

4825

D. No. 131

204342/2015



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 634995

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.

Mouza: Sultanpur

P.S.: Baruipur

Mallickpur Gram Panchayat

District - South 24 Parganas

Adl. District Sub-Registrar
Baruipur, South 24 Parganas

28 MAY 2015

SALE DEED

THIS DEED OF SALE is made on this the day of 22nd May, Two thousand and Fifteen (2015) A.D.

BETWEEN

(1) JAMAL ALI SARDAR, son of Atar Ali Sardar, by faith Muslim, by occupation Cultivation, residing at Vill-Beralia, P.O. Madarhat, P.S. Baruipur, District South 24 Parganas, and (2) KHALIL MOLLA son of Late Jummat Molla, by faith Muslim, by occupation Cultivation, residing at Vill Purandarpur, P.O. Mallickpur, P.S. Baruipur, District South 24 Parganas, West Bengal, India, both by nationality-Indians, 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 ONE PART.

140835

112594

No. _____ Date _____
 Sekt _____
 Address _____
 No. _____
ANJUSHR.
L.S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001

25 MAR 2015

25 MAR 2015

✓ *দেওয়ান কালচন্দ্র দাস*



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দেওয়ান কালচন্দ্র দাস



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দেওয়ান কালচন্দ্র দাস



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Addl. District Sub-Registrar
Baruipur, South 24 Parganas

22 MAY 2015

Indentify by me -
Bijoy Krishna Das.
Sp- late Badalchandra Das.
Occupation - Business
Vill- South Kalyanpur.

AND

ANGELICA REALTY PRIVATE LIMITED [PAN - AAMCA4153F], a Private Limited Company incorporated within the provisions of Companies Act, 1956 having its registered office at 36/1A, Elgin Road P.S. – Bhawanipore, Kolkata – 700 020 being represented by Prakash Bhimrajka, son of Late Bajrang Lal Bhimrajka, [PAN – ADGPB7657M], of 36/1A, Elgin Road , 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 **OTHER PART**:

THE PROPERTY: Sali (Agricultural) Land admeasuring 7 decimals out of 17 decimals, being the undemarcated potion of R.S. /L.R. Dag No. 131 appertains to L.R. Khatian No. 688, 604 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).

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. 3,90,306/- (Rupees Three Lacs Ninety Thousand Three Hundred and Six only) free from all encumbrances;
- C. 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 7 decimals out of 17 decimals at and for the said



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consideration of Rs. 3,90,306/- (Rupees Three Lacs Ninety Thousand Three Hundred and Six only), and agreed to sell the said landed property to the Purchaser absolutely, forever and free from all encumbrances;

D. The purchaser has this day paid the entire consideration as per memo below to the vendor equally and now there is no impediment to execute and register the conveyance by the vendor in favour of the Purchaser, the vendor 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. 3,90,306/- (Rupees Three Lacs Ninety Thousand Three Hundred and Six only) paid by the Purchaser by way of Demand Draft in favor of vendors in the manner aforesaid, as agreed (the receipt whereof the Vendor do hereby and also by the memo hereunder written admit and acknowledge and of and from the same and every part thereof, the Vendor 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 Vendor 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 7 decimals out of 17 decimals being the undemarcated portion of R.S./L.R. Dag No. 131 containing land admeasuring 17 decimals appertains to L.R. Khatian No. 688 & 604 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




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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 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 Vendor 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 Vendor or which the Vendor 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 Vendor and well and sufficiently indemnified of and against all encumbrances claims, liens whatsoever created or suffered by the Vendor.

