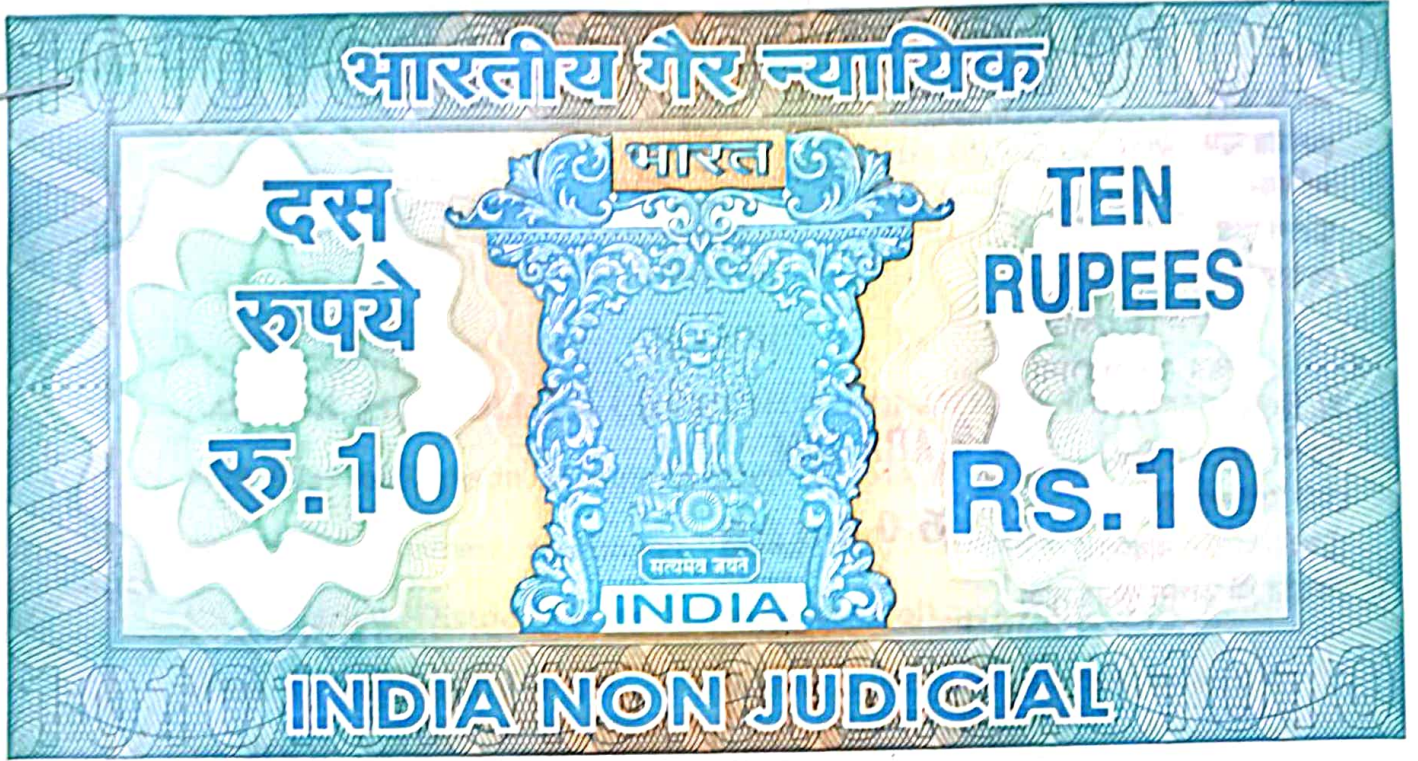


7677

Q- 2819/29



पश्चिम बंगाल WEST BENGAL

90AB 045421

2 | 1191234 | 24

14/5/24

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.

*[Handwritten Signature]*

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

14 MAY 2024

### DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 14<sup>th</sup> day of May, in the year 2024 (Two Thousand Twenty Four).

