two Thousand Seventeen (2017) BETWEEN

Contd. P/2

58270
 No. _____
 Name _____
 Address _____
 P. S. CHOWDHURY
 Ayakar Bhawan
 P-7, Choudhury Square
 Kolkata - 700 018
 Date _____

TUHIN RANJAN CHAKRABORTY
 Advocate
 High Court Calcutta

10 NOV 2016

Selin Sekh



N.C.V.D

1274

Selin Sekh



V.C.M

1275

Amrita Choudhury



V.C.M

1276

Shamita Choudhury & Shamita Choudhury



V.C.M


1277


Shamita Choudhury

Shamita Choudhury




(1) **MANSUR ALI MOLLA** (PAN : CVJPM 0016 Q) son of Late Soleman Molla by faith Mohammedan, by Nationality - Indian, by Occupation Cultivation residing at Uttar Bade Hooghly, P.O. Malancha Mahinagar, P.S. Sonarpur, Dist. 24 Pgs (S), PIN - 700 145, (2) **AHAD ALI SEKH** (PAN : EYGPS 2574 K) son of Late Gohrabbani Sekh by faith Mohammedan, by Nationality - Indian, by Occupation Business residing at Uttar Bade Hooghly, P.O. Malancha Mahinagar, P.S. Sonarpur, Dist. 24 Pgs (S), PIN - 700 145, (3) **SELIM SEKH** (PAN : BTIPS 3192 R) son of Ahad Sekh by faith Mohammedan, by Nationality - Indian, by Occupation Business residing at Uttar Bade Hooghly, P.O. Malancha Mahinagar, P.S. Sonarpur, Dist. 24 Pgs (S), PIN - 700 145, (4) **HAMIDA MOLLA alias HAMIDA BIBI** (PAN : CKLPB 4453 M) wife of Surat Ali Molla by faith Mohammedan, by Nationality - Indian, by Occupation Housewife residing at Uttar Bade Hooghly, Sekh Para, P.O. Malancha Mahinagar, P.S. Sonarpur, Dist. 24 Pgs (S), PIN - 700 145, (5) **SAMSUDDIN ALI MOLLA alias SAMSUDDIN MOLLA** (PAN : BEQPM 7981 F) son of Rafik Molla by faith Mohammedan, by Nationality - Indian, by Occupation Business residing at Uttar Bade Hooghly, Molla Para, P.O. Malancha Mahinagar, P.S. Sonarpur, Dist. 24 Pgs (S), PIN - 700 145, (6) **JOBEDA BIBI alias JOBEDA MOLLA** (PAN : DJNPM 3709 M) wife of Rafik Molla by faith Mohammedan, by Nationality - Indian, by Occupation Housewife, residing at Uttar Bade Hooghly, Molla Para, P.O. Malancha Mahinagar, P.S. Sonarpur, Dist. 24 Pgs (S), PIN - 700 145, (7) **ABBAS ALI MOLLA alias ABBASUDDIN MOLLA** (PAN : DJNPM 3706 L) (8) **RAFIK ALI MOLLA alias RAFIK MOLLA** (PAN : DJNPM 3710 A) (9) **SIRAJUL MOLLA alias SIRAJUL ALI MOLLA** (PAN : DKKPM 0912 E) (10) **NAZRUL MOLLA** (PAN : DLQPM 1055 K) (11) **SALIM MOLLA** (PAN : CJVPM 7552 F) (12) **NIJAM MOLLA** (PAN : CICPM 3728 F) (13) **MOJAM MOLLA** (PAN : CPCPM 9632 M) all sons of Naoser Molla by faith Mohammedan, by


 VC
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জামসুদীন মল্লিক
জামসুদীন মল্লিক


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জামসুদীন মল্লিক

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Samsudin Malla Alias
Samsudin Ali Malla

 VC
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জামসুদীন মল্লিক
3: জামসুদীন মল্লিক

 VC
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Salim malla



25 MAY 2017

Nationality – Indian, by Occupation Business all residing at Uttar Bade Hooghly, Molla Para, P.O. Malancha Mahinagar, P.S. Sonarpur, Dist. 24 Pgs (S), PIN – 700 145, hereinafter 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

(1) EXCEPTIONAL PROPERTIES PRIVATE LIMITED (PAN : AADCE 6934 F), a Private Limited Company incorporated under the Companies Act, 1956 (CIN : U70102WB2014PTC202211) having its registered office at 8, Camac Street, Suite No. 3, P.O. - Circus Avenue, P.S. Shakespear Sarani, Kolkata - 700 017, West Bengal, and represented by its Director MR. ANUP BHATTACHARYA son of Late Pravat Kumar Bhattacharya, by Caste – Hindu, by Nationality – Indian, by Occupation – Business, residing at C/O Amal Kumar Chatterjee, Banerjeehat, P.O. & P.S. Maheshtala (M), 24 Parganas (South), Pin - 700 141, West Bengal,

(2) PETUNIA COMMOTRADE PRIVATE LIMITED (PAN : AAHCP 8191 K), a Private Limited Company incorporated under the Companies Act, 1956 (CIN : U51909WB2014PTC203106) having its registered office at 27, Biplabi Trailakya Maharaj Sarani, Room No. 310, 3rd Floor, P.O. - G.P.O., P.S. - Hare Street, Kolkata - 700 001, represented by its Director MR. HITESH KUMAR GUPTA son of Mr. Vijay Kumar Gupta by Caste – Hindu, by Nationality – Indian, by Occupation – Business, of 89, Block A, Bangur Avenue, P.O. - Bangur Avenue, P.S. - Lake Town, Kolkata - 700 055, West Bengal



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Mishra Name
 S/o. Rajmohan Name
 Vill + P.O. - Panchpuri
 Dist. - Hooghly
 P.S. - Arambagh
 Pin - 712915
 Occ - Service



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(3) AADRIKA COMMERCIAL PRIVATE LIMITED (PAN : AAKCA 7898 K), a Private Limited Company incorporated under the Companies Act, 1956 (CIN : U74999WB2012PTC183414) having its registered office at 6A, Elgin Road, 2nd Floor, P.O. & P.S. - Bhowanipur, Kolkata - 700 020, represented by its Director MR. PARTHA PRATIM DAS son of Late Akhil Ranjan Das, by Caste - Hindu, by Nationality - Indian, by Occupation - Business, residing at D/19, Baghajatin Pally, P.O. - Jadavpur University, P.S. - Jadavpur, Kolkata - 700 032,

