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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

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

06 SEP 2016

THIS INDENTURE made on this 06<sup>th</sup> day of September Two Thousand and Sixteen BETWEEN (1) ABDUL RAJJAK DHALI (also known as Abdul Razzak Dhali) son of Abdul Jabbar Dhali (also known as Abdul Jhabbar) residing at Dhali Para,

Abdul Razzak Dhali  
Abdul Rafique Dhali  
Abdul Safigue Dhali  
Abdul Rahaman Dhali

6.9.16  
A-0/123 2478

Recd 01/09/16  
R

Handwritten signatures and initials at the bottom right of the page.

84801

DSP LAW ASSOCIATES  
Advocates

NAME.....	AD Nicco House
ADD.....	1E & 2 Hare Street,
Rs.....	Kolkata - 700001
-- 5 SEP 2016	
SURANJAN MUKHERJEE Licensed Stamp Vendor C. C. Court 2 & 3, K. S. Roy Road, Kol-1	

*[Handwritten signature]*

- 5 SEP 2016  
- 5 SEP 2016



Identified by me.  
 Kalish Ghosh Shaha  
 S/o - Nazim Ghosh Shaha  
 Vill - Teghuria.  
 P.O - Keshunagar.  
 P. V. Newtown  
 PIN - 740135.

New Town, North 24 P.S.

06 SEP 2016

Teghoria, Kashinathpur, New Town, Police Station New Town, Post Office Kashinathpur, District North 24 Parganas, Pin Code 700135, having PAN BNHPD6313A, (2) **ABDUL RAFIQUE DHALI** son of Abdul Jabbar Dhali, residing at Dhali Para, Teghoria, Kashinathpur, New Town, Police Station New Town, Post Office Kashinathpur, District North 24 Parganas, Pin Code 700135, having PAN BNVPD6509A, (3) **ABDUL SAFIQUE DHALI** son of Abdul Jabbar Dhali, residing at Molla Para, Teghoria, New Town, Police Station New Town, Post Office Kashinathpur, District North 24 Parganas, Pin Code 700135, having PAN ASHPB6043K, (4) **ABDUR RAHAMAN DHALI** son of Abdul Motaleb Dhali, residing at Dhali Para, Teghoria, Kashinathpur, New Town, Police Station New Town, Post Office Kashinathpur, District North 24 Parganas, Pin Code 700135, having PAN AGVPD2701J hereinafter referred to as "the **VENDORS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective heirs executors administrators and legal representatives) of the **ONE PART AND (1) NIRMALMAYA COMMODEAL PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 (having PAN AAECN5008N and CIN U51909WB2013PTC197947) having its Correspondence Address at Zeosh Kutir, Kodbetala, Kali Mandir, Patulia, Kolkata 700119, Post Office Patulia, Police Station Khardah, represented by its Authorised Signatory Chandan Singh son of Pratap Narayan Singh of 2, Samarpally, Krishnapur, AB-293 Sadhana Abasan, Post Office Baguihati, Police Station Baguihati, Kolkata-700059, (having PAN DGMPS7676K), (2) **MITHIL TRADECOM PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 (having PAN AAICM9139R and CIN U51909WB2013PTC197857), having its Correspondence Address at Flat No 301 BI B 295 GT Road, Howrah 711202 Post Office Belurmah Police Station Bali represented by its Authorised Signatory Biswajit Bhattasali son of Birendra Chandra Bhattasali of Zeosh Kutir, Kodbetala, Kali Mandir, Patulia, Kolkata 700119, Post Office Patulia Police Station Khardah (having PAN AKXPB8344H), (3) **BLUESNOW NIKETAN PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 (having PAN AAFCB7118N and CIN U70102WB2013PTC197854) having its Correspondence Address at 2, Samarpally, Krishnapur, AB-293 Sadhana Abasan, Kolkata-700059 Post Office Baguihati Police Station Baguihati represented by its Authorised Signatory Anil Kumar Agarwal son of M P Agarwal of Flat No 301 BI B 295 GT Road, Post office Belurmah Police Station Bali, Howrah 711202 (having PAN ACXPA0940Q), (4) **JAGVANDANA CONSTRUCTIONS PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 (having PAN AADCJ2068D and CIN U70102WB2013PTC197903) having its Correspondence Address at Zeosh Kutir, Kodbetala, Kali Mandir, Patulia, Kolkata 700119 Post Office Patulia Police Station

Abdul Razzak Dhar  
 Abdul Rafique Dhali  
 Abdul Safique Dhali

  
 Abdul Rahaman Dhali



REGISTRAR GENERAL'S OFFICE  
Rajahmundry, New Town, North 24-Pgs

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Khardah, represented by its Authorised Signatory Chandan Singh son of Pratap Narayan Singh of 2, Samarpally, Krishnapur, AB-293 Sadhana Abasan, Post Office Baguihati, Police Station Baguihati Kolkata-700059 (having PAN DGMP57676K), (5) **DEEPSHIKA VINCOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, (having PAN AAECD8488L and CIN U51909WB2013PTC197900) having its Correspondence Address at Flat No 301 BI B 295 GT Road, Howrah 711202 Post Office Belurmah, Police Station Bali, represented by its Authorised Signatory Biswajit Bhattasali son of Birendra Chandra Bhattasali of Zeosh Kutir, Kodbetala, Kali Mandir, Patulia, Post Office Patulia, Police Station Khardah, Kolkata 700119 (having PAN AKXPB8344H), (6) **BOSSLIFE ENCLAVE PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 (having PAN AAFCB7080D and CIN U70102WB2013PTC197863), having its Correspondence Address at 2, Samarpally, Krishnapur, AB-293 Sadhana Abasan, Kolkata-700059, Post Office Baguihati Police Station Baguihati, represented by its Authorised Signatory Anil Kumar Agarwal son of M P Agarwal of Flat No 301 BI B 295 GT Road, Post Office Belurmah Police Station Bali, Howrah 711202 (having PAN ACXPA0940Q) hereinafter referred to as "the **PURCHASERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective successor-in-office or successors-in-interest and/or assigns) of the **OTHER PART**:

**WHEREAS:**

- A. The Vendors have approached the Purchaser for absolute freehold sale and transfer of **ALL THAT** piece or parcel of land containing an area of 8 satak or 0.08 acre more or less situate lying at and being a portion of R. S. and L. R. Dag No.1087 (measuring 0.88 acre) (formerly C.S. Dag No. 1168) L.R. Khatain Nos. 48/1, 47/1, 499, 48 and 470, in Mouza - Kalikapur, J. E. No.40, Police Station Kalikapur, in the District of North 24 Parganas morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **said Property**" free from all encumbrances, mortgages, charges liens, lispensens, annuity, debutters, wakf, devseva, trusts, benami transactions, attachments, bargadar, bhagchasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities and with vacant peaceful possession and in connection therewith made several representations and assurances to the Purchasers as regards devolution of title and otherwise as follows:-

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 Abdul Rafique Dhal  
 Abdul Safique Dhal

    
 Abdul Razzak Dhal



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

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- (i) One Biswanath Bhattacharya was the owner of the said Property which was recorded in the Records of Rights published under the West Bengal Land Reforms Act, 1955 under L.R. Khatian No. 342.
- (ii) By an Indenture of Conveyance dated 7<sup>th</sup> June 1985 and registered with the Additional District Sub Registrar Bidhannagar, in Book I Volume No.81F Pages 167 to 172 Being No.4266 for the year 1985 the said Biswanath Bhattacharya for the consideration therein mentioned sold conveyed and transferred unto and to the said Vendor No.4 hereto, Abdur Rahaman Dhali All That portion measuring 3 satak or 0.03 acre out of the said Property absolutely and forever.
- (iii) By an Indenture of Conveyance dated 7<sup>th</sup> June 1985 and registered with the Additional District Sub Registrar Bidhannagar, in Book I Volume No.81F Pages 173 to 178 Being No.4267 for the year 1985 the said Biswanath Bhattacharya for the consideration therein mentioned sold conveyed and transferred unto and to the said Vendor Nos.1 to 3 hereto respectively, All That portion measuring 5 satak or 0.05 acre out of the said Property absolutely and forever.
- (iv) In the said two Indentures of Conveyance both dated 7<sup>th</sup> June, 1985 it was recited and stipulated that the said Biswanath Bhattacharya was entitled to 8 Sataks in the said Dag No. 1087 alongwith 25 Sataks in two other dags and by way of an amicable partition amongst himself and his three brothers, received and possessed the entire 33 Sataks in Dag No. 1087 and 20 Sataks out of the same was being sold to the Vendor Nos. 1 to 3 hereto and 13 Sataks was being sold to the Vendor No. 4. The fact remained that the said Biswanath Bhattacharya never held or possessed more than the 8 Sataks in the said Dag No. 1087 being the said Property and accordingly his name was mutated in respect of 7 Sataks under L.R. Khatian Nos.342. The remaining 1 Satak is recorded in L.R. Khatian No. 470 in the name of Sankar Bhattacharya although he has sold his entire property (as hereinafter stated) and the said Biswanath Bhattacharya was entitled to mutation in respect thereof since Biswanath Bhattacharya was allotted 8 Sataks. Upon purchase by the Vendors they could also consequently mutate their names only in respect of such 7 Sataks under L.R. Khatian Nos.48/1, 47/1, 499 and 48 and became entitled to mutation in respect of L.R. Khatian No. 470

Abdul Razzak Dhali  
 Abdur Raheem Dhali  
 Abdur Saifur Raheem Dhali

Abdul Rahaman Dhali



Additional District Court Registrar  
Rajastan, New Town, North 24 Pgs

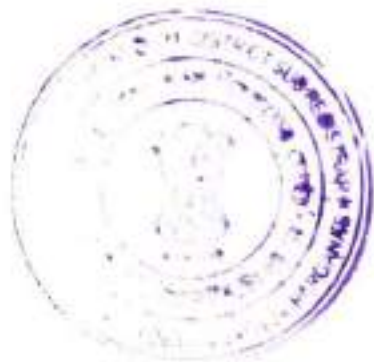
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which is still pending. The remaining three brothers of Biswanath Bhattacharya, namely Sankar Bhattacharya, Rabindra Nath Bhattacharya and Sambhu Nath Bhattacharya have since sold their entire 23 Sataks by separate deeds and after series of transactions the same are now owned and possessed by different persons as part of L.R. Khatian Nos. 1208, 2991 to 3003 and 3054 in the said Dag No. 1087. The Vendors have fully and finally accepted the ownership and possession of 8 Sataks being the said Property as being their all and entire part of the said Dag No. 1087 and have given up, released, relinquished and abandoned and/or be deemed to have given up, released, relinquished and abandoned their claim in respect of balance 25 Sataks either in the said Dag 1087 or in any other Dags mentioned in the said two Indentures of Conveyance dated 7<sup>th</sup> June, 1985 absolutely and forever.

