

9996/16

I-9334/16

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 149369

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

Add. District Sub-Registrar
Baruipur, South 24 Parganas

21 DEC 2016

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

SK. Alamgir
Prof. (Law)
Deber Mandal

SALE DEED

THIS DEED OF SALE is made on this the 16th day of December,
Two Thousand and Sixteen (2016) A.D.

BETWEEN

SMT. SUNITA CHAKRABORTY wife of Late Badruddoja Molla, by
Nationality - Indian, by Occupation - Home maker, residing at Vill-
Yugdiya, P.O. Yugdiya, Police Station: Magrahat, in the district of
South 24 - Paragnas-743355, hereinafter called 'the **VENDOR**
(which expression shall unless excluded by or repugnant to the

1603213/16

subject or context be deemed to mean and include her respective successors-in-interest and/or assign) of the **FIRST PART**. Vendor is being represented by her constituted Attorney Sk. Alamgir son of Sk. Abuzafar, by faith Muslim, by occupation Business, residing at Vill-Ghutari, P.O. Ghutari Sharif, P.S. Canning, District South 24 Parganas-743330.

AND

RIDDHIMAN SHOPPERS PRIVATE LIMITED, [PAN- AAFCR9986G] a Private Limited Company incorporated under the Companies Act, 1956, having its registered office at 17, Shyama Prasad Mukherjee Road, P.O. Bhawanipur, P.S. - Bhawanipore, Kolkata - 700 025, represented by its authorized Signatory Mr. Alope Singhania, [**PAN-ALPPS2752R**] son of Late Keshar Deo Singhania, of of 35/1, Diamond Harbour Road, Block -B, P.O. & P.S. Behala, Kolkata - 700027, 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**;

Sk. Alamgir
अपने पति
Dilip Mondal

AND

- (1) **BABLU SEIKH** son of Sk. Wahid Ali, by faith Muslim, by occupation-Business, residing at Village Hariharpur, P.O. Mallickpur, P.S. Baruipur, District South 24 Parganas, PIN-700145,
- (2) **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 PARTIES** (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

THIRD PART

THE PROPERTY: Sali (Agricultural) Land admeasuring 14.34 decimals out of 43 decimals land being portion of R.S. /L.R. Plot No. 226 appertains to L.R. Khatian No. 1029 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 below and herein intended to be sold).

WHEREAS:

- A. The vendor herein is the lawful recorded owner in respect of the said landed property, as acquired by purchase from its erstwhile owners as described in the Schedule - "A" below.
- B. On and about 01.12.2016 Smt. Sunita Chakraborty being vendor herein and Mr. Seikh Bablu and Mr. Dilip Mondal alias Dilip Mandal therein described as purchasers as the confirming parties herein had entered into an agreement for sale for the schedule land. But for the valid reasons the said purchaser has decided not to purchase the said landed property and both parties to the said agreement have amicably cancelled the said agreement for sale dated 01.12.2016 and the advance money which was paid by the said purchasers were duly returned by the vendor and the same was accepted the confirming parties and said purchasers have no claim or demand from the said Vendor nor has any interest arising out of the said agreement for

SK. Alamgir.
Dated: 27/02/2017
Dilip Mondal

sale, in respect of the said landed property, and the vendor herein has lawful authority and power to sell the said landed property. The said agreement for sale become non-est and has no legal bindings on the said parties.

- C. The vendor herein desire to sell the said landed property, at and for the consideration of Rs. 8,67,500 /- (Rupees Eight Lakhs Sixty Seven Thousand Five Hundred only) free from all encumbrances;
- 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 14.34 decimals out of 43 decimals at and for the said consideration of Rs. 8,67,500/- (Rupees Eight Lakhs Sixty Seven Thousand Five Hundred 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 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.
- F. The Vendor herein by the General Power of Attorney executed on 01.12.2016, registered in the office of A.D.S.R Baruipur recorded in Book No. IV, CD Volume No. 1604, Page from 11676 to 11692, being no. 00580 for the year 2015, duly nominated, constituted

SK. ALAMGIR.
Special Counsel
Deel Mo-ndel

and appointed Sk. Alamgir son of Sk. Abuzafar to inter alia authorize and empower to execute and register the conveyance(s) in respect of the subject plots which such power is still operative and effective.