(4) EBONY COMPLEX PRIVATE LIMITED (PAN : AACCE 9100 C), a Private Limited Company incorporated under the Companies Act, 1956 (CIN : U45400WB2011PTC171177) having its registered office at 8, Camac Street, Suite No. 3, P.O. - Circus Avenue, P.S. Shakespear Sarani, Kolkata - 700 017, West Bengal, and represented by its Director MR. HIMADRI TUSHAR MUKHERJEE son of Late Annada Charan Mukherjee, by Caste - Hindu, by Nationality - Indian, by Occupation - Service, residing at Kalupuker, Dharmarajtala, Narua Main Road, P.O. & P.S. Chandannagore, Hooghly - 712 136,

(5) EBONY BUILDCON PRIVATE LIMITED (PAN : AACCE 9101 D), a Private Limited Company incorporated under the Companies Act, 1956 (CIN : U45400WB2011PTC170847) having its registered office at 8, Camac Street, Suite No. 3, P.O. - Circus Avenue, P.S. Shakespear Sarani, Kolkata - 700 017, West Bengal, and represented by its Director MR. RAJ GOPAL PASARI son of Late Magani Ram Pasari, by Caste - Hindu, by Nationality - Indian, by Occupation - Business, residing at 11E, Rajnigandha, 25B, Ballygunge Park, P.O. & P.S. Ballygunge, Kolkata - 700 019,

hereinafter jointly and collectively referred to as the **"PURCHASERS"** (which expression shall unless excluded by or repugnant to the context



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be deemed to mean and include its successors, successors-in-office, representatives and assigns) of the OTHER PART.

WHEREAS at all material times Forman Molla, Soleman Molla and Khatuna Bibi, sons and daughter of Late Belat Ali Molla were the joint and absolute owners in the ratio of 2:2:1 respectively in ALL THAT the piece or parcel of Sali land containing an area of 36 Decimal be the same a little more or less, comprised in R.S. Dag No. 800 recorded in C.S. Khatian No. 159, R.S. Khatian No. 828, 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 Forman Molla & Soleman Molla were owners of 28.80 Decimal each having undivided 14.40 Decimal and Khatuna Bibi was owner of undivided 7.20 Decimal land.

AND WHEREAS by a Bengali Kobala dated the 31.01.1962 registered at the office of Sub Registrar of Baruipur and recorded in Book No. I, Volume No. 22, Pages 26 to 29, Being No. 635 for the year 1962, said Farman Molla therein referred to as the Vendor for the consideration therein mentioned granted, sold, conveyed, transferred, assigned and assured unto and in favour of Mobarak Ali Sekh and Yaarali Sekh therein referred to as the Purchasers ALL THAT the piece or parcel of Sali land containing an area of 5.5 Decimal be the same a little more or less out of his 14.4 Decimal, comprised in R.S. Dag No. 800 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 by another Bengali Kobala dated the 31.01.1962 registered at the office of Sub Registrar of Baruipur and recorded in



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Book No. 1, Volume No. 27, Pages 21 to 22, Being No. 654 for the year 1962, said Farman Molla therein referred to as the Vendor for the consideration therein mentioned granted, sold, conveyed, transferred, assigned and assured unto and in favour of Moktar Sekh and Yaarali Sekh therein referred to as the Purchasers ALL THAT the piece or parcel of Sali land containing an area of balance 9 Decimal be the same a little more or less out of his 14.4 Decimal, comprised in R.S. Dag No. 800 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 after purchase said Mobarak Ali Sekh became the absolute owner of undivided 2.7 Decimal of above Dag (i.e. $\frac{1}{2}$ share of 5.4 Decimal) and who, by a Bengali Kobala dated the 07.09.1981 registered at the office of S.R. Sonarpur and recorded in Book No. 1, Volume No. 68, Pages 13 to 16, Being No. 4383 for the year 1981, therein referred to as the Vendor for the consideration therein mentioned granted, sold, conveyed, transferred, assigned and assured the same unto and in favour of Naoser Ali Molla and Mansur Ali Molla therein referred to as the Purchasers absolutely & forever.

AND WHEREAS after purchase said Moktar Ali Sekh became the absolute owner of undivided 4.5 Decimal of above Dag (i.e. $\frac{1}{2}$ share of 9 Decimal) and who by a Bengali Kobala dated the 25.11.1983 registered at the office of S.R. Sonarpur and recorded in Book No. 1, Volume No. 123, Pages 281 to 285, Being No. 5894 for the year 1983, therein referred to as the Vendor for the consideration therein mentioned granted, sold, conveyed, transferred, assigned and assured the same unto and in favour of Ahad Ali Sekh therein referred to as the Purchaser absolutely & forever. Thereafter Ahad Ai Sekh got his name



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mutated in the records of B.L. & L.R.O. Sonarpur in L.R. Khatian No. 177.

AND WHEREAS by virtue of two previous purchase deeds the said Yaarali Sekh became the absolute owner of 7.2 Decimal of above Dag (i.e. $\frac{1}{2}$ share of 9 Decimal and 5.4 Decimal) and while seized and possessed of the same he, by a Bengali Kobala dated the 28.11.1983 registered at the office of S.R. Sonarpur and recorded in Book No. 1, Volume No. 124, Pages 140 to 141, Being No. 5923 for the year 1983, therein referred to as the Vendor for the consideration therein mentioned granted, sold, conveyed, transferred, assigned and assured the same unto and in favour of Naoser Ali Molla and Mansur Ali Molla therein referred to as the Purchasers absolutely & forever.

AND WHEREAS on the other hand by a Bengali Kobala dated the 19.03.1962 registered at the office of Sub Registrar Baruipur and recorded in Book No. 1, Volume No. 30, Pages 164 to 166, Being No. 2388 for the year 1962, said Khatuna Bibi therein referred to as the Vendor for the consideration therein mentioned granted, sold, conveyed, transferred, assigned and assured unto and in favour of Soleman Molla therein referred to as the Purchaser All That the undivided Sali Land measuring 7.2 Decimal of Dag No. 800 absolutely & forever.

AND WHEREAS after purchase said Soleman Molla became the absolute owner of 21.6 Decimal of above Dag (i.e. his inherited share 14.40 Decimal + aforesaid purchased from Khatuna Bibi 7.20 Decimal) (Soleman's Property) and while seized and possessed of the same he, died intestate leaving behind his wife Supiya Bibi two sons namely Naoser Ali Molla and Mansur Ali Molla and four daughters namely



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Marjina Bibi, Sakina Bibi, Arjina Bibi and Nesarun Bibi, as his legal heirs and heiresses who jointly inherited the said Soleman's Property left by said Soleman Molla as per their respective share.