- (iv) That the Vendors are the full and absolute owners of the said Property having clear good marketable title thereto free from all encumbrances mortgages, charges liens, lispendens, annuity, debutters, wakf, devseva, trusts, benami transactions, attachments, bargadar, bhagchasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever and in "khas" vacant peaceful possession of the portion;
- (v) That the said Property or any part thereof is not affected by any right of way water light support drainage or any other easement with any person or property and no material suppression has been made by the Vendors to the Purchasers;
- (vi) That save and except the Vendors no other person has any right title or interest in the said Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of or relating to the said Property or any part or share thereof in any manner whatsoever;
- (vii) That neither the Vendors nor any of the predecessors-in-title of the Vendors have at any time held any land in excess of the Ceiling Limits prescribed under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953, or any other applicable law;

Abdul Razzak Dhali  
 Abdul Rafique Dhali  
 Abdul Safique Dhali  
 Abdul Rahaman Dhali



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- (viii) That no notice or claim has been received by the Vendors which would affect the ownership, user, enjoyment and transfer of the Vendors in respect of the said Property;
- (ix) That there is no action, suit, appeal or litigation in respect of the said Property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore;
- (x) That no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof and that save and except the Vendors no other person can claim any right title or interest whatsoever in the said Property or any part thereof;
- (xi) That save those relating to sale of the said Property to the Purchasers hereto, the Vendors have not dealt with or encumbered the said Property in any manner nor entered upon any agreement or contract in respect thereof.

B. **AND WHEREAS** the Vendors being in need of money have agreed to sell the said Property free from all encumbrances mortgages charges liens leases tenancies bargadar occupancy rights lis pendens attachments uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever and with complete vacant peaceful possession thereof in favour of the Purchasers at or for the total consideration of Rs.43,56,000.00 (Rupees forty three lacs fifty six thousand) only and relying on the aforesaid representations and assurances made and/or contained on the part of the Vendors and believing the same to be true and correct and acting on faith thereof, the Purchasers have agreed to purchase the said Property and to pay to the Vendors the said sum of Rs.43,56,000.00 (Rupees forty three lacs fifty six thousand) only as consideration thereof.

C. The Purchasers are purchasing the said Property in following land area (in acre):-

1.	Nirmalmaya Commodeal Private Limited	-	0.03
2.	Mithil Tradecom Private Limited	-	0.01
3.	Bluesnow Niketan Private Limited	-	0.01
4.	Jagvandana Constructions Private Limited	-	0.01
5.	Deepshika Vincom Private Limited	-	0.01
6.	Bosslife Enclave Private Limited	-	0.01

Abdul Razzaq Dhalai  
 Abdul Rafique Dhalai  
 Abdul Safique Dhalai

  
 Abdul Rahman Shah



APPLICANT: [unclear] [unclear]  
Revised, New Town, North 24-Pgs

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**I. NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs. 43,56,000.00 (Rupees forty three lacs fifty six thousand) only of the lawful money of the Union of India in hand and well and truly by the Purchasers to the Vendors paid at or before the execution hereof (the receipt whereof the Vendors do hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendors in the above recited parts and share do hereby grant sell convey transfer assign and assure unto and to the Purchasers herein in the above recited proportion **ALL THAT** piece or parcel of land containing an area of 8 satak or 0.08 acre more or less situate lying at and being a portion of R. S. and L. R. Dag No.1087 (measuring 0.88 acre) (formerly C.S. Dag No. 1168) L.R. Khatain Nos. 48/1, 47/1, 499, 48 and 470 in Mouza Kalikapur, J.L. No. 40, under Police Station Rajarhat in the District of North 24-Parganas morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **said Property**" and the entire respective shares of the Vendors respectively in the said Dag No. 1087 **TOGETHER WITH** all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demand whatsoever of the Vendors out of or upon the entirety of the said R.S. and L.R. Dag No.1087 and each and every part thereof and also upon the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **AND** all legal incidence thereof **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any person or persons from whom the Vendors may procure the same without any action or suit at law or in equity **AND TOGETHER WITH** all easements and share, right, title and interest of the Vendors of and in any passages/roadways abutting the said property

Abdul Razzaq Dhali  
 Abdul Rafique Dhali  
 Abdul Safique Dhali

  
 Abdul Rehman Shah



Additional Lessee: ~~\_\_\_\_\_~~  
Baramat, New Town, North 24-Pg

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leading to public road **TO HAVE AND TO HOLD** the same unto and to the use of the Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges leases tenancies occupancy rights liens lispens attachments bargadars trusts claims demands acquisition requisition vesting alignment claims demands and liabilities whatsoever or howsoever.

**II. THE VENDORS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASERS** as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendors and each of their predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary the Vendors are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have now in themselves good right, full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispens uses

Abdul Razak Shah  
Abdul Rafique Dhali  
Abdul Safique Dhali

Abdul Rahaman Shah



Auditor General of Canada  
Regamat, New Town, North 24-Pgs

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debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or their predecessors-in-title.

- (v) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be comprised the Vendors' entire one hundred percent share in the L.R. Dag No.1087 comprised in the said Property without any remainder or residue and the Purchasers shall by virtue of the sale made hereby be and exclusively entitled to any reversion, remainder or residue attributable to the Vendors in such Dag including those arising out of the purchases made by the Vendors by the said Indentures of Conveyance dated 7<sup>th</sup> June, 1985 or otherwise.
- (vi) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendors effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargadars lispendens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever.
- (vii) **AND THAT** the Vendors and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendors or their predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and

Abdul Razzaq Khan  
 Abdul Rafique Dhali  
 Abdul Safique Dhali

    
 Abdul Razzaq Khan



ADDITIONAL DISTRICT JUDGE  
Ludhiana, New Town, NORTH 24 PARAGANAS

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rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers.

