

09/324

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T-8873/12

1-01

3

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

पश्चिम बंगाल WEST BENGAL

K 428016

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

04 SEP 2017

Withal

## DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the  
1st day of September, Two Thousand Seventeen (2017)

BETWEEN

To be cont .....

4

নং ৬১৫৬ তারিখ ৩১.০৮.২০১৭ মূল্য ১০০০/-

ক্রেতার নাম

স্ট্যাম্প ভেদার স্বাক্ষর

বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. আর. ৬

মোট স্ট্যাম্প ক্রয় তারিখ

চালান নং

মোট কত টাকা খরিদ

টেক্সারী বারাকপুর ভেদার মিতা দত্ত

WITHAL SERVICES PVT. LTD  
18 R.N. Mukharjee Road  
KOL-700004

09 AUG 2017

690000



অতিরিক্ত-সহকারী  
জি.সি.সি. অতিরিক্ত-সহকারী  
সহকারী (সি.সি.) - অতিরিক্ত-সহকারী  
সহকারী, অতিরিক্ত-সহকারী  
সহকারী, ১৬৫  
(সহকারী, অতিরিক্ত-সহকারী)

Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs

04 SEP 2017

(2)

**JAMALUDDIN MOLLA**, (PAN- AIYPM1138K), son of Mojambari Molla, residing at Vill & P.O. - Lauhati, P.S. - Rajarhat, Kolkata - 700135, Dist. - North 24 Parganas, by faith- Islam, by occupation- Business, by Nationality- Indian, hereinafter called and 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 nominees and assigns) of the ONE PART.

**-AND-**

**"WITHAL SERVICES PVT. LTD."**, (PAN-AAACW4481E), a company incorporated under the Companies Act. 1956, having its Regd. Office at 18, R.N. Mukharjee Road, 2nd Floor, P.O. - GPO, P.S.- Hare Street, Kolkata - 700001, represented by its Director **SRI MANOJ KUMAR BUDHIA**, son of Late Prabhu Dayal Budhia, residing at 18, R.N. Mukharjee Road, 2nd Floor, P.O. - GPO, P.S.- Hare Street, Kolkata - 700001, by faith- Hindu, by occupation- Business, by Nationality- Indian, hereinafter called 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.

To be cont .....

(3)

WHEREAS One Jamaluddin Molla, (the Vendor herein) is the absolute recorded owner and possessor of Sali land total measuring an area of 18.24 Satak more or less, comprised in R.S. & L.R. Dag Nos. 3837, under L.R. Khatian No. 10030, the said land clearly as under following manner :-

| Recorded land area   | Share of land | Out of land | R.S. & L.R. Dag | L.R. Khatian | Nature of Land |
|----------------------|---------------|-------------|-----------------|--------------|----------------|
| 18.24 Satak          | 0.8686        | 21 Satak    | 3837            | 10030        | Sali           |
| 18.24 Satak in total |               |             |                 |              |                |

lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 173 at present No.10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, by virtue of purchase and thereafter own L.R. Settlement Record of Rights, being L.R. Khatian No. 10030 as mentioned above, absolutely free from all encumbrances whatsoever.

AND WHEREAS Since then the said Jamaluddin Molla, (the Vendor herein) is well sufficiently seized and possessed of the aforesaid land total measuring an area of 18.24 Satak more or less, comprised in R.S. & L.R. Dag Nos. 3837, under L.R. Khatian No. 10030, lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 173 at present No.10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North

To be cont .....

24 Parganas, morefully described in the schedule hereinafter written by virtue of above Record of Rights and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in their names as absolute owner and possessors thereof and have the full right to dispose or transfer the same to anybody in any way as the Vendor herein shall think fit and proper.

AND WHEREAS Now the vendor herein said Jamaluddin Molla has agreed to sell and the purchaser herein being "M/S WITHAL SERVICES PVT. LTD." the Purchaser herein has agreed to purchase the aforesaid plot of Sali land measuring an area of 18.24 Satak more or less, comprised in R.S. & L.R. Dag Nos. 3837, under L.R. Khatian No. 10030, lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 173 at present No.10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, more fully described in the schedule hereinafter written, for the total consideration of Rs. 38,69,000/- (Rupees Thirty Eight Lac Sixty nine Thousand) only.

