

2450

I- 2407/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

2/187847/23

AB 805905

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

*B. Anan*

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

20 FEB 2023

## DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the 20<sup>th</sup> day of February, Two Thousand Twenty-three (2023).

BETWEEN

Cont. P/2 .....





(2)

**NITU DEVELOPERS PRIVATE LIMITED**, (having PAN : AAECN1633P), a limited Company incorporated under the Companies Act. 1956; having its Office at Lauhati, P.O. - Lauhati, P.S. - Rajarhat, Dist. North 24 Parganas, Kolkata - 700135, represented by its Director **JAMAL UDDIN MOLLA**, (having PAN: AIYPM1138K), son of Late Mojambari Molla, residing at Village & P.O. Lauhati, P.S. - Rajarhat, Dist. North 24 Parganas, Kolkata - 700135, 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 its Director in office for the time being in force, executors, administrators, representatives and assigns) of the ONE PART;

AND

**"SURUCHI VANIJYA PRIVATE LIMITED"**, (PAN-AAJCS990 4K), 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**, (PAN- AFAPB5130P), son of Late Prabhu Dayal Budhia, residing at 5A, Mukharjee Para Lane, P.O. & P.S.- Kalighat, Kolkata - 700026, by faith- Hindu, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the "**PURCHASER**"

Cont. P/3 .....

(3)

(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 One Asraf Ali Molla alias Asraf Ali Mondal, son of Late Mahammad Mondal of Lauhati, P.S. - Rajarhat was the owner and possessor of land measuring an area of 02.92 Satak be the same a little more or less comprised in R.S. & L.R. Dag No. 4115, under L.R. Khatian No. 427 under the following manner :-

Recorded land area	Share	Total out of land	R.S.& L.R. Dag No.	L.R. Khatian No.	Nature of land
02.92 Satak	0.2917	10 Satak	4115	427	Shali
02.92 Satak in Total					

lying and situated at Mauza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi 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 inheritance from her father Late Afchhar Ali Mondal and thereafter she recorded her name in B.L. & L.R.O. under L.R. Khatian No. 427 (in the name of Asraf Ali Mondal) and enjoyed the same absolutely free from all encumbrances whatsoever.

Cont. P/4 .....

(4)

AND WHEREAS While seized and possessed of the aforesaid plot of land, the said Asraf Ali Molla alias Asraf Ali Mondal died intestate leaving behind his wife Akina Bibi and four sons namely Saiful Molla alias Saiful Islam Molla, Endadul Molla alias Emdadul Molla, Sariful Molla, Suraj Ali Molla alias Suraj Molla and four daughters namely Firoja Bibi, Mafuja Bibi, Hafija Bibi & Lalman Bibi, as his legal heirs and successors to his estate and they become the owners of the aforesaid land in terms of the Mohammadan Law of Succession Act.

AND WHEREAS the said Saiful Molla alias Saiful Islam molla, Endadul Molla alias Emdadul Molla, Sariful Molla, & Suraj Ali Molla alias Suraj Molla, are the absolute owner and possessor of plot of Shali land measuring an area of 00.83 Satak comprised in R.S. & L.R. Dag No. 4115, under L.R. Khatian No. 2199, lying and situated at Mauza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi 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 a Hebanama or Gift Deed (in Bengali language) execute dated on 13/09/2001 and numbered on dated 31/03/2004, Regd at A.D.S.R. Bidhannagar, Salt Lake City, copied in Book I, Volume No. 143, Pages from 71 to 77, Being No. 02429 for the year 2004, from their grand mother Mariam Bibi, wife of Mahammad Ali Molla