NOW THIS DEED OF SALE WITNESSES that in pursuance of the said agreement and in consideration of the sum of Rs. 8,67,500 /- (Rupees Eight Lakhs Sixty Seven Thousand Five Hundred only) paid by the Purchaser by way of Demand Draft in favor of vendor 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 transfer, sell, convey, grant and assign to and unto the Purchaser and the confirming party hereby assure and confirms ALL THAT piece and parcel of Sali land admeasuring 14.34 decimals out of 43 decimals being the portion of R.S./L.R. Plot No. 226 appertains to L.R. Khatian Nos. 1028 & 1030 comprised 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, together with all easement right, more particularly described in the Schedule hereunder written and herein referred to as the **said landed property** OR HOWSOEVER OTHERWISE the said Landed property

Sk. Alamgir
for
Deputy

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.

SK. Alamgir,
Attorney General
Dakshinapada

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 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 has 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,

Sk. Alamgir.
Dilip Mondal

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, lispens, 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 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 do 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

S.K. Alamgir
Page 8
Dated 10/10/11

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 porcha or Deeds be related to other properties which are not conveyed by such Vendor, then such 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.

SK. Asmgin.
OFFICE CHAIR
Delhi Mondal

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 their 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 vendor is entitled to sell, transfer and convey the scheduled land and the said agreement for sale dated 01.12.2016

has been Cancelled and the confirming parties have received the consideration which was paid to Vendor at the time of said agreement dated 01.12.2016 and confirming parties have no claim whatsoever over said landed property.

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

- i. The Vendor shall render all assistance in mutating the name of the Purchaser as owners 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 purchaser.
- ii. Proportionate annual rent is payable to the Government of West Bengal through Block Land and Land Reforms Office.
- iii. The vendor has 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.

Sk. Alamgir
Haji
Relap Mondy

THE SCHEDULE - "A" ABOVE REFERRED TO
(THE DEVOLUTION OF TITLE OF THE PROPERTY TO THE VENDOR)

- A. One Swapn Kumar Mondal and Tarapada Mondal, were the recorded owners of the land admeasuring 43 decimals in R.S. /L.R. Dag No. 226, Khatian No. 578 and 294 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. The said Swapn Kumar Mondal and Tarapada Mondal, executed and registered a General Power of Attorney dated 15.06.2007 registered in the office of A.D.S.R, Baruipur and was recorded in Book No. – IV, being no. 250 for the year 2007 in favour of Sri Bijay Mondal son of Sri Panchu Gopal Mondal and Sri Ranjan Sardar son of Late Badal Sardar to look after, execute and register the deeds in respect of their shares in the said landed property.
- C. The said Swapn Kumar Mondal and Tarapada Mondal, through their duly nominated and constituted Attorney, Sri Bijay Mondal and Sri Ranjan Sardar, sold, transferred and conveyed their right, title and interest in respect of their respective share in the said landed property admeasuring 43 decimals appertaining to R.S. /L.R. Dag No. 226, by the registered deed of sale executed on 06.07.2007 and registered on 08.09.2008 registered in the office of ADSR Baruipur and was recorded in Book No. I, Volume No. 23 Pages 1092 to 1109 being No. 05280 for the year 2008 to Sri Dibakar Ghosh, Smt. Sunita Chakraborty and Alamgir Hossain for the consideration mentioned therein absolutely forever and free from all encumbrances and they got mutated their names in the L.R. Record of rights being 1028, 1029 and 1030 respectively in

Sr. Alamgir
Sri Bijay Mondal
Sri Ranjan Sardar
Deputy Magistrate

respect of their share being 0.3333, 0.3334 and 0.3333 part of 10000 respectively in the said dag no. 226; The vendor herein is in possession of the Northern part of the said plot, as per her respective share and without interruption by either party.

