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16/x11 - 5/321 20/x11 - 5/321 20/x14 . wy 5/0 (200 ILLO 3/22)

State Best Book Splitter Fig. 1422

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

04 SEP 2017

HALIMA BIBI, (PAN - AHPPB7957D), Wife of Jamal uddin Molla, residing at Vill & PO- Lauhati, P.S. - Rajarhat, Dist. North 24 Parganas, Kolkata - 700135, by faith - Islam, by Occupation- Housewife, 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 her legal heirs, executors, administrators, representatives nominees and assigns) of the ONE PART.

-AND-

"NEGUS SERVICES PVT. LTD.", (PAN-AABCN5422D), 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.

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WHEREAS One Halima Bibi, (the Vendor herein) is the absolute recorded owner and possessor of Sali land total measuring an area of 02.76 Satak more or less, comprised in R.S. & L.R. Dag Nos. 3837, under L.R. Khatian No. 4284, 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
02.76 Satak	0.1314	21 Satak	3837	4284	Sali
02.76 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. 4284 as mentioned above, absolutely free from all encumbrances whatsoever.

AND WHEREAS Since then the said Halima Bibi, (the Vendor herein) is well sufficiently seized and possessed of the aforesaid land total measuring an area of 02.76 Satak more or less, comprised in R.S. & L.R. Dag Nos. 3837, under L.R. Khatian No. 4284, 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, 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 HALIMA BIBI has agreed to sell and the purchaser herein being "M/S NEGUS SERVICES PVT. LTD." have agreed to purchase the aforesaid plot of Sali land measuring an area of 02.76 Satak out of 21 Satak more or less, comprised in R.S. & L.R. Dag Nos. 3837, under L.R. Khatian No. 4284, 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. 5,85,500/- (Rupees Five Lac Eighty Five Thousand Five Hundred) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of Rs.5,85,500/-, the Vendor doth hereby acquit, release, sold, assure and assign unto the said Purchaser ALL THAT piece and parcel of Sali Land measuring about 02.76 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

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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

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charge, lien, lispendens 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 02.76 Satak out of 21 Satak more or less, comprised in R.S. & L.R. Dag Nos. 3837, under L.R. Khatian No. 4248, (in the name of Halima Bibi), the said land clearly as under following manner:

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Saleable land area	Share of land	Out of total land	R.S. & L.R. Dag	L.R. Kh. No.	Nature of Land
02.76 Satak	0.1314	21 Satak	3837	4284	Sali

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 02.76 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: 40 'Feet Wide P.W.D. Road.

ON THE SOUTH BY: R.S. & L.R. Dag No. 3837.

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

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

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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 P	a marian
3NUN - 31240 510 2124/04: . emg 510	South It in Matter
2000 2 10 10 2 10 10 2 10 10 10 10 10 10 10 10 10 10 10 10 10	SIGNATURE OF THE VENDOR
2. Six Kudder PT.	NEGUS SERVICES PVT. LTD
vin- Bishmpur ps-Rujarhad	M. R. Radeile.
	CICNIA TUDE OF THE DUD CITA CED

SIGNATURE OF THE PURCHASER

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

MUKELL DIS

Drafted by

MRINAL KANTI MUKHERJEE

Advocate

High Court at Calcutta

Enrolment No.: WB/296/1989

To be cont

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 5,85,500/- (Rupees Five Lac Eighty-five Thousand Five Hundred) only, being the full consideration money of the schedule mentioned land and payment as per memo below.

		<u>MEMO</u>	
Date.	Ch/D.D No.	Drawee Bank	Amount
01/09/2017	581820	Federal Bank, R.N. Mukherjee Rd. Kol-01	5,85,500/-
		The second secon	

Total- Rs. 5,85,500/- (Rupees Five Lac Eighty-five Thousand Five Hundred) only.

WITNESSES :-

JUNE SUR CONSTRUCT ON THE SURE CONSTRUCT ON THE

2. SK. Kudds As: Vin- posshouteur P.S. Risark व्यान्य भ्रम्

Signature of the vendor

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स्थाई लेखा रांख्या /PERMANENT ACCOUNT NUMBER AABON5422D



THE MAME

NEGUS SERVICES PRIVATE LIMITED

निगमन/बनने क्री तिथि DATE OF INCORPORATION/FORMATION 30-06-1995

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

Mr. 12. Rondline.