AND WHEREAS by a Bengali Kobala dated the 28.05.1984, registered at the office of A.D.S.R. Sonarpur and recorded in Book No. I, Volume No. 13, Pages 118 to 122, Being No. 2461 for the year 1984, the said Arjina Bibi therein referred to as the Vendor for the consideration therein mentioned sold, conveyed, transferred, assigned and assured unto and in favour of Naoser Ali Molla, Mansur Ali Molla and Sakina Bibi therein referred to as the Purchasers out of her share in the said Soleman's Property ALL THAT the piece or parcel of Sali land containing an area of 1.16 Decimal be the same a little more or less, comprised in R.S. Dag No. 800 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 by a Gift Deed dated the 26.04.2017, registered at the office of A.D.S.R. Sonarpur and recorded in Book No. I, Volume No. 1608-2017, Pages from 32512 to 32523, Being No. 1592 for the year 2017, the said Arjina Bibi therein referred to as the Donor gifted, conveyed, transferred, assigned and assured unto and in favour of Mansur Ali Molla therein referred to as the Donee out of her share in the said Soleman's Property ALL THAT the piece or parcel of Sali land containing an area of 1.50 Decimal be the same a little more or less, comprised in R.S. Dag No. 800 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.



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AND WHEREAS by a Bengali Kobala dated the 31.01.1995 registered at the office of A.D.S.R. Sonarpur and recorded in Book No. I, Volume No. 10, Pages 155 to 161, Being No. 623 for the year 1995, said Supiya Bibi therein referred to as the Vendor for the consideration therein mentioned granted, sold, conveyed, transferred, assigned and assured unto and in favour of Mansur Ali Molla and Jobeda Bibi, therein referred to as the Purchasers out of her share in the said Soleman's Property ALL THAT the piece or parcel of Sali land containing an area of 3.0361 Decimal be the same a little more or less, comprised in R.S. Dag No. 800 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. Thereafter Jobeda Bibi got her name mutated in the records of B.L. & L.R.O. Sonarpur in L.R. Khatian No. 1357.

AND WHEREAS by a Bengali Kobala dated the 21.02.1990, registered at the office of A.D.S.R. Sonarpur and recorded in Book No. I, Volume No. 21, Pages 296 to 302, Being No. 1084 for the year 1990, the said Marjina Bibi therein referred to as the Vendor for the consideration therein mentioned sold, conveyed, transferred, assigned and assured unto and in favour of Naoser Ali Molla and Mansur Ali Molla therein referred to as the Purchasers out of her share in the said Soleman's Property ALL THAT the piece or parcel of Sali land containing an area of 1.50 Decimal be the same a little more or less, comprised in R.S. Dag No. 800 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.



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AND WHEREAS by a Gift Deed dated the 25.04.2017, registered at the office of A.D.S.R. Sonarpur and recorded in Book No. I, Volume No. 1608-2017, Pages from 32610 to 31624, Being No. 1534 for the year 2017, the said Marjina Bibi therein referred to as the Donor gifted, conveyed, transferred, assigned and assured unto and in favour of Mansur Ali Molla therein referred to as the Donee out of her share in the said Soleman's Property ALL THAT the piece or parcel of Sali land containing an area of 01 Decimal be the same a little more or less, comprised in R.S. Dag No. 800 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 by a Deed of Gift dated the 23.12.2003 registered at the office of A.D.S.R. Sonarpur and recorded in Book No. I, Volume No. 99, Pages 145 to 152, Being No. 5016 for the year 2007, said Nesarun Bibi therein referred to as the Donor, gifted, conveyed, transferred, assigned and assured unto and in favour of Samsuddin Ali Molla, therein referred to as the Donee out of her share in the said Soleman's Property ALL THAT the piece or parcel of Sali land containing an area of 2.60 Decimal be the same a little more or less, comprised in R.S. Dag No. 800 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. Thereafter Samsuddin Ai Molla got his name mutated in the records of B.L. & L.R.O. Sonarpur in L.R. Khatian No. 1286.

AND WHEREAS by a Deed of Gift dated the 13.08.2015 registered at the office of A.D.S.R. Sonarpur and recorded in Book No. I, Volume No. 1608-2015, Pages 41114 to 41129, Being No. 4788 for the year 2015,



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said Sakina Bibi (being the recorded owner of L.R. Khatian No. 854 in B.L. & L.R.O. Sonarpur) therein referred to as the Donor, gifted, conveyed, transferred, assigned and assured unto and in favour of Hamida Molla, therein referred to as the Donee out of the said Soleman's Property ALL THAT the piece or parcel of Sali land containing an area of 3.11 Decimal be the same a little more or less, comprised in R.S. Dag No. 800 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 by virtue of inheritance and various purchase deeds and gift deeds the said Mansur Ali Molla becomes the absolute owner of Sali land containing an area of 14.226 Decimal be the same a little more or less, comprised in R.S. Dag No. 800 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 he got his name mutated in the records of B.L. & L.R.O. Sonarpur in L.R. Khatian Nos. 617 & 1356.

AND WHEREAS by virtue of inheritance and various purchase deeds and gift deeds the said Naoser Ali Molla became the absolute owner of Sali land containing an area of 10.812 Decimal be the same a little more or less, comprised in R.S. Dag No. 800 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 he got his name mutated in the records of B.L. & L.R.O. Sonarpur in L.R. Khatian No. 459.



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AND WHEREAS by a Bengali Kobala dated the 22.07.1996, registered at the office of A.D.S.R. Sonarpur and recorded in Book No. I, Volume No. 75, Pages 168 to 172, Being No. 4917 for the year 1996, the said Naoser Ali Molla therein referred to as the Vendor for the consideration therein mentioned sold, conveyed, transferred, assigned and assured unto and in favour of Selim Sekh therein referred to as the Purchaser ALL THAT the piece or parcel of Sali land containing an area of 5 Decimal be the same a little more or less, comprised in R.S. Dag No. 800 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 got his name mutated in the records of B.L. & L.R.O. Sonarpur in L.R. Khatian No. 1131.

AND WHEREAS by a Bengali Kobala dated the 22.07.1996, registered at the office of A.D.S.R. Sonarpur and recorded in Book No. I, Volume No. 75, Pages 173 to 177, Being No. 4918 for the year 1996, the said Naoser Ali Molla therein referred to as the Vendor for the consideration therein mentioned sold, conveyed, transferred, assigned and assured unto and in favour of Rafik Ali Molla, Sirajul Ali Moll and Abbas Ali Molla therein referred to as the Purchasers ALL THAT the piece or parcel of Sali land containing an area of 5 Decimal be the same a little more or less, comprised in R.S. Dag No. 800 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 by a Deed of Gift dated the 20.07.2005, registered at the office of A.D.S.R. Sonarpur and recorded in Book No. I, Volume No. 98, Pages 347 to 352, Being No. 5192 for the year 2005, the said Sirajul Ali Molla therein referred to as the Donor gifted, conveyed,