To be cont .....

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said Agreement and in consideration of **Rs.38,69,000/-**, the Vendor doth hereby acquit, release, sold, assure and assign unto the said Purchaser **ALL THAT** piece and parcel of Sali Land measuring about **18.24 Sataks**, lying and situated at **Mouza - Bishnupur**, J.L. No.44, R.S. No. 126, Touzi No. 10, Police Station- Rajarhat, Sub-Registry Office at Rajarhat (New Town), within local limits of Chandpur Gram Panchayet, District North 24 Parganas morefully described in the Schedule hereunder written or howsoever otherwise the said land and hereditaments now is or are or heretofore was or were situated, butted, bounded, called, known, numbered, described, or distinguished **TOGETHER WITH** all paths, muniments, described or distinguished right to user in common passages, ways, Sewers, drains, ditches, hedges, bushes, shrubs, water, water-courses and all other former and ancient rights, lights, liberties, benefits, privileges, easements and appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions and remainder or remainders and the rents, issues and profits, thereof and all the estate, right, title, interest, claim and demand, whatsoever both at law

To be cont .....

and in equity of the Vendor late or upon the said land and every part thereof and all the deeds, paths, ammonites, writings, evidence of title whatsoever relating to the concerning the said land and every Part thereof which now are or may hereinafter be in the custody, power control or possession of the Vendor or any person or persons from whom the said Vendor may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land and hereditaments so far as to be unto the Said Purchaser absolutely so to be unto the said Purchaser absolutely forever free from all encumbrances and the Vendor do hereby covenant with the Purchaser that notwithstanding any act, things, deed, matter whatsoever made, done and executed or knowing suffered to the Vendor now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey or sell the said land hereby sold, transferred and conveyed or expressed or intended so to be unto and to the use of the said Purchaser in manner aforesaid and deliver vacant and peaceful possession of the said land to the Purchaser and the Purchaser shall and may at all times hereafter peaceably and quietly, hold, possess of and enjoy the said land or every part thereof and pay the rents to the Collector, 24-Parganas (North) for the State of West Bengal upon getting the name of the Purchaser mutated with the B.L.

To be cont .....

L.R.O. concerned and received the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of their predecessors-in-title and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged, saved, harmless and keep the Purchaser indemnified from or against all charges, encumbrances created by the Vendor or any of their predecessors-in-title and that free from all encumbrances whatsoever made and suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid, further that the Vendor and all Persons having lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust from the Vendor shall and will from time to time and at all times hereafter at the costs and requests of the Purchaser do and execute or cause to be one and executed all such acts, deeds and things and matters whatsoever for further better and more perfectly assuring and conveying the said land to and unto the said Purchaser as shall or may be reasonably required.

The Vendor further declare that the land hereby sold has not been previously leased, mortgaged, sold or anyway transferred. There is no

To be cont .....

charge, lien, lispens or attachments in respect of the said land. No case, suit or proceeding is pending before any Court of Law against the said land hereby sold. The Vendor sold the said land morefully described in the Schedule hereunder written having good and marketable title and, the Vendor already handed over all the original purchase deeds as above, to the purchaser including physical possession of the land free from all encumbrances and the purchaser is also enjoying khas possession of said Sali land which is morefully described in the Schedule hereunder written.

The Vendor also undertakes to execute and register any Supplementary Deed or Deeds or Rectification in favour of the Purchaser at the cost of the Purchaser, if any error or omission is transpired in this Deed in future.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

(Description of land hereby sold the Vendor herein)

ALL THAT piece or parcel of Revenue Paying Ratyati Dakhali Swattiya Bisistha Sali land measuring an area of 18.24 Satak more or less, comprised in R.S. & L.R. Dag Nos. 3837, under L.R. Khatian No. 10030, (in the name of Jamaluddin Molla), the said land clearly as under following manner :-

To be cont .....