AND THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AND DECLARE that notwithstanding any act, deed, matter or thing by the Vendor done or executed or suffered to the contrary the Vendor lawfully and absolutely seized and possessed of or otherwise well and sufficiently





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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 Vendor have received any notice in relation thereto and that the said Landed Property is well within the ceiling limit of the Vendor and duly retained by the Vendor and that there is no previous agreement for sale executed by the Vendor 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 Vendor from selling, transferring and/or alienating the said landed property in any manner and that notwithstanding as aforesaid the Vendor has good right full power absolute authority and indefeasible title to grant, convey, transfer and assign the said Landed Property hereby granted, conveyed, and transferred or expressed or intended so to be unto and to the use of the Purchaser and in the manner aforesaid according to the true intent and meaning of these presents and that the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the said Landed Property hereby granted sold and conveyed and receive rents, issues and profits thereof and every part thereof without any lawful eviction, interruption, disturbances, obligations, restrictions, claim and demand whatsoever from or by the Vendor and all persons claiming from under or in trust of the Vendor and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved and kept indemnified of from and against all and all manner of charges, mortgages, claims, demands, liens, lispendens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of the ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid and further that the



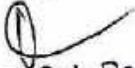

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Vendor and all persons having or lawfully or equitably claiming any estate and interest whatsoever in the said Landed Property or any part thereof from through under or in trust of the Vendor or any other person or persons as aforesaid shall and will from time to time and at all times hereafter at the request and cost of the Vendor do and execute and caused to be done and executed all such other and further assurances, acts, deeds, matters and things for further better and more perfectly granting and transferring the said Landed Property and every part and parcel thereof unto and to the use of the Purchaser according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER** the Vendor does hereby covenant with the Purchaser that if it transpires that the said Landed Property hereby conveyed, sold and transferred by the Vendor is not free from all encumbrances as herein before stated the Vendor shall be liable to the Purchaser to make good any loss sustained by it and furthermore, the Vendor 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 Vendor and any breach of the covenants herein contained;

AND FURTHER it is agreed that the Vendor 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 seller/Vendor, then such seller/Vendor shall deliver a official certified true copy of the original parcha or deed issued by the authorities duly self attested. If the vendor is found to misuse any deeds/chain deeds of the aforesaid and thereby title of the aforesaid land is effected then vendor 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 Vendor.




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AND FURTHER it is agreed by and between the Vendor 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 Vendor' and 'the Purchaser' shall mean and include his and each of their respective legal representatives, successors-in-office/interest, executors, administrators and/or assigns.

THE VENDOR FURTHER AGREES, DECLARES, ASSURES AND CONFIRMS THAT:

- i. The Vendor 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 vendor 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 Vendor 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 VENDOR)

- A. As per vendors' representation, part of the said landed property admeasuring 11.334 decimals out of 17 decimals of land originally belonged to Achiruddin Sardar who was recorded raiyat in the R.S. record-of-rights of the said Landed Property comprises R.S. /L.R. Dag No. 131,



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appertaining to R.S. Khatian No.150 of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas.

- B. As per vendors' representation, part of the said landed property admeasuring 5.666 decimals out of 17 decimals of land originally belonged to Golam Rabbani Daptari, Sahadat Ali Daptari alias Sahadali Daptari, and Marijan Bibi in equal share who were recorded as raiyat in the R.S. record-of-rights of the said Landed Property appertaining to R.S. /L.R. Dag No. 131, R.S. Khatian No.151 of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas. The share of the aforesaid Golam Rabbani Daptari, Sahadat Ali Daptari alias Sahadali Daptari and Marijan Bibi was 1.888 decimals each being $1/3^{\text{rd}}$ share each out of 5.666 decimals.
- C. While seized and possessed of 11.334 decimals out of the said Landed property said Achiruddin Sardar died intestate leaving behind his only son namely Saharuddin Sardar and none else as his heir and legal representatives and who inherited the estate of the said Achiruddin Sardar, deceased as par Mohammadan Law of Inheritance;
- D. While seized and possessed of 1.888 decimals out of the said Landed property said Golam Rabbani Daptari died intestate leaving behind his only son namely Mansur Ali Daptari and two daughters namely Jamila Khatun Bibi and Sayera Bibi and none else as his heirs and legal representatives and who inherited the estate of the said Golam Rabbani Daptari, deceased as par Mohammadan Law of Inheritance, son inherited 0.944 decimals and the each daughter inherited 0.472 decimals;
- E. While seized and possessed of 0.472 decimals out of the said landed property said Sayera Bibi died intestate leaving behind her only son namely Mannan Gazi and one daughter namely Noorjahan Bibi and none else as



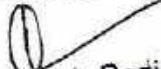
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22 MAY 2019

her heirs and legal representative and they inherited the share of their deceased mother.