(5)

and enjoyed the same absolutely free from all encumbrances whatsoever.  
AND WHEREAS While seized and possessed of the aforesaid plot of land, total measuring an area of **03.75 Satak** by virtue of inheritance and by Habanama, the said Akina Bibi, Saiful Molla alias Saiful Islam Molla, Endadul Molla alias Emdadul Molla, Sariful Molla, Suraj Ali Molla alias Suraj Molla, Firoja Bibi, Mafuja Bibi, Hafija Bibi & Lalman Bibi jointly sold, transferred and conveyed to the NITU DEVELOPERS PRIVATE LIMITED, (the Vendor herein) ALL THAT piece and parcel of Shali land total measuring an area of **03.75 Satak** be the same a little more or less comprised in R.S. & L.R. Dag No. 4115, under L.R. Khatian Nos. 427 & 2199, lying and situated at Mauza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi 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 a Deed of Conveyance dated 05/02/2020 at A.D.S.R. O. Rajarhat, New Town, copied in Book No. 1, Volume No. 1523-2020, Pages from 60724 to 60773, Being No. 01174 for the year 2020.

AND WHEREAS One Samsur Ali Molla, son of Amber Ali Molla of Lauhati was the absolute owner and possessor of plots of Shali land total measuring an area of 02.67 Satak, comprised in R.S. & L.R. Dag Nos. 4114 & 4115, under L.R. Khatian No. 8587, under the following manner :-

Cont. P/6 .....

(6)

Recorded land area	Share	Total out of land	R.S.& L.R. Dag No.	L.R. Khatian No.	Nature of land
02.00 Satak	0.2000	10 Satak	4114	8587	Shali
00.67 Satak	0.0667	10 Satak	4115	8587	Shali
Total 02.67 Satak					

lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas, by virtue of inheritance and there after he recorded his name at B.L.&L.R.O. Rajarhat, under L.R. Khatian No. 8587 and enjoyed the same absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plots of land, total measuring an area of **02.67 Satak** by virtue of inheritance and own record of rights the said Samsur Ali Molla sold, transferred and conveyed to the NITU DEVELOPERS PRIVATE LIMITED. (the Vendor herein) ALL THAT piece and parcel of Shali land total measuring an area 02.67 Satak, comprised in R.S. & L.R. Dag Nos. 4114 & 4115, under L.R. Khatian No. 8587, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office

Cont. P/7 .....

(7)

Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, by a Deed of Conveyance dated 11/10/2022 at A.D.S.R. O. Rajarhat, New Town, copied in Book No. 1, Volume No. 1523-2022, Pages from 640944 to 640963, Being No. 16462 for the year 2022.

AND WHEREAS aforesaid Samsur Ali Molla was the absolute owner and possessor of plot of Shali land measuring an area of 02.925 Satak, comprised in R.S. & L.R. Dag No. 4110, under L.R. Khatian No. 8587, under the following manner :-

Recorded land area	Share	Total out of land	R.S.& L.R. Dag No.	L.R. Khatian No.	Nature of land
02.925 Satak	0.0750	39 Satak	4110	8587	Shali
Total 02.925 Satak					

lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas, by virtue of inheritance and there after he recorded his name at B.L.&L.R.O. Rajarhat, under L.R. Khatian No. 8587 and enjoying the same absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plots of

Cont. P/8 .....



(8)

land, total measuring an area of **02.925 Satak** by virtue of inheritance and own record of rights the said Samsur Ali Molla sold, transferred and conveyed to the NITU DEVELOPERS PRIVATE LIMITED. (the Vendor herein) ALL THAT piece and parcel of Shali land total measuring an area 02.925 Satak, comprised in R.S. & L.R. Dag No. 4110, under L.R. Khatian No. 8587, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, by a Deed of Conveyance dated 11/10/2022 at A.D.S.R. O. Rajarhat, New Town, copied in Book No. 1, Volume No. 1523-2022, Pages from 641063 to 641081, Being No. 16467 for the year 2022.

AND WHEREAS One Abed Ali Molla, son of Amber Ali Molla was the absolute owner and possessor of plots of Shali land total measuring an area of 02.67 Satak, comprised in R.S. & L.R. Dag Nos. 4114 & 4115, under L.R. Khatian No. 8585, under the following manner :-

Recorded land area	Share	Total out of land	R.S.& L.R. Dag No.	L.R. Khatian No.	Nature of land
02.00 Satak	0.2000	10 Satak	4114	8585	Shali
00.67 Satak	0.0667	10 Satak	4115	8585	Shali
Total 02.67 Satak					

Cont. P/9 .....

