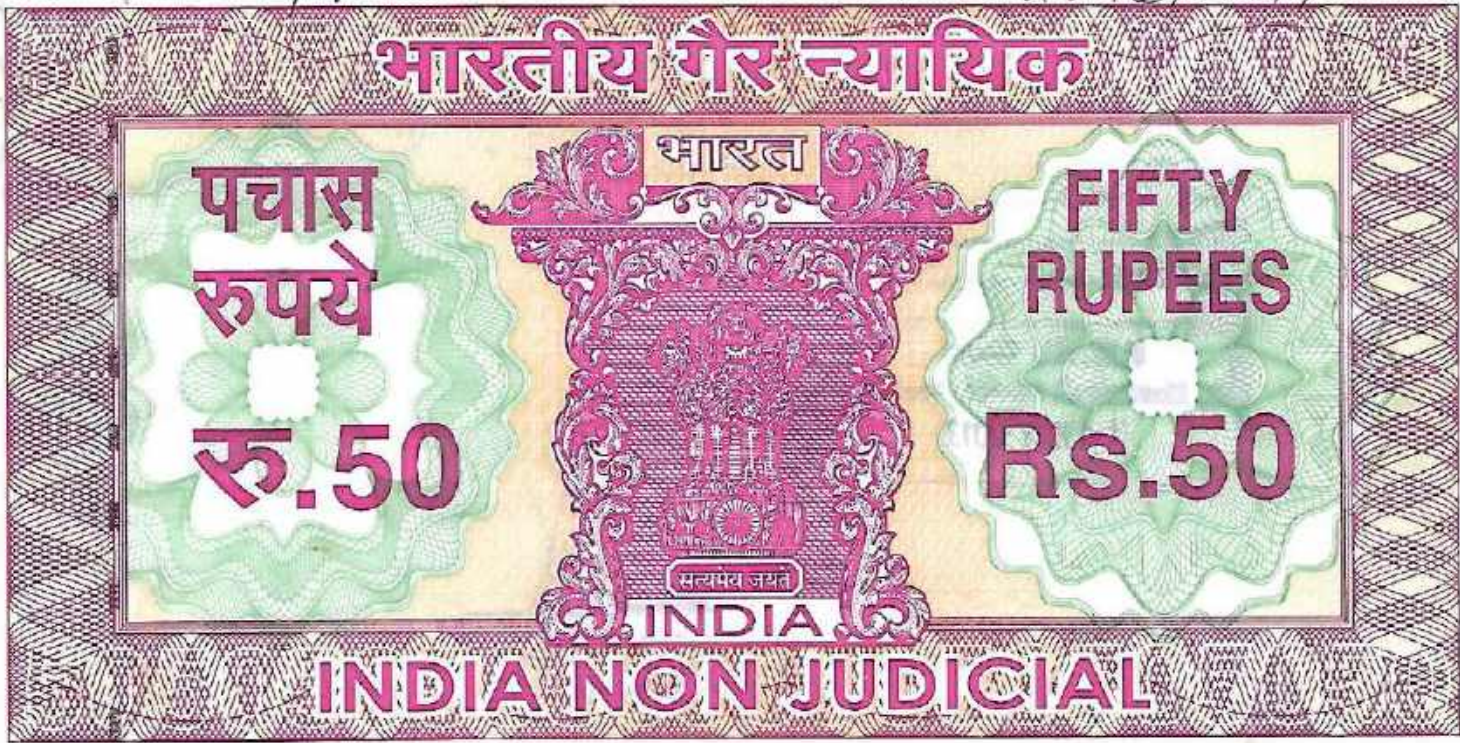


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Baruipur

Lo 2523/2017



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

M 557635

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

*Commissioner (S3)
Baruipur
at 4-30pm
12/4/17*

Regd
Addl. District Sub-Registrar
Baruipur, South 24 Parganas

13 APR 2017

Mouza: Sultanpur
P.S.: Baruipur
Mallickpur Gram Panchayat
District - South 24 Parganas

*Signature sheet attached
with this document
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28/4/17
29/4/17
30/4/17*

SALE DEED

THIS DEED OF SALE is made on this the 12th day of April Two Thousand and Seventeen (2017) A.D.

BETWEEN

(1) **APCHAR LASKAR** alias **APCHAR NASKAR**, (2) **YASIN ALI LASKAR** alias **YEASIN ALI LASKAR** both sons of Late Ajadabaks Laskar, (3) **MOMIN LASKAR** alias **ABDUL MOMIN LASKAR** son of Late Ahammad Laskar, (4) **NASHIR UDDIN LASKAR** alias **NASIRUDDIN LASKAR** son of Late Ashraf Laskar, (5) **SUNDARI BIBI** alias **SUNDARI BIBI LASKAR** wife of Razzaque Laskar, (6) **RAKIA BIBI** wife of Bhola Laskar, (7) **MINARA BIBI** wife of Habibar Laskar all by faith Muslim, No. 1 to 4 all by occupation Business, No. 5 to 7 all by occupation - House wife, all by nationality - Indian, all residing at Vill-Purandarpur, P.O. Mallickpur, P.S. Baruipur, District

*Signature
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from Robinson
C/O. H.C. Robinsons
PO Box 111 - Hillside
PS - Bourne
Pin - 145

Identified by me:



V.C. 9-17M 1181
✓ 11/11/18
D.S.P.

V.C. 9-17M 1180
✓ 11/11/18

V.C. 9-17M 1179
✓ 11/11/18

V.C. 9-17M 1178
✓ 11/11/18

V.C. 9-17M 1177
✓ 11/11/18

Sub-Registrar, District South 24 Parganas
Barbour, South 24 Parganas

13 APR 2017



13 APR 2017

পত্রিকা এ বিষয়ে...
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সংক্রান্ত...
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C. M. M. D.
2, Barbour, South 24 Parganas



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South 24 Parganas-700145, hereinafter jointly called the **VENDORS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-interest and/or assign) of the **FIRST PART**.