(10)

| Saleable land area   | Share of land | Out of total land | R.S. & L.R. Dag | L.R. Kh. No. | Nature of Land |
|----------------------|---------------|-------------------|-----------------|--------------|----------------|
| 18.24 Satak          | 0.8686        | 21 Satak          | 3837            | 10030        | Sali           |
| 18.24 Satak in total |               |                   |                 |              |                |

lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 173 at present Nol.10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, Pargana-Kolikata, under A.D.S.R. Office, Rajarhat, New Town, in the District of North 24-Parganas, in the State of West Bengal.

It is clearly stated herein that the Vendor herein sold and conveyed the said total land measuring of 18.24 Satak be the same a little more or less together with all easement right of the same unto and in favour of the Purchaser herein.

The annual proportionate rent will be payable as per State Government Rules and Regulations.

The said saleable land is butted and bounded as under :-

ON THE NORTH BY : R.S. & L.R. Dag No. 3837 (P).

ON THE SOUTH BY : R.S. & L.R. Dag No. 3839.

ON THE EAST BY : R.S. & L.R. Dag No. 3836.

ON THE WEST BY : R.S. & L.R. Dag No. 3838.

To be cont .....

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their hand's and seal's on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

By the Vendor at Rajarhat in Presence of :

1. *Prasanna Kumar*

*Prasanna Kumar - Mr. Prasad  
Prasad - Mr. Prasad*

*Prasanna Kumar*

SIGNATURE OF THE VENDOR

2. *Sk. Kuddus Ali,*  
*Vill - Prishnupur*  
*P.S - Rajarhat*

WITHAL SERVICES PVT. LTD.

*M. R. R. R. R.*

Director

SIGNATURE OF THE PURCHASER

Deed prepared, read over and  
Vernacular language explained  
By me.

*Mukherjee*

Drafted by

*Mr. Mr. Mr.*

MRINAL KANTI MUKHERJEE

Advocate

High Court at Calcutta

Enrolment No. : WB/296/1989

To be cont .....

(11)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 38,69,000/- (Rupees Thirty-eight Lac Sixty-nine Thousand) only, being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

| <u>Ch/D.D No.</u> | <u>Drawee Bank</u>                         | <u>Amount</u> |
|-------------------|--------------------------------------------|---------------|
| 582013            | Federal Bank,<br>R.N. Mukherjee Rd. Kol-01 | 38,69,000/-   |

Total- Rs. 38,69,000/- (Rupees Thirty-eight Lac Sixty-nine Thousand) only.

WITNESSES :-

1. *[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*

2. SK. Kundles Das:  
Nill-Bish mpu  
P.S - Rujank &

*[Handwritten signature]*

SIGNATURE OF THE VENDOR

# SPECIMEN FORM FOR TEN FINGERPRINTS



*M. R. de*

|              |      |        |      |        |
|--------------|------|--------|------|--------|
|              |      |        |      |        |
| Little       | Ring | Middle | Fore | Thumb  |
| (Left Hand)  |      |        |      |        |
|              |      |        |      |        |
| Thumb        | Fore | Middle | Ring | Little |
| (Right Hand) |      |        |      |        |



*Donald L. Mello*

|              |      |        |      |        |
|--------------|------|--------|------|--------|
|              |      |        |      |        |
| Little       | Ring | Middle | Fore | Thumb  |
| (Left Hand)  |      |        |      |        |
|              |      |        |      |        |
| Thumb        | Fore | Middle | Ring | Little |
| (Right Hand) |      |        |      |        |

PHOTO

|              |      |        |      |        |
|--------------|------|--------|------|--------|
|              |      |        |      |        |
| Little       | Ring | Middle | Fore | Thumb  |
| (Left Hand)  |      |        |      |        |
|              |      |        |      |        |
| Thumb        | Fore | Middle | Ring | Little |
| (Right Hand) |      |        |      |        |