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transferred, assigned and assured unto and in favour of Abbas Ali Molla therein referred to as the Donee ALL THAT the piece or parcel of Sali land containing an area of 1.67 Decimal be the same a little more or less, comprised in R.S. Dag No. 800 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 through purchase and gift said Abbas Ali Molla becomes the absolute owner of 3.34 Decimal land and Rafik Ali Molla becomes the absolute owner of 1.67 Decimal of Dag No. 800 and while they seized and possessed, by a Deed of Sale dated the 27.01.2011 registered at the office of A.D.S.R. Sonarpur and recorded in Book No. I, CD Volume No. 3, Pages 1129 to 1145, Being No. 951 for the year 2011, for the consideration therein mentioned sold, conveyed, transferred, assigned and assured unto and in favour of Selim Molla, Najrul Molla, Nijam Molla, Mojam Molla and Sirajul Molla therein referred to as the Purchasers, ALL THAT the piece or parcel of Sali land containing an area of 2.38 Decimal be the same a little more or less, comprised in R.S. Dag No. 800 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 by a Deed of Gift dated the 27.01.2011 registered at the office of A.D.S.R. Sonarpur and recorded in Book No. I, CD Volume No. 3, Pages 1157 to 1175, Being No. 954 for the year 2011, said the said Naoser Ali Molla therein referred to as the Donor gifted, conveyed, transferred, assigned and assured unto and in favour of Selim Molla, Najrul Molla, Nijam Molla, Mojam Molla, Sirajul Molla, Rafik Ali Molla



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and Abbas Ali Molla therein referred to as the Donees, remaining portion of ALL THAT the piece or parcel of Sali land containing an area of 2 Decimal be the same a little more or less, comprised in R.S. Dag No. 800 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 in the circumstances mentioned above the said Mansur Ali Molla, Ahad Ali Sekh, Selim Sekh, Hamida Molla Alias Hamida Bibi, Samsuddin Ali Molla alias Samsuddin Molla, Jobeda Bibi alias Jobeda Molla, Abbas Ali Molla alias Abbas Uddin Molla, Rafik Ali Molla alias Rafik Molla, Sirajul Molla alias Sirajul Ali Molla, Nazrul Molla, Salim Molla, Nijam Molla And Mojam Molla the Vendors herein have 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 36 Decimal be the same a little more or less, comprised in R.S./L.R. Dag No. 800, recorded in R.S. Khatian No. 828, corresponding to L.R. Khatian Nos. 177, 459, 617, 854, 1131, 1286, 1356 and 1357 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 hereinafter referred to as the **"said Property"**.

- A. The Vendors herein have held out, warranted, assured and represented before the Purchasers, 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



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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 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



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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 Purchasers;
- 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 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;



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- 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 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 Purchasers 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;



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- 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 Purchasers 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 have 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 aggregate area of 36 Decimal, out of which Purchaser No. 1 herein M/s Exceptional Properties Pvt. Ltd. has agreed to purchase undivided 10 Decimal more or less more particularly described in First Schedule hereunder written for the price or a consideration of Rs. 12,67,000/- (Rupees Twelve Lakhs Sixty Seven Thousand only) AND Purchaser No. 2 herein M/s Petunia Commotrade Pvt. Ltd. has agreed to purchase undivided 10 Decimal more or less more particularly described in Second Schedule hereunder written for the price or a consideration of Rs. 12,67,000/- (Rupees Twelve Lakhs Sixty Seven Thousand only) AND Purchaser No. 3 herein M/s Aadrika Commercial Pvt. Ltd. has agreed to purchase undivided 10 Decimal more or less more particularly described in Third Schedule hereunder written



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for the price or a consideration of Rs. 12,67,000/- (Rupees Twelve Lakhs Sixty Seven Thousand only) AND Purchaser No. 4 herein M/s Ebony Complex Pvt. Ltd. has agreed to purchase undivided 3 Decimal more or less more particularly described in Fourth Schedule hereunder written for the price or a consideration of Rs. 3,80,100/- (Rupees Three Lakhs Eighty Thousand One Hundred only) AND Purchaser No. 5 herein M/s Ebony Buildcon Pvt. Ltd. has agreed to purchase undivided 3 Decimal more or less more particularly described in Fifth Schedule hereunder written for the price or a consideration of Rs. 3,80,100/- (Rupees Three Lakhs Eighty Thousand One Hundred only) all comprised in R.S./L.R. Dag No. 800, recorded in R.S. Khatian No. 828, corresponding to L.R. Khatian Nos. 177, 459, 617, 854, 1131, 1286, 1356 and 1357 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 togetherwith all other easements and/or facilities attached thereto including the right of access to the said land and hereinafter collectively referred to as the '**said Property**' at or for aggregate total consideration of Rs. 45,61,200/- (Rupees Forty Five Lakhs Sixty One Thousand Two Hundred only) absolutely and forever free from all encumbrances and liabilities whatsoever.

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



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NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs. 45,61,200/- (Rupees Forty Five Lakhs Sixty One Thousand Two Hundred only) duly paid by the Purchasers to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do and each 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 Purchasers as well as the said Property hereby sold, conveyed and transferred and every part thereof) the Vendors do and each of them doth hereby grant, sell, convey, transfer, assign, and assure unto and in favour of the Purchaser No. 1 herein M/s Exceptional Properties Pvt. Ltd. ALL THAT the piece or parcel of undivided sali land measuring 10 Decimal more or less comprised in R.S./L.R. Dag No. 800, recorded in R.S. Khatian No. 828, corresponding to L.R. Khatian Nos. 177, 459, 617, 854, 1131, 1286, 1356 and 1357 more particularly described in the First Schedule hereunder written AND in favour of Purchaser No. 2 herein M/s Petunia Commotrade Pvt. Ltd. ALL THAT the piece or parcel of undivided sali land measuring 10 Decimal more or less comprised in R.S./L.R. Dag No. 800, recorded in R.S. Khatian No. 828, corresponding to L.R. Khatian Nos. 177, 459, 617, 854, 1131, 1286, 1356 and 1357 more particularly described in Second Schedule hereunder written AND in favour of Purchaser No. 3 herein M/s Aadrika Commercial Pvt. Ltd. ALL THAT the piece or parcel of undivided sali land measuring 10 Decimal more or less comprised in R.S./L.R. Dag No. 800, recorded in R.S. Khatian No. 828, corresponding to L.R. Khatian Nos. 177, 459, 617, 854, 1131, 1286, 1356 and 1357 more particularly described in Third Schedule hereunder written AND in favour of Purchaser No. 4 herein M/s Ebony Complex Pvt. Ltd. ALL THAT the piece or parcel of undivided sali land