- (viii) **AND ALSO THAT** the Vendors, unless prevented by fire or some other irresistible force, shall upon reasonable requests and at the costs of the Purchasers produce or cause to be produced to the Purchasers or to its attorneys or agents for inspection the title deeds in connection with the said Property or common to other properties belonging to the Vendors, including the said Property, its custody and also shall, at the like requests and costs of the Purchasers, deliver to the Purchasers attested or xerox copies therefrom as the Purchasers may require and will in the meantime, unless prevented as aforesaid, keep the same safe, unobliterated and uncanceled.

**III. AND THE VENDORS DO AND EACH OF THEM DOTH HEREBY DECLARE AND ASSURE THE PURCHASERS** as follows:-

- a) **THAT** the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Vendors for realisation of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.
- b) **AND THAT** the said Property or any portion thereof is not affected by any notice or scheme of acquisition, requisition or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public body or authorities.
- c) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said Property or any portion thereof under the Land Acquisition Act or The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.

Abdul Razzak Dhali  
 Abdul Rafiqe Dhali  
 Abdul Safique Dhali

Abdul Rahaman Dhali



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Rajahmundry, North 24 Parganas

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- d) **AND THAT** there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and/or West Bengal Estates Acquisition Act, 1953 and/or West Bengal Land Reforms Act, 1955 and/or any other act or legislation or otherwise for the Vendors to grant sell convey transfer assign and assure the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured in favour of the Purchasers in the manner aforesaid.
- e) **AND THAT** all facts recited hereinabove and/or represented hereinabove are all true and correct and besides the said Property hereby sold conveyed and transferred to the Purchasers the Vendors or their predecessor in title Biswanath Bhattacharya never held or possessed no other part or portion of the said Dag No. 1087 and the remaining three brothers of Biswanath Bhattacharya, namely Sankar Bhattacharya, Rabindra Nath Bhattacharya and Sambhu Nath Bhattacharya have from time to time sold their entire 23 Sataks by separate deeds and after series of transactions the same are now owned and possessed by different persons as part of L.R. Khatian Nos. 1208, 2991 to 3003 and 3054 in the said Dag No. 1087 and the Vendors have no dispute or claim against any co-sharers in the said Dag and have fully and finally accepted the ownership and possession of 8 Sataks being the said Property as being their all and entire part of the said Dag No. 1087 and of the ownership of the remaining portions of the said Dag No. 1087 by the persons recorded as co-sharers thereof and have given up, released, relinquished and abandoned and/or be deemed to have given up, released, relinquished and abandoned their claim in respect of balance 25 Sataks either in the said Dag 1087 or in any other Dags mentioned in the said two Indentures of Conveyance dated 7<sup>th</sup> June, 1985 absolutely and forever. The Vendors shall not make nor have any right to make any claim against any person in respect of any part or portion or share of and in the said Dag No. 1087 at any time hereafter and due to any reason whatsoever or howsoever nor file any litigations or complaints or send any notices in that behalf.
- f) **AND THAT** the Vendors have represented and assured to the Purchaser that there is no action, suit, appeal or litigation in respect of the said Property or any part or share thereof pending or filed at any time heretofore and that the said Property has been in uninterrupted exclusive ownership and possession and enjoyment of the Vendors since the date of becoming the owner thereof by the Vendors without any claim, obstruction, dispute or impediment whatsoever or howsoever from or by any

Abdul Razzaq Dhal  
 Abdul Rafique Dhal  
 Abdul Safique Dhal

10 G. A. A. A.  
 Abdul Rahman Dhal



Additional District Judge  
Rajshahi, New Town, North 24 Pgs.

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person and that no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof and without prejudice to or affecting the covenant for protection and indemnity given by the Vendors hereinabove, the Vendors agrees to indemnify and keep the Purchaser fully saved harmless and indemnified from and against all losses damages costs claims demands action or proceeding that the Purchasers may suffer or incur owing to any defect or deficiency being found in the title or possession of the Vendors or in case any of the above representation or assurances being found to be false or the Vendors making any claim contrary to its covenants and agreements hereinbefore contained.

- g) **AND THAT** all rates, taxes, khajana, land revenue and other outgoings and impositions payable in respect of the said Property has duly been paid and there is no amount in arrears or outstanding in connection therewith.

**THE SCHEDULE ABOVE REFERRED TO:**  
**(said Property)**

**ALL THAT** pieces or parcel of "Sali" land containing an area of 0.08 acre or 8 Satak more or less situate lying at and being a divided and demarcated portion of L.R. Dag No.1087 (formerly R.S. Dag No.1087) as described below and comprised in Mouza Kalikapur, J.L. No.40, under Patharghata Gram Panchayat Police Station Rajarhat, Additional District Sub-Registrar Rajarhat, District North 24 Parganas:-

R.S. Dag	L.R. Dag and Khatian Number	Subject Area in Dag
Dag No. 1087	Dag No. 1087 recorded in Khatian Nos. 48/1, 47/1, 499, 48 and 470	0.08 acre or 8 Satak

The said property is delineated in the plan annexed hereto duly bordered thereon in "RED" butted and bounded as follows.

- On the North : By portion of Dag No.1091;  
 On the South : By portion of Dag No.1086;  
 On the East : By portion of Grampanchayat Road and;  
 On the West : By remaining portion of Dag No.1087.

