

13407

P 13112/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 273283

1761038/18

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

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

28 NOV 2018

**THIS DEED OF CONVEYANCE** made this the 22<sup>nd</sup> day of **NOVEMBER**,  
**TWO THOUSAND AND EIGHTEEN (2018)**

**BETWEEN**

(1) **HAMIDA BIBI** wife of Late Din Mohammad Molla, residing at Jamalpara, P.O. -Kashinathpur, P.S. - Rajarhat, Kolkata - 700135, District - North 24-Parganas, (2) **ANOWARA BIBI** (PAN No. DKAPB7177L) wife of Lutfar Rahaman, residing at Jatragachi, P.O. - Ghuni, P.S.- New Town, Kolkata - 700157, District - North 24-Parganas and (3) **JAHANARA BIBI** (PAN No. DMRPB0476D) wife of Alim Box, residing at Bardeshia, Kharibari, P.O. - Mudiahat, P.S.- Sashan, Kolkata - 700128, District - North 24-Parganas West Bengal, all by religion Islam, by Nationality Indian, by

Occupation Housewives, hereinafter collectively referred to as the **VENDORS** (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** ;

The said Vendors represented by their Constituted Attorney **ABUL KALAM SAHADAT HOSSAIN** (PAN No. AMGPH8560C) son of Md. Nur Mahammad, residing at Jamalpara, P.O. -Kashinathpur, P.S. - Rajarhat, Kolkata - 700135, District - North 24-Parganas, West Bengal, by religion Islam, Nationality Indian, by Occupation Business, by a General Power of Attorney duly registered on 29<sup>th</sup> August, 2016, registered at Additional District Sub-Registration Office Rajarhat, New Town, vide Book No. IV, Volume No.1523-2016 Pages from 12042 to 12058, Being No. 152300655 for the year 2016.

**AND**

(ii) **NEWTRAL HOLDINGS PVT. LTD.** (PAN No. AAACN8484C), a company incorporated within the meaning of the Companies Act, 1956, having its registered office at CF-305, Salt Lake City, P.O. - CC Block, Sector - I, P.S. Bidhannagar(North), Kolkata - 700064, West Bengal, represented by its Director **MR. KAMAL KISHOR GANDHI** (PAN No.ADXPG2396K) son of Late Ratan Lal Gandhi, residing at CF-305, Salt Lake City, Sector - I, 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) One Din Mohammad Molla, son of Late Chakawat Molla, was absolutely seized and possessed of and/ or otherwise well and sufficiently entitled to the property by virtue of L.R. Settlement record of rights land measuring an area of 07 Decimals (0.2500 Share) out of 28 Decimals comprised in R.S./L.R.Dag No. 1308 under L.R. Khatian No. 387/1, 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) The said Din Mohammad Molla, died intestate leaving behind him, surviving him widow namely Hamida Bibi, two sons namely Giasuddin Molla, Kutubuddin Molla, two daughters namely Anowara Bibi and Jahanara Bibi, as his legal heirs and legal representatives under the Mohamadan Law, who were seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring an area of 07 Decimals (0.2500 Share) out of 28 Decimals comprised in R.S./L.R. Dag No. 1308 under L.R. Khatian No. 387/1, 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 Hamida Bibi, Anowara Bibi and Jahanara Bibi, the Vendors herein are became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of inheritance an absolute estate in fee simple possession to the said land measuring an area of 02.92 Decimals out of 07 Decimals

Abul Kalam Saadul Hossain

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arising out of 28 Decimals comprised in R.S./L.R. Dag No. 1308 under L.R. Khatian No. 387/1, 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').

Abul Kalam Salawat Hossainy

D) The Vendors have 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 02.92 Decimals** out of 07 Decimals arising out of 28 Decimals comprised in R.S./L.R. Dag No. 1308 under L.R. Khatian No. 387/1, 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.