1096  
075104

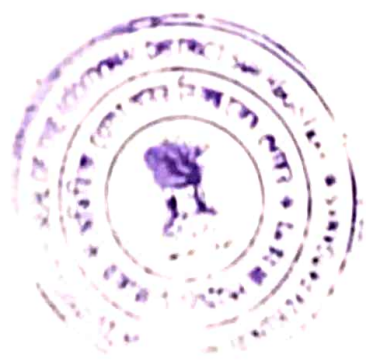
স্বত্ব- NITU DEVELOPERS PVT. LTD.  
স্থান ও তারিখ- VILL & P.O. - LAUHATI  
পোস্ট- P.S. - RAJARHAT  
জেতার নাম- DIST - 24 PGS (N), KOL - 135

সাকিন-  
চ্যাম্প মূল্য-  
জেতার শ্রী-  
বারাসাত কোর্ট  
উত্তর ২৪ পরগনা

টি. ভি. নং-  
চ্যাম্প ক্রয়ের তারিখ-  
মোট চ্যাম্পের মূল্য-  
ট্রেজারী অফিস-বারাসাত  
জেতার শ্রী তাপস কুমার সাহা

23 APR 2024

600000



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

14 MAY 2024

**BETWEEN**

SAMSUR ALI MOLLA @ CHAMCHUR ALI MOLLA (Aadhaar No. 4724 9939 6667), son of Late Ambar Ali Molla @ Omor Molla, by occupation- Business, residing at Vill. Lauhati, Mathpara, P.O.- Lauhati, P.S.- Rajarhat, District- North 24 Parganas, Kolkata- 700135, by faith- Islam, 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 heirs, successors, executors, legal representatives, administrators, and assigns etc) of the **FIRST PART.**

**AND**

NITU DEVELOPERS PRIVATE LIMITED (PAN. AAECN1633P), a Limited Company incorporated under the Companies Act, 1956, Registered Office at Lauhati, P.O.- Lauhati, P.S.- Rajarhat, District- North 24 Parganas, Kolkata- 700135, represented by its Director JAMALUDDIN MOLLA (PAN. AIYPM1138K, Aadhaar No. 4262 4133 2212), S/o Late Mojambari Molla, by faith- Islam, by Nationality- Indian, by occupation- Business, residing at Vill. & P.O.- Lauhati, P.S.- Rajarhat, District- North 24 Parganas, Kolkata- 700135, hereinafter called referred the as the **PURCHASER** (Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and included his executor, administrators, and assigns) of the **OTHER PART.**

WHEREAS the present Vendor is the recorded owner of ALL THAT piece and parcel of vacant land measuring an area **2.45 decimal** out of 39 decimal more or less and other lands in R.S. & L.R. Dag No. 4110, L.R. Khatian No. 1096, lying and situated at Mouza- Bishnupur, J.L. No. 44, under Chandpur Gram Panchayet, P.S.- Rajarhat, District- North 24 Parganas, by virtue of purchase and inheritance.

AND WHEREAS the Vendor herein intend to sell and the Purchaser for his necessary accommodation agreed to Purchase ALL THAT piece and parcel of vacant land measuring an area **2.45 decimal** out of 39 decimal more or less and other lands in R.S. & L.R. Dag No. 4110, L.R. Khatian No. 1096, lying and situated at Mouza- Bishnupur, J.L. No. 44, under Chandpur Gram Panchayet, P.S.- Rajarhat, District- North 24 Parganas, more fully described in the Schedule hereunder written free from all encumbrances for a highest market price of free from all encumbrances for a consideration amount of **Rs 4,50,000/- (Rupees Four Lakh Fifty Thousand) only.**

AND WHERAS by knowing the intention of the Vendor herein the Purchaser herein approached the Vendor to purchase the same. Being satisfied after inspection of the deeds and documents supplied by the Vendor, the Purchaser agreed to purchase and the Vendor agreed to sale ALL THAT piece and parcel of vacant land measuring an area **2.45 decimal** out of 39 decimal more or less and other lands in R.S. & L.R.

Dag No. 4110, L.R. Khatian No. 1096, lying and situated at Mouza-Bishnupur, J.L. No. 44, under Chandpur Gram Panchayet, P.S.-Rajarhat, District- North 24 Parganas, at a consideration of Rs 4,50,000/- (Rupees Four Lakh Fifty Thousand) only, under the terms and conditions mentioned hereunder.