Abdul Razzaq Dhal  
 Abdul Rafique Dhal  
 Abdul Safique Dhal

Abdul Rahaman Dhal



Additional District Sub-Registrar  
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**OR HOWSOEVER OTHERWISE** the same or any of them now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

**SIGNED SEALED AND DELIVERED** by the abovenamed **VENDORS** at Kolkata in the presence of:

Abdul Razzak Dhali  
Abdul Rafique Dhali  
Abdul Safigue Dhali  
Abdul Rahaman Dhali

1. Abdul Mann Dhali  
Vill - Teaghoria,  
P.O - Kishinathpur.  
P.S - Newtown,  
Dist - North 24 Pgs  
Pin - 700135

2. Abdul Sahidar Dhali  
Vill - Teaghoria  
P.O - Kishinathpur  
P.S - New Town  
Dist - 24 pgs (N)  
Pin - 700135





Additional District Sub-Registrar  
Rajahmundry, North 24

06 SEP 2016

SIGNED SEALED AND DELIVERED by  
the withinnamed PURCHASERS at Kolkata  
in the presence of:

Samar Chakraborty  
Advocate  
for DSP Law Associates  
2 Hare Street -  
Kolkata - 70001

Subhas Nankar  
C/o DSP Law Associates  
4D, Niwo House  
1B & 2, Hare Street  
Kolkata - 70001.

For NIRMALMAYA COMMODEAL PVT. LTD.

Chandou Singh  
Authorized Signatory

For MITHIL TRADECOM PVT. LTD.

Biswajit Bhattacharya  
Authorized Signatory

For BLUESNOW NIKETAN PVT. LTD.

Anil  
Authorized Signatory

For JAGVANDANA CONSTRUCTIONS PVT. LTD.

Chandou Singh  
Authorized Signatory

For DEEPSHIKA VINCOM PVT. LTD.

Biswajit Bhattacharya  
Authorized Signatory

For BOSSLIFE ENCLAVE PVT. LTD.

Anil  
Authorized Signatory  
(ANIL KR. AGARWAL)





Additional District 30th Precinct  
Ragamet, New Town, North 24-Pgs

06 SEP 2016

**RECEIPT AND MEMO OF CONSIDERATION.**

**RECEIVED** by the Vendors of and from the within named Purchasers the within mentioned sum of Rs. 43,56,000.00 (Rupees forty three lacs fifty six thousand) only being the consideration in full payable under these presents as per memo written hereinbelow:

**MEMO OF CONSIDERATION**

Sl.	By or out of Cash/Cheque Number/Demand Draft/RTGS	Date	Bank	Amount (in Rs. P.)
1.	13054	31.08.2016	Axis Bank Limited	1,00,000.00
2.	13055	31.08.2016	Do	1,00,000.00
3.	13056	31.08.2016	Do	1,00,000.00
4.	13057	31.08.2016	Do	1,00,000.00
5.	13104	05.09.2016	Do	17,66,858.00
6.	13105	05.09.2016	Do	7,29,714.00
7.	13106	05.09.2016	Do	7,29,714.00
8.	13107	05.09.2016	Do	7,29,714.00
			<b>Total amount</b>	<b><u>43,56,000.00</u></b>

(Rupees forty three lacs fifty six thousand) only

**WITNESSES:**

*Abdul Sahidur Dhali*  
Abdul Sahidur Dhali

*Abdul Razzaq Dhali*  
*Abdul Rafique Dhali*  
*Abdul Safique Dhali*  
*Abdul Rehman Dhali*

Drafted by me:-

*Samer Chatterjee* Advocate  
C/o DSP Law Associates  
4D, Nicco House  
1B & 2, Hare Street  
Kolkata - 700001  
NB/1758/1995



Additional District Sub-Registration  
Rajamat, New Town, North 24-Pgs

06 SEP 2016

**SITE PLAN OF**

**PART OF C. S. DAG NO. - 1168, R. S. & L. R. DAG NO. - 1087, UNDER L. R. KH. NOS. - 47/1, 48, 48/1, 470 & 499, AT MOUZA - KALIKAPUR, J. L. NO. - 40, R. S. NO. - 143, P. S. - RAJARHAT, DIST. - NORTH 24 PARGANAS, SCALE - 1" = 33'-0" UNDER PATHARGHATA GRAM PANCHAYET.**

**AREA OF LAND :**

**(MORE OR LESS) : = 08.00 DECIMAL.**

**VENDORS**

*Abdul Razzak Dhal*  
*Abdul Rafique Dhal*  
*Abdul Sadique Dhal*

**PURCHASER**

*Abdur Rahaman Dhal* For **NIRMALMAYA COMMDEAL PVT. LTD.**



*Chaudhary Singh*  
Authorized Signatory

For **MITHIL TRADECOM PVT. LTD.**

*Pratibha Prasad*  
Authorized Signatory

For **BLUESNOW NIKETAN PVT. LTD.**

*[Signature]*  
Authorized Signatory

For **JAGVANDANA CONSTRUCTIONS PVT. LTD.**

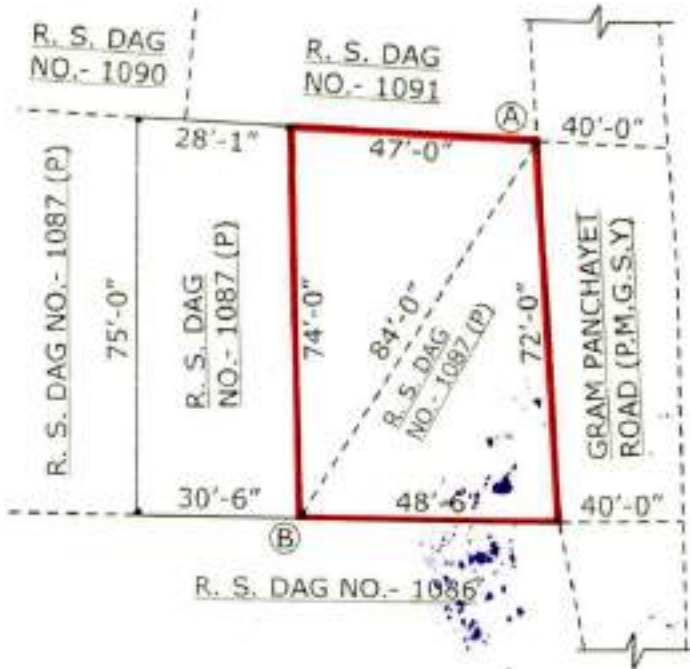
*Chaudhary Singh*  
Authorized Signatory