AND

ANGELICA REALTY LLP [PAN - ABGFA4583M], a Limited Liability Partnership, formed and incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at 36/1A, Elgin Road, P.O. L.R. Sarani, P.S. - Bhawanipore, Kolkata - 700 020, being represented by its authorised signatory Mr. Prakash Kumar Bhimrajka, son of Late Bajrang Lal Bhimrajka, [PAN - ADGPB7657M], of 36/1A, Elgin Road, P.O. L.R. Sarani, P.S. - Bhawanipore, Kolkata - 700 020, hereinafter referred to as the **PURCHASER** (which expression shall mean and include its/their successors-in-interest/office, administrators and/or assigns) of the **SECOND PART**:

AND

MR. DILIP MONDAL alias Dilip Mandal son of Late Abinash Mondal, by faith Hindu, by occupation-Business, residing at village Begorkhal, P.O. Jote Shibarampur, P.S. Maheshtala, District South 24 Parganas, PIN-700141, hereinafter referred to as the **CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective successors-in-interest and/or assign) of the **THIRD PART**;

THE PROPERTY: Sali (Agricultural) Land admeasuring **1.88** decimals out of 17 decimals, being the undemarcated potion of R.S. /L.R. Dag No. 131 appertains to L.R. Khatian Nos. 1506, 1507, 1512, 1513, 1514 of Mouza - Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. - Baruipur in the district of South 24 Parganas, (herein after referred to as **the said landed property** more particularly described in the Schedule "B" below and herein intended to be sold).

V.C.T. I.M. 1182

✓ সুব্রহ্মণ্য

V.C.T. I.M. 1183

✓ সন্ধ্যা মিত্র

V.C.T. I.M. 1184

✓ কীর্ত্তী দেবী

V.C.T. I.M. 1185

✓ Dilip Mondal

স্বাক্ষর
Dilip Mondal



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Barupur, South 24 Parganas

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یاسین علی لاسکار
مومین لاسکار
ناسیر الدین لاسکار
سونداری بی بی
رکیا بی بی
مینارا بی بی

WHEREAS:

- A. The vendors herein are the lawful owners in respect of the said landed property, as acquired by purchase from its erstwhile owners as described in the Schedule - "A" below.

- B. The vendors herein desire to sell the said landed property, at and for the consideration of Rs. 1,13,740/- (Rupees One Lac Thirteen Thousand Seven Hundred Forty only) free from all encumbrances;

- C. On and about 14.03.2017 said Apchar Laskar, Yeasin Ali Laskar, Momin Laskar, Nasiruddin Laskar, Sundari Bibi, Rakia Bibi, and Minara Bibi being the vendors herein and Mr. Dilip Mondal therein described purchaser, as the confirming party herein had made an agreement for sale for the schedule land. But for the valid reasons the said purchaser has decided not to purchase the said schedule property and both parties to the said agreement have amicably cancelled the said agreement for sale dated 14.03.2017 and the advance money which was paid by the said purchaser was duly returned by the vendors and the same was accepted the confirming party and said purchaser has no claim or demand from the said Vendors in respect of the Schedule property, and the vendors herein have lawful authority and power to sell the scheduled property. The said agreement for sale become non-est and has no legal bindings on the said parties.

- D. In pursuance of the offer and acceptance and the Purchaser relying on the aforesaid representations, assurances and confirmation and believing the same to be true agreed to purchase the said landed property admeasuring 1.88 decimals out of 17 decimals at and for the said consideration of Rs. 1,13,740/- (Rupees One Lac Thirteen Thousand Seven Hundred Forty only), and agreed to sell the said landed property to the Purchaser absolutely, forever and free from all encumbrances;

- E. The purchaser has this day paid the entire consideration as per memo below to the vendors equally and now there is no impediment to execute



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विक्रय कर का
प्रमाण पत्र
दिनांक 15/05/2018
विक्रय कर का
प्रमाण पत्र
दिनांक 15/05/2018

and register the conveyance by the vendors in favour of the Purchaser, the vendors execute this Deed of Sale in the manner hereinafter appearing.

NOW THIS DEED OF SALE WITNESSES that in pursuance of the said agreement and in consideration of the sum of Rs. 1,13,740/- (Rupees One Lac Thirteen Thousand Seven Hundred Forty only) paid by the Purchaser by way of Demand Draft in favor of vendors in the manner aforesaid, as agreed (the receipt whereof the Vendors do hereby and also by the memo hereunder written admit and acknowledge and of and from the same and every part thereof, the Vendors do hereby forever release, discharge and acquit the Purchaser and each of them and the said Landed Property hereby intended to be granted, sold, conveyed and transferred), the Vendors having good right full power and absolute authority and indefeasible title to grant, convey, sell, transfer, assign the said Landed Property doth hereby jointly and in equal share transfer, sell, convey, grant and assign to and unto the Purchaser **ALL THAT** piece and parcel of undemarcated Sali land admeasuring 1.88 decimals out of 17 decimals being the undemarcated portion of R.S./L.R. Dag No. 131 appertains to L.R. Khatian Nos. 1506, 1507, 1512, 1513 & 1514 lying and situate in Mouza.- Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. - Baruipur in the district of South 24 Parganas, shown within the red verge in the plan annexed hereto, more particularly described in the Schedule - "B" hereunder written and herein referred to as the **said landed property OR HOWSOEVER OTHERWISE** the said Landed property or any part thereof now are or is or heretofore butted, bounded, called, known, numbered, described or distinguished **FURTHER TOGETHER WITH** all that hereditaments, messuages, benefits, right or easement and advantages **AND ALL** manner of former or other rights, lights, liberties, easements, sewers, drains, water ways, path ancient and/or present or other rights, passages, privileges, emoluments, appendages and appurtenances whatsoever to the said Landed Property or any part belonging or in any wise appertaining to or which with the same or any part thereof now are or



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is or at any times heretofore were or was held used occupied or enjoyed or reputed to belong or be whatsoever both at law and in equity of the Vendors into and upon the said Landed Property or any part thereof **TOGETHER WITH** all writings and evidences of title exclusively relating to the said Landed Property or any part thereof which now are or hereafter shall or may be in the custody power or possession of the Vendors or which the Vendors can or may procure without any action or suit at law or in equity **TO ENTER UPON AND TO HAVE AND HOLD, OWN, POSSESS AND ENJOY** the said Landed Property and every part thereof hereby granted sold and conveyed and transferred or expressed or intended so to be and every part thereof **TOGETHER WITH** all rights members and appurtenances unto and to the use of the Purchaser in fee simple absolutely and forever and free from all encumbrances and forever freed and discharged from or otherwise by the Vendors and well and sufficiently indemnified of and against all encumbrances claims, liens whatsoever created or suffered by the Vendors.