NOW THIS INDENTURE WITNESSETH that in pursuance of the above Agreement and in consideration of the said sum of Rs 4,50,000/- (Rupees Four Lakh Fifty Thousand) only paid to the Vendor by the Purchaser on or before the time of execution of this present (the receipt whereof the Vendor doth hereby as well as by the receipt for the same hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and exonerate the Purchaser and the said property fully described in the schedule hereunder written, he the Vendor as beneficial owner doth hereby grant, sell, transfer, assure, convey, assign unto the Purchaser free from all encumbrances, liens, and charges and attachments ALL THAT piece and parcel of vacant land measuring an area 2.45 decimal out of 39 decimal more or less and other lands in R.S. & L.R. Dag No. 4110, L.R. Khatian No. 1096, lying and situated at Mouza- Bishnupur, J.L. No. 44, under Chandpur Gram Panchayet, P.S.- Rajarhat, District- North 24 Parganas, morefully and particularly described in the Schedule hereunder written and for the sake and brevity hereinafter called

"SAID PROPERTY" TOGETHER WITH all fixture, fittings, privies, erections, walls yards, ditches, ways, paths, passages, sewers, drains water course and all rights, liberties, privileges easements, profits, appendages and appurtenances whatsoever to the "SAID PROPERTY" and premises belonging or in any way appertaining or usually held, occupied or enjoyed therewith or reputed or belong or be appurtenant to the "SAID PROPERTY" and the estate right, title, interest, use, trust, possession, property, claim and demand whatsoever both at law and in equity of the Vendor to and upon the "SAID PROPERTY" or any part thereof TOGETHER WITH all deeds, pattas muniments of title whatsoever in anywise relating to or concerning the said hereditaments and premises or any part thereof which now are or hereafter shall or may be in possession power or control of the Vendor or any other person or persons from which he may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the "SAID PROPERTY" hereby granted, sold, conveyed, transferred and assured or expressed or intended so to be with all rights, unto and to the use of the Purchaser in manner aforesaid and according to the true, intent and meaning of these presents, and the Purchaser shall be entitled to mutate her name in the Office of the B.L. & L.R.O. in respect of the said property AND THAT the Purchaser shall and may at all times hereafter peaceably and equitably hold, possess and enjoy the "SAID PROPERTY" and every part thereof and receive the rents, issues and

profits thereof and every thereof without any lawful eviction interruption, disturbance, claim or demand whatsoever from of or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor, and the said Vendor doth hereby covenants with the Purchaser that notwithstanding any act, deed or thing by the Vendor done or executed or knowingly suffered to the contrary he the Vendor is now lawfully seized and possessed of the "SAID PROPERTY" free from all encumbrances, attachment or defects in title and the Vendor has full power and absolute authority to sell the "SAID PROPERTY" in manner aforesaid AND FURTHER that the Vendor and all persons having or lawfully or equitably claiming any right, title, interest, whatsoever in the "SAID PROPERTY" or any part thereof from under or in trust for his, the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the "SAID PROPERTY" and every part thereof AND the Vendor doth hereby further covenants with the Purchaser' that in case the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor or of any encumbrance or charge on the same, then in that case the Vendor shall pay to the Purchaser by way of damages, the whole amount of the sale price together with all other incidental costs and charges suffered

by the Purchaser for the realisation thereof, **AND** the Vendor her heirs, executors, administrators, or assigns further covenant that he will at the requests and costs of the Purchaser her heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying the "SAID PROPERTY" and every part thereof in manner aforesaid according to the true intent and meaning of this Deed.

#### **SCHEDULE OF PROPERTY**

**ALL THAT** piece and parcel of vacant land measuring an area 2.45 decimal out of 39 decimal more or less and other lands in R.S. & L.R. Dag No. 4110, L.R. Khatian No. 1096, lying and situated at Mouza-Bishnupur, J.L. No. 44, under Chandpur Gram Panchayet, P.S.- Rajarhat, District- North 24 Parganas.

R.S. & L.R. Dag No.	L.R. Khatian No.	Total Area of the Plot (Dec.)	Transferred Area (Dec.)	Classification
4110	1096	39	2.45	Shali
Total 2.45 decimal				

There is no Road around the landed property.

The Photographs, ten fingers impressions of the Vendor and the Purchaser will be treated and considered as the part of the instant Deed of Conveyance.



