

03261

5-3005/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Z 530758

It is hereby certified that the execution of this deed of registration, the signature sheets and the endorsement sheets attached with the document are part of this document.

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

15 MAY 2018

8-744880/18
vide D.No. 1308/18, adij. land has
been purchased by the vendor.

THIS DEED OF CONVEYANCE made this 15th day
of May Two Thousand Eighteen (2018) BETWEEN

Contd. P/2

Serial No. 97143
Name K. K. Lahiri (Adv)
Address H/lowet, Kol-01

Prop:- Srikant Tiwari
Licenced Stamp Vender
BACHAN GANGA
2 & 3, Bankshall Street
Kolkata - 700 001

09 MAR 2018

09 MAR 2018



Handwritten signature
District Sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
18 MAY 2018

ABDUL KAHAR MOLLA (PAN : AZPPM 5346 R) son of Late Abdul Kasem 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, hereinafter referred to as the **"VENDOR"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, successors-in-interest, legal representatives, administrators and assigns) of the ONE PART

AND

AADRIKA DISTRIBUTORS PRIVATE LIMITED (PAN : AAKCA 7897 G), a Private Limited Company within the meaning of the Companies Act, 2013 (CIN : U74999WB2012PTC183417) having its registered office at 6A, Elgin Road, 2nd Floor, P.O. & P.S. - Bhowanipur, Kolkata - 700 020, represented by its Director **MR. SUJAY ANAND PRASAD** (PAN : ALHPP 4003 G) son of Late Suresh Prasad, by Caste - Hindu, by Nationality - Indian, by Occupation - Business, residing at IRIS, Flat No. 1B, 1417/3, Madurdaha, Bhowmik Marble, P.O. - East Kolkata Township, P.S. - Picnic Garden, Kolkata - 700 107, hereinafter referred to as the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-office, representatives and assigns) of the OTHER PART.

WHEREAS at all material times one Moyjaddin Molla was the absolute owner of ALL THAT the piece or parcel of Sali land containing an area of 5 Decimal be the same a little more or less out of total dag area 10 Decimal, comprised in R.S. Dag No. 797/1664 recorded in R.S. Khatian No. 204 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 hereinafter referred to as the **"said Moyjaddin's Property"**.

AND WHEREAS the said Moyjaddin Molla died intestate leaving behind his wife Saharjan Bibi, four sons namely Arsed Ali Molla @ Arsed Molla, Abul Kasem Molla @ Kasem Ali Molla, Iliyas Ali Molla @ Iliyas Molla and Mansur Molla @ Mansur Ali Molla and two daughters namely Khatejaan Bibi and Aalekjan Bibi alias Aalekjan Halder as his legal heirs who inherited the said Moyjaddin's Property left by said Moyjaddin Molla as per their respective share.

AND WHEREAS by Virtue of inheritance Saharjan Bibi, Arsed Ali Molla @ Arsed Molla, Abul Kasem Molla @ Kasem Ali Molla, Iliyas Ali Molla @ Iliyas Molla, Mansur Molla @ Mansur Ali Molla, Khatejaan Bibi and Aalekjan Bibi alias Aalekjan Halder became the joint and absolute owners of the said Moyjaddin's Property and got mutated their names in the records of B.L. & L.R.O. Sonarpur in L.R. Khatian Nos. 841, 128, 275, 215, 613, 291 & 135 respectively.

AND WHEREAS the said Saharjan Bibi became the owner of 1/8th share of the said Moyjaddin's Property died intestate leaving behind her aforesaid four sons and two daughters as her legal heirs who inherited the share of Saharjan Bibi in the said Moyjaddin's Property left by said Saharjan Bibi as per their respective share.

AND WHEREAS by virtue of inheritance the said Khatejan Bibi became the absolute owner of ALL THAT the piece or parcel of Sali land containing an area of 0.5 Decimal be the same a little more or less, comprised in R.S./L.R. Dag No. 797/1664 recorded in R.S. Khatian No. 204, corresponding to L.R. Khatian Nos. 291 and 841 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".