AND THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER AND DECLARE that notwithstanding any act, deed, matter or thing by the Vendors done or executed or suffered to the contrary the Vendors lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to an absolute estate of inheritance in fee simple in possession of the said Landed Property and every part thereof and that the said Landed Property has not been affected nor has not been requisitioned and acquisitioned or vested into the State of West Bengal under any provisions of the relevant Acts nor the Vendors have received any notice in relation thereto and that the said Landed Property is well within the ceiling limit of the Vendors and duly retained by the Vendors and that there is no previous agreement for sale executed by the Vendors in respect of the said Landed Property with any person or persons and that there is no order passed by any court or any statutory authority restraining the Vendors from selling, transferring and/or alienating the said landed property in any manner and that notwithstanding as aforesaid the Vendors have good right full power



[Signature]
Addl. District Sub-Registrar
Barupur, South 24 Parganas

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loss sustained by it and furthermore, the Vendors shall at all times hereafter indemnify and keep indemnified the Purchaser against any loss damages cost charges expenses if any, suffered by any reason of any defect of title of the Vendors and any breach of the covenants herein contained;

AND FURTHER it is agreed that the Vendors shall deliver all original documents of title and other related papers, parchas etc. In case any parcha or deeds be related to other properties which are not conveyed by such sellers/Vendors, then such sellers/Vendors shall deliver a official certified true copy of the original parcha or deed issued by the authorities duly self attested. If the vendors are found to misuse any deeds/chain deeds of the aforesaid and thereby title of the aforesaid land is effected then vendors shall at all times hereafter indemnify and keep indemnified the Purchaser against any loss damages cost charges expenses if any, suffered by any reason of any misuse of title deeds/chain deeds of title of the Vendors.

AND FURTHER it is agreed by and between the Vendors and the Purchaser that whenever and wherever any interpretation would be necessary in order to give the fullest scope and effect legally possible to any covenant or contract herein contained the terms and expressions 'the Vendors' and 'the Purchaser' shall mean and include his, and each, of their respective legal representatives, successors-in-office/interest, executors, administrators and/or assigns.

AND FURTHER the confirming party hereby confirms, assures and declares that the vendors are entitled to sell, transfer and convey the scheduled land and the said agreement for sale dated 14.03.2017 has been Cancelled and the confirming parties have received the consideration which was paid to Vendors at the time of said agreement dated 14.03.2017 and confirming party has no claim whatsoever over said landed property.



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THE VENDORS FURTHER AGREE, DECLARE, ASSURE AND CONFIRM THAT:

- i. The Vendors shall render all assistance in mutating the name of the Purchaser as owner of the said landed property in the records of the B.L & L.R.O., Mallickpur Gram Panchayat and other concerned offices at the cost of the purchaser.
- ii. Proportionate annual rent is payable to the Government of West Bengal through Block Land and Land Reforms Office.
- iii. The vendors have paid the property tax/rents upto the date of Deed of conveyance in respect of the said landed property.
- iv. The said Landed Property is not wet land property and now being used as sali or agricultural land and has no direct access to any road.
- v. There is no bargadar.
- vi. That the photographs and 10 fingers impression of the Vendors and Purchaser are attached herewith made an integral part of this Deed.

THE SCHEDULE - "A" ABOVE REFERRED TO

(THE DEVOLUTION OF TITLE OF THE PROPERTY TO THE VENDORS)

- A. One Marijan Bibi alias Arijan Bibi wife of Paran Daptari was the recorded owner of land measuring 1.88 decimals out of 17 decimals comprised in R.S. /L.R. Dag No. 131, L.R. Khatian No. 1506 of Mouza Sultanpur, P.S. Baruipur, District South 24 Parganas;
- B. While seized and possessed of the aforesaid property said Marijan Bibi alias Arijan Bibi died issue less and according to Mohammedan Law the said land left by Marijan Bibi alias Arijan Bibi was inherited by her brother Nachraddin Laskar son of Late Amraddin Laskar and none else as her heirs and legal representatives;
- C. While seized and possessed of the aforesaid property said Nachraddin Laskar died intestate leaving behind his two sons namely Azad Box Laskar and Khoda Box Laskar and none else as his heirs and legal representatives



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who inherited the estate of Nachraddin Laskar, deceased as per Mohammedan Law of Inheritance;

- D. While seized and possessed of the aforesaid property said Khoda Box Laskar died intestate leaving behind his two sons namely Ahmad Laskar and Ashraf Ali Laskar and none else as his heirs and legal representatives who inherit the estate of Khoda Box Laskar, deceased as per Mohammedan Law of Inheritance;
- E. While seized and possessed of the aforesaid property said Ahmed Laskar died intestate leaving behind his wife Manowara Bibi, and five sons namely Kader Laskar, Momin Laskar, Mozammel Laskar, Rajjak Laskar and Ilias Laskar and only daughter Anjuwara Bibi and none else as his heirs and legal representatives they inherit the estate of said Ahmed Laskar, deceased as per Mohammedan Law of Inheritance;
- F. While seized and possessed of the aforesaid property said Ashraf Laskar died intestate leaving behind his wife Jaira Bibi, and nine sons namely Mahiuddin Laskar, Nasiruddin Laskar, Surabuddin Laskar, Nuruddin Laskar, Ohidul Laskar, Atiur Rahman Laskar, Hafizur Laskar, Aminuddin Laskar and Rabiul Laskar and none else as his heirs and legal representatives they inherit the estate of said Ashraf Laskar, deceased as per Mohammedan Law of Inheritance;
- G. While seized and possessed of the aforesaid property said Azad Box Laskar died intestate leaving behind his four sons namely Apchar Laskar, Yeasin Laskar, Ali Hossain Laskar and Mosharaf Laskar and only daughter Anowara Bibi and none else as his heirs and legal representatives they inherit the estate of said Azad Box Laskar, deceased as per Mohammedan Law of Inheritance;
- H. While seized and possessed of the aforesaid property said Ali Hossain Laskar died intestate leaving behind his wife Rabiya Bibi and six sons namely Ibrahim Laskar, Usman Laskar, Azizul Laskar, Bablu Laskar, Jahangir Laskar and Bhola Laskar and four daughters namely Rupsana