(9)

lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas, by virtue of inheritance and there after he recorded his name at B.L.&L.R.O. Rajarhat, under L.R. Khatian No. 8585 and enjoyed the same absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plots of land, total measuring an area of **02.67 Satak** by virtue of inheritance and own record of rights the said Abed Ali Molla sold, transferred and conveyed to the NITU DEVELOPERS PRIVATE LIMITED. (the Vendor herein) ALL THAT piece and parcel of Shali land total measuring an area 02.67 Satak, comprised in R.S. & L.R. Dag Nos. 4114 & 4115, under L.R. Khatian No. 8585, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, by a Deed of Conveyance executed on dated 07/09/2022 at A.D.S.R. O. Rajarhat, New Town, and numbered on dated 13/10/2022, copied in Book No. 1, Volume No. 1523-2022, Pages

Cont. P/10 .....



(10)

from 644316 to 644336, Being No. 16605 for the year 2022.

AND WHEREAS One Joynal Gazi alias Ensan Gazi, son of late Mahammad Gazi of Lauhati was the absolute recorded owner and possessor of plot of Shali land measuring an area 06.50 Satak, comprised in R.S. & L.R. Dag No. 4096, all under L.R. Khatian No. 1307, under the following manner :-

Recorded land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Kh No.	Nature of land
06.50 Satak	0.1250	52 Satak	4096	1307	Shali
Total land measuring 06.50 Satak more or less					

lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas, by virtue of inheritance and thereafter he recorded his name (Joynal Gazi) at B.L.&L.R.O. Rajarhat, under L.R. Khatian No. 1307 as mentioned above and enjoyed the same absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plots of

Cont. P/11 .....

(11)

land, the said Joynal Gazi alias Ensan Gazi, died intestate leaving behind his three sons namely Nazrul Gazi, Saiful Gazi and Nur Islam Gazi and one daughter namely Najima Bibi, as his legal heirs and successors to his estate and they become the owner of the aforesaid plot of land in terms of the Muslim Law, where each son had entitled land measuring 01.855 Satak as 2/7th share out of said 06.50 Satak and each daughter had/have entitled land measuring an area of 00.928 Satak more or less as 1/7th share out of said 06.50 Satak.

AND WHEREAS While seized and possessed of the aforesaid plots of land, total measuring an area of **03.71 Satak** by virtue of inheritance said Nazrul Gazi, Saiful Gazi jointly sold, transferred and conveyed to the NITU DEVELOPERS PRIVATE LIMITED. (the Vendor herein) ALL THAT piece and parcel of Shali land total measuring an area 03.71 Satak, comprised in R.S. & L.R. Dag Nos. 4496, under L.R. Khatian No. 1307, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, by a Deed of Conveyance dated 18/10/2022 at A.D.S.R. O. Rajarhat, New

Cont. P/12 .....



(12)

Town, copied in Book No. 1, Volume No. 1523-2022, Pages from 660352 to 660372 being No. 17016 for the year 2022.

AND WHEREAS One Motiyar Rahaman Molla, son of Late Rahamtulla Molla was the absolute recorded owner and possessor of plot of Shali land measuring an area 26 Satak, comprised in R.S. & L.R. Dag No. 4091, under L.R. Khatian No. 2132, under the following manner :-

Recorded land area	Share	Total out of land	R.S.& L.R. Dag No.	L.R. Khatian No.	Nature of land
26 Satak	1.0000	26 Satak	4091	2132	Shali
26 Satak more or less,					

lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas, by virtue of own record of rights and enjoyed the same absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plot of land, said Motiyar Rahaman Molla died intestate leaving behind his two sons namely Badiajjaman & Atiyar Rahaman and one wife namely Toiron

Cont. P/13 .....

