

FL-10

2255/18

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000

ONE THOUSAND RUPEES
Rs.1000



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



Certified that the Document is admitted to Registration. The Signature sheet and the endorsement sheet attached to this document are the part of this Document.

[Signature]
Additional Registrar
of Assurances-IV, Kolkata

5 3 18
234766/18
MV = 82000
Additional Registrar of
Assurances-IV, Kolkata

DEED OF CONVEYANCE

5 MAR 2018

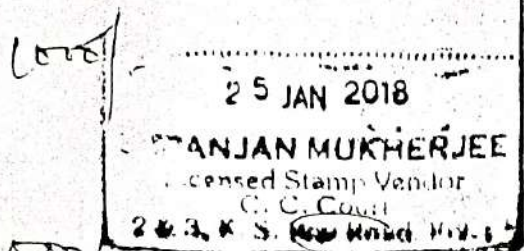
THIS INDENTURE OF CONVEYANCE is made on
this the 3rd day of January Two Thousand and Eighteen (2018)
BETWEEN

withal

110553

M. K. Mukherjee Adv

High Court
Cal - 1.

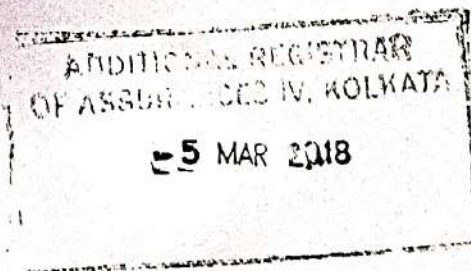


25 JAN 2018

1 - 1000/-
100/-
20/-
4,120/-

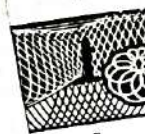


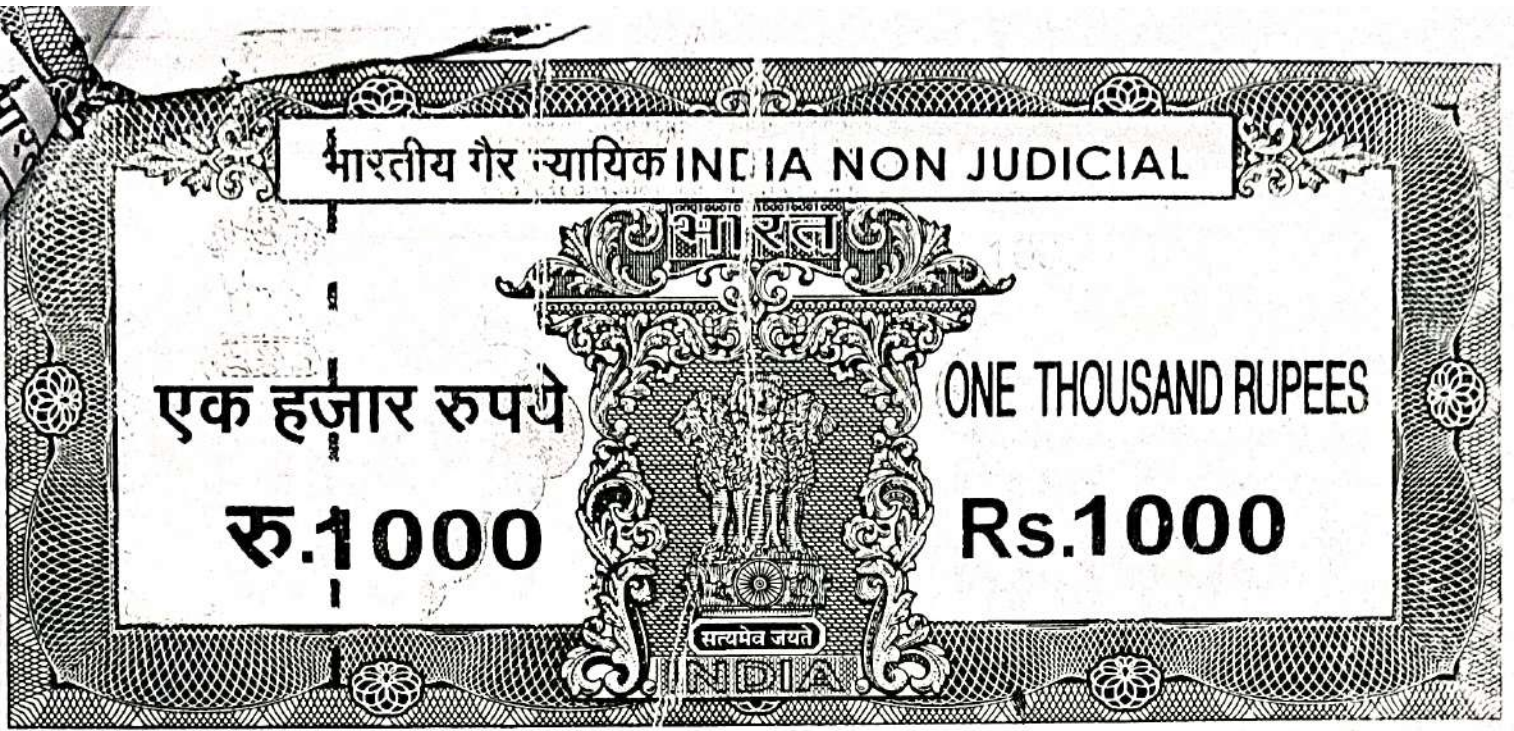
[Signature]