- D. Thus the aforesaid manner the vendor herein became the absolute owners of the land admeasuring 14.34 decimals out of 43 decimals of R.S. & L.R. Dag no. 226 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 14.34 decimals out of 43 decimals being the demarcated part of R.S. /L.R. Dag No. 226, appertain to L. R. Khatian No. 1029, of 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, together with all easement right presently the subject dag is butted and bounded in the manner following:

- On the North : By Part of Dag No. 226 of Sultanpur Mouza;
On the South : By Dag No. 217 of Sultanpur Mouza;
On the East : By Dag No. 227 of Sultanpur Mouza;
On the West : By Partly Dag No. 127 and 225 of Sultanpur Mouza

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

SK. ASHMITA
-21/12/20
Dated 21/12/20

IN WITNESS WHEREOF the Vendor has 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> <p>1. <i>Anirban, Banerjee</i> <i>19A/30, N.S.C. Baner Rd</i> <i>Kolkata - 40</i></p> <p>2. <i>উত্তম কুমার সেন</i> <i>সি. ২৭৬, ২৩, ২২</i></p>	<p><i>SK. Alamgir</i></p> <hr/> <p>VENDOR</p> <p>RIDDHIMAN SHOPPERS PRIVATE LIMITED</p> <p><i>Mou. Inquranis</i> Authorised Signatory Director</p> <hr/> <p>PURCHASER</p> <p><i>Deleep Mondel</i></p> <hr/> <p>CONFIRMING PARTIES</p>
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SK. Alamgir
Deleep Mondel

Drafted by me and prepared in my office:

Ashok Kumar Singh
(ASHOK KUMAR SINGH)
Advocate
Reg. No. WB/662/92
High Court Calcutta

RECEIPT

RECEIVED of and from the Purchaser the sum of Rs. 8,67,500 /- (Rupees Eight Lakhs Sixty Seven Thousand Five Hundred only) towards within mentioned consideration of the within named Property in full and final settlement as per memo below.

MEMO OF CONSIDERATION

SN	D.D. /Cheque No.	Date	Bank and its address	Amount (Rs.)
1.	029507	15.12.2016	HDFC Bank Ltd. Bhowanipur Branch	6,80,000.00
2.	000047	16.12.2016	HDFC Bank Ltd. Chowringhee Road Branch	1,00,750.00
3.	000048	16.12.2016	-do-	86.750.00
TOTAL				8,67,500.00

