

Oscar Business Pvt. Ltd

13346

D-12915/18



पश्चिम बंगाल WEST BENGAL

294440/18

Y 959191

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

Additional District, Sub-Registrar
Kolkata, New Town, North 24 Parganas

22 NOV 2018

THIS DEED OF CONVEYANCE made this the 19th day of NOVEMBER,
TWO THOUSAND AND EIGHTEEN (2018)

BETWEEN

(i) **JAMALUDDIN MOLLA** (PAN No. AIYPM1138K) son of Mojambari Molla, residing at Lauhati, P.O. Lauhati, P.S. Rajarhat, Kolkata-700135, District - North 24-Parganas, West Bengal, by religion Islam, by Nationality Indian, by Occupation Business, hereinafter referred to as the **VENDOR** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **ONE PART** ;

4402 22-2-18 100 /

क्र. ४४०२
क्र. २२-२-१८

क्र. १०० /

क्र. २८/३/१४/१

क्र. १०० /

क्र. २१ FEB 2018

क्र. ९९८ ०००

OS 2017 Business P. Ltd

28/3/14/1 Rom Kothari Semwal
Roh. K. 54

21 FEB 2018

998 000

Jamal Uddin Malla



7874

Jamal Uddin Malla



Atiqul Gazi
S/O - Jashni Mulla Gazi
Vill - Jamal Para
P.O - Kothi Nath Pur
P.S - Rosar hal
Dist - BS

Additional District Superintendent
Jammu
19 NOV 2018

AND

(ii) **OSCAR BUSINESS PVT. LTD.** (PAN No. AAACO3468M) a company incorporated within the meaning of the Companies Act, 1956, having its registered office at CF-305, Sector - I, Salt Lake City, P.O. - CC Block, P.S. Bidhannagar(North), Kolkata - 700064, represented by its Director **MRS. MONALISA MIMANI** (PAN No.AFCPG2995K) wife of Mr. Sudarshan Mimani, residing at BF-300, Sector - I, Salt Lake City, P.O. - CC Block, P.S. Bidhannagar(North), Kolkata - 700064, by religion Hindu, Nationality Indian, by Occupation Business, hereinafter called the "**PURCHASER**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors, successor-in-office administrators, representatives and assigns) of the **OTHER PART**;

WHEREAS:

- A) By a Deed of Conveyance dated 10.04.2018 registered at Additional District Sub-Registration Office Rajarhat, New Town, copied in Book No. I, Volume No. 1523-2018, Pages from 151153 to 151180, Being No. 152304325 for the year 2018, Rajarhat Estates Private Limited, represented by its Director Girdharilal Singhal, described therein as the Vendor, sold, transferred and conveyed and Jamaluddin Molla, described therein as the Purchaser, **ALL THAT** piece and parcel of land measuring an area of 02 Decimals (10000 Share) out of 02 Decimals comprised in R.S./L.R. Dag No. 1310 and land measuring an area of 02 Decimals (10000 Share) out of 02 Decimals comprised in R.S./L.R. Dag No. 1311 and land measuring an area of 08 Decimals (10000 Share) out of 08 Decimals comprised in R.S./L.R. Dag No. 1312 and land measuring an area of 08 Decimals (10000 Share) out of

08 Decimals comprised in R.S./L.R. Dag No. 1313, thus totaling 20 Decimals, under L.R. Khatian Nos. Kri Khatian No. 521, 547, 933 and 399, at present L.R. Khatian No. 3518, of Mouza Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10 under Rajarhat Police Station in the district of North 24-Parganas.

B) After purchase, the said Jamaluddin Molla, mutated his name with the records of B.L. & L.R.O., land measuring an area of 02 Decimals (10000 Share) out of 02 Decimals comprised in R.S./L.R. Dag No. 1310 and land measuring an area of 02 Decimals (10000 Share) out of 02 Decimals comprised in R.S./L.R. Dag No. 1311 and land measuring an area of 08 Decimals (10000 Share) out of 08 Decimals comprised in R.S./L.R. Dag No. 1312 and land measuring an area of 08 Decimals (10000 Share) out of 08 Decimals comprised in R.S./L.R. Dag No. 1313, under L.R. Khatian No. 3557 of Mouza Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10 under Rajarhat Police Station in the district of North 24-Parganas.