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Khatun, Mamtaj Bibi, shma Bibi, Samsunnehar Bibi and none else as his heirs and legal representatives they inherit the estate of said Ali Hossain Laskar, deceased as per Mohammedan Law of Inheritance;

- I. While seized and possessed of the aforesaid property said Mosharaf Laskar died intestate leaving behind his wife Golapjan Bibi, and three sons namely Mujibar Laskar, Atiur Rahman Laskar and Habibar Laskar and three daughters namely Selima Bibi, Rubina Mistri and Nasima Bibi and none else as his heirs and legal representatives they inherit the estate of said Mosharaf Laskar, deceased as per Mohammedan Law of Inheritance;
- J. Thus the aforesaid manner aforesaid Kader Laskar, Momin Laskar, Mozammel Laskar, Ilias Laskar, Manowara Bibi, Jayra Bibi, Mohiuddin Laskar, Nasiruddin Laskar, Surabuddin Laskar, Nuruddin Laskar, Ohidul Laskar, Atiur Rahman laskar, hafizur Laskar, Aminuddin Laskar, Rabiul Laskar, Apchar Laskar, Yasin Laskar, Rabiya Bibi, Ibrahim Laskar, Usman Laskar, Azizul Laskar, Bablu Laskar, Jahangir Laskar, Rupsana Laskar, Mamtaj Bibi, Golapjan Bibi, Mujibar Laskar, Atiur Rahman Laskar, Asma Bibi, Samsunehar Bibi, Anjuwara Bibi, Anowara Bibi, Selima Bibi, Rubina Mistri, Nasima Bibi, Rajjak Laskar, Bhola Laskar, Habibar Laskar became the joint owners of all that piece and parcel of land admeasuring 1.88 decimals out of 17 decimals in the R.S. & L.R. Plot no. 131 lying and situate at Mouza Sultanpur, J.L. Nb. 16, P.S. Baruipur, in the district of South 24 Parganas;
- K. The said Kader Laskar, Mozammel Laskar, Ilias Laskar, Manowara Bibi, Jayra Bibi, Mohiuddin Laskar, Surabuddin Laskar, Nuruddin Laskar, Ohidul Laskar, Atiur Rahman Laskar, Hafizur Laskar, Aminuddin Laskar, Rabiul Laskar, Apchar Laskar, Yasin Laskar, Rabiya Bibi, Ibrahim Laskar, Usman Laskar, Azizul Laskar, Bablu Laskar, Jahangir Laskar, Rupsana Laskar, Mamtaj Bibi, Golapjan Bibi, Mujibar Laskar, Atiur Rahman Laskar, Asma Bibi, Samsunehar Bibi, Anjuwara Bibi, Anowara Bibi, Selima Bibi, Rubina Mistri, Nasima Bibi, jointly executed and registered a General Power of Attorney on 12.02.2015 which was registered in the office of ADSR



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Baruipur and recorded in Book No. - IV, CD Volume No. 1, Pages 1876 to 1900 being No. 00198 for the year 2015 in favour of Rajjak Laskr, son of Late Ahmad Laskar, Bhola Laskar son of Late Ali Hossain Laskar, Habibar Laskar son of Late Mosharaf Laskar, Safiulla Laskar son of Apchar Laskar and Habib Laskar son of Yasin Laskar to look after, execute and register the Sale deeds in respect of their shares in the said landed property.

L. The said Kader Laskar, Mozammel Laskar, Ilias Laskar, Manowara Bibi, Jayra Bibi, Mohiuddin Laskar, Surabuddin Laskar, Nuruddin Laskar, Ohidul Laskar, Atiur Rahman Laskar, Hafizur Laskar, Aminuddin Laskar, Rabiul Laskar, Apchar Laskar, Yasin Laskar, Rabiya Bibi, Ibrahim Laskar, Usman Laskar, Azizul Laskar, Bablu Laskar, Jahangir Laskar, Rupsana Laskar, Mamtaj Bibi, Golapjan Bibi, Mujibar Laskar, Atiur Rahman Laskar, Asma Bibi, Samsunchar Bibi, Anjuwara Bibi, Anowara Bibi, Selima Bibi, Rubina Mistri, Nasima Bibi while seized and possessed of the aforesaid landed property, jointly sold, transferred and conveyed their right, title and interest in the said plot of land through their duly nominated and constituted Attorneys, Rajjak Laskr, Bhola Laskar, Habibar Laskar, Safiulla Laskar and Habib Laskar, by virtue of a Deed of Sale dated 13.03.2015 which was registered in the Office of ADSR, Baruipur and was recorded in Book No. I, CD Volume No. 4 Pages 4644 to 4661 being No. 02423 for the year 2015 all that Sali land admeasuring 1.768 decimals out of 17 decimals appertaining to L.R. Dag No. 131, of the said Sultanpur Mouja J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. - Baruipur in the District of South 24 Parganas in favour of Apchar Laskar, Yasin Ali Laskar, Sundari bibi, Rakiya Bibi and Minara Bibi the vendors herein for the consideration mentioned therein absolutely forever and free from all encumbrances;

M. Thus the aforesaid manner the vendors herein became absolute owners of the land admeasuring 1.88 decimals out of 17 decimals in the R.S. & L.R. Plot no. 131 lying and situate at Mouza Sultanpur, J.L. No. 16, P.S. Baruipur, in the district of South 24 Parganas.



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THE SCHEDULE "B" ABOVE REFERRED TO
(THE SAID LANDED PROPERTY)

ALL THAT Sali land admeasuring 1.88 decimals out of 17 decimals in the R.S. /L.R. Dag No. 131, appertain to L. R. Khatian Nos. 1506, 1507, 1512, 1513 & 1514 of Mouza - Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. - Baruipur in the district of South 24 Parganas, presently the subject plot is butted and bounded in the manner following:

- On the North : By Dag No. 126 of Sultanpur Mouza;
- On the South : By Dag No. 132 of Sultanpur Mouza;
- On the East : By Dag No. 129 of Sultanpur Mouza;
- On the West : Partly by Dag No. 132 & 133 of Sultanpur Mouza;

OR HOWSOEVER OTHERWISE the said property is butted, bounded, called, known, numbered, described and/or distinguished



[Illegible text, possibly a signature or official name]

[Illegible text, possibly a date or reference number]



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

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N/A

IN WITNESSES WHEREOF the Vendors and the purchaser have executed and delivered this Deed of Sale on the day, month and year first above written.