- F. The said Sayera Bibi died intestate before Jamila Bibi who also died issueless intestate leaving behind her own brother Mansur Ali Daptari who inherited the estate of Jamila Bibi, inter-alia the aforesaid share i.e. 0.472 decimals in the said landed property.
- G. The said Saharuddin Sardar while seized and possessed of 11.334 decimals out of the aforesaid landed property, gifted his share in the property equivalent to 7.33 decimals out of 11 decimals out of 17 decimals appertaining to R.S. /L.R. Dag No. 131, of the said Sultanpur mouja by the registered deed of gift dated 18.05.1977 which was registered in the Office of ADSR Baruipur and was recorded in Book No. I, Volume No. 79 Pages 71 to 73 being No. 3843 for the year 1977 to Mansur Ali Daptari absolutely forever and free from all encumbrances and he duly accepted the said gift;
- H. The said Mansur Ali Daptari while seized and possessed of 8.746 decimals out of the aforesaid landed property, sold, transferred and conveyed his entire share in total property equivalent to 7 decimals out of 17 decimals appertaining to R.S. /L.R. Dag No. 131, of the said Sultanpur mouza by the registered deed of sale dated 31.03.1978 which was registered in the Office of ADSR Baruipur and was recorded in Book No. I, Volume No. 30 Pages 68 to 69 being No. 1736 for the year 1978 to Tarmaddi Molla for the consideration mentioned therein free from all encumbrances and thus retained only 1.746 decimals in the said landed property;




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- I. The said Tarmaddin Molla while seized and possessed of 7 decimals of land out of the aforesaid landed property, sold, transferred and conveyed his entire share in the Landed property equivalent to 7 decimals out of 17 decimals appertaining to R.S. /L.R. Dag No. 131, of the said Sultanpur mouza by the registered deed of sale dated 31.03.1997 which was registered in the Office of ADSR Baruipur and was recorded in Book No. I, Volume No. 32 Pages 31 to 38 being No. 2210 for the year 1987 to Sanatan Dutta for the consideration mentioned therein absolutely for ever and free from all encumbrances;
- J. The said Sanatan Dutta while seized and possessed of the said property died unmarried intestate on 05/08/2001 leaving behind his only brother Sri Gopal Dutta as his legal heir and representatives as per Hindu law;
- K. The Said Gopal Dutta, the legal heir of Sanatan Dutta, executed and registered a General Power of Attorney dated 07.01.2003 registered in the office of A.D.S.R, Baruipur and was recorded in Book No. – IV, Volume No. 1, Pages 77 to 82 being no. 7 for the year 2003 in favour of Sri Santanu Bhattacharya son of Santosh Kumar Bhattacharya to look after, execute and register the deeds in respect of his shares in the said landed property.
- L. The said Gopal Dutta, through his duly nominated and constituted Attorney, Sri Santanu Bhattacharya, sold, transferred and conveyed his right, title and interest in respect of his respective share in the said landed property admeasuring 7 decimals (wrongly written as 7.55 decimals) out of 17 decimals appertaining to R.S. /L.R. Dag No. 131, by the registered deed of dated 14.08.2014 registered in the office of ADSR Baruipur and was recorded in Book No. I, Volume No. 15 Pages 2249 to



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2257 being No. 07575 for the year 2014 to Jamal Ali Sardar and Khalil Molla for the consideration mentioned therein absolutely forever and free from all encumbrances;

M. Thus the vendors herein became absolute owner of the land admeasuring 7 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.