C) Thus the said Jamaluddin Molla, the Vendor herein is became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of purchase an absolute estate in fee simple possession to the said land measuring an area of 02 Decimals (10000 Share) out of 02 Decimals comprised in R.S./L.R. Dag No. 1310 and land measuring an area of 02 Decimals (10000 Share) out of 02 Decimals comprised in R.S./L.R. Dag No. 1311 and land measuring an area of 08 Decimals (10000 Share) out of 08 Decimals comprised in R.S./L.R. Dag No. 1312 and land measuring an area of 08 Decimals (10000 Share) out of 08 Decimals comprised in R.S./L.R. Dag No. 1313, under L.R. Khatian No. 3518, at present L.R. Khatian No. 3557 of Mouza Jamalpara, J.L. No. 42, R.S. No. 124,

Touzi No. 173 at present 10 within the jurisdiction of Rajarhat Bishnupur No.II Gram Panchayet, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the district of North 24-Parganas fully described in the Schedule hereunder written and (hereinafter for the sake of brevity referred to as the 'said Property').

- D) The Vendor has agreed to sell and transfer the Said Properties and the Purchaser has agreed to purchase and acquire the Said Properties, free from all encumbrances and charges being **ALL THAT land measuring an area of 02 Decimals (10000 Share)** out of 02 Decimals comprised in R.S./L.R. Dag No. 1311 and land measuring an area of 08 Decimals (10000 Share) out of 08 Decimals comprised in R.S./L.R. Dag No. 1312, thus totaling 10 Decimals, under L.R. Khatian No. 3518, at present L.R. Khatian No. 3557 of Mouza Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10 **Together with** all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, drain, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the Said Properties or any part or portion thereof belonging thereto or in anyways appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto, free from all encumbrances and charges for the consideration and subject to the terms and conditions hereinafter appearing.
- E) At or before execution of this Indenture the Vendor has assured and represented to the Purchaser as follows:

- F) **That** the Vendor alone is the sole and absolute owner of the Said Properties.
- G) **That** the Vendor has not entered into any agreement for sale and transfer and/or lease nor has created any interest of any third party into or upon the Said Properties.
- H) **That** the Said Properties are free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars, bhagchashi and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor predecessors-in-title and the title of the Vendor to the Said Properties is free, clear and marketable.
- I) **That** the Said Properties are not being cultivated and/or the Vendor has not been cultivating the Said Properties.
- J) **That** there is no legal bar or impediment on the part of the Vendor in selling and/or transferring the Said Properties.
- K) **That** the Said Properties are not subject to any notice of acquisition and/or requisition.
- L) **That** the Vendor is in khâs possession of the entirety of the Said Properties.
- M) **That** no person excepting the Vendor has any right of easement or any other right whatsoever or howsoever over and in respect of the Said Properties.
- N) **That** nobody has any right of easement over and in respect of the Said Properties or any part thereof.

O) The Purchaser relying upon the above representations has agreed to execute this Deed and to make payment of the amount of consideration as hereinafter appearing or enjoyed therewith or reputed to belong or appertain thereto.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS.

I) **That** in consideration of a sum of **Rs.25,00,000/= (Rupees Twenty five Lakh only)** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor, receipt of which the Vendor doth hereby and also by the receipt hereunder written, admits and acknowledges to have been received and of and from the payment of the same and every part thereof doth hereby acquit, release and discharge the Purchaser and the Said Properties, being the Said Properties, and/or the entirety of the right title interest of the Vendor into or upon the Said Properties hereby intended to be sold, transferred and conveyed and the Vendor hereby indefeasibly grant, sell, transfer, convey, assign and assure unto and to the Purchaser being **ALL THAT land measuring an area of 02 Decimals (10000 Share)** out of 02 Decimals comprised in R.S./L.R. Dag No. 1311 and land measuring an area of 08 Decimals (10000 Share) out of 08 Decimals comprised in R.S./L.R. Dag No. 1312, thus totaling 10 Decimals, under L.R. Khatian No. 3518, at present L.R. Khatian No. 3557 of Mouza Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10, **Together With** all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, drain, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages,