रधार लेखा रांख्या /PERMANENT ACCOUNT NUMBER

AFAPB5130P

गम /NAME

MANOJ KUMAR BUDHIA

िर्ता का गम /FATHER'S NAME

PRABHU DAYAL BUDHIA

जन तिथि /DATE OF BIRTH

24-12-1964

हरताक्षर /SIGNATURE

अध्यक्षर आयुक्त वर्षें गा।

COMMISSIONER OF INCOME-TAX, W.B. - 11/1

Mre Bideire.

ভারতের নির্বাচন কমিশন

পরিচয় পত্র ELECTION COMMISSION OF INDIA IDENTITY CARD

UVL1088764



মনোজ কুমার বুধিয়া নির্বাচকের নাম

Elector's Name

Manoj Kumar Budhia

পিতার নাম

: প্রভুদয়াল বুধিয়া

Father's Name

: Prabhu Dayal Budhia

লিস/Sex

: 90/ M

জন্ম তারিখ Date of Birth

: 24/12/1964

J. r. Budline.

UVL1088764

विदाना:

5A. সুৰাৰ্জী পারা লেন, ৰূলকাতা-700026

Address:

5A, MUKHERJEE PARA LANE,, KOLKATA-700026

Alla Sel

Date: 17/11/2010

160-রাসনিহারী নির্বাচন ক্ষেত্রের নির্বাচক নিবছন অধিকারিকের সাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral Registration Officer for

160-Rashbehari Constituency

हिस्तम् अदिवर्धन दाम मञ्जा हिसाना हारोतः मिद्दे नव हशाय व अवदे নয়বের সমূস সাত্রি পরিচয়পত্র পাওবার স্থান নির্দী কর্মে এই नविष्ठप्रनाद्धक अथवरि उद्याप स्कार्य

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

19-201718-006949053-1

Date: 04/09/2017 12:12:33

Bank:

Payment Mode

Online Payment

ERN:

IK00HGYIR2

State Bank of India BRN Date: 04/09/2017 12:13:10

DEPOSITOR'S DETAILS

Name:

SUVANKAR DAS

Contact No. :

+91 9836206079 · Mobile No. :

[Query No./Query Year]

'ld No.: 15230001245666/3/2017

E-mail:

dassuva1685@gmail.com

Address:

281 B B ST KOL 36

Applicant Name:

Mr KUMAR BUDHIA

Office Name:

Office Address:

Status of Depositor:

Others

Purpose of payment / Remarks:

Sale, Sale Agreement with Possession Payment No 2

PAYMENT DETAILS

SI. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
	15230001245666/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	42929
2		Property Registration-Registration Fees	0030-03-104-001-16	8796
		ange bush		51725

In Words:

Rupees Fifty One Thousand Seven Hundred Twenty Five only

Major Information of the Deed

Deed No :	I-1523-08891/2017		
Query No / Year	1-1323-08891/2017	Date of Registration	04/09/2017
	1523-0001245666/2017	Office where deed is r	egistered
Query Date	02/09/2017 7:51:30 PM		District: North 24-Parganas
Applicant Name, Address & Other Details	KUMAR BUDHIA 18 R. N. MUKHARJEE ROAD 2n BENGAL, PIN - 700001, Mobile N	d FLOOR Thana : Hare Street	t. District : Kolkata, WEST
Transaction		Additional Transaction	
[0101] Sale, Sale Documen	t	[4305] Other than Immo Declaration (No of Decla	vable Property,
Set Forth value	2000	Market Value	enging services and the services of
Rs. 5,85,500/-	I make a second	Rs. 8,78,181/-	and the same of th
Stampduty Paid(SD)	1991 - 1991 - 1991 - 1991 - 1991 - 1991 - 1991 - 1991 - 1991 - 1991 - 1991 - 1991 - 1991 - 1991 - 1991 - 1991	Registration Fee Paid	Park to the Park to the second
Rs. 43,929/- (Article:23)	The second secon	Rs. 8,796/- (Article:A(1),	E) 4 7 7 5 5 6 6 7 6 7 6 7 6 7 6 7 6 7 6 7 6
Remarks	The state of the s		

Land Details:

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

Sch No	Plot Number	Khatian Number	Land Proposed	and the second s	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3837	LR-4284	Bastu	Shali	2.76 Dec		8,78,181/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
	Grand	Total:			2.76Dec	5,85,500 /-	8,78,181 /-	OF THEMS IN

Seller Details :