<p>EXECUTED AND DELIVERED</p> <p>by the within named parties at Kolkata in the presence of:</p> <ol style="list-style-type: none"> Anindan Bose 107/B, N.S.C. Bose Road Kol-40 Shreeank Chandra 3A, Teensheel Road KOL-20 	<p style="text-align: center;">VENDORS</p> <p style="text-align: center;">CONFIRMING PARTY</p> <p style="text-align: center;">ANGELICA REALTY LLP</p> <p style="text-align: center;">Designated Partner / Authorized Signatory</p> <p style="text-align: center;">PURCHASER</p>
--	---

Drafted by me and prepared
in my office:

Ashok Kumar Singh

(ASHOK KUMAR SINGH)

Advocate

Reg. No. WB/662/92

High Court Calcutta



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

.13 APR 2017

RECEIPT

RECEIVED of and from the Purchaser the sum of Rs. 1,13,740/- (Rupees One Lac Thirteen Thousand Seven Hundred Forty only) towards within mentioned consideration of the within named Property in full and final settlement as per memo below.

MEMO

SN	Demand Draft No.	Date	In favour of	Amount (Rs.)
1	542240	12.04.17	Apchar Laskar @ Apchar Naskar	16,114.00
2	542236	12.04.17	Yeasin Ali Laskar @ Yasin Ali Laskar	16,114.00
3	542239	12.04.17	Nasiruddin Laskar @ Nashir Uddin Laskar	1,500.00
4	542235	12.04.17	Abdul Momin Laskar @ Momin Laskar	1,500.00
5	542237	12.04.17	Minara Bibi	16,114.00
6	542238	12.04.17	Rakia Bibi	16,114.00
7	542241	12.04.17	Sundari Bibi Laskar @ Sundari Bibi	16,114.00
8	542242	12.04.17	Dilip Mondal @ Dilip Mandal	30,170.00
			TOTAL	1,13,740.00

Rupees One Lac Thirteen Thousand Seven Hundred Forty only

(Faint circular stamp and handwritten signatures in Bengali script)

VENDORS

WITNESSES:

1. Anirban Banerjee
197/30, N.S.E. Board Rd
Kat-40
2. Shaonak Chandra
3A, Townshed Road
ROL-20

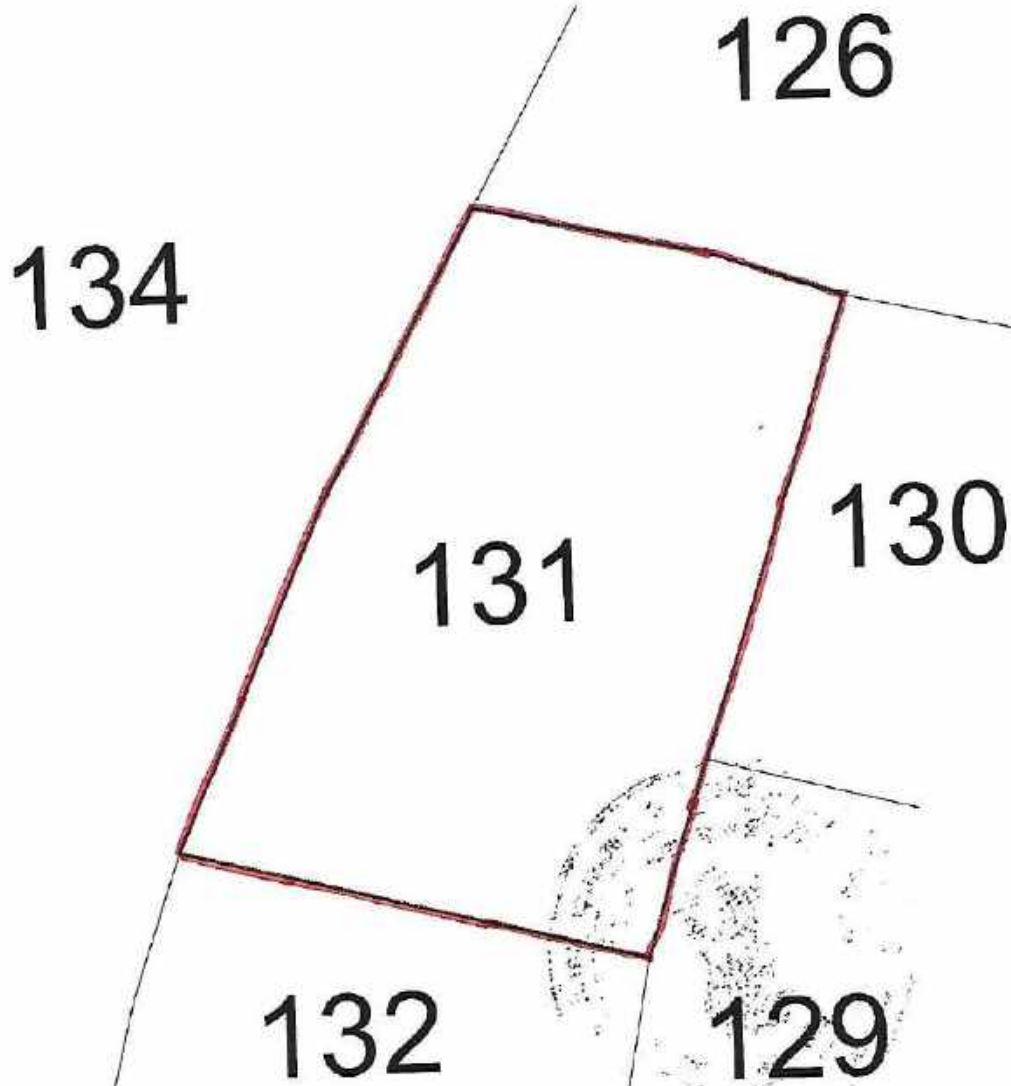


Addl. District Sub-Registrar
Baruipur, South 24 Parganas

13 APR 2017

SITE PLAN

R.S.DAG NO:131 KHATIAN NO:	MOUZA:SULTAPUR J.L NO-16
GRAM PANCHAYET: MULLICKPUR	P.S:BARUIPUR DIST-24 PGNS(S)
EXTRACT FROM R.S. MOUZA MAP	TOTAL DAG AREA:17 DECIMALS
AREA SOLD HEREIN :1.88 DECIMALS(MORE OR LESS)	