PHOTO

|              |      |        |      |        |
|--------------|------|--------|------|--------|
|              |      |        |      |        |
| Little       | Ring | Middle | Fore | Thumb  |
| (Left Hand)  |      |        |      |        |
|              |      |        |      |        |
| Thumb        | Fore | Middle | Ring | Little |
| (Right Hand) |      |        |      |        |

आयकर विभाग

INCOME TAX DEPARTMENT

JAMALUDDIN MOLLA

MOJAMBARI MOLLA

08/10/1974

INCOME TAX DEPARTMENT  
AIYPM1138K

*Jamal Uddin Molla*

भारत सरकार

GOVT. OF INDIA



*Jamal Uddin Molla*

PERMANENT ACCOUNT NUMBER  
AAACW4481E



FOR NAME

WITHAL SERVICES PRIVATE LIMITED

DATE OF INCORPORATION/INFORMATION  
13-06-1995

*Shahin*

SHAHIN, (MAG. NO. 3, 1995)

COMMISSIONER OF INCOME-TAX (C.O.), KOLKATA

*Mr. R. Chandra*

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AFAPB5130P



नाम /NAME  
MANOJ KUMAR BUDHIA

पिता का नाम /FATHER'S NAME  
RRABHU DAYAL BUDHIA

जन्म तिथि /DATE OF BIRTH  
24-12-1964

हस्ताक्षर /SIGNATURE

*M. K. Budhia*

*C.B. Das*

आयकर अधिकारी, प.सं.-111

COMMISSIONER OF INCOME-TAX, W.D. - III

*M. K. Budhia*

ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

UVL1088764



নির্বাচকের নাম : মনোজ কুমার বুধিয়া  
Elector's Name : Manoj Kumar Budhia  
পিতার নাম : প্রভুদয়াল বুধিয়া  
Father's Name : Prabhu Dayal Budhia  
লিঙ্গ/Sex : পুং/ M  
জন্ম তারিখ : 24/12/1964  
Date of Birth :

*Manoj Budhia*

UVL1088764

ঠিকানা

5A, মুখার্জী পাড়া লেন, কলকাতা-700026

Address:

5A, MUKHERJEE PARA LANE,  
KOLKATA-700026

Date: 17/11/2010

160-রাসবিহারী নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুলিপি  
Facsimile Signature of the Electoral  
Registration Officer for  
160-Rashbehari Constituency

নিবন্ধন পরিবর্তন হলে নতুন ঠিকানার ক্ষেত্রে নিম্নে বর্ণিত নথি ও প্রকৃতি  
নথীর নতুন নথি পরিবর্তনের পাঠ্যের ক্ষেত্রে নির্বাচক তথ্য  
পরিবর্তনের ক্ষেত্রে উল্লিখিত নথি  
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

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

GRN: 19-201718-006953471-1

Payment Mode Online Payment

GRN Date: 04/09/2017 12:37:43

Bank : State Bank of India

BRN : IK00HGYZO4

BRN Date: 04/09/2017 12:38:21

DEPOSITOR'S DETAILS

Id No. : 15230001237261/4/2017

[Query No./Query Year]

Name : SUVANKAR DAS

Contact No. :

Mobile No. : +91 9836206079

E-mail : dassuva1685@gmail.com

Address : 281 B B ST KOL 36

Applicant Name : Mr Manoj Kumar Budhia

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks :

Sale, Sale Document Payment No 3

PAYMENT DETAILS

| Sl. No. | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount[ ₹] |
|---------|-----------------------|------------------------------------------|--------------------|------------|
| 1       | 15230001237261/4/2017 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 192474     |
| 2       | 15230001237261/4/2017 | Property Registration- Registration Fees | 0030-03-104-001-16 | 38705      |
| Total   |                       |                                          |                    | 231179     |