(13)

Bibi as his legal heirs and successors to his estate and they become the owners of the aforesaid plot of land in terms of the Muslim Law,

AND WHEREAS While seized and possessed of the aforesaid inheritance plot of land measuring an area 13 Satak (1/2 share of 26 Satak), said Atiyar Rahaman died intestate leaving behind his two sons namely Sohedul Molla, Mofijul Molla and six daughters namely Maskura Bibi, Mafuja Bibi, Muslima Bibi, Manowara Bibi, Marjina Bibi, Khadija Bibi and one wife Sonapan Bibi as his legal heirs and successors to his estate and they become the owners of the aforesaid plot of land in terms of the Muslim Law,

AND WHEREAS While seized and possessed of the aforesaid inheritance plot of land, said Sonapan Bibi died intestate leaving behind her two sons namely Sohedul Molla, Mofijul Molla and six daughters namely Maskura Bibi, Mafuja Bibi, Muslima Bibi, Manowara Bibi, Marjina Bibi, Khadija Bibi as her legal heirs and successors to her estate and they become the owners of the aforesaid plot of land in terms of the Muslim Law,

AND WHEREAS While seized and possessed of the aforesaid plots of land, total measuring an area of **05.20 Satak** by virtue of inheritance said Maskura Bibi, Mafuja Bibi, Muslima Bibi, Manowara Bibi jointly sold,

Cont. P/14 .....



(14)

transferred and conveyed to the NITU DEVELOPERS PRIVATE LIMITED. (the Vendor herein) ALL THAT piece and parcel of Shali land total measuring an area 05.20 Satak, comprised in R.S. & L.R. Dag No. 4491, under L.R. Khatian No. 2132, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, by a Deed of Conveyance dated 03/11/2022 at A.D.S.R. O. Rajarhat, New Town, copied in Book No. 1, Volume No. 1523-2022, Pages from 681094 to 681116 being No. 17680 for the year 2022.

AND WHEREAS While seized and possessed of the aforesaid plots of land by virtue of purchase by six Deed of Conveyance (i.e. 1174/2020, 16462/2022, 16467/2022, 16605/2022, 17016/2022 & 17680/2022), the said NITU DEVELOPERS PRIVATE LIMITED. (the Vendor herein) mutated its name at B.L. & L.R.O. Rajarhat under L.R. Khatian Nos. 11874 & 12777, and enjoying the same absolutely free from all encumbrances whatsoever.

AND WHEREAS Since then the said NITU DEVELOPERS PRIVATE

(15)

LIMITED. (the vendor herein) is well seized and possessed of the aforesaid plots of Shali land total measuring an area 20.919 Satak, comprised in R.S. & L.R. Dag Nos. 4110, 4114, 4115, 4091 & 4096, under L.R. Khatian Nos. 11874 & 12777, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, morefully described in the schedule hereinafter written by virtue of above purchase and thereafter own 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 owners and possessors thereof and have the full right to dispose or transfer the same to any body in any way as the Vendor herein shall think fit and proper.

AND WHEREAS Now (the Vendor herein being in need of money intended desired and agreed to sell and . the purchaser herein have agreed to purchase the aforesaid plots of Shali land total measuring an area 20.919 Satak, comprised in R.S. & L.R. Dag Nos. 4110, 4114, 4115, 4091 &

Cont. P/16 .....



(16)

4096, under L.R. Khatian Nos. 11874 & 12777, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, together with all easement rights of the same, more fully and particularly described in the Schedule hereunder written and at or for the total consideration of **Rs. 41,41,962/- (Rupees: Forty-one Lac Forty-one Thousand Nine Hundred Sixty-two) only.**

*NOW THIS INDENTURE WITNESSETH THAT* in pursuance of the said Agreement and in consideration of **Rs. 41,41,962/- (Rupees: Forty-one Lac Forty-one Thousand Nine Hundred Sixty-two) only** to the Vendor paid by the Purchaser as per memo below at or for the immediately before the execution of these presents (the receipt whereof the Vendor do hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof acquire, release and forever discharge the said Purchaser as well as the said land, particularly described in the schedule hereunder written) the Vendor do hereby grant, sell, transfer, assign and assure unto the Purchaser herein **ALL THAT** piece

Cont. P/17 .....