১৩১ নং ডাগ

১. কুমারসিংহ সন্দিকৈ
 ২. আব্দুল হান্নান মল্লিক
 ৩. আব্দুল হান্নান মল্লিক
 ৪. আব্দুল হান্নান মল্লিক
 ৫. আব্দুল হান্নান মল্লিক

SIGNATURE OF VENDORS

DeleP Mondel

CONFIRMING PARTIES

ANGELICA REALTY LLP

[Signature]

Designated Partner / Authorized Signatory

SIGNATURE OF PURCHASER



Office of the Addl. Dist. Sub-Registrar
Baruipur, South 24 Parganas

13 APR 2017

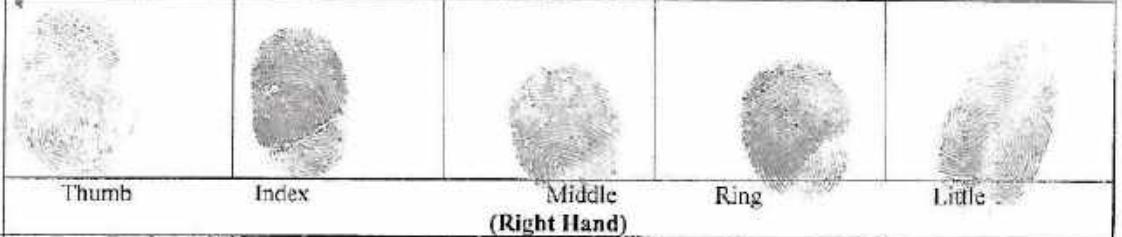
Photo & Signatures of the Executants /Presentants

SPECIMEN FOR TEN FINGER PRINTS



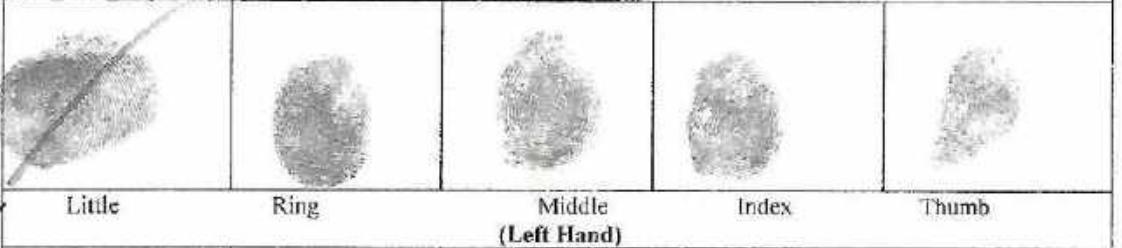
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Handwritten signature in Odia script.



Handwritten signature in Odia script.

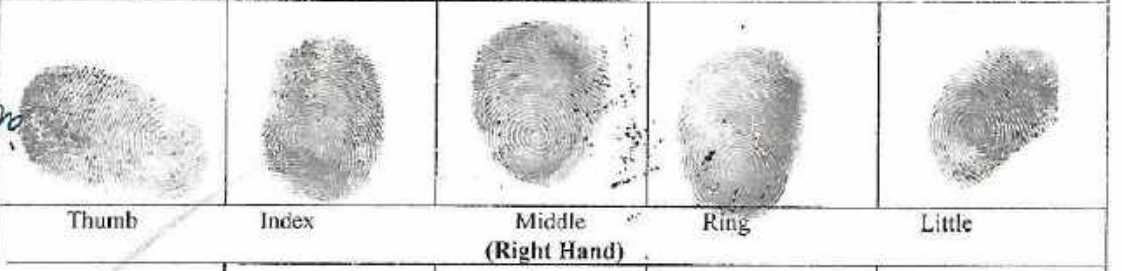
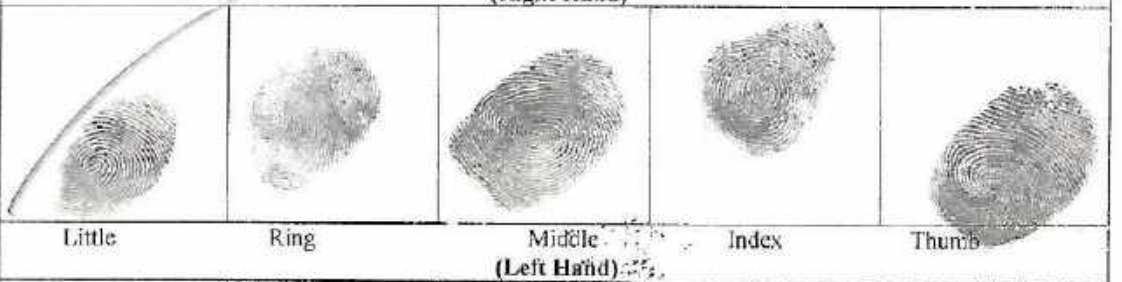
Handwritten signature in Odia script.



Handwritten signature in Odia script.

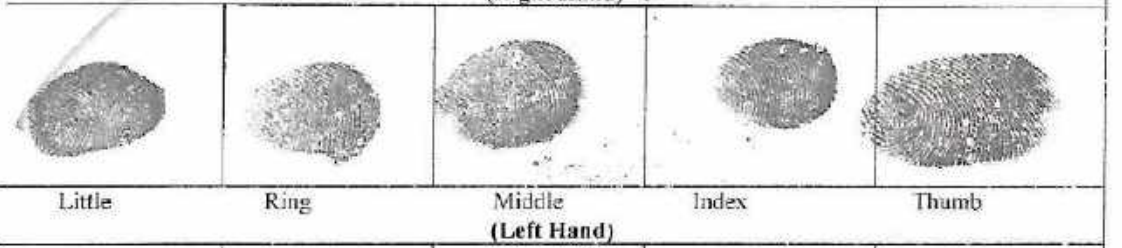
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Handwritten signature in Odia script.