AND WHEREAS by a Bengali Kobala dated the 22.02.2018 registered at the office of Addl. Dist. Sub-Registrar Sonarpur, South 24 Parganas and recorded in Book No. I, Volume No. 1608-2018, Pages 20153 to 20173, Being No. 160800946 for the year 2018, said Khatejan Bibi, therein referred to as the Vendor, for the consideration mentioned therein sold, conveyed, transferred, assigned and assured the said Property 0.5 Decimal unto and in favour of Abdul Kahar Molla the Vendor herein absolutely & forever.

AND WHEREAS by virtue of aforesaid Bengali Kobala the said Abdul Kahar Molla, the Vendor herein has become the absolute owner and is 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 0.5 Decimal be the same a little more or less, comprised in R.S./L.R. Dag No. 797/1664 recorded in R.S. Khatian No. 204, corresponding to L.R. Khatian Nos. 291 and 841 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 Vendor herein has held out, warranted, assured and represented before the Purchaser, as follows:-

- i. That the said Property is in uninterrupted and exclusive "Khas" peaceful vacant and physical possession of the Vendor without any disturbance obstruction claim or objection of any and every nature whatsoever from any person or persons and that no person or persons has/have

ever claimed title or possession to the said Property or any part thereof adversely to the Vendor;

- 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 Vendor 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 Vendor has 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 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 Vendor which prevent or restrict the Vendor from selling conveying and transferring the said Property or any portion thereof unto and in favour of the Purchaser;
- ix. That no action, suit, appeal or litigation in respect of the said Property or in any way concerning the said Property or any part thereof is pending and that no person has ever claimed any right title interest or possession of any and every nature whatsoever in or in respect of the said 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 Vendor aware of any such claim, notice, suit or proceeding and that save and except the Vendor, no other person has or can claim any right title or interest of any and every nature whatsoever in the said Property or any portion thereof;
- x. That the said Property or any part thereof is not affected by the provisions of the West Bengal Thika Tenancy (Acquisition & Regulation) Act, 2001 or the erstwhile

Kolkata Thika and other Tenancies and Lands (Acquisition & Regulation) Act, 1981;

- xi. That the said Property or any portion thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act or any other Act, (b) any charge lien lispensens 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 Vendor's title to the said Property or any part thereof which could expose the Purchaser to any risk nor is there any material or latent defect in the said Property or any part thereof or in the Vendor's title thereto;
- xiii. That no document judgment or any other order is in force as on date affecting the said Property or any part thereof nor is the said Property or any part thereof vested in the

Official Assignee or in the Receiver-in-Insolvency or any other Receiver;

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

B. That the Purchaser relying on the aforesaid representations and assurances of the Vendor and believing the same to be true and correct and acting on the faith thereof has agreed to purchase and the Vendor has agreed to sell the entirety of the said Property, ALL THAT the piece or parcel of sali land containing an area of 0.5 Decimal more or less out of total dag area 10 Decimal, comprised in R.S./L.R. Dag No. 797/1664, recorded in R.S. Khatian No. 204, corresponding to L.R. Khatian Nos. 291 and 841, 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 more particularly described in Schedule hereunder written and hereinafter referred to as the '**said Property**' at or for a total consideration of Rs. 63,600/- (Rupees Sixty Three Thousand Six Hundred only) absolutely and forever free from all encumbrances and liabilities whatsoever.

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

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs. 63,600/- (Rupees Sixty Three Thousand Six Hundred only) duly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt for the same hereunder written admits and acknowledges and of and from the same and every part thereof doth hereby acquit, release and forever discharge the Purchaser as well as the said Property hereby sold, conveyed and transferred and every part thereof) the Vendor doth hereby grant, sell, convey, transfer, assign, and assure unto and in favour of the Purchaser herein **ALL THAT** the piece or parcel of sali land containing an area of 0.5 Decimal more or less out of total dag area 10 Decimal, comprised in R.S./L.R. Dag No. 797/1664, recorded in R.S. Khatian No. 204, corresponding to L.R. Khatian Nos. 291 and 841, 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 more particularly described in the Schedule hereunder written and hereinbefore as well as hereinafter for the sake of brevity referred to as the **"said Property"** and delineated in the map or plan hereto annexed and thereon bordered **RED** togetherwith all other easements and/or facilities attached thereto including the right of access to the said land **TOGETHERWITH** all other easement rights including the right of ingress and egress and the compound and appurtenances belonging thereto **OR** **HOWSOEVER OTHERWISE** the said Property or any part thereof now are or is or at any time or times heretofore were or was situated, butted, bounded, called, known, numbered, described or distinguished together with all paths, passages, waters, water-courses, sewers, drains and all manner of former and other lights, rights, liberties, easements, privileges, emoluments, advantages, appendages and