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measuring 3 Decimal more or less comprised in R.S./L.R. Dag No. 800, recorded in R.S. Khatian No. 828, corresponding to L.R. Khatian Nos. 177, 459, 617, 854, 1131, 1286, 1356 and 1357 more particularly described in Fourth Schedule hereunder written AND in favour of Purchaser No. 5 herein M/s Ebony Buildcon Pvt. Ltd. ALL THAT the piece or parcel of undivided sali land measuring 3 Decimal more or less comprised in R.S./L.R. Dag No. 800, recorded in R.S. Khatian No. 828, corresponding to L.R. Khatian Nos. 177, 459, 617, 854, 1131, 1286, 1356 and 1357 more particularly described in Fifth Schedule hereunder written, aggregating to total area of land measuring 36 Decimal 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 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



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

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASERS:

- 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



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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 Purchasers 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 Purchasers 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.
- 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 Purchasers 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 Purchasers 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



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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.
- 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 Purchasers 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



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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 Purchasers 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 Vendors hereby collectively state, affirm, declare and record that by this Deed of Conveyance they are transferring 36 Decimal with all their right, title, interest, claim of any and every nature whatsoever to the Purchasers in R.S./L.R. Dag No. 800, in Mouza - Bade Hooghly, J.L. No. 80, P.S. - Sonarpur, District 24 Parganas South and henceforth the Vendors hereby collectively declare and confirm that no land remains with any of the Vendors in R.S./L.R. Dag No. 800.
- k) 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



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

AND THE VENDORS DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASERS 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 Purchasers and the Vendors shall indemnify and keep saved harmless and indemnified the Purchasers in respect thereof and also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchasers 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 Purchasers herein from time to time for having the names of the Purchasers mutated in respect of the said Property hereby sold and conveyed;



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- iii. AND THAT the Vendors declare that the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchasers as the constituted attorney of the Vendors and empower and authorize the Purchasers 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 Purchasers in all respect to cause mutation of the Said Property in the names of the Purchasers and in this regards the Vendors shall sign all documents and papers as required by the Purchasers.

THE FIRST SCHEDULE ABOVE REFERRED TO

(the Property sold to **M/s Exceptional Properties Pvt. Ltd.** herewith)

ALL THAT the piece or parcel of undivided Sali land measuring 10 Decimal more or less out of 36 Decimal, comprised in R.S./L.R. Dag No. 800, recorded in R.S. Khatian No. 828, corresponding to L.R. Khatian Nos. 177, 459, 617, 854, 1131, 1286, 1356 and 1357 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.

THE SECOND SCHEDULE ABOVE REFERRED TO

(the Property sold to **M/s Petunia Commotrade Pvt. Ltd.** herewith)



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ALL THAT the piece or parcel of undivided Sali land measuring 10 Decimal more or less out of 36 Decimal, comprised in R.S./L.R. Dag No. 800, recorded in R.S. Khatian No. 828, corresponding to L.R. Khatian Nos. 177, 459, 617, 854, 1131, 1286, 1356 and 1357 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.

THE THIRD SCHEDULE ABOVE REFERRED TO

(the Property sold to **M/s Aadrika Commercial Pvt. Ltd.** herewith)

ALL THAT the piece or parcel of undivided Sali land measuring 10 Decimal more or less out of 36 Decimal, comprised in R.S./L.R. Dag No. 800, recorded in R.S. Khatian No. 828, corresponding to L.R. Khatian Nos. 177, 459, 617, 854, 1131, 1286, 1356 and 1357 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.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(the Property sold to **M/s Ebony Complex Pvt. Ltd.** herewith)

ALL THAT the piece or parcel of undivided Sali land measuring 3 Decimal more or less out of 36 Decimal, comprised in R.S./L.R. Dag No. 800, recorded in R.S. Khatian No. 828, corresponding to L.R. Khatian Nos. 177, 459, 617, 854, 1131, 1286, 1356 and 1357 lying and situate at Mouza – Bade Hooghly, J.L. No. 80, within the limits of



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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.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(the Property sold to **M/s Ebony Buildcon Pvt. Ltd.** herewith)

ALL THAT the piece or parcel of undivided Sali land measuring 3 Decimal more or less out of 36 Decimal, comprised in R.S./L.R. Dag No. 800, recorded in R.S. Khatian No. 828, corresponding to L.R. Khatian Nos. 177, 459, 617, 854, 1131, 1286, 1356 and 1357 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.

Be it mentioned that by these presents, the Vendors are conveying total area 36 Decimal more or less to the Purchasers and delineated in the map or plan hereto annexed and thereon bordered RED and butted and bounded in the manner as follows:

ON THE NORTH : By R.S. Dag No. 887 and 889

ON THE SOUTH : By R.S. Dag No. 797 and 796

ON THE EAST : By R.S. Dag No. 802, 803 and 799

ON THE WEST : By Panchayet Road (Non-Metal Road)



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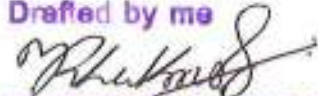
IN WITNESS WHEREOF the Vendors hereto set and subscribed their hands on the day, month and year first above written.

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

1. বাবুল আল (২৭) ৩৯ (৩৯) হস্তমুখ জামিনদার
মিতা-প্রদ জামিন (৩৯) উত্তম জামিন (৩৯)
জাম- ডে: বাবুল আল দ: ২৭ অ. selim selch
2. হামিদ জামিন হামিদা জামিনা ও: হামিদা বিবি
ডে: বাবুল আল Samson Ali Malla,
Alias,
Samson Ali Malla.
জোবেদা বিবি ৩০ জোবেদা মাল্লা
জোবেদা জামিনা ও: জোবেদা মাল্লা
হামিদ জামিন ও: হামিদা জামিন
3: হামিদা জামিন
মিতা-প্রদ জামিন ও: মিতা-প্রদ জামিন
নওজাম জামিন ও: নওজাম জামিন
Selim malla
T. J. Chakraborty
জোবেদা জামিন

(VENDORS)

Drafted by me



(TUHIN RANJAN CHAKRABORTY)
Advocate, High Court, Calcutta

WB/1319/1999



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Registrar UPS 702
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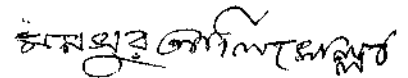
RECEIVED of and from the withinnamed Purchaser the within mentioned sum Rs. 45,61,200/- (Rupees Forty Five Lakhs Sixty One Thousand Two Hundred only) being the full amount of the consideration money under this Indenture as per Memo below :

MEMO OF CONSIDERATION

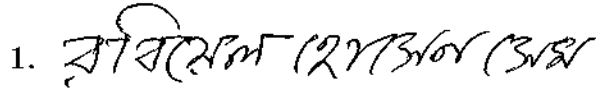
MANSUR ALI MOLLA

<u>Date</u>	<u>Chq./DD No.</u>	<u>Bank Name & Branch</u>	<u>Amount (Rs.)</u>	<u>Received From</u>
22.05.2017	040419	Allahabad Bank, Kolkata Park Street Br.	5,00,676/-	Exceptional Properties Pvt. Ltd.
22.05.2017	010833	- do -	1,50,203/-	Ebony Complex Pvt. Ltd.
22.05.2017	010784	- do -	1,50,203/-	Ebony Buildcon Pvt. Ltd.
22.05.2017	511376	ICICI Bank, Portuguese Church Street Br.	5,00,676/-	Petunia Commotrade Pvt. Ltd.
24.05.2017	019653	Axis Bank, Sarat Bose Road Branch	5,00,676/-	Aadrika Commercial Pvt. Ltd.
			<u>18,02,434/-</u>	

(Rupees Eighteen Lakhs Two Thousand and Thirty Four only)


(**MANSUR ALI MOLLA**)
VENDOR

WITNESSES :

1. 