In Words : Rupees Two Lakh Thirty One Thousand One Hundred Seventy Nine only

### Major Information of the Deed

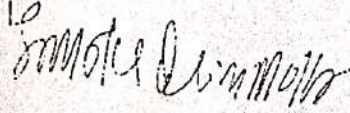
|                                         |                                                                                                                                                                              |                                                |            |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------|
| Deed No :                               | I-1523-08873/2017                                                                                                                                                            | Date of Registration                           | 04/09/2017 |
| Query No / Year                         | 1523-0001237261/2017                                                                                                                                                         | Office where deed is registered                |            |
| Query Date                              | 30/08/2017 10:18:56 PM                                                                                                                                                       | A.D.S.R. RAJARHAT, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details | Manoj Kumar Budhia<br>18 R.N. Mukharjee Road, 2nd Floor, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836048243, Status :Buyer/Claimant |                                                |            |
| Transaction                             | Additional Transaction                                                                                                                                                       |                                                |            |
| [0101] Sale, Sale Document              | [4305] Other than Immovable Property, Declaration [No of Declaration : 2]                                                                                                    |                                                |            |
| Set Forth value                         | Market Value                                                                                                                                                                 |                                                |            |
| Rs. 38,69,000/-                         | Rs. 38,69,087/-                                                                                                                                                              |                                                |            |
| Stamp duty Paid(SD)                     | Registration Fee Paid                                                                                                                                                        |                                                |            |
| Rs. 1,93,474/- (Article:23)             | Rs. 38,705/- (Article:A(1), E)                                                                                                                                               |                                                |            |
| Remarks                                 |                                                                                                                                                                              |                                                |            |

### Land Details :

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

| Sch No        | Plot Number | Khatian Number | Land Use Proposed | ROR   | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|-------------------|-------|--------------|-------------------------|-----------------------|---------------|
| L1            | LR-3837     | LR-10030       | Bastu             | Shali | 18.24 Dec    | 38,69,000/-             | 38,69,087/-           |               |
| Grand Total : |             |                |                   |       | 18.24Dec     | 38,69,000 /-            | 38,69,087 /-          |               |

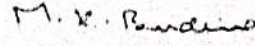
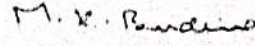
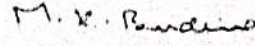
### Seller Details :

| SI No                                                                                                                                                                                                                                                                                                                                    | Name,Address,Photo,Finger print and Signature                                                                                                                                          |                                                                                     |                                                                                     |                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                        | Name                                                                                                                                                                                   | Photo                                                                               | Finger print                                                                        | Signature                                                                             |
|                                                                                                                                                                                                                                                                                                                                          | Jamal Uddin Molla<br>(Presentant)<br>Son of Mojam Bari Molla<br>Executed by: Self, Date of Execution: 01/09/2017<br>, Admitted by: Self, Date of Admission: 04/09/2017 ,Place : Office |  |  |  |
|                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                        | 04/09/2017                                                                          | LTI<br>04/09/2017                                                                   | 04/09/2017                                                                            |
| Lauhati, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: AIYPM1138K, Status :Individual, Executed by: Self, Date of Execution: 01/09/2017 , Admitted by: Self, Date of Admission: 04/09/2017 ,Place : Office |                                                                                                                                                                                        |                                                                                     |                                                                                     |                                                                                       |

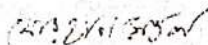
### Buyer Details :

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                    |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | WITHAL SERVICES PVT LTD<br>18 R.N. Mukharjee Road, 2nd Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.: AACW4481E, Status :Organization, Executed by: Representative |