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

ALL THAT Sali land admeasuring 7 decimals out of 17 decimals in the R.S. /L.R. Dag No. 131, appertain to L. R. Khatian No. 688 & 604 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



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

<p>EXECUTED AND DELIVERED by the within named parties at Kolkata in the presence of:</p> <ol style="list-style-type: none">1. <i>Am Bhowanick</i> P.O + Vill - Mallikapur P.S - Baruipur Kot. 145 Business2. <i>Susmita Saha</i> MILLTANGTALA PS BARUIPUR KALKATA	<p><i>Am Bhowanick</i> <i>Susmita Saha</i></p> <hr/> <p>VENDORS</p>
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Drafted by me and
prepared in my office:

A Singh

(ASHOK KUMAR SINGH)

Advocate

High Court Calcutta



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

22 MAY 2015

RECEIPT

RECEIVED of and from the Purchaser the sum of Rs. 3,90,306/- (Rupees Three Lacs Ninety Thousand Three Hundred and Six only) towards within mentioned consideration of the within named Property in full and final settlement as per memo below.

MEMO

SN	Demand Draft/Cash	Date	In favour of	Amount (Rs.)
1.	541292 <i>Punjab Sind Bank</i>	21/5/15	Jamal Sardar Ali	1,62,003.00
	541289	21/5/15	Khalil Molla	1,62,003.00
2.	Cash in various denominations		Jamal Sardar Ali	33,150.00
			Khalil Molla	33,150.00
3.				
TOTAL				3,90,306.00

Rupees Three Lacs Ninety Thousand Three Hundred Six only

Handwritten signature of Vendor

VENDOR

WITNESSES:

1. *From Boharwala*
P.O. F.U.U - Mallilepur
P.S - Baranipura
Kot - 145
2. *Swamy Sarda*
VILL TANG TALA
P.S BARUI PUR
KALAKATA