appurtenances whatsoever to the said Property belonging or in anywise appertaining thereto or usually held, used, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions, remainder or reminders AND all the rents, issues and profits thereof AND all and every part thereof AND all the legal incidence thereof AND all the estate, right, title, interest, inheritance, use, property, possession, claim and demand whatsoever both at law and in equity of the Vendor 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 Vendor or any person or persons from whom the Vendor 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 Purchaser absolutely and forever free from all mortgages, charges, liens, lispendens, encumbrances and liabilities whatsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:

- a) That notwithstanding any act, deed, matter or thing whatsoever by the Vendor made, done, committed or knowingly or willingly suffered to the contrary, the Vendor is 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 Vendor has good right full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid according to the true intent and meaning of these presents free from all encumbrances and liabilities whatsoever.
- c) That the transfer being effected by this Conveyance is subject to indemnification by the Vendor about the correctness of Vendor's title and authority to sell as also the Representations and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at his own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.
- d) That the Vendor shall remain liable for all outgoings and impositions payable in respect of the said Property upto the date of these presents and the Vendor shall at all time keep the Purchaser saved, harmless and indemnified against any loss or damages if suffered by any claim of any person or persons or parties in respect of the said Property.
- e) That the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said Property hereby granted, sold, conveyed and transferred and receive and enjoy the rents issues and profits thereof and every part thereof without any lawful let, suit, trouble, hindrance, eviction, interruption, disturbance, claim and demand whatsoever from of or by the Vendor or any

other person or persons lawfully or equitably claiming from through under or in trust for the Vendor.

- 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 Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or the Vendor's predecessors-in-title.
- g) That free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by the Vendor and at the cost and expenses of the Vendor 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 Vendor.
- h) That the Vendor doth hereby further covenant with the Purchaser and declare that no notice has been served upon the Vendor for acquisition and/or requisition of the said Property or any part thereof and that the said Property or any part thereof is not affected by any legal and/or statutory restriction or impediment or embargo and that no proceedings is pending in any Court or

Tribunal or any other competent authority for acquiring or requisitioning the said Property or any part thereof or for any other reason.

- i) The Vendor doth hereby further covenant with the Purchaser that the Vendor has 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 Vendor may be prevented from conveying the said Property in the manner aforesaid.
- j) The Vendor hereby state, affirm, declare and record that by this Deed of Conveyance they are transferring 0.50 Decimal with all his right, title, interest, claim of any and every nature whatsoever to the Purchaser in R.S./L.R. Dag No. 797/1664, in Mouza - Bade Hooghly, J.L. No. 80, P.S. - Sonarpur, District 24 Parganas South and henceforth the Vendor hereby declares and confirms that no land remains with the Vendor in R.S./L.R. Dag No. 797/1664.
- k) Further the Vendor 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 Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser and/or its successor or successors, executors, administrators, legal representative and/or assigns, make, do,

acknowledge and execute or cause to be made, done, acknowledged and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly, effectually or satisfactorily granting transferring and assuring the said Property and every part and parcel thereof unto and to the use of the Purchaser as shall or may be reasonably required.

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

- i. THAT the Vendor is 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 Vendor on a demand being made by the Purchaser and the Vendor shall indemnify and keep saved harmless and indemnified the Purchaser in respect thereof and also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchaser due to non-payment or delay in payment thereof;
- ii. **AND THAT** the Vendor shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchaser herein from time to time for having the name of the Purchaser mutated in respect of the said Property hereby sold and conveyed;
- iii. **AND THAT** the Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and

statutory records and the Vendor hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorney of the Vendor and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertake to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regards the Vendor shall sign all documents and papers as required by the Purchaser.