appendages and appurtenances whatsoever to the Said Properties or any part or portion thereof belonging thereto or in any ways appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto, free from all encumbrances and charges for the consideration and subject to the terms and conditions hereinafter appearing or enjoyed therewith or reputed to belong or appertain thereto **And** the reversion or reversions remainder or remainders and the rents issues and profits of the Said Properties and every part or portion thereof **And** all the legal incidences thereof **And** all the estate right, title, interest, inheritance, possession, use, trust, property, claims and demands whatsoever both at law and in equity of the Vendor into or upon and in respect of the Said Properties or any and every part thereof herein comprised and hereby sold, granted and transferred **Together With** all deeds, pattahs, muniments and evidences of title which are any ways exclusively relates to or concerns the Said Properties or any part or parcel thereof which now are or hereafter shall or may be in the custody, power, possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity **To Have And To Hold** the Said Properties hereby granted, sold, conveyed, transferred, assigned, assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances, charges, liens, claims, demands, mortgages, leases, licenses, liabilities, trust, attachments, acquisitions, requisitions, prohibitions, restrictions, easements and lispenses whatsoever.

- II) **And** the Vendor doth hereby further covenants with the Purchaser that the Vendor is the absolute and lawful owner of the Said Properties and every part thereof and entitled each and every part or portions comprised therein and forming part thereof, free from all encumbrances, charges and liabilities of whatsoever nature **And** the Vendor doth hereby covenants with the Purchaser that it has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by the reason whereof the Said Properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or so intended to be was or is encumbered in title, estate or otherwise or by reason whereof the Vendor may or can be prevented from granting, selling, conveying, assigning and assuring the Said Properties or any part thereof in the manner as aforesaid.
- III) **And That Notwithstanding** any acts, deeds, matters or things by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently entitled to and absolutely seized and possessed of and or entitled to the Said Properties **And** the Said Properties hereby granted, sold, conveyed, transferred, assigned, assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same **And That Notwithstanding** any such acts, deeds, matters or things whatsoever as aforesaid the Vendors now has good right, full and absolute power and authority to grant sell, convey, transfer, assure and assign the Said Properties hereby granted sold, conveyed, transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner as

aforesaid and on the terms and conditions as aforesaid **And That** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold, possess and enjoy the same and receive and take all the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from under or in trust for any of his predecessors in title.

- IV) **And That** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted, exonerated, released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges, liens, claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, excutions, prohibitions, restrictions, easements and lispentence whatsoever suffered or made or liabilities created in respect of the Said Properties by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or its predecessors in title or any of them as aforesaid or otherwise **And That** all rates, taxes and other impositions and/or outgoings payable in respect of the Said Properties up to the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the Vendor and those relating to the period subsequent to the date of execution of these presents in respect of the Said Properties will be payable by the Purchaser **And That** the Vendor never held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the Said Property or any part or portion thereof has not been affected or vested under the Urban Land Ceiling

& Regulation) Act, 1976 **And That** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 **And That** no notice, which is or may be subsisting has been served on the Vendor for the acquisition of the Said Properties or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed there under and the Vendor has no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the Said Properties or any part thereof **And That** no suit and/or proceeding is pending in any Court of law affecting the Said Properties and/or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **And Further That** the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the Said Properties or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make, do, acknowledge and execute all such further and lawful acts, deeds, matters and things whatsoever for further better and more perfectly and effectually granting and assuring the Said Properties and every part thereof unto and to the use the Purchaser as shall or may be reasonably required.

- V) **And This Deed Further Witnesseth** that herein after the Purchaser shall be entitled to hold, possess and enjoy the Said Properties in common with the other co-owners of the said *Dags*, without any interruption or hindrance by the Vendors or any person and/or persons claiming through or under the Vendor.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

ALL THAT piece or parcel of **Sali** land measuring an area of 02 Decimals (10000 Share) out of 02 Decimals comprised in R.S./L.R. Dag No. 1311 and land measuring an area of 08 Decimals (10000 Share) out of 08 Decimals comprised in R.S./L.R. Dag No. 1312, thus totaling 10 Decimals, under L.R. Khatian No. 3518, at present L.R. Khatian No. 3557 of Mouza Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10 within the jurisdiction of Rajarhat Bishnupur No. II Gram Panchayet, Additional District Sub-Registration Office at Rajarhat, New Town under Rajarhat Police Station in the district of North 24-Parganas.