For **DEEPSHIKA VINCOM PVT. LTD.**

*Pratibha Prasad*  
Authorized Signatory

For **BOSSLIFE ENCLAVE PVT. LTD.**

*[Signature]*  
Authorized Signatory



*27/9/2016*

**DRAWN BY :**  
*S. P. Karmakar*  
**Surveyor & Planner**  
**Regd. No-3510/84**












**VENDOR'S SIGNATURE**

























Additional District and Magistrate  
Rajarhat, New Town, North 24 Pgs

06 SEP 2016



		<i>Finger prints of the executant</i>				
 <p><i>Wahid Hussain Khan</i></p>						
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand</b>	<b>Thumb</b>	
						
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand</b>	<b>Little</b>	

		<i>Finger prints of the executant</i>				
 <p><i>Chandan Singh</i></p> <p><i>Chandan Singh</i></p>						
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand</b>	<b>Thumb</b>	
						
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand</b>	<b>Little</b>	












		<i>Finger prints of the executant</i>				
 <p><i>Bhawajit</i></p> <p><i>Bhawajit</i></p>						
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand</b>	<b>Thumb</b>	
						
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand</b>	<b>Little</b>	











Handwritten text, possibly a signature or initials, located in the upper right quadrant of the page.














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

06 SEP 2016

		<i>Finger prints of the executant</i>				
 <i>Abdul Razzak Shah</i>						
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	












		<i>Finger prints of the executant</i>				
 <i>Abdul Rafiq Makhali</i>						
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	

		<i>Finger prints of the executant</i>				
 <i>Abdul Safique Khan</i>						
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	



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

06 SEP 2016

<i>Finger prints of the executant</i>					
 <p>Anil Kumar Agarwal</p>					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left</b>	<b>Fore Hand)</b>	<b>Thumb</b>
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right</b>	<b>Ring Hand)</b>	<b>Little</b>

<i>Finger prints of the executant</i>					
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;">           Space for pasting            Photograph of            the executant.         </div>					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left</b>	<b>Fore Hand)</b>	<b>Thumb</b>
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right</b>	<b>Ring Hand)</b>	<b>Little</b>

<i>Finger prints of the executant</i>					
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;">           Space for pasting            Photograph of            the executant.         </div>					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left</b>	<b>Fore Hand)</b>	<b>Thumb</b>
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right</b>	<b>Ring Hand)</b>	<b>Little</b>



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

06 SEP 2016

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201617-002151544-2 Payment Mode Counter Payment  
GRN Date: 03/09/2016 00:05:59 Bank : AXIS Bank  
BRN : WB030920160132151 BRN Date: 03/09/2016 12:16:23

DEPOSITOR'S DETAILS

Id No. : 15230001232478/1/2016  
(Query No./Query Year)

Name : SVARNA INFRASTRUCTURE AND BUILDERS  
Contact No. : PRIVATE LIMITED Mobile No. : +91 9903777003  
E-mail : gm@rishi.net.in  
Address : DLF GALLERIA, UNIT 306, NEW TOWN, KOLKATA-700156  
Applicant Name : Mr Saurabh Bothra  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	15230001232478/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	48843
2	15230001232478/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	266420
<b>Total</b>				<b>315263</b>

In Words : Rupees Three Lakh Fifteen Thousand Two Hundred Sixty Three only



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

06 SEP 2016





...

DATED THIS 06<sup>th</sup> DAY OF September 2016

BETWEEN

ABDUL RAJJAK DHALI & ORS.

... VENDORS

AND

NIRMALMAYA COMMODEAL PRIVATE  
LIMITED & ORS.

... PURCHASERS

INDENTURE OF CONVEYANCE

DSP LAW ASSOCIATES  
ADVOCATES  
4D NICCO HOUSE  
1B & 2 HARE STREET  
KOLKATA -700001

### Major Information of the Deed



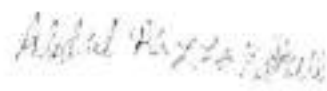
Deed No :	I-1523-09513/2016	Date of Registration	9/6/2016 1:41:51 PM
Query No / Year	1523-0001232478/2016	Office where deed is registered	
Query Date	02/09/2016 6:53:49 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Saurabh Bothra 4D,Nicco House,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903777003, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 43,56,100/-	Rs. 44,40,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,66,520/- (Article:23)	Rs. 48,843/- (Article:A(1), E)		
Remarks			

#### Land Details :



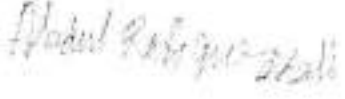


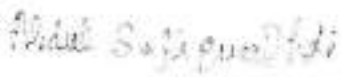


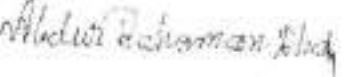
District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1087	LR-48/1	Bastu	Shali	0.01 Acre	5,44,500/-	5,55,000/-	Property is on Road Adjacent to Metal Road,
L2	LR-1087	LR-47/1	Bastu	Shali	0.01 Acre	5,44,500/-	5,55,000/-	Property is on Road Adjacent to Metal Road,
L3	LR-1087	LR-499	Bastu	Shali	0.02 Acre	10,89,100/-	11,10,000/-	Property is on Road Adjacent to Metal Road,
L4	LR-1087	LR-48	Bastu	Shali	0.03 Acre	16,33,500/-	16,65,000/-	Property is on Road Adjacent to Metal Road,
L5	LR-1087	LR-470	Bastu	Shali	0.01 Acre	5,44,500/-	5,55,000/-	Property is on Road Adjacent to Metal Road,
	<b>TOTAL :</b>				<b>8Dec</b>	<b>43,56,100 /-</b>	<b>44,40,000 /-</b>	
	<b>Grand Total :</b>				<b>8Dec</b>	<b>43,56,100 /-</b>	<b>44,40,000 /-</b>	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>ABDUL RAJJAK DHALI,</b> (Alias: Abdul Razzak Dhali) Son of Abdul Jabbar Dhali Executed by: Self, Date of Execution: 06/09/2016 , Admitted by: Self, Date of Admission: 06/09/2016 ,Place			
		06/09/2016	LTI 06/09/2016	06/09/2016