(17)

and parcel of Shali land total measuring an area 20.919 Satak, comprised in R.S. & L.R. Dag Nos. 4110, 4114, 4115, 4091 & 4096, under L.R. Khatian Nos. 11874 & 12777, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, more fully and particularly described In the schedule hereinafter written and together with full benefits of passages, ways, water, ways, Rights, liberties, privileges, all manner of easements and appurtenances belonging AND ALL the estate, rights, title, interest, claim and demand whatsoever of the Vendor unto or upon the same and every part thereof TO HAVE AND TO HOLD the said piece or parcel of land hereby granted, convoyed, transferred and assigned and intended so to be unto and to the use of the Purchaser herein absolutely and forever free from all encumbrances, charges, attachments, liens, etc. whatsoever and free from all acquisition and requisition and alignments and any claim or adverse possession and the Vendor do hereby covenant with the Purchaser as follows :-

1. THAT notwithstanding any acts. deed or things hereto before done,

(18)

executed or knowingly suffered to the contrary the Vendor is now lawfully seized and possessed of the said property free from all encumbrances, attachments or defected, in title whatsoever and that the Vendor have full power and absolute authority to sell the said property in manner aforesaid.

2. THAT the Purchaser shall hereafter peaceably and quietly hold possess and enjoy the said property in Khas without any claim or demand whatsoever from the Vendor or any claiming through or under them.
3. FURTHER the Vendor its heirs, executors, administrators, representatives or assigns, covenant with the Purchaser its heirs, executors, administrators, representatives or assigns to save harmless indemnify and keep indemnified the Purchaser, its Director in office, heirs, administrators or assigns, free or against all encumbrances, charges and equities whatsoever.
4. THAT the Vendor its heirs, administrators or assigns, further covenant that the Vendor or they shall at the request and cost of the Purchaser its heirs, administrators, or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever.



ever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed.

5. THAT the Purchaser herein will be entitled to mutate its names in respect of the said piece or parcel of land along with building and the common passages, with the authorities concerned and will pay the proportionate sum of revenue to the State of West Bengal.
6. THAT the land fully described in the schedule hereinafter written stands retained by the Vendor through operation of family ceiling as envisaged in chapter II - B , West Bengal Land Reforms Act,
7. AND that the said piece or parcel of land or any part or portion thereof or any interest there in has not vested in and / or are / is not acquire by the state of West Bengal Estate Acquisition Act. 1956 , or statutory modification thereof or under the urban land ceiling and Regulations Act. 1976 or any other law for the time being inforce.
8. ALL THE taxes, land revenue and impositions payable in respect of the said property up to date of these presents has been fully paid by the Vendor, and if any portion of such taxes, levies impositions etc.

(20)

found to has remained unpaid for the period up to date hereof, the sane shall be deemed to be the liability of the Vendor and releasable from the Vendor.

IT IS hereby declared that the land described in the schedule below is the self acquired property of the Vendor and its are not the benamder of anyone.

AND the Vendor deliver this day Khas possession of the said land with unto the Purchaser.

**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:**

(Description of land hereby sold by the Vendor herein).

ALL THAT piece or parcel of Rayati Dakhali Swattiya Bisistha Shali land total measuring an area 20.919 Satak, comprised in R.S. & L.R. Dag Nos. 4110, 4114, 4115, 4091 & 4096, under L.R. Khatian Nos. 11874, 12777 (in the name of Nitu Developers Private Limited), under the following manner :-

Saleable land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Khatian No.	Nature of land
02.925 Satak	0.0750	39 Satak	4110	12777	Shali

Cont. P/21 .....