IN WITNESS WHEREOF the parties have hereunto set and subscribed their hands on the day, month and year first above written.

SIGNED, SEALED AND

DELIVERED in presence of :-

Read over & explained by me:

Motijal Ali

আমজিউল মোল্লি মোল্লি

উন্নয়ন জামজুর মোল্লি মোল্লি

WITNESSES

SIGNATURE OF THE VENDOR

1. Motijal Ali

S/O - Idreshi Devi  
W - Jagadish Perma  
P.O.R.S - Rajarhat  
KOL - 700135

2. Mansurul Gazi  
of - Laubati

Drafted by :-

Sujauddin Mallick.

SUJAUDDIN MALLICK  
Advocate  
Barasat Judge's Court  
North 24 Parganas  
Enroll No. F/94 7/1380/2020  
Computerized By -

Partha Chakraborty  
Barasat Court

**MEMO OF CONSIDERATION**

RECEIVED the Rs 4,50,000/- (Rupees Four Lakh Fifty Thousand) only from the within named Purchaser as full and final consideration.

Date	Bank Name & Branch	Cheque No. / Cash	Amount (Rs.)
13.05.2024	UCO Bank, Bhatenda East Branch	002049	3,00,000.00
14.05.2024		Cash	1,50,000.00
			Total Rs 4,50,000/- (Rupees Four Lakh Fifty Thousand) only

Signed, Sealed and Delivered

in presence of following :-

WITNESSES :-

1.

M. J. G. S. S.  
S/O - Idmishan












2. M. M. S. S.  
of - Lantati

SIGNATURE OF THE VENDOR

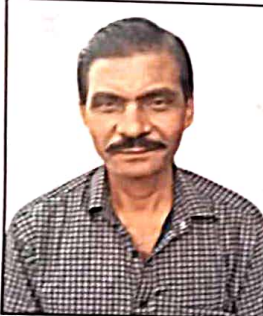










SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO

# 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>Emmanuel</i>	LH					
	RH.					


ATTESTED :- *Emmanuel*

	LH					
	RH.					



ATTESTED :- *আমজুর আলম মোল্লা ওরফে  
আমজুর আলম মোল্লা*

PHOTO	LH.					
	RH.					

ATTESTED :-

  
 ভারতের নির্বাচন কমিশন  
 परिचय पत्र  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**

YMM1919570

নির্বাচকের নাম : মাকিজুল আলী  
 Elector's Name : Mafjul Ali  
 পিতার নাম : ইদ্রিশ আলী  
 Father's Name : Idrish Ali  
 লিঙ্গ/সেক্স : পুং M  
 জন্ম তারিখ : 02/12/1996  
 Date of Birth : 02/12/1996

YMM1919570

ঠিকানা  
 Address:

MUSALMAN PARA, JAGADISHPUR,  
 RAJARHAT, NORTH 24 PARGANAS,  
 700138

*Mafjul*

Date: 26/02/2015

115-রাজমত নতুন টাউন নির্বাচন কেন্দ্রের নির্বাচন অফিসার  
 কার্যকরিত্বের স্বাক্ষর  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 115-Rajamat New Town Constituency

(In case of change of address, mention this Card No.  
 in the relevant Form by including your name in the  
 list at the changed address and to obtain the card  
 at the changed address.)

*Mafjul ali*

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



192024250045106628

GRN Details

GRN:	192024250045106628	Payment Mode:	SBI Epay
GRN Date:	13/05/2024 15:43:52	Bank/Gateway:	SBlePay Payment Gateway
BRN :	0802356901929	BRN Date:	13/05/2024 15:44:04
Gateway Ref ID:	CHP9100479	Method:	State Bank of India NB
GRIPS Payment ID:	130520242004510661	Payment Init. Date:	13/05/2024 15:43:52
Payment Status:	Successful	Payment Ref. No:	2001191234/3/2024 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Ms NITU DEVELOPERS PRIVATE LIMITED
Address:	Lauhati,PS-Rajarhat,Pin-700135
Mobile:	8013152537
Period From (dd/mm/yyyy):	13/05/2024
Period To (dd/mm/yyyy):	13/05/2024
Payment Ref ID:	2001191234/3/2024
Dept Ref ID/DRN:	2001191234/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001191234/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	14563
2	2001191234/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	4865
			<b>Total</b>	<b>19428</b>

IN WORDS: NINETEEN THOUSAND FOUR HUNDRED TWENTY EIGHT ONLY.