THE SCHEDULE ABOVE REFERRED TO
(the Property sold herewith)

ALL THAT the piece or parcel of sali land containing an area of 0.5 (zero point five) Decimal more or less (out of total dag area 10 Decimal), comprised in R.S./L.R. Dag No. 797/1664, recorded in R.S. Khatian No. 204, corresponding to L.R. Khatian Nos. 291 and 841, lying and situate at Mouza - Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal, with all other easements and/or facilities attached thereto including the right of access to the said land and delineated in the 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. 797

ON THE SOUTH : By R.S. Dag No. 798

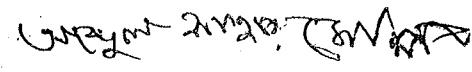
ON THE EAST : By Purchaser's own land i.e. Part of R.S.
Dag No. 797/1664

ON THE WEST : By Dag Nos. 796 and 795

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

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

1. Himansu Jishnu Mukherjee
S/o Late Annada Chandra Mukherjee
Kalyanpur Dhermasaitab
Narona Main Road
Chandannagar, Hooghly
2. Samima Molla.
W/o - Abdul Kader Molla
Vill - Badakhooly
Post - Malancha Mahinagar
PS - Sonarpur
Dist - 24 pgs


(VENDOR)

Read over & explained in
Bengali & Drafted by me
as per document supplied
by the parties.

K. C. Kamrkar
Advocate

High Courts Calcutta

WB/867/83.

RECEIVED of and from the withinnamed Purchaser the within mentioned sum of Rs. 63,600/- (Rupees Sixty Three Thousand Six Hundred only) being the full amount of the consideration money under this Indenture as per Memo below :

MEMO OF CONSIDERATION

<u>Date</u>	<u>Chq. No.</u>	<u>Bank Name & Branch</u>	<u>Amount</u> <u>(Rs.)</u>
14.05.2018	107575	Axis Bank Ltd., Sarat Bose Road Kolkata Branch	63,600/-
			<u>63,600/-</u>

(Rupees Sixty Three Thousand Six Hundred only)

WITNESSES :

1. *Himanshu Dushan Mukherjee*

2. *Samima Molla*

Samima Molla
(VENDOR)

SALE DEED PLAN

OF MOUZA BADE HOOGLY, J.L. NO. 80, R.S. KHATIAN NO. 204,
CORRESPONDING TO L.R. KHATIAN NOS. 291 AND 841, R.S. / L.R.
DAG NO. 797/1664, UNDER POLEGHAT GRAM PANCHAYET, POLICE
STATION - SONARPUR, IN THE DISTRICT - SOUTH 24 PARGANAS, W.B.

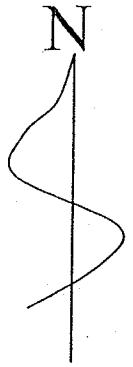
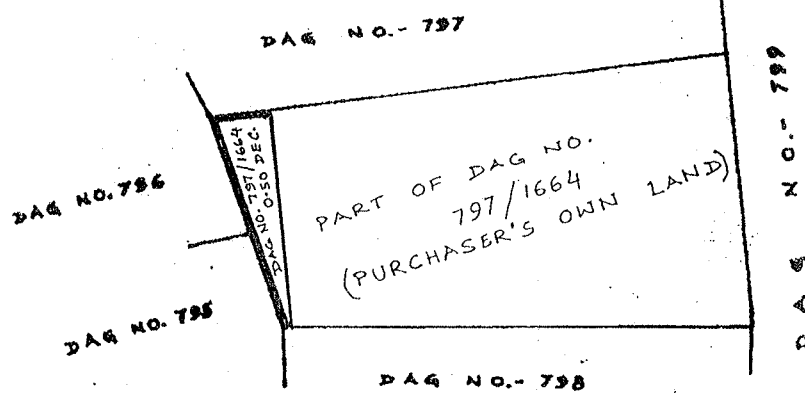
SOLD AREA OF LAND **0.50** DECIMAL

SHOWN IN RED BORDER ☐

OUT OF TOTAL AREA **10** DECIMAL

NOT TO SCALE

PURCHASER'S NAME : AADRIKA DISTRIBUTORS PVT. LTD.


















