

1137

2-1378/18

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Y 892086

Handwritten notes: 1.2.18, 6-15-9864

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the 7th day of February Two Thousand and Eighteen (2018)

BETWEEN

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.

Handwritten signature

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

7 FEB 2018

Handwritten number 23



110576

NAME: M. K. Anurag  
 A.C. No.:  
 25 JAN 2018  
 S. ANJAN MURHER JEE  
 Road Street Vendor  
 25 JAN 2018

Feed

*[Handwritten signature]*

25 JAN 2018

25 JAN 2018



Additional District Sub-Registrar  
Rajahmundry, New Town, North 24-FCs

07 FEB 2018

మం. నం. 2500  
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**SAFIK MOLLA** son of Aref @ Araf Ali Molla, residing at Village and Post Office - Lauhati, Police Station- Rajarhat, District- North 24 Parganas, Kokata- 700135, West Bengal, by nationality- Indian, by religion-Muslim, by occupation- Business, 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 and assigns) of the **ONE PART.**

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**, 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 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 4.87 Sataks more or less, comprised in R.S.& L.R. Dag No. 4111 under L.R. Khatian No. 10397 as described in the table below :-

Recorded owner	L.R. Khatian	total area	R.S. & L.R. Dag	Nature of land	Share of land	Area in sataks
Safik Molla	10397	0.13	4111	Sali	0.3750	4.87

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 Safik Molla, 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 **4.87 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.9,74,000/- (Rupees Nine lack Seventy-Four Thousand) only.

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement and in consideration of Rs. 9,74,000/- (Rupees Nine lack Seventy-Four 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 **4.87 Satakhs** 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.

AND 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 **4.87 Sataks** under Mouza - Bishnupur, J.L. No. - 44, under L.R Khatian no - 10397 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	R.S. & L.R. Dag	Nature of land	Share of land	Area in sataks
Safik Molla	10397	0.13	4111	Sali	0.3750	4.87

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 **4.87 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. *(Handwritten Bengali text)*  
স্বাক্ষর - *(Handwritten Bengali text)*  
তারিখ - *(Handwritten Bengali text)*

2. *(Handwritten Bengali text)*  
স্বাক্ষর - *(Handwritten Bengali text)*  
তারিখ - *(Handwritten Bengali text)*

*(Handwritten signature)*  
VENDOR

*(Handwritten signature)*  
Drafted by:-  
Mrinal Kanti Mukherjee  
Advocate  
High Court At Calcutta.  
WB/296/1989

WITHAL SERVICES PVT. LTD.

*(Handwritten signature)*  
Director  
PURCHASER



**RECEIVED** on and from the within named Purchaser the within mentioned sum of Rs. 9,74,000/- (Rupees Nine lack Seventy-Four Thousand) only being the full consideration money as per memo below :-

Rs. 9,74,000/-

**MEMO OF CONSIDERATION**

1. Paid by Cheque dated 18.01.2018 drawn on Federal Bank R.N.Mukherjee Br. Kolkata. in favour of Vendor

Rs. 9,74,000/-

**TOTAL :** Rs. 9,74,000/-

(RUPEES NINE LACK SEVENTY-FOUR THOUSAND ONLY)

**WITNESSES :**

1. *Handwritten signature*  
 2. *Handwritten signature*

2. *Handwritten signature*  
 3. *Handwritten signature*

*Handwritten signature*












**VENDOR**














SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX- SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 <i>M. V. Bandhu</i>	LH					
	RH.					

ATTESTED :- *M. V. Bandhu*

 <i>M. V. Bandhu</i>	LH					
	RH.					

ATTESTED :- *M. V. Bandhu*

PHOTO	LH					
	RH.					

ATTESTED :-



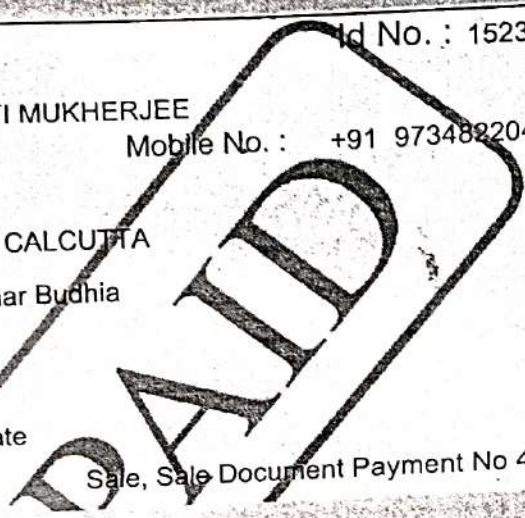
Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

Id: 19-201718-017094065-1 Payment Mode Online Payment  
URN Date: 07/02/2018 11:31:06 Bank: State Bank of India  
BRN: IK00LXARI3 BRN Date: 07/02/2018 11:31:44

DEPOSITOR'S DETAILS

Name: MRINAL KANTI MUKHERJEE  
Contact No.: Mobile No.: +91 9734822046  
E-mail:  
Address: HIGH COURT CALCUTTA  
Applicant Name: Mr Manoj Kumar Budhia  
Office Name:  
Office Address:  
Status of Depositor: Advocate  
Purpose of payment / Remarks: Sale, Sale Document Payment No 4