हजार

5.10



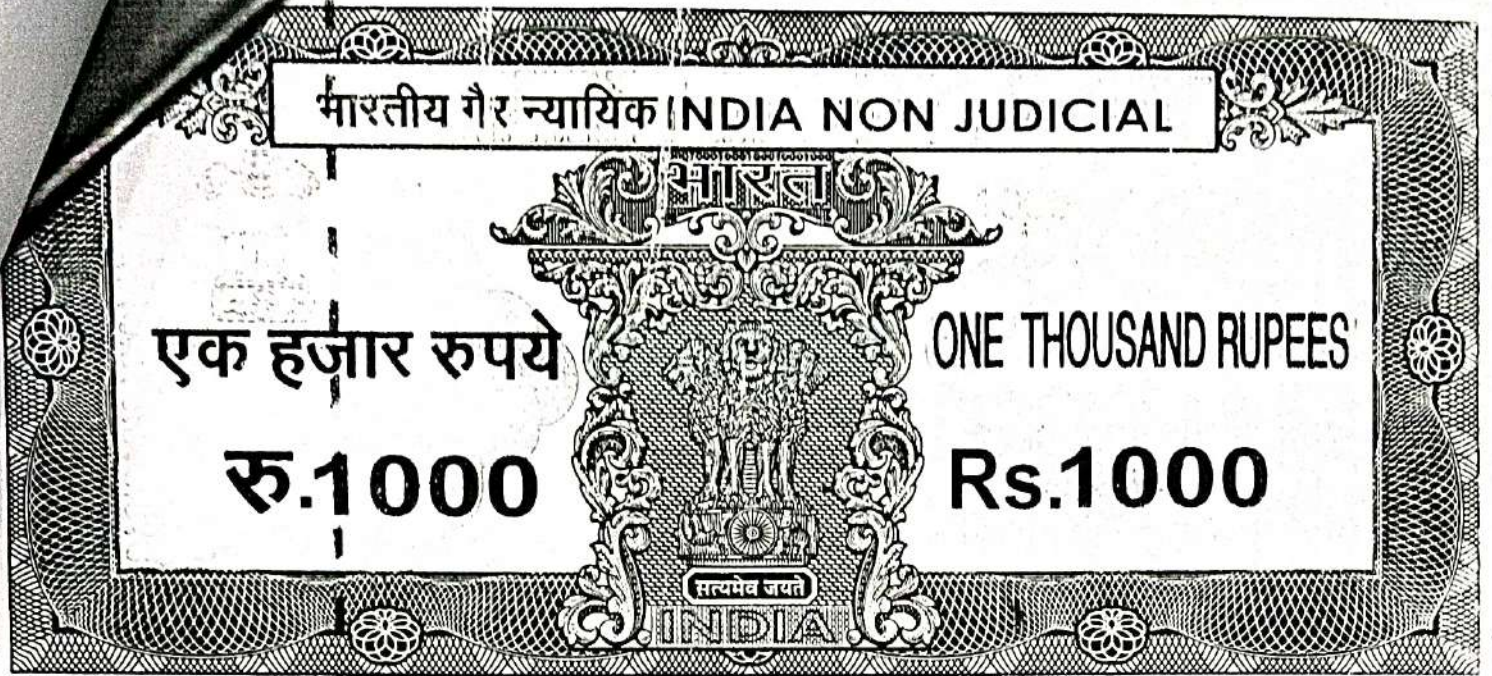


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

P 944170

1A

KURNI BIBI wife of Matabbar Mondal, residing at Village and Post Office - Lauhati, Police Station- Rajarhat, District- North 24 Parganas, Kolkata- 700135, West Bengal, by nationality- Indian, by religion- Muslim, by occupation- House wife, hereinafter called and



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

P 944171

1B

referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns) of the **ONE PART.**

REGISTERED DATE - 15/03/2018



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

P 944172

1C

AND

WITHAL SERVICE PRIVATE LIMITED, PAN - AAACW4481E, a company, incorporated under the Companies Act, 1956, having its registered office at 18, R.N. Mukherjee Road, Kolkata- 700001, P.S. Hare Street, represented by its Director **MANOJ KUMAR BUDHIA**,

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

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भारत INDIA
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 890001

1D

son of Pravhu Dayal Budhia, PAN: AFAPB5130P, of 18, R.N.
Mukherjee Road, P.S. Hare Street, Kolkata- 700001 by faith- Hindu,
by occupation- Business, by Nationality-Indian, hereinafter called

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

अभिचरणा पश्चिम बंगाल WEST BENGAL

22AA 495473

2

and referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Director in office for the time being in force,

executors, administrators, representatives and assigns) of the
OTHER PART.

WHEREAS the vendor herein is the recorded owner and possessors of land measuring an area of 0.41 Sataks more or less, comprised in R.S.& L.R. Dag No. 4111 under L.R. Khatian No. 790 as described in the table below :-

Recorded owner	L.R. Khatian	total area(A)	R.S. & L.R. Dag	Nature of land	Share of land	Area in sataks
KURNI BIBI	790	0.13	4111	Sali	0.0313	0.41

under mouza - Bishnupur, J.L. No. - 44, Police station - Rajarhat, district - North 24 Parganas, within the limit of Chandpur Gram Panchayat.

AND WHEREAS while seized and possessed of the aforesaid plots of land by the said Kurni Bibi, the vendor herein as the owner and possessor thereof of the said land absolutely free from all encumbrances, without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper

authorities, and has the full right to dispose or transfer the same to any one in any way as the vendor herein will think fit and proper.

AND WHEREAS the Vendor herein has agreed to sell and the purchaser herein has agreed to purchase the aforesaid plots of Shali land measuring an area of **0.41 Sataks** as mentioned hereinabove within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Barasat at present Rajarhat Police Station, in the District of North 24 Parganas, more fully described in the schedule hereinafter written at or for the total consideration of Rs.82,000/- (Rupees Eighty Two Thousand) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of Rs.82,000/- (Rupees Eighty Two Thousand) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at or before the execution hereof the receipt whereof the Vendor doth hereby as also by the receipt and Memo of consideration hereunder written admit and 'acknowledge and of and from the payment of the same and every part thereof

forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be the Vendor doth hereby grant sell, convey transfer assign unto and in favour of the Purchaser herein **ALL THAT** aforesaid plot of land measuring an area of **0.41 Sataks** more fully and particularly described in the Schedule hereunder written and hereinafter referred to as 'the **said plots of land**' together with all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water courses lights and all manner of former and other right liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel of member thereof which now is or are or hereto before were or was held used occupied or enjoyed therewith AND reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof AND all the Raiyati estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demands

whatsoever of the Vendor out of or upon the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH all deeds paths writings and evidences of title in anywise relating to or connected with the said property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor or any of them may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges leases tenancies occupancy rights liens lispendences attachments bargaders trusts claims demands acquisition requisition vesting alignment claims demands and liabilities whatsoever or howsoever.