Sk. Alamgir
Kolkata
Delhi No under

Rupees Eight Lakhs Sixty Seven Thousand Five Hundred only

Sk. Alamgir

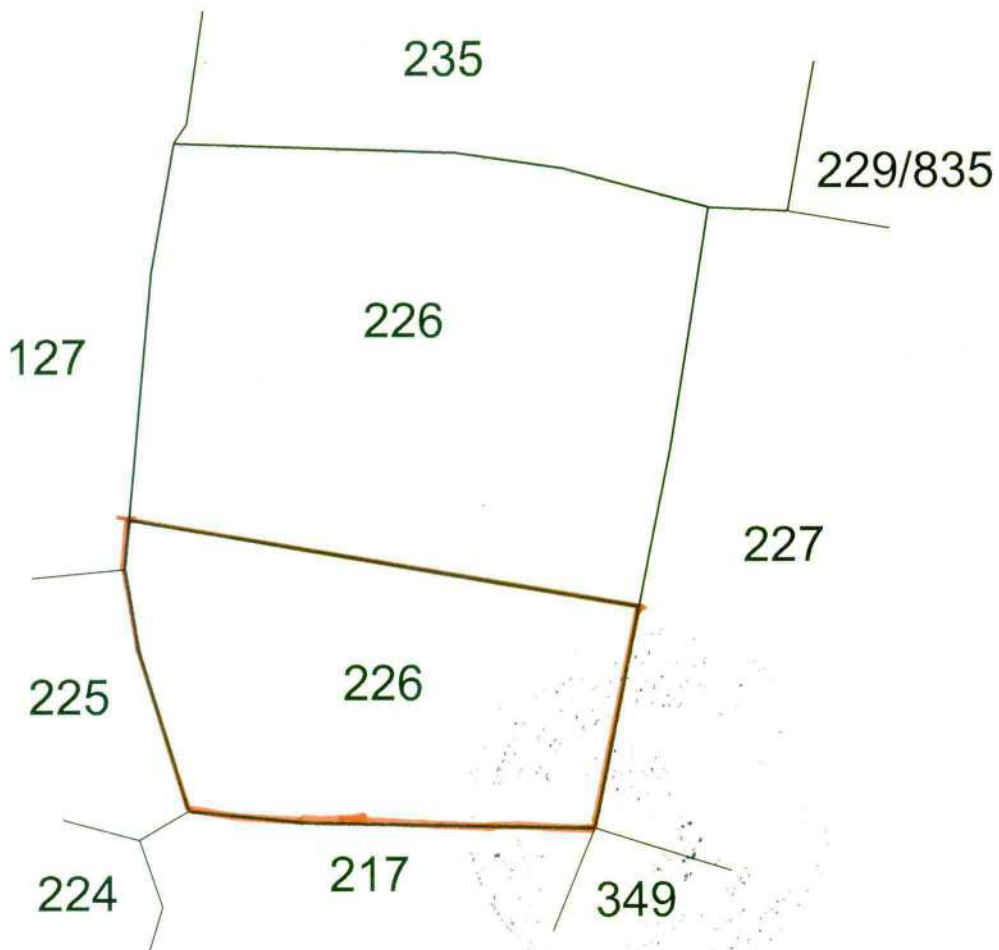
(VENDOR)

WITNESSES:

1. Anirban Bose
197/30, N.S.C. Bose Road
Kolkata - 40
2. *[Handwritten signature]*
Sri. 2/2/20

SITE PLAN

R.S.DAG NO:226 KHATIAN NO: 1029	MOUZA:SULTAPUR J.L NO-16
GRAM PANCHAYET: MULICKPUR	P.S:BARUIPUR DIST-24 PGNS(S)
EXTRACT FROM R.S. MOUZA MAP	TOTAL DAG AREA:43 DECIMALS
AREA SOLD HEREIN :14.34 DECIMALS(MORE OR LESS)	



SK. Alamgir
 229/835
 DeleP Mondel

SK. Alamgir SIGNATURE OF VENDORS	1. <u>DeleP Mondel</u> 2. <u>DeleP Mondel</u> CONFIRMING PARTIES	RIDDHIMAN SHOPPERS PRIVATE LIMITED <u>Molle Ingham</u> Authorised Signatory Director SIGNATURE OF PURCHASER
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Photo & Signatures of the Executants /Presentants

SPECIMEN FOR TEN FINGER PRINTS



SK. Alemgir.



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(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



Moulana Moulana
Authorised Signatory Director



Little Ring Middle Index Thumb
(Left Hand)



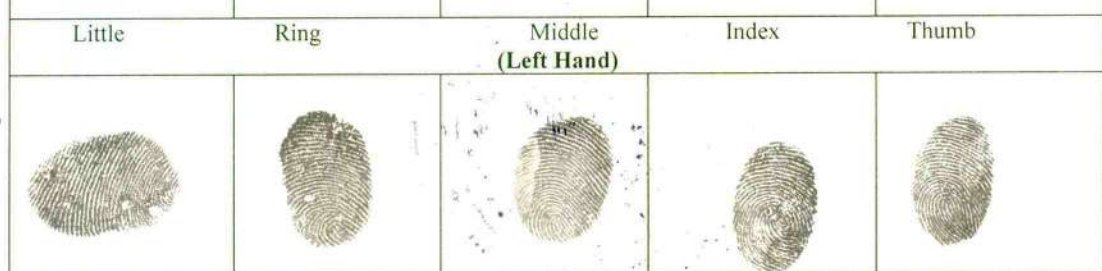
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(Right Hand)