Id No.: 15230000059864/4/2018  
(Query No./Query Year)



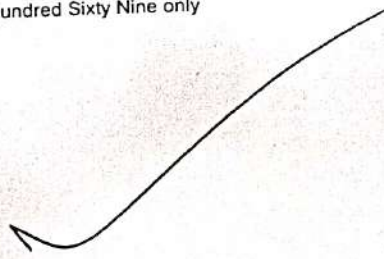
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	15230000059864/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	48620
2	15230000059864/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	9754
3	15230000059864/4/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	195

Total

58569

In Words: Rupees Fifty Eight Thousand Five Hundred Sixty Nine only





### Major Information of the Deed



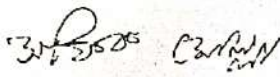
Deed No :	I-1523-01378/2018	Date of Registration	07/02/2018
Query No / Year	1523-0000059864/2018	Office where deed is registered	
Query Date	14/01/2018 9:18:19 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Manoj Kumar Budhia 18 R N Mukherjee Road, Thana : 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. 9,74,000/-	Rs. 9,74,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 48,720/- (Article:23)	Rs. 9,754/- (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		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-4111	LR-10397	Bastu	Shali	4.87 Dec	9,74,000/-	9,74,000/-	
<b>Grand Total :</b>					4.87Dec	9,74,000 /-	9,74,000 /-	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprints	Signature
	<b>Safik Molla (Presentant )</b> Son of Aref Ali Molla Executed by: Self, Date of Execution: 07/02/2018 , Admitted by: Self, Date of Admission: 07/02/2018 ,Place : Office			
		07/02/2018	LTI 07/02/2018	07/02/2018
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, Status :Individual, Executed by: Self, Date of Execution: 07/02/2018 , Admitted by: Self, Date of Admission: 07/02/2018 ,Place : Office				



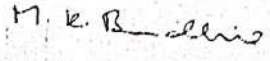
#### Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>WITHAL SERVICES PRIVATE LIMITED</b> 18 R N MUKHERJEE ROAD 2nd FLOOR, 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-1523-01378/2018-07/02/2018



**Representative Details :****Name, Address, Photo, Finger print and Signature**

Name	Photo	Finger Print	Signature
<b>Mr MANOJ KUMAR BUDHIA</b> Son of Mr PRABHU DAYAL BUDHIA Date of Execution - 07/02/2018, , Admitted by: Self, Date of Admission: 07/02/2018, Place of Admission of Execution: Office	 Feb 7 2018 1:44PM	 LTI 07/02/2018	 07/02/2018

18 R N MUKHERJEE 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 PRIVATE LIMITED (as DIRECTOR

**Identifier Details :****Name & address**

<b>BROHAN MONDAL</b> Son of MOTALEB MONDAL LAUHATI, P.O:- LAUHATI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, Caste: Muslim, Occupation: Business, Citizen of: India, , Identifier Of Safik Molla, Mr MANOJ KUMAR BUDHIA	07/02/2018
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**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Safik Molla	WITHAL SERVICES PRIVATE LIMITED-4.87 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:- 10397	Owner:সফিক মোল্লা, Gurdian:আব্দুল আলি মোল্লা, Address:লাউহাটা, পো:-লাউহাটা, কোল:-135, Classification:শালি, Area:0.04000000 Acre,



**Endorsement For Deed Number : I - 152301378 / 2018**

**-02-2018**

**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 13:33 hrs on 07-02-2018, at the Office of the A.D.S.R. RAJARHAT by Safik 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 9,74,000/-

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

Execution is admitted on 07/02/2018 by Safik Molla, Son of Aref Ali Molla, Lauhati, P.O: Lauhati, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business  
Indetified by BROHAN 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 07-02-2018 by Mr MANOJ KUMAR BUDHIA, DIRECTOR, WITHAL SERVICES PRIVATE LIMITED, 18 R N MUKHERJEE ROAD 2nd FLOOR, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001  
Indetified by BROHAN 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 9,754/- ( A(1) = Rs 9,740/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 9,754/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/02/2018 11:31AM with Govt. Ref. No: 192017180170940651 on 07-02-2018, Amount Rs: 9,754/-, Ban State Bank of India ( SBIN0000001), Ref. No. IK00LXARI3 on 07-02-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 48,720/- and Stamp Duty paid by Stamp Rs 100/ by online = Rs 48,620/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 110876, Amount: Rs.100/-, Date of Purchase: 25/01/2018, Vendor name: S MUKHERJEE  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/02/2018 11:31AM with Govt. Ref. No: 192017180170940651 on 07-02-2018, Amount Rs: 48,620/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00LXARI3 on 07-02-2018, Head of Account 0030-02-103-00:

*[Signature]*

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



ce of Registration under section 60 and Rule 69.

ered in Book - I

me number 1523-2018, Page from 60779 to 60800

ing No 152301378 for the year 2018.



Digitally signed by DEBASISH DHAR  
Date: 2018.02.19 15:00:19 +05:30  
Reason: Digital Signing of Deed.

*Dhar*

(Debasish Dhar) 02/19/2018 2:59:58 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)