The details of Land is shown as hereunder:

R.S./L.R. Dag No.	L.R. KHATIAN NO.	TOTAL AREA	SOLD AREA
1311	3557	02 Decimals	02 Decimals
1312	3557	08 Decimals	08 Decimals
		Total	10 Decimals

The said property is butted and bounded as follows :

ON THE NORTH : By R.S./L.R. Dag No. 1310 &
10 ft. wide Road (Kancha)

ON THE SOUTH : By R.S./L.R. Dag No. 1314

ON THE EAST : By R.S./L.R. Dag No. 1313

ON THE WEST : By R.S./L.R. Dag No. 1309

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed his respective hands the day month and year first above written.

SIGNED AND DELIVERED by

the **VENDOR** at Kolkata

in the presence of :

WITNESSES :

1. *Azizul Haq*
S/o - Lt. Jashimuddin Gazi

Smal U Din Molla
SIGNATURE OF THE VENDOR

2. *Ajijolholla*
S/o - Abdul Wahid Holla
Rahat, Rajarhat

DRAFT PREPARED BY ME:

MD Manir uz Jaman

MD. MANIR UZ JAMAN

Licence No. DW- I - 33.

Residence: Mahammadpur

Rajarhat, Kolkata-700135

District - North 24-Parganas

RECEIVED of and from within named Purchaser the within mentioned sum of **Rs.25,00,000/- (Rupees Twenty Five Lacs only)** in full payment of the consideration money as per Memo below :

MEMO OF CONSIDERATION

Date	Cheque No.	Bank's Name	Amount(Rs.)
01.11.2018	"000635"	HDFC BANK,CJ-166, SALT LAKE CITY, SEC- II,KOL-91	15,00,000/-
19.11.2018	"000650"	HDFC BANK,CJ-166, SALT LAKE CITY, SEC- II,KOL-91	10,00,000/-
		TOTAL	25,00,000/-

(Rupees Twenty Five Lacs only)

WITNESSES :

1. *Azizul Gazi*

Samal Uddin Molla

SIGNATURE OF THE VENDOR

2. *Ajizul Molla*
Kanchati, Rajarhat

SITE PLAN OF R.S. & L. R. DAG NO -1311, 1312, AT MOUZA -JAMALPARA,

J. L. NO -42, R. S. NO. - 124, L. R. KH. NO. - 3557, P. S. - RAJARHAT,

DIST-NORTH 24 PARGANAS, (UNDER RAJARHAT-BISHNUPUR II NO GRAM PANCHAYET)