Dhali Para, Teghoria, Kashinathpur, New Town, P.O:- Kashinathpur, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. BNHPD6313A, Status :Individual				
2	<b>Name</b>	<b>Photo</b>	<b>Fingerprint</b>	<b>Signature</b>
	<b>ABDUL RAFIQUE DHALI</b> Son of Abdul Jabbar Dhali Executed by: Self, Date of Execution: 06/09/2016 , Admitted by: Self, Date of Admission: 06/09/2016 ,Place : Office			
	06/09/2016	LTI 06/09/2016	06/09/2016	
Dhali Para, Teghoria, Kashinathpur, New Town, P.O:- Kashinathpur, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. BNVPD6509A, Status :Individual				
3	<b>Name</b>	<b>Photo</b>	<b>Fingerprint</b>	<b>Signature</b>
	<b>ABDUL SAFIQUE DHALI</b> Son of Abdul Jabbar Dhali Executed by: Self, Date of Execution: 06/09/2016 , Admitted by: Self, Date of Admission: 06/09/2016 ,Place : Office			
	06/09/2016	LTI 06/09/2016	06/09/2016	
Molla Para, Teghoria, New Town, P.O:- Kashinathpur, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. ASHPB6043K, Status :Individual				
4	<b>Name</b>	<b>Photo</b>	<b>Fingerprint</b>	<b>Signature</b>
	<b>ABDUR RAHAMAN DHALI</b> Son of Abdul Motaleb Dhali Executed by: Self, Date of Execution: 06/09/2016 , Admitted by: Self, Date of Admission: 06/09/2016 ,Place : Office			
	06/09/2016	LTI 06/09/2016	06/09/2016	
Dhali Para, Teghoria, Kashinathpur, New Town, P.O:- Kashinathpur, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. AGVPD2701J, Status :Individual				










**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>NIRMALMAYA COMMODEAL PRIVATE LIMITED</b> Zeosh Kutir,Kodbetala,Kali Mandir,Patulia, P.O:- Patulia, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700119 PAN No. AAECN5008N, Status :Organization
2	<b>MITHIL TRADECOM PRIVATE LIMITED</b> BI B 295 GT Road, Flat No: 301, P.O:- Belurmah, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711202 PAN No. AAICM9139R, Status :Organization
3	<b>BLUESNOW NIKETAN PRIVATE LIMITED</b> 2,Samarpally,Krishnapur,AB-293,Sadhana Abasan, P.O:- Baguihati, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAFCB7118N, Status :Organization
4	<b>JAGVANDANA CONSTRUCTIONS PRIVATE LIMITED</b> Zeosh Kutir,Kodbetala,Kali Mandir,Patulia, P.O:- Patulia, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700119 PAN No. AADCJ2068D, Status :Organization



5.	<b>DEEPSHIKA VINCOM PRIVATE LIMITED</b> B 295 GT Road, Flat No: 301, P.O:- Belurmth, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711202 PAN No. AAECD8488L, Status :Organization
6	<b>BOSSLIFE ENCLAVE PRIVATE LIMITED</b> 2,Samarpally,Krishnapur,AB-293,Sadhana Abasan, P.O:- Baguihati, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAFCB7080D, Status :Organization

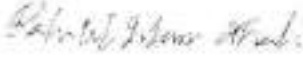
**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mr Anil Kumar Agarwal</b> Son of Mr M P Agarwal Date of Execution - 06/09/2016, , Admitted by: Self, Date of Admission: Sep 6 2016 , Place of Admission of Execution: Office</p>	 <p>Sep 6 2016 2:05PM</p>	 <p>LTI Sep 6 2016 2:05PM</p>	<p><b>Signature</b></p>  <p>Sep 6 2016 2:05PM</p>
<p>BI B 295 GT Road, Flat No: 301, P.O:- Belurmth, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ACXPA0940Q, Status : Representative, Representative of : BLUESNOW NIKETAN PRIVATE LIMITED (as Authorised Signatory), BOSSLIFE ENCLAVE PRIVATE LIMITED (as Authorised Signatory)</p>				
2	<p><b>Name</b></p> <p><b>Mr Biswajit Bhattasali</b> Son of Mr Birendra Chandra Bhattasali Date of Execution - 06/09/2016, , Admitted by: Self, Date of Admission: Sep 6 2016 , Place of Admission of Execution: Office</p>	 <p>Sep 6 2016 2:04PM</p>	 <p>LTI Sep 6 2016 2:04PM</p>	<p><b>Signature</b></p>  <p>Sep 6 2016 2:04PM</p>
<p>Zeosh Kutir,Kodbetala,Kali Mandir,Patulia, P.O:- Patulia, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700119, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AKXPB8344H, Status : Representative, Representative of : MITHIL TRADECOM PRIVATE LIMITED (as Authorised Signatory), DEEPSHIKA VINCOM PRIVATE LIMITED (as Authorised Signatory)</p>				
3	<p><b>Name</b></p> <p><b>Mr Chandan Singh</b> Son of Mr Pratap Narayan Singh Date of Execution - 06/09/2016, , Admitted by: Self, Date of Admission: Sep 6 2016 , Place of Admission of Execution: Office</p>	 <p>Sep 6 2016 2:05PM</p>	 <p>LTI Sep 6 2016 2:05PM</p>	<p><b>Signature</b></p>  <p>Sep 6 2016 2:05PM</p>
<p>2,Samarpally,Krishnapur, AB-293 Sadhana Abasan, P.O:- Baguihati, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. DGMP57676K, Status : Representative, Representative of : NIRMALMAYA COMMDEAL PRIVATE LIMITED (as Authorised Signatory), JAGVANDANA CONSTRUCTIONS PRIVATE LIMITED (as Authorised Signatory)</p>				