2. 



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MEMO OF CONSIDERATION

AHAD ALI SEKH

<u>Date</u>	<u>Chq./DD No.</u>	<u>Bank Name & Branch</u>	<u>Amount (Rs.)</u>	<u>Received From</u>
22.05.2017	040418	Allahabad Bank, Kolkata Park Street Br.	1,58,376/-	Exceptional Properties Pvt. Ltd.
22.05.2017	010832	- do -	47,511/-	Ebony Complex Pvt. Ltd.
22.05.2017	010783	- do -	47,511/-	Ebony Buildcon Pvt. Ltd.
22.05.2017	511377	ICICI Bank, Portuguese Church Street Br.	1,58,376/-	Petunia Commotrade Pvt. Ltd.
22.05.2017	Paid thgh	NEFT	1,58,376/-	Aadrika Commercial Pvt. Ltd.
			<u>5,70,150/-</u>	

(Rupees Five Lakhs Seventy Thousand One Hundred and Fifty only)

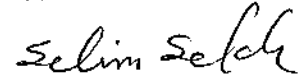


(**AHAD ALI SEKH**)
VENDOR

SELIM SEKH

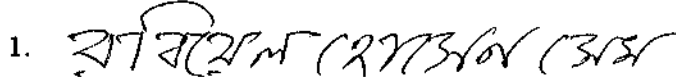
<u>Date</u>	<u>Chq./DD No.</u>	<u>Bank Name & Branch</u>	<u>Amount (Rs.)</u>	<u>Received From</u>
16.05.2017	040417	Allahabad Bank, Kolkata Park Street Br.	1,00,000/-	Exceptional Properties Pvt. Ltd.
23.05.2017	040431	- do -	75,972/-	- do -
22.05.2017	010834	- do -	52,792/-	Ebony Complex Pvt. Ltd.
22.05.2017	010785	- do -	52,792/-	Ebony Buildcon Pvt. Ltd.
22.05.2017	511375	ICICI Bank, Portuguese Church Street Br.	1,75,972/-	Petunia Commotrade Pvt. Ltd.
24.05.2017	019654	Axis Bank, Sarat Bose Road Branch	1,75,972/-	Aadrika Commercial Pvt. Ltd.
			<u>6,33,500/-</u>	

(Rupees Six Lakhs Thirty Three Thousand Five Hundred only)



(**SELIM SEKH**)
VENDOR

WITNESSES :

1. 

2. 



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

25 MAY 2017

MEMO OF CONSIDERATION

HAMIDA MOLLA

<u>Date</u>	<u>Chq./DD No.</u>	<u>Bank Name & Branch</u>	<u>Amount (Rs.)</u>	<u>Received From</u>
22.05.2017	040423	Allahabad Bank, Kolkata Park Street Br.	96,785/-	Exceptional Properties Pvt. Ltd.
22.05.2017	010837	- do -	29,035/-	Ebony Complex Pvt. Ltd.
22.05.2017	010788	- do -	29,035/-	Ebony Buildcon Pvt. Ltd.
22.05.2017	172991	ICICI Bank, Portuguese Church Street Br.	96,785/-	Petunia Commotrade Pvt. Ltd.
24.05.2017	019656	Axis Bank, Sarat Bose Road Branch	96,785/-	Aadrika Commercial Pvt. Ltd.

3,48,425/-

(Rupees Three Lakhs Forty Eight Thousand Four Hundred and Twenty Five only)

शर्मिदा मोल्ला उ: शर्मिदा बिबि

(**HAMIDA BIBI alias HAMIDA MOLLA**)
VENDOR

SAMSUDDIN ALI MOLLA alias SAMSUDDIN MOLLA

<u>Date</u>	<u>Chq./DD No.</u>	<u>Bank Name & Branch</u>	<u>Amount (Rs.)</u>	<u>Received From</u>
22.05.2017	040421	Allahabad Bank, Kolkata Park Street Br.	83,129/-	Exceptional Properties Pvt. Ltd.
22.05.2017	010835	- do -	24,939/-	Ebony Complex Pvt. Ltd.
22.05.2017	010786	- do -	24,939/-	Ebony Buildcon Pvt. Ltd.
22.05.2017	511374	ICICI Bank, Portuguese Church Street Br.	83,129/-	Petunia Commotrade Pvt. Ltd.
24.05.2017	019655	Axis Bank, Sarat Bose Road Branch	83,129/-	Aadrika Commercial Pvt. Ltd.

2,99,265/-

(Rupees Two Lakhs Ninety Nine Thousand Two Hundred and sixty five only)

Samsuddin Molla Alias Samsuddin Ali Molla.

(**SAMSUDDIN ALI MOLLA alias SAMSUDDIN MOLLA**)
VENDOR

WITNESSES :

1. रविशंकर (27/5/17)

2. अरवि प्रसाद



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

25 MAY 2012

MEMO OF CONSIDERATION

JOBEDA BIBI alias JOBEDA MOLLA

<u>Date</u>	<u>Chq./DD No.</u>	<u>Bank Name & Branch</u>	<u>Amount (Rs.)</u>	<u>Received From</u>
22.05.2017	040422	Allahabad Bank, Kolkata Park Street Br.	47,513/-	Exceptional Properties Pvt. Ltd.
22.05.2017	010836	- do -	14,253/-	Ebony Complex Pvt. Ltd.
22.05.2017	010787	- do -	14,253/-	Ebony Buildcon Pvt. Ltd.
22.05.2017	511378	ICICI Bank, Portuguese Church Street Branch	47,513/-	Petunia Commotrade Pvt. Ltd.
23.05.2017	019648	Axis Bank, Sarat Bose Road Branch	47,513/-	Aadrika Commercial Pvt. Ltd.
			<u>1,71,045/-</u>	

(Rupees One Lakh Seventy One Thousand and Forty Five only)