(Signature)
(VENDOR)






Admitted into school



Admitted into school

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

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

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

आयकर विभाग

INCOME TAX DEPARTMENT

ABDUL KAHAR MOLLA
KASEM MOLLA

12/12/1975

Permanent Account Number

AZPRM5346R

Abdul Kahar Molla

Signature



भारत सरकार

GOVT OF INDIA



Abdul Kahar Molla



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

KCT0810762



নির্বাচকের নাম : আব্দুল কাহার মোল্লা

Elector's Name : Abdul Kahar Molla

পিতার নাম : আবুল কাসেম

Father's Name : Abul Kasem Molla

লিঙ্গ/Sex : পুং M

জন্ম তারিখ : 01/01/1970

KCT0810762

ঠিকানা:

উত্তর বাদে হুগলী, বাদেহুগলী, সোনারপুর, দক্ষিণ 24
পরগণা- 700145

Address:

UTTAR BADE HUGALI, BADEHUGLI,
SONARPUR, SOUTH 24 PARGANAS-
700145

Date: 07/12/2011

147-সোনারপুর দক্ষিণ নির্বাচন ক্ষেত্রে নির্বাচক নিবন্ধন

অধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

147-Sonarpur Dakshin Constituency

টিকের পরিবর্তন হলে নতুন ঠিকনার ভোটার লিষ্টে নাম তোলার ও একই
সংখ্যার নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট করে এই
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

1520358

আব্দুল কাহার মোল্লা



भारतीय विशिष्ट पहचान अधिकार

भारत सरकार
Unique Identification Authority of India
Government of India

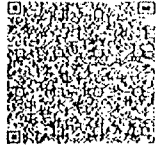
Enrollment No 2023/10042/00221

To,
Sujay Anand Prasad
S/O: Late Suresh Prasad
IRIS, FLAT-1B
1417/3, MADURDAHA
BHOWMIK MARBLE MADURDAHA
E.K.T
E.k.t Circus Avenue Kolkata
West Bengal 700107
9830484160

Ref: 17794 / 05Z / 1532729 / 1532736 / P



SE378858625FT



आपका आधार क्रमांक / Your Aadhaar No. :

4005 2835 0838

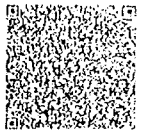
आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



Sujay Anand Prasad
DOB : 28/05/1978
Male



4005 2835 0838

आधार - आम आदमी का अधिकार

Prasad

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

SUJAY ANAND PRASAD
SURESH PRASAD

28/05/1978
 Permanent Account Number
ALHPP4003G

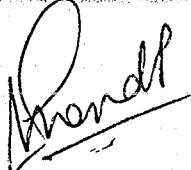

 Signature



इस कार्ड को खोने / पाने पर कृपया सूचित करें / ज्ञात करें
 आयकर पैन सेवा इकाई, एनएसडी
 5वीं मंजिल, मनीर स्टार्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8
 मोडल कॉलोनी, नज्द बंगला चौक के पास,
 पुणे - 411 016

If this card is lost / someone's lost card is found,
 please inform / return to:
 Income Tax PAN Services Unit, NSDL
 5th floor, Mantri Sterling,
 Plot No. 341, Survey No. 997/8,
 Model Colony, Near Deep Bungalow Chowk,
 Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
 e-mail: trninfo@nsdl.com



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

AADRIKA DISTRIBUTORS PRIVATE
LIMITED



03/07/2012

Permanent Account Number

AAKCA7897G

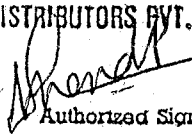
इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मन्त्री स्टर्लिंग प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास
पुणे - 411 016

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please inform / return to:*

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

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

AADRIKA DISTRIBUTORS PVT. LTD.

Director  Authorized Signatory



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

তালিকাভুক্তির নম্বর/ Enrolment No.: 2730/00102/01711

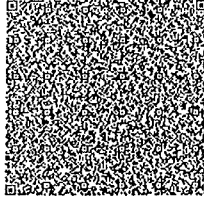
To
মিহির নন্দী
Mihir Nandi
Pratapnagar
Pratapnagar
Hooghly West Bengal - 712422
9331849382

Download Date: 12/05/2018

Generation Date: 13/10/2017

Validity unknown

Digitally signed by
Unique Identification
Authority of India
Date: 2018.05.12 12:05:59
IST



QR Code with Photograph

আপনার আধার সংখ্যা / Your Aadhaar No. :

8927 6887 8560

VID : 9159 9758 1793 9694

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India

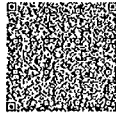


মিহির নন্দী
Mihir Nandi
জন্মতারিখ/DOB: 19/12/1979
পুরুষ/ MALE

8927 6887 8560

VID : 9159 9758 1793 9694

আমার আধার, আমার পরিচয়



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

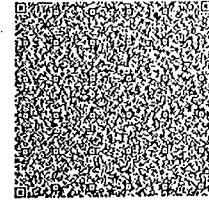
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- 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 .