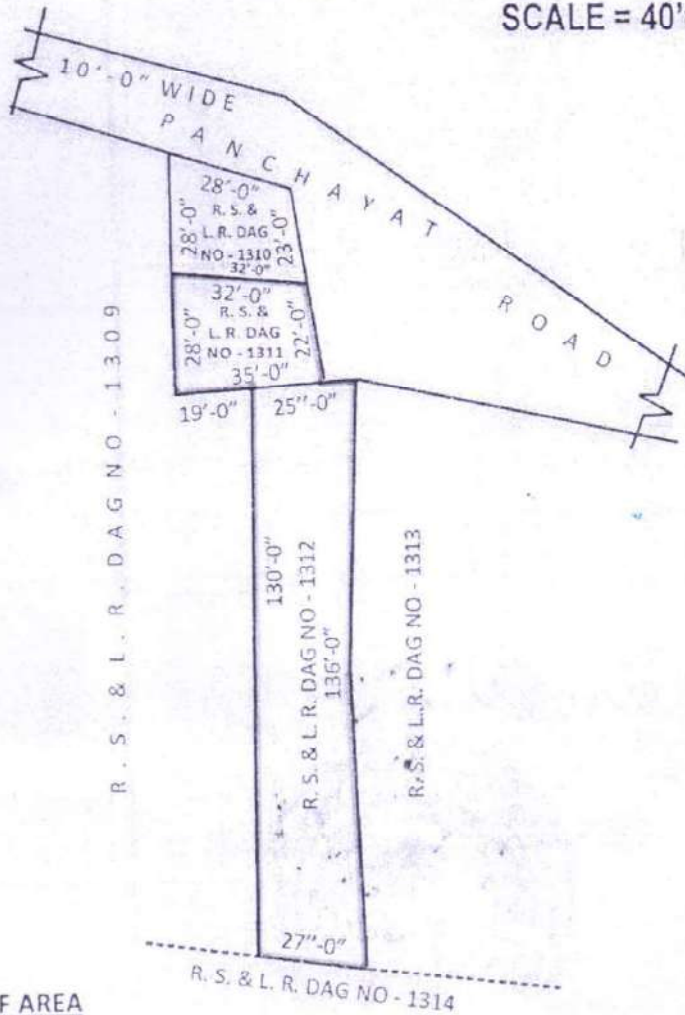
VENDOR

JAMALUDDIN MOLLA

VENDEE

OSCAR BUSINESS PVT. LTD.

SCALE = 40'=1"(IN)



SCHEDULE OF AREA

COLOUR	R.S. & L. R. DAG NO -	K	CH	S.F.T.	DC/ ML
	1311	1	03	17	2
	1312	4	13	19	8
TOTAL AREA		6	0	36	10
























[Handwritten signature]
 14/11/2018
 [Faint text]

[Handwritten signature]

SIG. OF VENDOR

SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the
 Executans.

 <i>Monalisa Numan</i>					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
 <i>Jamal Ullah Mollo</i>					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
					
	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JAMALUDDIN MOLLA,
MOJAMBARI MOLLA

08/10/1974
Permanent Account Number
AIYPM1138K



Jamaluddin Molla
Signature

22/11/2012

Jamaluddin Molla

अगर इसकी कतई भी नकल / प्रति या कृपया सुरक्षित करें / संभालें।
आयकर विभाग द्वारा प्रकाशित, एन एस डी यूए
निसरी मंडील, सायबर चेंबर,
बायोर टेलिफोन एक्सचेंज के नजदीक,
बायोर, पुना - 411 045

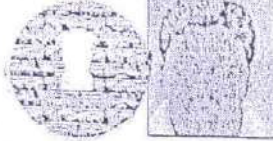
If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Service Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Baayor Telephone Exchange,
Baayor, Pune - 411 045

Tel: 91-20-2721 8081, Fax: 020-2721 8081
e-mail: unit@pan.irda.in



ভারতের নির্বাচন কমিশন
পশ্চিম পূর্বা
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/20/091/753370



নির্বাচকের নাম : জামাল উদ্দিন মোল্লা
Elector's Name : Jamal Uddin Molla
পিতার নাম : মোজাম্বারী মোল্লা
Father's Name : Mojambari Molla
লিঙ্গ/Sex : পুরুষ M
জন্ম তারিখ
Date of Birth : XX/XX/1975

Jamal Uddin Molla

WB/20/091/753370

ঠিকানা:
পশ্চিম পাড়া, লাউহাটি, রাজশাহী, পিট ২৪ পার্শ্বাঞ্চল
700135

Address:
PASHCHIM PARA, LAUHATI, RAJSHAHI,
NORTH 24 PARGANAS- 700135

Date: 28/01/2014

115-রাজশাহী পূর্বাঞ্চলীয় নির্বাচন অঞ্চল
নির্বাচন কমিশনের পক্ষ থেকে
Facsimile Signature of the Electoral
Registration Officer for
115-Rajshahi New Town Constituency

নিম্নে উল্লিখিত ক্ষেত্রে নির্বাচন অঞ্চল পরিবর্তন হলে
নিম্নের ফর্মটি পূরণ করে নির্বাচন অঞ্চল পরিবর্তন
কর্তৃপক্ষের কাছে জমা দিতে হবে।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