**Identifig Details :**

Name & address	
Rabiul Islam Dhali Son of Nazrul Islam Dhali Dhali Para, Teghoria, Kashinathpur, Rajarhat, P.O:- Kashinathpur, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of ABDUL RAJJAK DHALI, ABDUL RAFIQUE DHALI, ABDUL SAFIQUE DHALI, ABDUR RAHAMAN DHALI, Mr Anil Kumar Agarwal, Mr Biswajit Bhattasali, Mr Chandan Singh	
06/09/2016	
	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	ABDUL RAJJAK DHALI	BLUESNOW NIKETAN PRIVATE LIMITED-0.01 Acre
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	ABDUL RAFIQUE DHALI	MITHIL TRADECOM PRIVATE LIMITED-0.01 Acre
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	ABDUL SAFIQUE DHALI	JAGVANDANA CONSTRUCTIONS PRIVATE LIMITED-0.01 Acre,DEEPSHIKA VINCOM PRIVATE LIMITED-0.01 Acre
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	ABDUR RAHAMAN DHALI	NIRMALMAYA COMMODEAL PRIVATE LIMITED-0.03 Acre
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	ABDUL RAFIQUE DHALI	BOSSLIFE ENCLAVE PRIVATE LIMITED-0.01 Acre

**Endorsement For Deed Number : I - 152309513 / 2016****On 06-09-2016****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.

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

Presented for registration at 13:29 hrs on 06-09-2016, at the Office of the A.D.S.R. RAJARHAT by Mr Anil Kumar Agarwal .

**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 44,40,000/-



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

Execution is admitted on 06/09/2016 by 1. ABDUL RAJJAK DHALI, Alias Abdul Razzak Dhali, Son of Abdul Jabbar Dhali, Dhali Para, Teghoria, Kashinathpur, New Town, P.O: Kashinathpur, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 2. ABDUL RAFIQUE DHALI, Son of Abdul Jabbar Dhali, Dhali Para, Teghoria, Kashinathpur, New Town, P.O: Kashinathpur, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 3. ABDUL SAFIQUE DHALI, Son of Abdul Jabbar Dhali, Molla Para, Teghoria, New Town, P.O: Kashinathpur, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 4. ABDUR RAHAMAN DHALI, Son of Abdul Motaleb Dhali, Dhali Para, Teghoria, Kashinathpur, New Town, P.O: Kashinathpur, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

Indetified by Rabiul Islam Dhali, Son of Nazrul Islam Dhali, Dhali Para, Teghoria, Kashinathpur, Rajarhat, P.O: Kashinathpur, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession Others

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

Execution is admitted on 06/09/2016 by Mr Anil Kumar Agarwal Authorised Signatory, BLUESNOW NIKETAN PRIVATE LIMITED, 2, Samarpally, Krishnapur, AB-293, Sadhana Abasan, P.O:- Baguihati, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059

Indetified by Rabiul Islam Dhali, Son of Nazrul Islam Dhali, Dhali Para, Teghoria, Kashinathpur, Rajarhat, P.O: Kashinathpur, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession Others

Execution is admitted on 06/09/2016 by Mr Biswajit Bhattasali Authorised Signatory, DEEPSHIKA VINCOM PRIVATE LIMITED, BI B 295 GT Road, Flat No: 301, P.O:- Belurmah, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711202

Indetified by Rabiul Islam Dhali, Son of Nazrul Islam Dhali, Dhali Para, Teghoria, Kashinathpur, Rajarhat, P.O: Kashinathpur, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession Others

Execution is admitted on 06/09/2016 by Mr Chandan Singh Authorised Signatory, JAGVANDANA CONSTRUCTIONS PRIVATE LIMITED, Zeosh Kutir, Kodbetala, Kali Mandir, Patulia, P.O:- Patulia, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700119

Indetified by Rabiul Islam Dhali, Son of Nazrul Islam Dhali, Dhali Para, Teghoria, Kashinathpur, Rajarhat, P.O: Kashinathpur, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 48,843/- ( A(1) = Rs 48,829/- , E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 48,843/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/09/2016 12:16PM with Govt. Ref. No: 192016170021515442 on 03-09-2016, Amount Rs: 48,843/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. WB030920160132151 on 03-09-2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,66,420/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 2,66,420/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 84801, Amount: Rs.100/-, Date of Purchase: 05/09/2016, Vendor name: SURANJAN MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/09/2016 12:16PM with Govt. Ref. No: 192016170021515442 on 03-09-2016, Amount Rs: 2,66,420/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. WB030920160132151 on 03-09-2016, Head of Account 0030-02-103-003-02

**Debasish Dhar**

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2016, Page from 290357 to 290384

being No 152309513 for the year 2016.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2016.09.08 16:56:27 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 08-09-2016 16:56:26  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)