(21)

04.000 Satak	0.4000	10 Satak	4114	12777	Shali
01.334 Satak	0.1334	10 Satak	4115	12777	Shali
03.750 Satak	0.3750	10 Satak	4115	11874	Shali
05.200 Satak	0.2000	26 Satak	4091	12777	Shali
03.710 Satak	0.1250	52 Dec.	4096	12777	Shali
20.919 Satak more or less,					

lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, in the State of West Bengal.

The annual proportionate rent will be payable to the Collectorate of North 24 Parganas on behalf of the Govt. of West Bengal as per State Govt. Rules and Regulations.

It is clearly stated herein that the Vendor herein sold and conveyed total land measuring an area 20.919 Satak more or less unto and in favour of the Purchaser herein, there are no road around those plots of land.



(22)

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed  
it's hands and Seals on the day, Month and Year first above written.

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

WITNESSES

1. Mahajan

2. Sahag Ali  
Rajarhat  
1001-70125

DRAFTED BY:

Krishna Das  
Krishna Das  
Advocate  
Barasat Judge's Court  
Enrolment No. WR-1027/98

NITU DEVELOPERS PVT. LTD.

Sanjay Kumar  
Director

-----  
SIGNATURE OF THE VENDOR

(23)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchaser, a sum of Rs. 41,41,962/- (Rupees: Forty-one Lac Forty-one Thousand Nine Hundred Sixty-two) only being in full consideration money of the schedule mentioned land and payment as per Memo below :-

MEMO

<u>Date</u>	<u>Ch/DD No.</u>	<u>Bank / Branch</u>	<u>Amount</u>
20/02/2023	Bank Tranfer		21,00,000/-
20/02/2023	Bank Tranfer		20,41,962/-

-----  
Total Rs. 41,41,962/- (Rupees: Forty-one Lac Forty-one Thousand  
Nine Hundred Sixty-two) only.

WITNESSES

1. Manojal Ali  
W/o Jagadish Pan  
KOL-700135
2. Sahes Ali  
Rajarkh  
1001-700135

NITU DEVELOPERS PVT. LTD.  
S.M. Uday Moh  
Director



-----  
SIGNATURE OF THE VENDOR

**INDIAN UNION DRIVING LICENCE**  
**WEST BENGAL STATE**

No. **WB-2520160223643** Issue Dt. **27-01-2016**

Name **MAFIJUL ALI**  
 S/D/W of **IDRISH ALI**  
 Blood Gr. **O+** D.O.B. **02-12-1996**

Address **MUSALMAN PARA  
 JACADISHPUR RAJAPAT  
 NORTH 24 PARGANAS  
 700135**

  
 Mafijul Ali  
 Holder's Signature  
  
 Licencing Authority  
 Barakat

Authorisation to drive the following vehicle class throughout India

Valid To	Vehicle Class
NT 26-01-2036	MCWG 27-01-2016
Trans	
Badge Details	
Number	
Date of Issue	
Valid To	

**GOVERNMENT OF WEST BENGAL**  
**TRANSPORT DEPARTMENT**

  
सत्यमेव जयते

**INDIAN UNION DRIVING LICENCE**  
**LICENCING AUTHORITY**  
**NORTH 24 PARGANAS**

*Mafijul Ali*



# SPECIMEN FORM FOR TEN FINGERPRINTS



Mr. R. Budhia

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

Mr. R. Budhia



Shri. G. M. M. M.

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

Shri. G. M. M. M.



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



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

Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192022230301967271

GRN Details

GRN: 192022230301967271  
GRN Date: 19/02/2023 19:07:28  
BRN: 2055962296  
GRIPS Payment ID: 190220232030196726  
Payment Status: Successful

Payment Mode: Online payment  
Bank/Gateway: HDFC Bank  
BRN Date: 19/02/2023 19:08:21  
Payment Init. Date: 19/02/2023 19:07:28  
Payment Ref. No: 2000187847/2/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: NITU DEVELOPERS PRIVATE LIMITED  
Address: LAUHATI RAJARHAT, KOLKATA, West Bengal, 700135  
Mobile: 9874150248  
Depositor Status: Seller/Executants  
Query No: 2000187847  
Applicant's Name: Mr Saheb Ali  
Identification No: 2000187847/2/2023  
Remarks: Sale, Sale Document  
Period From (dd/mm/yyyy): 19/02/2023  
Period To (dd/mm/yyyy): 19/02/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000187847/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	124229
2	2000187847/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	41434

Total 165663

IN WORDS: ONE LAKH SIXTY FIVE THOUSAND SIX HUNDRED SIXTY THREE ONLY.