आयकर विभाग

INCOME TAX DEPARTMENT

OSCAR BUSINESS PRIVATE LIMITED



भारत सरकार

GOVT. OF INDIA



07/06/1995

Permanent Account Number

AAACO3468M

1104 0043

भारत कादि के खाते / भारत सरकार (सूचित कर) / भारत

आयकर विभाग कादि / आयकर विभाग

3 डी गणित / सी.ए.ए. / सी.ए.ए. 347 / 97/8

माइक्रो-प्रोसेसिंग / माइक्रो-प्रोसेसिंग

पृष्ठ 411/412

This card is valid only for the purpose mentioned above

Please inform / सूचना दें

Income Tax PAN Services Unit, NSDL

5th Floor, Market Street

Mumbai - 400 025

Phone: 022-2642 3000

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

MONALISA MIMANI

KAMAL KISHORE GANDHI

01/05/1982

Permanent Account Number

AFCPG2995K

Monalisa Mimani

Signature



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, I.T.P.S.I.
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड को खोने / पाए जाने पर कृपया सूचित करें/ लौटाएं।
आयकर पैन सेवायूनिट, I.T.P.S.I.
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.

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

GRN: 19-201819-030739524-1

Payment Mode: Online Payment

GRN Date: 19/11/2018 17:36:25

Bank: State Bank of India

BRN: IK00VBQYR2

BRN Date: 19/11/2018 17:37:18

DEPOSITOR'S DETAILS

Id No. : 15231000294440/3/2018

(Query No. Every Year)

Name : MD MANIR UZ JAMAN

Contact No. :

Mobile No. : +91 9830538095

E-mail :

Address : MAHAMMADPUR KOL 700135

Applicant Name : Mr MD MANIR UZ JAMAN

Office Name :

Office Address :

Status of Depositor : Deed Writer

Purpose of payment : Remarks : Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15231000294440/3/2018	Property Registration- Stamp duty	363047162-002-02	124925
2	15231000294440/3/2018	Property Registration- Registration Fees	363047162-002-02	25674

Total

149599

In Words

Rs. one lakh forty nine thousand five hundred and ninety nine

Major Information of the Deed

Deed No :	I-1523-12915/2018	Date of Registration	22/11/2018
Query No / Year	1523-1000294440/2018	Office where deed is registered	
Query Date	19/11/2018 2:11:47 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	MD MANIR UZ JAMAN SHAPOORJI HSG COMPLEX AA III NEW TOWN,Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700156, Mobile No. : 9830538095, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 25,00,000/-	Rs. 25,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,25,020/- (Article:23)	Rs. 25,014/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Jamalpara

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1311	LR-3557	Bastu	Shali	2 Dec	5,00,000/-	5,00,000/-	Width of Approach Road: 10 Ft.,
L2	LR-1312	LR-3557	Bastu	Shali	8 Dec	20,00,000/-	20,00,000/-	Width of Approach Road: 10 Ft.,
		TOTAL :			10Dec	25,00,000 /-	25,00,000 /-	
		Grand Total :			10Dec	25,00,000 /-	25,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	JAMALUDDIN MOLLA (Presentant) Son of MOJAMBARI MOLLA LAUHATI, P.O:- LAUHATI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: AIYPM1138K, Status :Individual, Executed by: Self, Date of Execution: 19/11/2018 , Admitted by: Self, Date of Admission: 19/11/2018 ,Place : Pvt. Residence. Executed by: Self, Date of Execution: 19/11/2018 , Admitted by: Self, Date of Admission: 19/11/2018 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	OSCAR BUSINESS PRIVATE LIMITED CF-305 SEC I SALT LAKE CITY, P.O.- C C BLOCK, P.S.- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 PAN No.: AAACO3468M, Status :Organization, Status : Not Executed

Representative Details :