Adul. District Sub-Registrar
Barulpur, South 24 Parganas

.13 APR, 2017

Photo & Signatures of the Executants /Presentants

SPECIMEN FOR TEN FINGER PRINTS



ମାତ୍ରୀ ସୁମତୀ ବିହାରୀ

ମାତ୍ରୀ ସୁମତୀ ବିହାରୀ



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



ସୁମିତ୍ରା ବିହାରୀ

ସୁମିତ୍ରା ବିହାରୀ



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



ଶ୍ରୀମତୀ ସୁମତୀ ବିହାରୀ

ଶ୍ରୀମତୀ ସୁମତୀ ବିହାରୀ



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(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



Dilip Mondal

Dilip Mondal



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



[Signature]
Addl. District Sub-Registrar
Baruipur, South 24 Parganas

13 APR 2017

Photo & Signatures of
the Executants
/Presentants



ANGELICA REALTY LLP

[Handwritten Signature]

Designated Partner / Authorized Signatory

SPECIMEN FOR TEN FINGER PRINTS

Little	Ring	Middle	Index	Thumb
(Left Hand)				
Thumb	Index	Middle	Ring	Little
(Right Hand)				
Little	Ring	Middle	Index	Thumb
(Left Hand)				
Thumb	Index	Middle	Ring	Little
(Right Hand)				
Little	Ring	Middle	Index	Thumb
(Left Hand)				
Thumb	Index	Middle	Ring	Little
(Right Hand)				
Little	Ring	Middle	Index	Thumb
(Left Hand)				
Thumb	Index	Middle	Ring	Little
(Right Hand)				



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

13 APR 2017



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BARUIPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16110000421887/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr APCHAR LASKAR Vill Purandarpur, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Seller			
2	Mr YEASIN ALI LASKAR Vill Purandarpur, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Seller			
3	Mr MOMIN LASKAR Vill Purandarpur, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Seller			



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

13 APR 2017

I. Signature of the Person(s) admitting the Execution at Private Residence.



SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr NASIRUDDIN LASKAR Vill Purandarpur, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Seller			
5	Mrs SUNDARI BIBI Vill Purandarpur, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Seller			
6	Mrs RAKIA BIBI Vill Purandarpur, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Seller			
7	Mrs MINARA BIBI Vill Purandarpur, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Seller			



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

13 APR 2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mr DILIP MONDAL Alias Mr Dilip Mandal Village Begorkhal, P.O:- Jote Shibarampur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700141	Seller			<i>Dilip Mondal</i> <i>30/04/2017</i>
Sl No.	Name and Address of identifier	Identifier of			Signature with date
1	Mr Arun Bhowmick Son of Mr Narayan Chandra Bhowmick Vill Beniadanga (Naturanpara), P.O:- Mallickpur, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN - 700145	Mr APCHAR LASKAR, Mr YEASIN ALI LASKAR, Mr MOMIN LASKAR, Mr NASIRUDDIN LASKAR, Mrs SUNDARI BIBI, Mrs RAKIA BIBI, Mrs MINARA BIBI, Mr DILIP MONDAL			<i>Arun Bhowmick</i> <i>30/04/2017</i>



(Shakil Kamran Siddiqui)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BARUIPUR
South 24-Parganas, West
Bengal



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

13 APR 2017

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

प्राकश कुमार भिमाजका
PRAKASH KUMAR BHIMRAJKA

साजरांग लाल भिमाजका
SAJRANG LAL BHIMRAJKA

13/02/1966
Permanent Account Number

ADGPB7857M


Signature



Prakash Kumar Bhimrajka



13 APR 2011



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

13 APR 2017

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PULAK BHATTACHARYA
HARIPADA BHATTACHARYA

01/01/1983
Permanent Account Number

BGXPB0644D

पुलाक भट्टाचार्य
Signature



पुलाक भट्टाचार्य

Advt. Director Sub-Registrar
Revenue, South 24 Parganas

13 APR 2013



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

13 APR 2017

आयकर विभाग
INCOME TAX DEPARTMENT
ANGELICA REALTY LLP



भारत सरकार
GOVT. OF INDIA



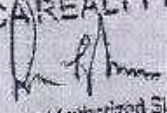
31/08/2016

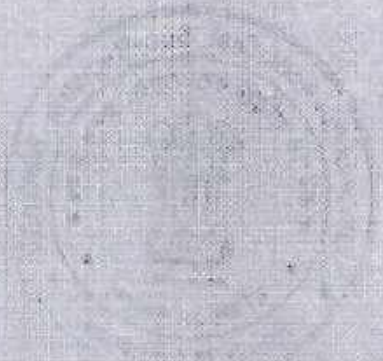
Permanent Account Number

ABGFA4583M

20160816

ANGELICA REALTY LLP


Designated Partner / Authorized Signatory



100 399 01



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

13 APR 2017

Major Information of the Deed

Deed No :	I-1611-02523/2017	Date of Registration	13/04/2017
Query No / Year	1611-0000421887/2017	Office where deed is registered	
Query Date	29/03/2017 12:57:09 AM	A.D.S.R. BARUIPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Ashok Kumar Singh Nico House, 2, Hare Street, 6th Floor, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830530090, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,13,740/-	Rs. 1,35,360/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 6,838/- (Article:23)	Rs. 1,368/- (Article:A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-131	RS-1506	Bastu	Shali	1.88 Dec	1,13,740/-	1,35,360/-	Width of Approach Road: 2 Ft.,
Grand Total :					1.88Dec	1,13,740 /-	1,35,360 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr APCHAR LASKAR (Presentant) Son of Late Ajadabaks Laskar Vill Purandarpur, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Applied for Form 60 Status : Individual, Executed by: Self, Date of Execution: 12/04/2017 , Admitted by: Self, Date of Admission: 12/04/2017 ,Place : Pvt. Residence
2	Mr YEASIN ALI LASKAR Son of Late Ajadabaks Laskar Vill Purandarpur, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Applied for Form 60 Status : Individual, Executed by: Self, Date of Execution: 12/04/2017 , Admitted by: Self, Date of Admission: 12/04/2017 ,Place : Pvt. Residence
3	Mr MOMIN LASKAR Son of Late Ahammad Laskar Vill Purandarpur, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Applied for Form 60 Status : Individual, Executed by: Self, Date of Execution: 12/04/2017 , Admitted by: Self, Date of Admission: 12/04/2017 ,Place : Pvt. Residence
4	Mr NASIRUDDIN LASKAR Son of Late Ashraf Laskar Vill Purandarpur, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Applied for Form 60 Status : Individual, Executed by: Self, Date of Execution: 12/04/2017 , Admitted by: Self, Date of Admission: 12/04/2017 ,Place : Pvt. Residence
5	Mrs SUNDARI BIBI Wife of Mr Razzaque Laskar Vill Purandarpur, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Applied for Form 60 Status : Individual, Executed by: Self, Date of Execution: 12/04/2017 , Admitted by: Self, Date of Admission: 12/04/2017 ,Place : Pvt. Residence