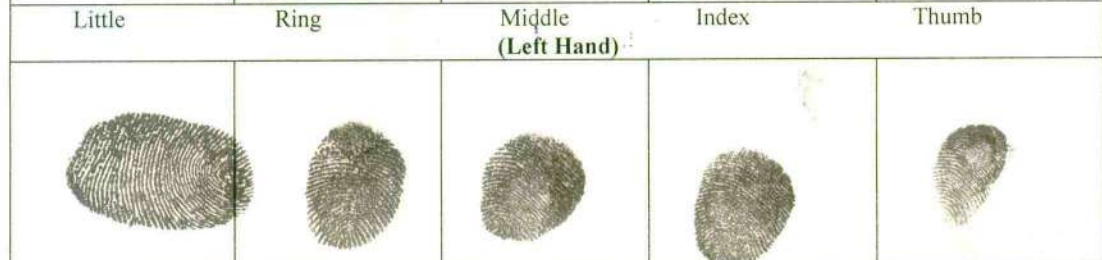


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(Right Hand)

SK. Alemgir
Delepl Mondel









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 16110001603213/2016

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 Alope Singhania 35/1 , Diamond Harbour Road, P.O:- Behala, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Represent ative of Buyer [RIDDHIM AN SHOPPE RS PRIVATE LIMITED]			
2	Mr BABLU SEIKH Village Hariharpur, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Seller			 16/12/2016
3	Mr DILIP MONDAL Alias Mr Dilip Mandal Village Begorkhal, P.O:- Jote Shibarampur, P.S:- Magrahat, District:-South 24-Parganas, West Bengal, India, PIN - 700141	Seller			 16/12/16

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
4	Mr Alamgir Sk Vill Ghutari, P.O:- Ghutari Sharif, P.S:- Canning, District:-South 24-Parganas, West Bengal, India, PIN - 743330	Attorney of Seller [Mrs SUNITA CHAKRA BORTY]			SK. Alamgir, 16/12/2016
Sl No.	Name and Address of identifier		Photo	Finger Print	Signature with date
1	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				Arun Bhowmick 16/12/2016



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

Major Information of the Deed

Deed No :	I-1611-09334/2016	Date of Registration	21/12/2016
Query No / Year	1611-0001603213/2016	Office where deed is registered	
Query Date	13/12/2016 2:45:25 PM	A.D.S.R. BARUIPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Ashok Kumar Singh Nicco 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. 8,67,500/-	Rs. 8,84,979/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 44,269/- (Article:23)	Rs. 9,738/- (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-226	RS-1029	Industrial Purpose	Shali	14.34 Dec	8,67,500/-	8,84,979/-	
Grand Total :					14.34Dec	8,67,500 /-	8,84,979 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Mrs SUNITA CHAKRABORTY Wife of Late Badruddoja Molla Vill Yugdiya, P.O:- Yugdiya, P.S:- Magrahat, District:-South 24-Parganas, West Bengal, India, PIN - 743355 Sex: Female, By Caste: Others, Occupation: House wife, Citizen of: India, Form 60/61 supplied, Status :Individual, Executed by: Attorney			
2	Mr BABLU SEIKH Son of Sk. Wahid Ali Executed by: Self, Date of Execution: 16/12/2016 , Admitted by: Self, Date of Admission: 16/12/2016 ,Place : Pvt. Residence	Photo	Fingerprint	Signature
Village Hariharpur, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Form 60/61 supplied, Status :Confirming Party				
3	Mr DILIP MONDAL, (Alias: Mr Dilip Mandal) Son of Late Abinash Mondal Village Begorkhal, P.O:- Jote Shibarampur, P.S:- Magrahat, District:-South 24-Parganas, West Bengal, India, PIN - 700141 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Form 60/61 supplied, Status :Confirming Party, Executed by: Self, Date of Execution: 16/12/2016 , Admitted by: Self, Date of Admission: 16/12/2016 ,Place : Pvt. Residence			