PAID

### Major Information of the Deed



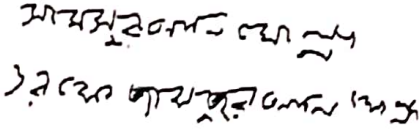
Deed No :	I-1523-07814/2024	Date of Registration	14/05/2024
Query No / Year	1523-2001191234/2024	Office where deed is registered	
Query Date	13/05/2024 1:21:31 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SUJAUDDIN MALLICK BARASAT JUDGES COURT,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 8013152537, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 4,50,000/-	Rs. 4,85,100/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 14,573/- (Article:23)	Rs. 4,865/- (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 Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4110 (RS :-)	LR-1096	Bastu	Shali	2.45 Dec	4,50,000/-	4,85,100/-	,Project : Not Specified
<b>Grand Total :</b>					2.45Dec	4,50,000 /-	4,85,100 /-	

#### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Samsur Ali Molla, (Alias: Chamchur Ali Molla) (Presentant)</b> Son of Late Ambar Ali Molla Alias Omor Molla Executed by: Self, Date of Execution: 14/05/2024 , Admitted by: Self, Date of Admission: 14/05/2024 ,Place : Office	 <small>14/05/2024</small>	 Captured <small>LTI 14/05/2024</small>	 <small>14/05/2024</small>
Village:- Lauhati Mathpara, 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 , Aadhaar No: 47xxxxxxxx6667, Status :Individual, Executed by: Self, Date of Execution: 14/05/2024 , Admitted by: Self, Date of Admission: 14/05/2024 ,Place : Office				

**Buyer 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.:: Aaxxxxx3p,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Jamaluddin Molla</b> Son of Late Mojambani Molla 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, , Aadhaar No: 42xxxxxxx2212 Status : Representative, Representative of : Nitu Developers Private Limited (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mafijul Ali</b> Son of Idrish Ali Village:- Jagdishpur, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135		 Captured	
	14/05/2024	14/05/2024	14/05/2024

Identifier Of Samsur Ali Molla

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Samsur Ali Molla	Nitu Developers Private Limited-2.45 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

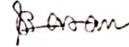
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4110, LR Khatian No:- 1096	Owner:হামদুর আলি মোল্লা, Gurdian:ওমর মোল্লা, Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Samsur Ali Molla

**Endorsement For Deed Number : I - 152307814 / 2024**

**On 13-05-2024**

**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 4,85,100/-



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

**On 14-05-2024**

**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 13:58 hrs on 14-05-2024, at the Office of the A.D.S.R. RAJARHAT by Samsur Ali Molla Alias Chamchur Ali Molla,Executant.

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

Execution is admitted on 14/05/2024 by Samsur Ali Molla, Alias Chamchur Ali Molla, Son of Late Ambar Ali Molla Alias Omor Molla, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business

Indetified by Mafijul Ali, , , Son of Idrish Ali, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

**Payment of Fees**

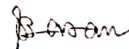
Certified that required Registration Fees payable for this document is Rs 4,865.00/- ( A(1) = Rs 4,851.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 4,865/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/05/2024 3:44PM with Govt. Ref. No: 192024250045106628 on 13-05-2024, Amount Rs: 4,865/-, Bank: SBI EPay ( SBlePay), Ref. No. 0802356901929 on 13-05-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 14,573/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 14,563/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 1096, Amount: Rs.10.00/-, Date of Purchase: 07/05/2024, Vendor name: IT K SAHA

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 13/05/2024 3:44PM with Govt. Ref. No: 192024250045106628 on 13-05-2024, Amount Rs: 14,563/-, Bank: SBI EPay ( SBlePay), Ref. No. 0802356901929 on 13-05-2024, 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**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2024, Page from 300740 to 300756

being No 152307814 for the year 2024.



*Sanjoy Basak*

Digitally signed by SANJOY BASAK  
Date: 2024.06.05 11:22:20 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 05/06/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.