ঠিকানা:
প্রতাপনগর, হুগলী,
পশ্চিমবঙ্গ - 712422

Address:
Pratapnagar, Hooghly,
West Bengal - 712422



QR Code with Photograph

8927 6887 8560

VID : 9159 9758 1793 9694

Pratapnagar, Hooghly, West Bengal - 712422

www.uidai.gov.in

Mihir Nandi



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

e-Assessment Slip

Query No / Year	1604-0000744887/2018	Office where deed will be registered
Query Date	10/05/2018 6:02:26 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Abdul Kahar Molla Uttar Bade Hooghly, Molla Para, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9331849382, Status : Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 63,600/-	Rs. 63,637/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 3,202/- (Article:23)	Rs. 682/- (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. 20/-		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		Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-797/1664	LR-291	Bastu	Shali	0.5 Dec	63,600/-	63,637/-	Width of Approach Road: 6 Ft.,
Grand Total :					.5Dec	63,600 /-	63,637 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details
1	Abdul Kahar Molla Son of Late Abdul Kasem Molla P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: AZPPM5346R, 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	Aadrika Distributors Private Limited 6A, Elgin Road, 2nd Floor, P.O:- Bhawanipur, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAKCA7897G, Status :Organization, Not Executed	Organization	Not Executed

Representative Details :

Sl No	Name & Address	Representative of
1	Sujay Anand Prasad Son of Late Suresh Prasad IRIS, Flat No. 1B, 1417/3, Madurdaha, Bhowmik Marble, P.O:- East Kolkata Township, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALHPP4003G	Aadrika Distributors Private Limited (as Director)

Identifier Details :

Name & address
Mihir Nandi Son of Rajmohan Nandi Pratapnagar, P.O:- Pratapnagar, P.S:- Arambag, District:-Hooghly, West Bengal, India, PIN - 712415, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Abdul Kahar Molla, Sujay Anand Prasad
N

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Abdul Kahar Molla	Aadrika Distributors Private Limited-0.5 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 797/1664(Corresponding RS Plot No:- 797/1664), LR Khatian No:- 291	Owner:খতেজান বিবি, Gurdian:গোকুল সর্দার, Address:শাসন, বারুইপুৰ, Classification:শালি, Under Mutation

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 09/06/2018) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 23/06/2018) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

Major Information of the Deed



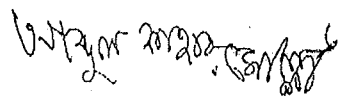
Deed No. :	I-1604-03005/2018	Date of Registration	15/05/2018
Query No./ Year	1604-0000744887/2018	Office where deed is registered	
Query Date	10/05/2018 6:02:26 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Abdul Kahar Molla Uttar Bade Hooghly, Molla Para, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9331849382, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 63,600/-	Rs. 63,637/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 3,210/- (Article:23)	Rs. 682/- (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	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-797/1664	LR-291	Bastu	Shali	0.5 Dec	63,600/-	63,637/-	Width of Approach Road: 6 Ft,
Grand Total :					.5Dec	63,600 /-	63,637 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Abdul Kahar Molla (Presentant) Son of Late Abdul Kasem Molla Executed by: Self, Date of Execution: 15/05/2018 , Admitted by: Self, Date of Admission: 15/05/2018 ,Place : Office	Photo 	Finger print 	Signature 
		15/05/2018	LTI 15/05/2018	15/05/2018
P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: AZPPM5346R, Status :Individual, Executed by: Self, Date of Execution: 15/05/2018 , Admitted by: Self, Date of Admission: 15/05/2018 ,Place : Office				

Major Information of the Deed :- I-1604-03005/2018-15/05/2018

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Aadrika Distributors Private Limited 6A, Elgin Road, 2nd Floor, P.O:- Bhawanipur, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAKCA7897G, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Sujay Anand Prasad Son of Late Suresh Prasad IRIS, Flat No. 1B, 1417/3, Madurdaha, Bhowmik Marble, P.O:- East Kolkata Township, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALHPP4003G Status : Representative, Representative of : Aadrika Distributors Private Limited (as Director)