জোবেদা বিবি ৩ঃ জোবেদা মোল্লা

(**JOBEDA BIBI alias JOBEDA MOLLA**)
VENDOR

ABBAS ALI MOLLA alias ABBASUDDIN MOLLA

<u>Date</u>	<u>Chq./DD No.</u>	<u>Bank Name & Branch</u>	<u>Amount (Rs.)</u>	<u>Received From</u>
22.05.2017	040425	Allahabad Bank, Kolkata Park Street Br.	79,398/-	Exceptional Properties Pvt. Ltd.
22.05.2017	010839	- do -	23,820/-	Ebony Complex Pvt. Ltd.
22.05.2017	010790	- do -	23,820/-	Ebony Buildcon Pvt. Ltd.
22.05.2017	172992	ICICI Bank, Portuguese Church Street Br.	79,398/-	Petunia Commotrade Pvt. Ltd.
22.05.2017	Paid by NEFT No. AXSK171420013373		79,398/-	Aadrika Commercial Pvt. Ltd.
			<u>2,85,834/-</u>	

(Rupees Two Lakhs Eighty Five Thousand Eight Hundred and thirty four only)

আব্বাস আলি মোল্লা ৩ঃ আব্বাস উদ্দিন মোল্লা

(**ABBAS ALI MOLLA alias ABBASUDDIN MOLLA**)
VENDOR

WITNESSES :

১. স্বা বিসেন (২৭৩৮/৩৯)
২. আব্বাস মোল্লা



District Sub-Registrar
Registrar U/S 7(a) of
Registration Act, 1908
Alipore, South 24 Parganas
25 MAY 2017

MEMO OF CONSIDERATION

RAFIK MOLLA alias RAFIK ALI MOLLA

<u>Date</u>	<u>Chq./DD No.</u>	<u>Bank Name & Branch</u>	<u>Amount (Rs.)</u>	<u>Received From</u>
22.05.2017	040424	Allahabad Bank, Kolkata Park Street Br.	20,976/-	Exceptional Properties Pvt. Ltd.
22.05.2017	010838	- do -	6,293/-	Ebony Complex Pvt. Ltd.
22.05.2017	010789	- do -	6,293/-	Ebony Buildcon Pvt. Ltd.
22.05.2017	511380	ICICI Bank, Portuguese Church Street Br.	20,976/-	Petunia Commotrade Pvt. Ltd.
22.05.2017	NEFT	Axis Bank, Sarat Bose Road Branch	20,976/-	Aadrika Commercial Pvt. Ltd.
			<u>75,513/-</u>	

(Rupees Seventy Five Thousand Five Hundred and Thirteen only)

৩২১২৬ টাকা (সাত হাজার দুইশত একত্ৰিশ টকা)
৩০ হাজাৰ (৩০০০০)

(**RAFIK MOLLA alias RAFIK ALI MOLLA**)
 VENDOR

SIRAJUL MOLLA alias SIRAJUL ALI MOLLA

<u>Date</u>	<u>Chq./DD No.</u>	<u>Bank Name & Branch</u>	<u>Amount (Rs.)</u>	<u>Received From</u>
22.05.2017	040427	Allahabad Bank, Kolkata Park Street Br.	20,835/-	Exceptional Properties Pvt. Ltd.
22.05.2017	010841	- do -	6,251/-	Ebony Complex Pvt. Ltd.
22.05.2017	010792	- do -	6,251/-	Ebony Buildcon Pvt. Ltd.
22.05.2017	511373	ICICI Bank, Portuguese Church Street Br.	20,835/-	Petunia Commotrade Pvt. Ltd.
23.05.2017	019649	Axis Bank, Sarat Bose Road Branch	20,835/-	Aadrika Commercial Pvt. Ltd.
			<u>75,007/-</u>	

(Rupees Seventy Five Thousand and Seven only)

৭৫০০৭ টাকা (সাত হাজার পাঁচশত সাত টকা)
 (**SIRAJUL MOLLA alias SIRAJUL ALI MOLLA**)
 VENDOR

WITNESSES :

- ১. স্বাক্ষরিত হাজিরা (স্বাক্ষর)*
- ২. স্বাক্ষরিত হাজিরা*



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

25 MAY 2017

MEMO OF CONSIDERATION

NAZRUL MOLLA

<u>Date</u>	<u>Chq./DD No.</u>	<u>Bank Name & Branch</u>	<u>Amount (Rs.)</u>	<u>Received From</u>
22.05.2017	040430	Allahabad Bank, Kolkata Park Street Br.	20,835/-	Exceptional Properties Pvt. Ltd.
22.05.2017	010845	- do -	6,251/-	Ebony Complex Pvt. Ltd.
22.05.2017	010795	- do -	6,251/-	Ebony Buildcon Pvt. Ltd.
22.05.2017	511383	ICICI Bank, Portuguese Church Street Br.	20,835/-	Petunia Commotrade Pvt. Ltd.
24.05.2017	019651	Axis Bank, Sarat Bose Road Branch	20,835/-	Aadrika Commercial Pvt. Ltd.
			<u>75,007/-</u>	

(Rupees Seventy Five Thousand and Seven only)

NAZRUL MOLLA

(**NAZRUL MOLLA**)
VENDOR

SALIM MOLLA

<u>Date</u>	<u>Chq./DD No.</u>	<u>Bank Name & Branch</u>	<u>Amount (Rs.)</u>	<u>Received From</u>
22.05.2017	040426	Allahabad Bank, Kolkata Park Street Br.	20,835/-	Exceptional Properties Pvt. Ltd.
22.05.2017	010840	- do -	6,250/-	Ebony Complex Pvt. Ltd.
22.05.2017	010791	- do -	6,250/-	Ebony Buildcon Pvt. Ltd.
22.05.2017	511372	ICICI Bank, Portuguese Church Street Br.	20,835/-	Petunia Commotrade Pvt. Ltd.
23.05.2017	019650	Axis Bank, Sarat Bose Road Branch	20,835/-	Aadrika Commercial Pvt. Ltd.
			<u>75,005/-</u>	

(Rupees Seventy Five Thousand and Five only)

Salim molla

(**SALIM MOLLA**)
VENDOR

WITNESSES :

1. *সত্যেন্দ্র কুমার (স্বাক্ষর)*
2. *সত্যেন্দ্র কুমার*



District Sub-Registrar
Registrar (R/S) of
Registration Alipore
Alipore, South 24 Parganas
25 MAY 2017