### Representative Details :

| SI No                                                                                                                                                                                     | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                   |                                                                                     |              |           |                                                                                                                                                                                           |                                                                                   |                                                                                   |                                                                                     |                   |                |  |            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------|----------------|--|------------|
| 1                                                                                                                                                                                         | <table border="1"> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> <tr> <td> <b>Mr Manoj Kumar Budhia</b><br/>           Son of Prabhu Dayal Budhia<br/>           Date of Execution - 01/09/2017, , Admitted by: Self, Date of Admission: 04/09/2017, Place of Admission of Execution: Office         </td><td></td><td></td><td></td></tr> <tr> <td>Sep 4 2017 2:15PM</td><td>LTI 04/09/2017</td><td></td><td>04/09/2017</td></tr> </table> <p>18 R.N. Mukharjee Road, 2nd Floor, 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 PVT LTD (as DIRECTOR)</p> | Name                                                                              | Photo                                                                               | Finger Print | Signature | <b>Mr Manoj Kumar Budhia</b><br>Son of Prabhu Dayal Budhia<br>Date of Execution - 01/09/2017, , Admitted by: Self, Date of Admission: 04/09/2017, Place of Admission of Execution: Office |  |  |  | Sep 4 2017 2:15PM | LTI 04/09/2017 |  | 04/09/2017 |
| Name                                                                                                                                                                                      | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Finger Print                                                                      | Signature                                                                           |              |           |                                                                                                                                                                                           |                                                                                   |                                                                                   |                                                                                     |                   |                |  |            |
| <b>Mr Manoj Kumar Budhia</b><br>Son of Prabhu Dayal Budhia<br>Date of Execution - 01/09/2017, , Admitted by: Self, Date of Admission: 04/09/2017, Place of Admission of Execution: Office |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |  |              |           |                                                                                                                                                                                           |                                                                                   |                                                                                   |                                                                                     |                   |                |  |            |
| Sep 4 2017 2:15PM                                                                                                                                                                         | LTI 04/09/2017                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                   | 04/09/2017                                                                          |              |           |                                                                                                                                                                                           |                                                                                   |                                                                                   |                                                                                     |                   |                |  |            |

### Identifier Details :

| Name & address                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>BORHAN MONDAL</b><br>Son of Motaleb Mondal<br>Lauhati, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , Identifier Of Jamal Uddin Molla, Mr Manoj Kumar Budhia |
|                                                                                                                                                                                                      |
| 04/09/2017                                                                                                                                                                                                                                                                             |

### Transfer of property for L1

| SI.No | From              | To. with area (Name-Area)         |
|-------|-------------------|-----------------------------------|
| 1     | Jamal Uddin Molla | WITHAL SERVICES PVT LTD-18.24 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:- 3837(Corresponding RS Plot No:- 3837), LR Khatian No:- 10030 | Owner:জামাল উদ্দিন মোল্লা, Gurdian:মোজামবারি মোল্লা, Address:নিজ, Classification:শালি, Area:0.18000000 Acre, |

Endorsement For Deed Number : I - 152308873 / 2017

On 04-09-2017

**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 13:41 hrs on 04-09-2017, at the Office of the A.D.S.R. RAJARHAT by Jamal Uddin Molla ,Executant.

**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 38,69,087/-

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

Execution is admitted on 04/09/2017 by Jamal Uddin Molla, Son of Mojam Bari Molla, Lauhati, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business

Identified by BORHAN MONDAL, , , Son of Motaleb Mondal, Lauhati, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 04-09-2017 by Mr Manoj Kumar Budhia, DIRECTOR, WITHAL SERVICES PVT LTD, 18 R.N. Mukharjee Road, 2nd Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by BORHAN MONDAL, , , Son of Motaleb Mondal, Lauhati, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 38,705/- ( A(1) = Rs 38,691/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 38,705/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2017 12:38PM with Govt. Ref. No: 192017180069534711 on 04-09-2017, Amount Rs: 38,705/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00HGYZO4 on 04-09-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,93,474/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 1,92,474/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 6156, Amount: Rs.1,000/-, Date of Purchase: 31/08/2017, Vendor name: Mita Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2017 12:38PM with Govt. Ref. No: 192017180069534711 on 04-09-2017, Amount Rs: 1,92,474/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00HGYZO4 on 04-09-2017, Head of Account 0030-02-103-003-02



Debasish Dhar  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2017, Page from 260654 to 260676  
being No 152308873 for the year 2017.



Digitally signed by DEBASISH DHAR  
Date: 2017.09.08 12:53:18 +05:30  
Reason: Digital Signing of Deed.

*Dhar*

(Debasish Dhar) 08-09-2017 12:52:49  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)