No	Name,Address,Photo,Finger print and Signature
1	Mrs MONALISA MIMANI Wife of Mr SUDARSHAN MIMANI BF-300 SEC I SALT LAKE CITY, P.O:- C C BLOCK, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No:: AFCPG2995K Status : Representative, Representative of : OSCAR BUSINESS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name & address
JAMALUDDIN MOLLA Son of Late JASIMUDDIN GAZI MALPARA, P.O:- KASHINATHPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, . Identifier Of JAMALUDDIN MOLLA, Mrs MONALISA MIMANI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
	JAMALUDDIN MOLLA	OSCAR BUSINESS PRIVATE LIMITED-2 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
	JAMALUDDIN MOLLA	OSCAR BUSINESS PRIVATE LIMITED-8 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Jamalpara

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No.- 1311(Corresponding RS Plot No.- 1311), LR Khatian No.- 3557	Owner: জামালুদ্দিন মোল্লা, Gurdian: মোজাম্মারী মোল্লা, Address: লাউহাটি, Classification: শালি, Area 0.02 Acre,	JAMALUDDIN MOLLA
L2	LR Plot No.- 1312(Corresponding RS Plot No.- 1312), LR Khatian No.- 3557	Owner: জামালুদ্দিন মোল্লা, Gurdian: মোজাম্মারী মোল্লা, Address: লাউহাটি, Classification: শালি, Area 0.08 Acre.	JAMALUDDIN MOLLA

Endorsement For Deed Number : I - 152312915 / 2018

On 19-11-2018

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

Presented for registration at 18:07 hrs on 19-11-2018, at the Private residence by JAMALUDDIN 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 25,00,000/-

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

Execution is admitted on 19/11/2018 by JAMALUDDIN MOLLA, Son of MOJAMBARI MOLLA, LAUHATI, P.O: LAUHATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business

Indetified by AZIZUL GAZI, , Son of Late JASIMUDDIN GAZI, JAMALPARA, P.O: KASHINATHPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

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

On 20-11-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25,014/- (A(1) = Rs 25,000/- .E = Rs 14/-) and Registration Fees paid by by online = Rs 25,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/11/2018 5:37PM with Govt. Ref. No: 192018190307395241 on 19-11-2018, Amount Rs. 25,014/-, Bank: State Bank of India (SBIN0000001), Ref. No: IK00VBQYR2 on 19-11-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,25,920/- and Stamp Duty paid by by online = Rs 1,24,920/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/11/2018 5:37PM with Govt. Ref. No: 192018190307395241 on 19-11-2018, Amount Rs: 1,24,920/-, Bank: State Bank of India (SBIN0000001), Ref. No: IK00VBQYR2 on 19-11-2018, Head of Account 0030-02-103-003-02

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

On 22-11-2018

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.

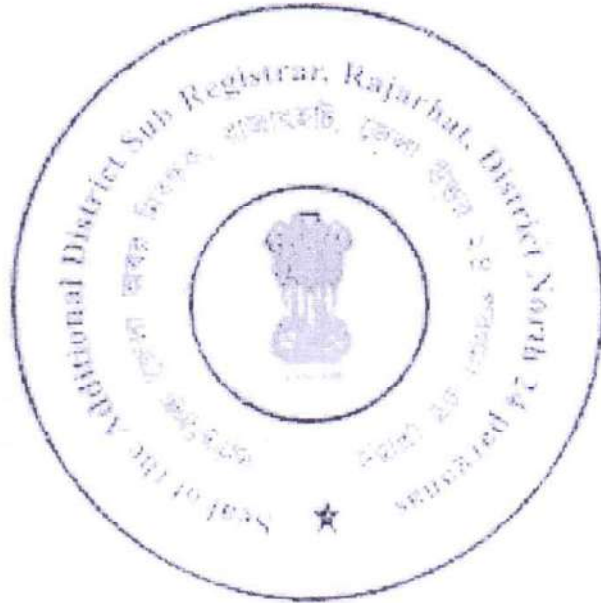
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,25,020/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4402, Amount: Rs.100/-, Date of Purchase: 22/02/2018, Vendor name: M Dutta

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

rtificate of Registration under section 60 and Rule 69.
gistered in Book - I
lume number 1523-2018, Page from 429597 to 429623
ing No 152312915 for the year 2018.