SI No	Name,Address,Photo,Finger	print and Signatu	re 19 1 pri	
1	Name	Photo	Fringerprint	Signature
	HALIMA BIBI (Presentant) Wife of JAMAL UDDIN MOLLA Executed by: Self, Date of Execution: 01/09/2017 , Admitted by: Self, Date of Admission: 04/09/2017 ,Place : Office	are a		27720V 7576
		04/09/2017	LTI 04/09/2017	04/09/2017
135	LAUHATI, P.O:- LAUHATI, P.: 700135 Sex: Female, By Ca AHPPB7957D, Status :Individ , Admitted by: Self, Date of A	ste: Muslim, Oct dual, Executed b	cupation: House y: Self, Date of	Parganas, West Bengal, India, PIN - wife, Citizen of: India, PAN No.:: Execution: 01/09/2017 Office

Buyer Details:

SI No	Name, Address, Photo, Finger print and Signature
	NEGUS SERVIÇES PVT LTD 18 R. N. MUKHARJEE ROAD 2nd FLOOR, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, PAN No.:: AABCN5422D, Status :Organization, Executed by: Representative

sentative Details :

Mr MANOJ KUMAR	Photo	Finger Print	Signature
DUDHIA	INTERESTINATION SELECTION	Lay Fellows . Berthall	Sana Agazarda da Baspire San
Son of PRABHLIDAVAL	I I I I I I I I I I I I I I I I I I I		
BODMIA	I HILLY WAS ARE		V2 0
Date of Execution -	 138 (2) (3)		12 v. Porcere
01/09/2017, , Admitted by: Self, Date of Admission:	建铁器		
04/09/2017 Place of	WILLIAM IN	1110	
Admission of Execution: Office			THE RESERVE AND THE CASE OF THE PARTY OF THE
	Sep 4 2017 2:14PM	LTI 04/09/2017	are Street, Kolkata, District:-Kolkata

AND THE RESERVE OF THE PROPERTY OF THE PROPERT	Name & address
BORHAN MONDAL Son of MOTALEB MONDAL LAUHATI, P.O:- LAUHATI, P.S:- Rajarhat, D	istrict:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, B n of: India, , Identifier Of HALIMA BIBI, Mr MANOJ KUMAR BUDHIA
ouste. Musilin, Occupation: Business. Citizen	n of: India Identifier Of HALIMA BIBI, MI MANOC ROW, IT DOD.

Transfer of property for L1			
SI.No	From	To. with area (Name-Area)	
1	HALIMA BIBI	NEGUS SERVICES PVT LTD-2.76 Dec	

Land Details as per Land Record

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

Sch No	Plot & Khatlan Number	Details Of Land
L1	LR Plot No:- 3837(Corresponding RS Plot No:- 3837), LR Khatian No:- 4284	Owner:হালিমা বিবি, Gurdian:জামালউদ্দিন মোল্লা, Address:লাউহাটী, Classification:শালি, Area:0.03000000 Acre,

Endorsement For Deed Number: I - 152308891 / 2017

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

of Indian Stamp Act 1899.

missible 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 04-09-2017, at the Office of the A.D.S.R. RAJARHAT by HALIMA BIBI

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 8.78.181/-

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

Execution is admitted on 04/09/2017 by HALIMA BIBI, Wife of JAMAL UDDIN MOLLA, LAUHATI, P.O: LAUHATI, Thana: Rajarbat, North 04/09/2017 by HALIMA BIBI, Wife of JAMAL UDDIN MOLLA, LAUHATI, P.O: LAUHA Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife

Indetified 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, NEGUS 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

Indetified 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

Certified that required Registration Fees payable for this document is Rs 8,796/- (A(1) = Rs 8,782/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 8,796/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2017 12:13PM with Govt. Ref. No: 192017180069490531 on 04-09-2017, Amount Rs: 8,796/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00HGYIR2 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. 43,929/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 42,929/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6157, 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 12:13PM with Govt. Ref. No: 192017180069490531 on 04-09-2017, Amount Rs: 42,929/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00HGYIR2 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

cate of Registration under section 60 and Rule 69.

Volume number 1523-2017, Page from 260985 to 261007 being No 152308891 for the year 2017.



Digitally signed by DEBASISH DHAR Date: 2017:09.08 16:26:52 +05:30 Reason: Digital Signing of Deed.

Klin

(Debasish Dhar) 08-09-2017 16:26:44 ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. RAJARHAT West Bengal.

(This document is digitally signed.)