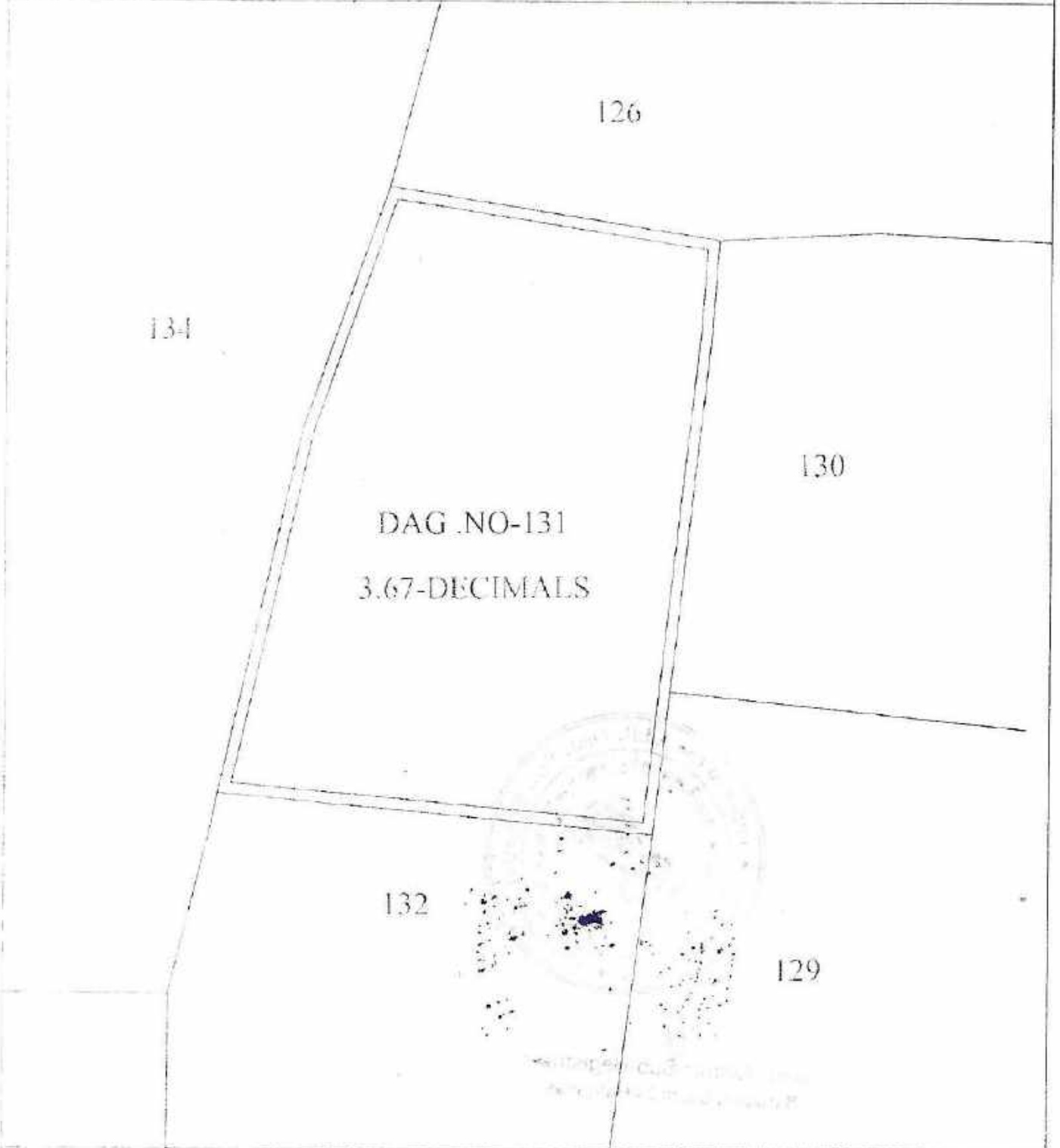


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SITE PLAN

RS DAG NO:131	KHATTAN NO:	MOUZA:SULTANPUR J.L NO-16
GRAM PANCHAYAT: MULLICKPUR		P.S:BARUIPUR DIST-24 PGNS(S)
EXTRACT FROM R.S. MOUZA MAP		TOTAL DAG AREA:17 DECIMALS
AREA SHOWN HEREIN: 7 DECIMALS		(MORE OR LESS) (UNDEMARCATED)



<p>Handwritten signature in Odia script</p> <p>SIGNATURE OF VENDORS</p>	<p>Handwritten signature in Odia script</p> <p>SIGNATURE OF PURCHASER</p>
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Addl. District Sub-Registrar
Baruipur, South 24 Parganas

22 MAY 2015

Photo & Signatures of
the Executants
/Presentants

SPECIMEN FOR TEN FINGER PRINTS



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Thumb	Index	Middle	Ring	Little
(Right Hand)				



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ANGELICA REALTY PRIVATE LIMITED
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Director / Authorized Signatory

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(Right Hand)				



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(Right Hand)				



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(Left Hand)				
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(Right Hand)				



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Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr KHALIL MOLLA Son of Mr Late Jummat Molla Vill Purandarpur, P.O. Mallickpur, P.S. Baruipur,, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Status : Self Date of Execution : 22/05/2015 Date of Admission : 22/05/2015 Place of Admission of Execution : Pvt. Residence	Photo	Finger Print
		Signature	

Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	ANGELICA REALTY PRIVATE LIMITED 36/1A, Elgin Road P.S. – Bhawanipore, Kolkata – 70, P.O:- Bhowanipur, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700144 PAN No. AAMCA4153F, Status : Organization Represented by representative as given below:-		
1(1)	Mr Prakash Bhimrajka, Authorised Representative Son of Mr Bajrang Lal Bhimrajka 36/1A, Elgin Road P.S. – Bhawanipore, Kolkata – 70, P.O:- Bhawanipore, P.S:- Bhawanipore, Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADGPB7657M, Status : Representative Date of Execution : 22/05/2015 Date of Admission : 22/05/2015 Place of Admission of Execution : Pvt. Residence	Photo	Finger Print
		Signature	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Bijay Das Son of Mr Badal Das Dakshin Kalyanpur, Uttarpara, Baruipur, South 24 P, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India,	Mr KHALIL MOLLA, Mr Prakash Bhimrajka	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur	RS Plot No:- 131 , RS Khatian No:- 604	7 Decimal	3,90,306/-	3,90,306/-	Proposed Use: Bastu, ROR: Shali, Property is on Road

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	ASHOK KUMAR SINGH
Address	2, HARE STREET, NICCO HOUSE, 6TH FLOOR, KOLKATA-700001, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
applicant's Status	Advocate

Office of the A.D.S.R. BARUIPUR, District: South 24-Parganas

Endorsement For Deed Number : I - 161104342 / 2015

Query No/Year	16110000140835/2015	Serial no/Year	1611004825 / 2015
Deed No/Year	I - 161104342 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr KHALIL MOLLA	Presented At	Private Residence
Date of Execution	22-05-2015	Date of Presentation	22-05-2015

Remarks

On 22/05/2015

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

Presented for registration at 19:12 hrs on : 22/05/2015, at the Private residence by Mr KHALIL MOLLA ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,90,306/-

Endorsement by Commissioner after execution of Visit Commission Case No:-001076 of 2015

Having visited the residence of

Mr KHALIL MOLLA, Son of Mr Late Jummat Molla, Vill Purandarpur, P.O. Mallickpur, P.S. Baruipur, , P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, By caste Muslim, By Profession Cultivation

Who has been identified to my satisfaction by Mr Bijay Das, Son of Mr Badal Das, Dakshin Kalyanpur, Uttarpara, Baruipur, South 24 P, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, By caste Hindu, By Profession Cultivation and the said

1. Mr KHALIL MOLLA has admitted the execution of this document

Endorsement by Commissioner after execution of Visit Commission Case No:-001076 of 2015

Having visited the residence of

Mr Prakash Bhimrajka, Authorised Representative, 35/1A, Elgin Road P.S. – Bhawanipore, Kolkata – 70, P.O: Bhowanipur, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, By caste Hindu, By Profession Business

Who has been identified to my satisfaction by Mr Bijay Das, Son of Mr Badal Das, Dakshin Kalyanpur, Uttarpara, Baruipur, South 24 P, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, By caste Hindu, By Profession Cultivation and the said

1. Mr Prakash Bhimrajka has admitted the execution of this document



(Debajyoti Bandyopadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BARUIPUR

South 24-Parganas, West Bengal

On 28/05/2015

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 4,290/- (A(1) = Rs 4,290/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 4,290/-

Description of Draft

1. Rs 4,290/- is paid, by the Draft(8554) No: 523258405, Date: 23/05/2015, Bank: STATE BANK OF INDIA (SBI), GOKHALE ROAD.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 19,515/- and Stamp Duty paid by Draft Rs 19,515/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 112594, Purchased on 25/03/2015, Vendor named A Banarjee.

Description of Draft

1. Rs 19,515/- is paid, by the Draft(8554) No: 523257405, Date: 23/05/2015, Bank: STATE BANK OF INDIA (SBI), GOKHALE ROAD.



(Debajyoti Bandyopadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BARUIPUR

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume Number 1611-2015, Page from 5189 to 5210

being No 161104342 for the year 2015.



Digitally signed by DEBAJYOTI
BANDHYOPADHYAY
Date: 2015.06.10 17:00:07 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 10/06/2015 17:00:06

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BARUIPUR

West Bengal.

(This document is digitally signed.)