PAID



## Major Information of the Deed

Deed No :	I-1523-02407/2023	Date of Registration	20/02/2023
Query No / Year	1523-2000187847/2023	Office where deed is registered	
Query Date	23/01/2023 7:03:22 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Saheb Ali MOHAMMADPUR, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 9123357086, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 41,41,962/-	Rs. 41,41,962/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,24,279/- (Article:23)	Rs. 41,434/- (Article:A(1), E)		
Remarks			

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Bishnupur, JI No: 44, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4110 (RS :- )	LR-12777	Bastu	Shali	2.925 Dec	5,79,150/-	5,79,150/-	Project : Not Specified
L2	LR-4114 (RS :- )	LR-12777	Bastu	Shali	4 Dec	7,92,000/-	7,92,000/-	Project : Not Specified
L3	LR-4115 (RS :- )	LR-11874	Bastu	Shali	3.75 Dec	7,42,500/-	7,42,500/-	Project : Not Specified
L4	LR-4115 (RS :- )	LR-12777	Bastu	Shali	1.334 Dec	2,64,132/-	2,64,132/-	Project : Not Specified
L5	LR-4091 (RS :- )	LR-12777	Bastu	Shali	5.2 Dec	10,29,600/-	10,29,600/-	Project : Not Specified
L6	LR-4096 (RS :- )	LR-12777	Bastu	Shali	3.71 Dec	7,34,580/-	7,34,580/-	Project : Not Specified
		<b>TOTAL :</b>			<b>20.919Dec</b>	<b>41,41,962 /-</b>	<b>41,41,962 /-</b>	
		<b>Grand Total :</b>			<b>20.919Dec</b>	<b>41,41,962 /-</b>	<b>41,41,962 /-</b>	












**Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>NITU DEVELOPERS PRIVATE LIMITED</b> Village:- LAUHATI, P.O:- LAUHATI, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 PAN No.:: AAxxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative Executed by: Representative


**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SURUCHI VANIJYA PRIVATE LIMITED</b> 18, R.N. MUKHARJEE ROAD,2ND FLOOR, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx4K,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature												
1	<b>MANOJ KUMAR BUDHIA</b> Son of PRABHU DAYAL BUDHIA City:- Not Specified, P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx0P, Aadhaar No: 38xxxxxxxx9702 Status : Representative, Representative of : SURUCHI VANIJYA PRIVATE LIMITED (as Director)												
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>JAMALUDDIN MOLLA (Presentant)</b>                              Son of Mr MOJAMBARI MOLLA                              Date of Execution - 20/02/2023, , Admitted by: Self, Date of Admission: 20/02/2023, Place of Admission of Execution: Office                         </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Feb 20 2023 3:23PM</td> <td>L1 20/02/2023</td> <td>20/02/2023</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>JAMALUDDIN MOLLA (Presentant)</b> Son of Mr MOJAMBARI MOLLA Date of Execution - 20/02/2023, , Admitted by: Self, Date of Admission: 20/02/2023, Place of Admission of Execution: Office					Feb 20 2023 3:23PM	L1 20/02/2023	20/02/2023
Name	Photo	Finger Print	Signature										
<b>JAMALUDDIN MOLLA (Presentant)</b> Son of Mr MOJAMBARI MOLLA Date of Execution - 20/02/2023, , Admitted by: Self, Date of Admission: 20/02/2023, Place of Admission of Execution: Office													
	Feb 20 2023 3:23PM	L1 20/02/2023	20/02/2023										
	Village:- 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.:: Alxxxxxx8K, Aadhaar No: 42xxxxxxxx2212 Status : Representative, Representative of : NITU DEVELOPERS PRIVATE LIMITED (as Director)												