THE VENDOR DOETH HEREBY COVENANT WITH THE
PURCHASER:

1. That free and clear and freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the cost and expenses of the vendor is and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispendences, attachments whatsoever.
2. That the purchaser shall hereinafter peacefully and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the vendor or his legal heirs, executors, administrators, representatives, nominees and assigns.
3. That no notice issued under the public demand recovery act have been served on the vendor not any such notice have been published.
4. That the land fully described in the schedule below stands retained by the vendor through operation of company ceiling according to the , West Bengal Land Reforms Act.

5. That the said land or any part or portion thereof or under any interest therein has not vested in and/or is neither acquired nor any notice has been served under the state of West Bengal Acquisition Act. 1956 or statutory modification thereof or under the Urban Land (Ceiling & Regulations) Act. 1976 or any other law for the time being in force.

6. It is hereby declared by the Vendor that the said land which described in the schedule hereinafter written is the property of the Vendor and that he is not the benamder of any one.

7. It is hereby declared that the purchaser has the absolute right to mutate the purchaser's name in respect of the present purchased land.

8. All the taxes land revenue and impositions payable in respect of the said property up to date of these presents have been fully paid by the vendor and if any portion of such taxes levies impositions etc. be found to have remained unpaid for the period up to date the same shall be deemed to be the liability of the Vendor and realizable from the vendor.

9. It is hereby declared by the vendor that the said land is absolutely free from all encumbrances and he is not the benamder of anyone and the same is not the DEBATTOR or PIROTTOR property or is not subject matter of any court case or not any litigation from any corners whatsoever.

10. That the vendor has not yet taken any loan or financial benefits from any bank or financial institutions or any corners in respect of the schedule mentioned land.

11. It is transpired that the said property hereby sold, conveyed and transferred and assigned by the vendor, if not free from all encumbrances as herein covenant, the vendor shall be bound to refund to the purchaser, the full consideration money paid hereunder together with cost of the stamp and registration charges incurred by the purchaser herein AND if any typographical mistake is discovered in later, in this deed, that will be rectified by the Vendor without any claim or demand, at the costs and expenses of the Purchaser.

A N D the vendor hereby delivers this day khas possession of the said land unto the purchaser herein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT piece or parcel Rayati Dakhali Swattiya Sali land measuring an area of **0.41 Sataks** under Mouza - Bishnupur, J.L. No. - 44, under L.R Khatian no - 790 and 157, Touzi no - 10 , R.S & L.R. Dag No. 4111 without having any road whatsoever as follows:

Recorded owner	L.R. Khatian	total area(A)	R.S. & L.R. Dag	Nature of land	Share of land	Area in sataks
KURNI BIBI	790	0.13	4111	Sali	0.0313	0.41

Within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Barasat at present Rajarhat Police Station, in the District of North 24-Parganas, under A.D.S.R. Office Rajarhat New Town , in the State of West Bengal. The annual proportionate rent will be payable as per State Government Rules and Regulations.

It is clearly stated herein that the Vendor herein jointly sold and conveyed total land measuring an area of **0.41 Sataks** more or less with all easement rights of the same unto and in favour of the Purchaser.

IN WITNESS WHEREOF the party has hereunto set and subscribed
his hand and seal, on the day, month and year first above written.

SIGNED, SEALED AND

DELIVERED by the VENDOR at

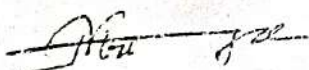
Kolkata in the presence of:

1. Santanu Choudhury
Sgt. R. R. Samal
K-11-9

9.6.1989

2. Kinkar Prasad
20. Simla Str
K-1-8

M. V. R. Choudhury



Drafted by:-

Mrinal Kanti Mukherjee

Advocate

High Court At Calcutta.