6	Mrs RAKIA BIBI Wife of Mr Bhola Laskar Vill Purandarpur, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Applied for Form 60 Status :Individual, Executed by: Self, Date of Execution: 12/04/2017 , Admitted by: Self, Date of Admission: 12/04/2017 ,Place : Pvt. Residence
7	Mrs MINARA BIBI Wife of Mr Habibar Laskar Vill Purandarpur, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Applied for Form 60 Status :Individual, Executed by: Self, Date of Execution: 12/04/2017 , Admitted by: Self, Date of Admission: 12/04/2017 ,Place : Pvt. Residence
8	Mr DILIP MONDAL, (Alias: Mr Dilip Mandal) Son of Late Abinash Mondal Village Begorkhal, P.O:- Jote Shibarampur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700141 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Applied for Form 60 Status :Confirming Party, Executed by: Self, Date of Execution: 12/04/2017 , Admitted by: Self, Date of Admission: 12/04/2017 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ANGELICA REALTY LLP 36/1A, Elgin Road, P.O:- L R Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No.:ABGFA4583M Status :Organization

Identifier Details :

Name & address
Mr Arun Bhowmick Son of Mr Narayan Chandra Bhowmick Vill Beniadanga (Natunpara), P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr APCHAR LASKAR, Mr YEASIN ALI LASKAR, Mr MOMIN LASKAR, Mr NASIRUDDIN LASKAR, Mrs SUNDARI BIBI, Mrs RAKIA BIBI, Mrs MINARA BIBI, Mr DILIP MONDAL

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr APCHAR LASKAR	ANGELICA REALTY LLP-0.268571 Dec
2	Mr YEASIN ALI LASKAR	ANGELICA REALTY LLP-0.268571 Dec
3	Mr MOMIN LASKAR	ANGELICA REALTY LLP-0.268571 Dec
4	Mr NASIRUDDIN LASKAR	ANGELICA REALTY LLP-0.268571 Dec
5	Mrs SUNDARI BIBI	ANGELICA REALTY LLP-0.268571 Dec
6	Mrs RAKIA BIBI	ANGELICA REALTY LLP-0.268571 Dec
7	Mrs MINARA BIBI	ANGELICA REALTY LLP-0.268571 Dec

17/04/2017 Query No:-16110000421887 / 2017 Deed No :- 161102523 / 2017, Document is digitally signed.

D. 00 104

Endorsement For Deed Number : I - 161102523 / 2017

On 12-04-2017

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 16:30 hrs on 12-04-2017, at the Private residence by Mr APCHAR LASKAR , one of the Executants.

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 1,35,360/-

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

Execution is admitted on 12/04/2017 by 1. Mr APCHAR LASKAR, Son of Late Ajadabaks Laskar , Vill Purandarpur, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession Business, 2. Mr YEASIN ALI LASKAR, Son of Late Ajadabaks Laskar , Vill Purandarpur, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession Business, 3. Mr MOMIN LASKAR, Son of Late Ahammad Laskar , Vill Purandarpur, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession Business, 4. Mr NASIRUDDIN LASKAR, Son of Late Ashraf Laskar , Vill Purandarpur, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession Business, 5. Mrs SUNDARI BIBI, Wife of Mr Razzaque Laskar , Vill Purandarpur, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession House wife, 6. Mrs RAKIA BIBI, Wife of Mr Bhola Laskar , Vill Purandarpur, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession House wife, 7. Mrs MINARA BIBI, Wife of Mr Habibar Laskar , Vill Purandarpur, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession House wife, 8. Mr DILIP MONDAL, Alias Mr Dilip Mandal , Son of Late Abinash Mondal , Village Begorkhal, P.O: Jote Shibarampur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by Profession Business
Indetified by Mr Arun Bhowmick, , Son of Mr Narayan Chandra Bhowmick, Vill Beniadanga (Naturanpara), P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Business

Shakil Kamran Siddiqui

**Shakil Kamran Siddiqui
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal**

On 13-04-2017

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,368/- (A(1) = Rs 1,354/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 1,368/-

Description of Draft

1. Draft(8554) No: 890694000427, Date: 10/04/2017, Amount: Rs.1,368/-, Bank: STATE BANK OF INDIA (SBI), ASHUTOSH MUKHERJEE RDKOLKATA

17/04/2017 Query No:-16110000421887 / 2017 Deed No :I - 161102523 / 2017, Document is digitally signed.

17/04/2017

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 6,788/- and Stamp Duty paid by Draft Rs 6,788/-, by Stamp Rs 50/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 24137, Amount: Rs.50/-, Date of Purchase: 14/03/2017, Vendor name: U S V

Description of Draft

1. Draft(8554) No: 890695000427, Date: 10/04/2017, Amount: Rs.6,788/-, Bank: STATE BANK OF INDIA (SBI), ASHUTOSH MUKHERJEE RDKOLKATA

Shakil Kamran Siddiqui

Shakil Kamran Siddiqui
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

17/04/2017 Query No:-16110000421887 / 2017 Deed No :- 161102523 / 2017, Document is digitally signed.

17/04/2017

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2017, Page from 40440 to 40470
being No 161102523 for the year 2017.



Digitally signed by SHAKIL KAMRAN
SIDDIQUI
Date: 2017.04.17 16:05:06 +05:30
Reason: Digital Signing of Deed.

Shakil Kamran Siddiqui

(Shakil Kamran Siddiqui) 17/04/2017 16:05:05
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
West Bengal.

(This document is digitally signed.)

17/04/2017 Query No:-16110000421887 / 2017 Deed No :- 161102523 / 2017, Document is digitally signed.

04 104