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mafijul ALI</b> Son of Mr IDRISH MOLLA Village - JAGADISHPUR, P.O - R BISHNUPUR, P.S -Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN - 700135			
	20/02/2023	20/02/2023	20/02/2023
Identifier Of MANOJ KUMAR BUDHIA, JAMALUDDIN MOLLA			

Transfer of property for L1		
From	To. with area (Name-Area)	
NITU DEVELOPERS PRIVATE LIMITED	SURUCHI VANIJYA PRIVATE LIMITED-2.925 Dec	
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	NITU DEVELOPERS PRIVATE LIMITED	SURUCHI VANIJYA PRIVATE LIMITED-4 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	NITU DEVELOPERS PRIVATE LIMITED	SURUCHI VANIJYA PRIVATE LIMITED-3.75 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	NITU DEVELOPERS PRIVATE LIMITED	SURUCHI VANIJYA PRIVATE LIMITED-1.334 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	NITU DEVELOPERS PRIVATE LIMITED	SURUCHI VANIJYA PRIVATE LIMITED-5.2 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	NITU DEVELOPERS PRIVATE LIMITED	SURUCHI VANIJYA PRIVATE LIMITED-3.71 Dec

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Bishnupur, JI No: 44, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4110, LR Khatian No:- 12777	Owner:নিতু ডেভেলোপারস প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	NITU DEVELOPERS PRIVATE LIMITED
L2	LR Plot No:- 4114, LR Khatian No:- 12777	Owner:নিতু ডেভেলোপারস প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	NITU DEVELOPERS PRIVATE LIMITED
L3	LR Plot No:- 4115, LR Khatian No:- 11874	Owner:নিতু ডেভেলোপারস প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	NITU DEVELOPERS PRIVATE LIMITED
L4	LR Plot No:- 4115, LR Khatian No:- 12777	Owner:নিতু ডেভেলোপারস প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	NITU DEVELOPERS PRIVATE LIMITED



	Plot No:- 4091, LR Khatian No - 12777		Seller is not the recorded Owner as per Applicant.
6	LR Plot No:- 4096, LR Khatian No:- 12777	Owner:নিতু ডেভেলোপারস প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ , Classification:শানি, Area:0.01000000 Acre,	NITU DEVELOPERS PRIVATE LIMITED



20-02-2023

**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 14:01 hrs on 20-02-2023, at the Office of the A.D.S.R. RAJARHAT by JAMALUDDIN MOLLA ..

**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 41,41,962/-

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

Execution is admitted on 20-02-2023 by JAMALUDDIN MOLLA, Director, NITU DEVELOPERS PRIVATE LIMITED (Private Limited Company), Village:- LAUHATI, P.O:- LAUHATI, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Mafijul ALI, . . Son of Mr IDRISH MOLLA, P.O: R BISHNUPUR, 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 41,434.00/- ( A(1) = Rs 41,420.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 41,434/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/02/2023 7:08PM with Govt. Ref. No: 192022230301967271 on 19-02-2023, Amount Rs: 41,434/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 2053962298 on 19-02-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

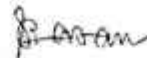
Certified that required Stamp Duty payable for this document is Rs. 1,24,279/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 1,24,229/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 3859, Amount: Rs.50.00/-, Date of Purchase: 17/02/2023, Vendor name: Mita Dutta

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/02/2023 7:08PM with Govt. Ref. No: 192022230301967271 on 19-02-2023, Amount Rs: 1,24,229/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 2053962298 on 19-02-2023, Head of Account 0030-02-103-003-02



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

ate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2023, Page from 90234 to 90266  
being No 152302407 for the year 2023.



Digitally signed by SANJOY BASAK  
Date: 2023.02.28 11:03:14 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2023/02/28 11:03:14 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)