MEMO OF CONSIDERATION

NIJAM MOLLA

<u>Date</u>	<u>Chq./DD No.</u>	<u>Bank Name & Branch</u>	<u>Amount (Rs.)</u>	<u>Received From</u>
22.05.2017	040429	Allahabad Bank, Kolkata Park Street Br.	20,835/-	Exceptional Properties Pvt. Ltd.
22.05.2017	010844	- do -	6,251/-	Ebony Complex Pvt. Ltd.
22.05.2017	010794	- do -	6,251/-	Ebony Buildcon Pvt. Ltd.
22.05.2017	511382	ICICI Bank, Portuguese Church Street Br.	20,835/-	Petunia Commotrade Pvt. Ltd.
22.05.2017	Paid by NEFT No. AXISF17142097079		20,835/-	Aadrika Commercial Pvt. Ltd.
			<u>75,007/-</u>	

(Rupees Seventy Five Thousand and Seven only)

T. S. S. S. S. S.

(**NIJAM MOLLA**)
VENDOR

MOJAM MOLLA

<u>Date</u>	<u>Chq./DD No.</u>	<u>Bank Name & Branch</u>	<u>Amount (Rs.)</u>	<u>Received From</u>
22.05.2017	040428	Allahabad Bank, Kolkata Park Street Br.	20,835/-	Exceptional Properties Pvt. Ltd.
22.05.2017	010843	- do -	6,251/-	Ebony Complex Pvt. Ltd.
22.05.2017	010793	- do -	6,251/-	Ebony Buildcon Pvt. Ltd.
22.05.2017	511371	ICICI Bank, Portuguese Church Street Br.	20,835/-	Petunia Commotrade Pvt. Ltd.
24.05.2017	019652	Axis Bank, Sarat Bose Road Branch	20,835/-	Aadrika Commercial Pvt. Ltd.
			<u>75,007/-</u>	

(Rupees Seventy Five Thousand and Seven only)

T. S. S. S. S. S.

(**MOJAM MOLLA**)
VENDOR

WITNESSES :

1. *স্বাক্ষর (২৭৭৩৩৩৩৩)*

2. *স্বাক্ষর (২৭৭৩৩৩৩৩)*



District Sub-Registrar
Registrar Office
Registration No. 1508
Alipore, South 24 Parganas
25 MAY 2017

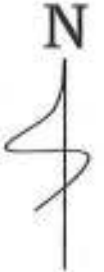
SALE DEED PLAN

OF MOUZA BADE HOUGHLY, J.L. NO. 80, R.S. KHATIAN NO. 828,
CORRESPONDING TO L.R. KHATIAN NOS. 177, 459, 617, 854, 1131,
1286, 1356 & 1357, R.S. / L.R. DAG NO. 800, UNDER POLEGHAT GRAM
PANCHAYET, P.S. - SONARPUR, DISTRICT - SOUTH 24 PARGANAS

TOTAL SOLD AREA OF LAND **36** DECIMAL SHOWN IN RED BORDER

NOT TO SCALE

<u>PURCHASERS' NAME</u>	<u>DAG NOS.</u>	<u>AREA SOLD (DECIMAL)</u>
EXCEPTIONAL PROPERTIES PVT. LTD.	800	10
PETUNIA COMMOTRADE PVT. LTD.	800	10
AADRIKA COMMERCIAL PVT. LTD.	800	10
EBONY COMPLEX PVT. LTD.	800	3
EBONY BUILDCON PVT. LTD.	800	3
TOTAL		<u>36</u>



বনস্বর জোয়ারদার

আবদুল হক
selim sekhi

সামসুদ্দিন মল্লা ও: সামসুদ্দিন

Samsuddin Malla Alias
Samsuddin Ali Malla.

জোয়ারদার 30 জোয়ারদার

আবদুল হক ও: সামসুদ্দিন

আবদুল হক ও: সামসুদ্দিন

সামসুদ্দিন মল্লা ও: সামসুদ্দিন

সামসুদ্দিন মল্লা ও: সামসুদ্দিন

সামসুদ্দিন মল্লা ও: সামসুদ্দিন

সামসুদ্দিন মল্লা

বনস্বর জোয়ারদার

(VENDORS)



District Sub-Registrar of
Registrar U/S 1(2) of
Registration Act 1908
Alipore, South 24 Parganas

25 MAY 2017

SPECIMEN FORM FOR TEN FINGERPRINTS



Handwritten signature in blue ink.

Handwritten signature in blue ink, oriented vertically.

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Handwritten signature in blue ink.

Handwritten signature in blue ink, oriented vertically.

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Handwritten signature in blue ink.

Handwritten signature in blue ink, oriented vertically.

	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
25 MAY 2017

SPECIMEN FORM FOR TEN FINGERPRINTS



શક્તિદા દેસાઈ ઉ. શક્તિદા દેસાઈ		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



Samsudin Malle, Alias. Samsudin Ali Malle.		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



જોડાવિદા દેસાઈ		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
Allpore, South 24 Parganas

25 MAY 2017

SPECIMEN FORM FOR TEN FINGERPRINTS



ଶ୍ରୀ ରାମଚନ୍ଦ୍ର ମହାପାତ୍ର

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



ଶ୍ରୀ ରାମଚନ୍ଦ୍ର ମହାପାତ୍ର

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



ଶ୍ରୀ ରାମଚନ୍ଦ୍ର ମହାପାତ୍ର

	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

25 MAY 2017

SPECIMEN FORM FOR TEN FINGERPRINTS

MAZHW. malla



MAZHW. malla

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

MAZHW. malla



MAZHW. malla

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Nizam malla



Nizam malla

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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

25 MAY 2017

SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Handwritten signature: M. S. S. S. S.



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Handwritten signature: P. P. P. P. P.



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Handwritten signature: H. H. H. H. H.



SPECIMEN FORM FOR TEN FINGERPRINTS



For EBONY BUILDCON PVT.LTD.

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



For EBONY COMPLEX PVT. LTD.

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



For EXCEPTIONAL PROPERTIES PVT. LTD.

	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-19
Section 57(2) of
Registration Act 1908
Alipur, South 24 Parganas

25 MAY 2017



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 16040000697271/2017

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	Mansur Ali Molia Uttar Bade Hooghly,, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700145	Seller			 24/05/2017
2	Ahad Ali Sekh Uttar Bade Hooghly,, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700145	Seller			 25/05/2017
3	Selim Sekh Uttar Bade Hooghly,, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700145	Seller			 25/05/2017



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
4	Hamida Molla Alias Hamida Bibi Uttar Bade Hooghly,, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700145	Seller			হামিদা মোল্লা হামিদা বিবি 25/05/2017
5	Samsuddin Ali Molla Alias Samsuddin Molla Uttar Bade Hooghly,, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Seller			Samsuddin Molla Alias Samsuddin Ali Molla 25/5/2017
6	Jobeda Bibi Alias Jobeda Molla Uttar Bade Hooghly,, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700145	Seller			জোবেদা বিবি জোবেদা মোল্লা 25/05/2017