Identifier Details :

Name & address	
Mihir Nandi Son of Rajmohan Nandi Pratapnagar, P.O:- Pratapnagar, P.S:- Arambag, District:-Hooghly, West Bengal, India, PIN - 712415, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Abdul Kahar Molla, Sujay Anand Prasad	
Mihir Nandi	15/05/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Abdul Kahar Molla	Aadrika Distributors Private Limited-0.5 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 797/1664(Corresponding RS Plot No:- 797/1664), LR Khatian No:- 291	Owner:খতেজান খিবি, Gurdian:গোকুল সর্দার, Address:শাসন, বারুইপুর, Classification:শাসি, Under Mutation


Major Information of the Deed :- I-1604-03005/2018-15/05/2018

Endorsement For Deed Number : I - 160403005 / 2018

On 14-05-2018

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 63,637/-



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

On 15-05-2018

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

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

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

Presented for registration at 13:48 hrs on 15-05-2018, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Abdul Kahar Molla, Executant.

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

Execution is admitted on 15/05/2018 by Abdul Kahar Molla, Son of Late Abdul Kasem Molla, P.O: Malancha Mahinagar, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession Business

Indetified by Mihir Nandi, , , Son of Rajmohan Nandi, Pratapnagar, P.O: Pratapnagar, Thana: Arambag, , Hooghly, WEST BENGAL, India, PIN - 712415, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 682/- (A(1) = Rs 636/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 682/-

Payment of Stamp Duty

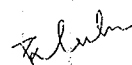
Certified that required Stamp Duty payable for this document is Rs. 3,202/- and Stamp Duty paid by Draft Rs 3,110/-, by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 97143, Amount: Rs.100/-, Date of Purchase: 09/03/2018, Vendor name: Bachan Ganga

Description of Draft

1. Draft(other) No: 160083000464, Date: 15/05/2018, Amount: Rs.3,110/-, Bank: STATE BANK OF INDIA (SBI), BEPIN BEHARI GANGULY ST



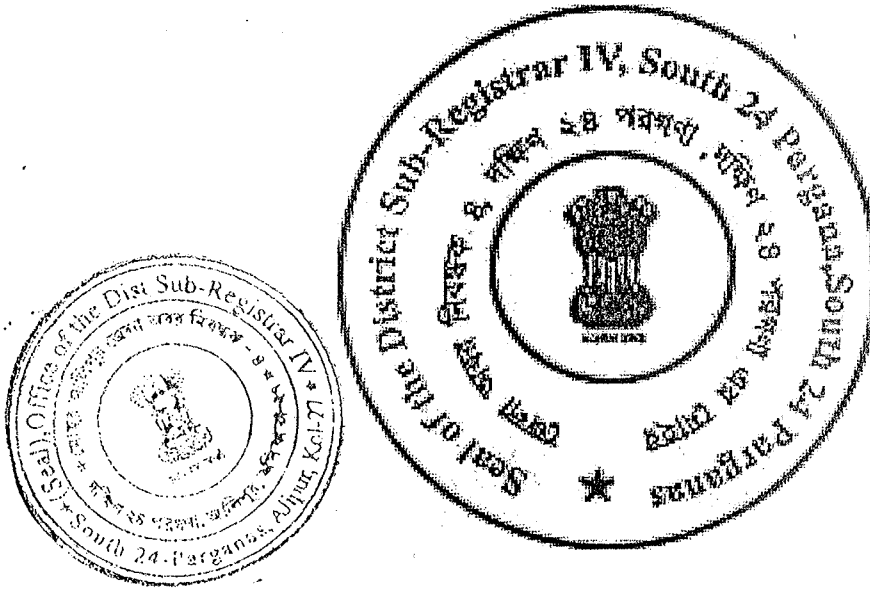
Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1604-03005/2018-15/05/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2018, Page from 90334 to 90365
being No 160403005 for the year 2018.



Digitally signed by PRADIPTA KISHORE
GUHA

Date: 2018.05.24 18:27:37 +05:30

Reason: Digital Signing of Deed.

Pradipta

(Pradipta Kishore Guha) 24-05-2018 18:27:24
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24 PARGANAS
West Bengal.



(This document is digitally signed.)