WB/296/1989

RECEIVED on and from the within named
 Purchaser the within mentioned sum of
 Rs.82,000/- (Rupees Eighty Two Thousand)
 only being the full consideration money as
 per memo below :-

Rs. 82,000/-

MEMO OF CONSIDERATION

1. Paid by Cheque dated
 favour of Vendor

in Rs. 82,000/-

TOTAL : Rs. 82,000/-

(RUPEES EIGHTY TWO THOUSAND ONLY)

WITNESSES :

1. Santan Chou

[Signature]

VENDOR

2. Kinkor Pan

SPECIMEN FORM FOR TEN FINGERPRINTS



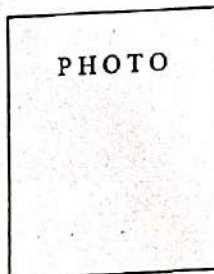
4-10-68

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

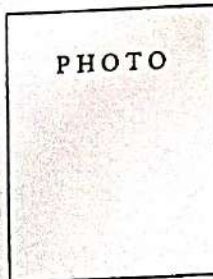


4-10-68

	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					

Major Information of the Deed

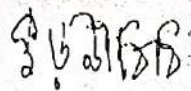
Deed No :	I-1904-02255/2018	Date of Registration	05/03/2018
Query No / Year	1904-0000234766/2018	Office where deed is registered	A.R.A. - IV KOLKATA, District: Kolkata
Query Date	13/02/2018		
Applicant Name, Address & Other Details	MANOJ KUMAR, 18 R N MUKHERJEE ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, PAN No : AAACW4481E, Status : Buyer/Claimant		
Transaction	[0101] Sale, Sale Document		
Set Forth value	Rs. 82,000/-		
Stamp duty Paid(SD)	Rs. 4,120/- (Article:23)		
Remarks			

Land Details :

District: North 24-Parganas, P.S.: Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Bishnupur

Sch No	Plot Number	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
LT	LR-4111	0.41 Dec	82,000/-	82,000/-	
Grand Total :		.41Dec	82,000 /-	82,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Name: KURNI BIBI Wife of: MATABBAR MONDAL Executed by: Self, Date of Execution: 31/01/2018 Admitted by: Self, Date of Admission: 05/03/2018, Place : Office Photo:  Fingerprint:  Signature:  05/03/2018 LT 05/03/2018 05/03/2018 LAUHATI, P.O:- LAUHATI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 31/01/2018 Admitted by: Self, Date of Admission: 05/03/2018, Place : Office

Buyer Details :

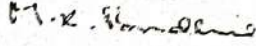
Sl No	Name,Address,Photo,Finger print and Signature
1	WITHAL SERVICES PRIVATE LIMITED 18 R N MUKHERJEE ROAD, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, PAN No.: AAACW4481E, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1904-02255/2018-05/03/2018

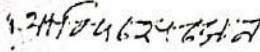
14/03/2018 Query No:-19040000234766 / 2018 Deed No : I - 190402255 / 2018, Document is digitally signed.

Representative Details :

Name, Address, Photo, Finger print and Signature

No	Name	Photo	Finger Print	Signature
1	MANOJ KUMAR BUDHIA (Presentant) Son of PRAVHU DAYAL BUDHIA Date of Execution - 31/01/2018, , Admitted by: Self, Date of Admission: 05/03/2018, Place of Admission of Execution: Office	 Mar 6 2018 2:28PM	 LTI 05/03/2018	 05/03/2018
18 R N MUKHERJEE ROAD, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal. India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : WITHAL SERVICES PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name & address	Date
ABID HOSEN Son of ABDUL SAHID DUGDIA, P.O:- SASHAN, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 743423, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , Identifier Of KURNI BIBI, MANOJ KUMAR BUDHIA	05/03/2018
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	KURNI BIBI	WITHAL SERVICES PRIVATE LIMITED-0.41 Dec

Land Details as per Land Record

District:-North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Bishnupur

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 4111(Corresponding RS Plot No:- 4111), LR Khatian No:- 790	Owner: কুড়নী বিবি, Gurdian: মাতব্বর মণ্ডল, Address: নিজ. Classification: শালি, Area: 0.01000000 Acre,

Major Information of the Deed :- I-1904-02255/2018-05/03/2018

14/03/2018 Query No: 19040000234766 / 2018 Deed No: I - 190402255 / 2018, Document is digitally signed.

Certificate of Registration under section 60 and Rule 69.
registered in Book - I
Volume number 1904-2018, Page from 103117 to 103148
being No 190402255 for the year 2018.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2018.03.14 09:55:26 +05:30
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 14-03-2018 09:55:19
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)