Digitally signed by Sanjoy Basak
Date: 2018.12.04 14:50:44 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 04-12-2018 2:50:09 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)



খাজনার দাখিলা এবং বিবিধ তলব
প্রজার অংশ

১। জেলার নাম উঃপ্রদেশ	২। থানার নাম ও টৌজি নং বাগুয়াবাড়	৩। সার্কেলের নাম ও তহশীল ব্রক নং বাগুয়াবাড়	৪। ডুমিসহায়কের রসিদ নং ৩৫/৩৩
৫। মোজার নাম ও জে.এল. নং ডুগাচাকশাখা - ১৫	৬। জমাদানী নং ৩৫৩০	৭। খতিয়ান নং ২৩৩৩	৮। দাগ নং ২৪/২০৩৭
১০। প্রজার নাম ও পিতা/স্বামীর নাম ও সাকিন অক্ষয় বিক্রম চন্দ্র		১১। মোজার নং (খাজনা) দাখিল হইয়াছে ৩৫/৩৩	

Commercial প্রজার উপর সালিয়ানা তলব

নগদ খাজনা	সার চার্জ	পথ কর	পূর্ত কর	শিক্ষা কর	বিবিধ		গ্রামীণ কর্মসংস্থান আইনে দেয়		মোট
					খাস জমি বাবদ লাইসেন্স ফি ১৭ (ক)	অন্যান্য ১৭ (খ)	সার চার্জ ১৮ (ক)	সেস ১৮ (খ)	
১২	১৩	১৪	১৫	১৬					১৯

ওয়ালী

৩৬/৪৫৩৬/২৭-১২-১৪

খাজনার অত্র রসিদ দেওয়া হইবে।
আইনগার বৈধতা হানি
এবং হিসাববিন্যাসাদি

	তিন সনের পূর্বকার ২০	তৃতীয় সনের বাকি ২১	দ্বিতীয় সনের বাকি ২২	হাল সনের পূর্ববর্তী ২৩	হাল ২৪	সুদ ২৫	*অগ্রিম ২৬
খাজনা					২০০		
সার চার্জ					-		
পথ কর					২৩		
পূর্ত কর					৫০		
শিক্ষা কর					২০		
খাস জমি বাবদ লাইসেন্স ফি							
অন্যান্য							
গ্রামীণ কর্মসংস্থান আইনে দেয়							
(ক) সার চার্জ					১০		
(খ) সেস					১০		
মোট					৩৯৩		
বাদ মিনাই							

৩৭২ মোট আদায় (কথায়)
আইনগার বাবদ ওয়ালী তাহা লিখুন।
স্বাক্ষর দ্বারা খাজনা দেওয়া হইলে এইখানে তাহার
সবিশেষ বিবরণ লিখিতে হইবে।

আদায়কারী কর্মচারীর সহি
২৭-১-২০২০

Government of West Bengal

Office of the Block Land & Land Reforms Officer

রাজারহাট, উত্তর ২৪ পরগণা

To

Memo No. CON/1244/BL&LRO/RAJ/

Dated. 28/08/2020

অফিসার বিসনেস প্রা: লি:

মিতা/স্বামীর নাম: ডাইরেক্টর

কার্কুরগাছি, কোল-54

P.S.: রাজারহাট

District: উত্তর ২৪ পরগণা



Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 11/02/2020

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 26/08/2020 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2020/1507/385)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
জামালপাড়া, 42, রাজারহাট	3531	1311		10000	0.0200	শালি	বহুতল আবাসন
জামালপাড়া, 42, রাজারহাট	3531	1312		10000	0.0800	শালি	বহুতল আবাসন

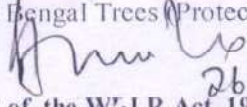
Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act , 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being issued in accordance with the notification bearing no. 4296 LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in-the Kolkata Gazette, Extraordinary.

- l) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.


26/08/2020
Collector u/s 4C of the WBLR Act, 1955
& B.L.&L.R.O., Rajarhat
North 24-Parganas
Block Land & Land Reforms Officer

Memo:

Dated: 26/08/2020

- (i) The RI, of the রাজারহাটবিশুপুৰ-II for information and taking necessary action.
(ii) Office copy of the certificate to be kept with the relevent case Record

Block Land & Land Reforms Officer