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RIDDHIMAN SHOPPERS PRIVATE LIMITED 17, Shyama Prasad Mukherjee Road, P.O:- Bhawanipur, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 PAN No. AAFCR9986G, Status :Organization

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Alamgir Sk Son of Sk. Abuzafar Vill Ghutari, P.O:- Ghutari Sharif, P.S:- Canning, District:-South 24-Parganas, West Bengal, India, PIN - 743330, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status : Attorney, Attorney of : Mrs SUNITA CHAKRABORTY

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Aloke Singhanian Son of Late Keshar Deo Singhanian 35/1 , Diamond Harbour Road, P.O:- Behala, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AAFCR9986G, Status : Representative, Representative of : RIDDHIMAN SHOPPERS PRIVATE LIMITED (as Authorised Signatory)

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 Aloke Singhanian, Mr BABLU SEIKH, Mr DILIP MONDAL, Mr Alamgir Sk	

Endorsement For Deed Number : I - 161109334 / 2016

29/12/2016 Query No:-16110001603213 / 2016 Deed No :I - 161109334 / 2016, Document is digitally signed.

D - 01 - 104

On 14-12-2016

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 8,84,979/-



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

On 16-12-2016

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

Presented for registration at 13:40 hrs on 16-12-2016, at the Private residence by Mr BABLU SEIKH , one of the Executants.

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

Execution is admitted on 16/12/2016 by 1. Mr BABLU SEIKH, Son of Sk. Wahid Ali , Village Hariharpur, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession Business, 2. Mr DILIP MONDAL, Alias Mr Dilip Mandal, Son of Late Abinash Mondal , Village Begorkhal, P.O: Jote Shibarampur, Thana: Magrahat, , 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 (Natunpara), P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Business

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

Execution is admitted on 16-12-2016 by Mr Aloke Singhania, Authorised Signatory, RIDDHIMAN SHOPPERS PRIVATE LIMITED, 17, Shyama Prasad Mukherjee Road, P.O:- Bhawanipur, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025

Indetified by Mr Arun Bhowmick, , , Son of Mr Narayan Chandra Bhowmick, Vill Beniadanga (Natunpara), P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Business

Executed by Attorney

Execution by Mr Alamgir Sk, , Son of Sk. Abuzafar , Vill Ghutari, P.O: Ghutari Sharif, Thana: Canning, , South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Muslim, by profession Business as the constituted attorney of Mrs SUNITA CHAKRABORTY Vill Yugdiya, P.O: Yugdiya, Thana: Magrahat, , South 24-Parganas, WEST BENGAL, India, PIN - 743355 is admitted by him

Indetified by Mr Arun Bhowmick, , , Son of Mr Narayan Chandra Bhowmick, Vill Beniadanga (Natunpara), P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Business



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

On 21-12-2016

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 9,738/- (A(1) = Rs 9,724/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 9,738/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2016 11:25AM with Govt. Ref. No: 192016170035531221 on 15-12-2016, Amount Rs: 9,738/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 279226070 on 15-12-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 44,269/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 44,219/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 21660, Amount: Rs.50/-, Date of Purchase: 03/06/2016, Vendor name: A MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2016 11:25AM with Govt. Ref. No: 192016170035531221 on 15-12-2016, Amount Rs: 44,219/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 279226070 on 15-12-2016, Head of Account 0030-02-103-003-02



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 1611-2016, Page from 168456 to 168479

being No 161109334 for the year 2016.



Debayoti Bandyopadhyay

Digitally signed by DEBAJYOTI
BANDHYOPADHYAY
Date: 2016.12.29 15:33:59 +05:30
Reason: Digital Signing of Deed.

(Debayoti Bandyopadhyay) 29/12/2016 15:33:58

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

29/12/2016 Query No:-16110001603213 / 2016 Deed No :I - 161109334 / 2016, Document is digitally signed.

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