Abul Kalam Salawat Hossainy

E) At or before execution of this Indenture the Vendors have assured and represented to the Purchaser as follows:



- F) **That** the Vendors alone are the sole and absolute owners of the Said Properties.
- G) **That** the Vendors have 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 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 the Vendors predecessors-in-title and the title of the Vendors to the Said Properties is free, clear and marketable.
- I) **That** the Said Properties are not being cultivated and/or the Vendors have not been cultivating the Said Properties.
- J) **That** there is no legal bar or impediment on the part of the Vendors 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 Vendors are in khas possession of the entirety of the Said Properties.
- M) **That** no person excepting the Vendors have 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. 7,30,000/=** (**Rupees Seven Lakh thirty thousand only**) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors, receipt of which the Vendors do each of them 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 Vendors into or upon the Said Properties hereby intended to be sold, transferred and conveyed and the Vendors hereby indefeasibly grant, sell, transfer, convey, assign and assure unto and to the Purchaser being **ALL THAT land measuring an area of 02.92** Decimals out of 07 Decimals arising out of 28 Decimals comprised in R.S./L.R. Dag No. 1308 under L.R. Khatian No. 387/1, 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,

Abul Kalam Saleedat Hossainy



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 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 Vendors 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 anyways 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 Vendors or any person or persons from whom the Vendors 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 Vendors doth hereby further covenants with the Purchaser that the Vendors are the absolute and lawful owners 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 Vendors 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 Vendors 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 Vendors done executed or knowingly suffered to the contrary the Vendors at the time of execution of these presents is the absolute and lawful owners 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 have 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 Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or from under or in trust for any of their 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 Vendors 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, executions, prohibitions, restrictions, easements and lispendense whatsoever suffered or made or liabilities created in respect of the Said Properties by the Vendors or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors or their 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 Vendors 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 Vendors 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 thereunder 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 hereinafter 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 Vendor or any person and/or persons claiming through or under the Vendor.
- VI) **And** the Vendor doth hereby further declares that he had taken a sum of Rs. 30,000/- from Vinita Rathi dated 12.10.2018 vide Cheque No. 122691, HDFC Bank Wardha as an advance.



**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :**

**ALL THAT** piece or parcel of Sali land measuring an area of 02.92 Decimals out of 07 Decimals arising out of 28 Decimals comprised in R.S./L.R. Dag No. 1308 under L.R. Khatian No. 387/1, 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
1308	387/1	28 Decimals	00.88 Decimals (Vendor No. 1)
1308	387/1	28 Decimals	01.02 Decimals (Vendor No. 2)
1308	387/1	28 Decimals	01.02 Decimals (Vendor No. 3)
		<b>Total</b>	<b>02.92 Decimals</b>

The said property is butted and bounded as follows :

- ON THE NORTH : 10 ft. wide Road (Kancha)  
 ON THE SOUTH : By R.S./L.R. Dag No. 1316  
 ON THE EAST : By R.S./L.R. Dag No. 1308(P)  
 ON THE WEST : By R.S./L.R. Dag No. 1308(P)

Abul Kalam Sahadat Hossain

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

**SIGNED AND DELIVERED** by

the **VENDORS** at Kolkata  
in the presence of :

**WITNESSES :**

1. *Abdul Aziz*

*Abul Karim Sakedat Hossainy*  
*(As Constituted Attorney of Vendors*  
*1-3)*

**SIGNATURE OF THE VENDORS**

2. *Abul Karim Sakedat Hossainy*

**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.7,30,000/- (Rupees Seven Lacs Thirty Thousand only)** in full payment of the consideration money as per Memo below :

**MEMO OF CONSIDERATION**

Date	Cheque No.	Bank's Name	Amount(Rs.)
12.10.2018	122691	HDFC BANK, WARDHA	30,000/-
22.11.2018	000331	HDFC BANK,CJ-166, SALT LAKE ,KOL-91	7,00,000/-
		<b>TOTAL</b>	<b>7,30,000/-</b>

(Rupees Seven Lacs Thirty Thousand only)

**WITNESSES :**

1. *Azizul Gazi*

*Abul Kalam Sahadat Hossain*  
(As Constituted Attorney of Vendor 1-3)

**SIGNATURE OF THE VENDOR**

2. *Muse Ahmed*

SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908

N.B. -

LH BOX- SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

	LH					
	RH.					

Abul Kalam  
Salawat Hossain

ATTESTED :- Abul Kalam Salawat Hossain

PHOTO	LH					
	RH.					

ATTESTED :-

PHOTO	LH					
	RH.					

ATTESTED :-





SITE PLAN PART OF R.S. & L. R. DAG NO -1308, AT MOUZA -JAMALPARA,

J. L. NO - 42, R. S. NO. - 124, L. R. KH. NO. - 387/1, P. S. - RAJARHAT,

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

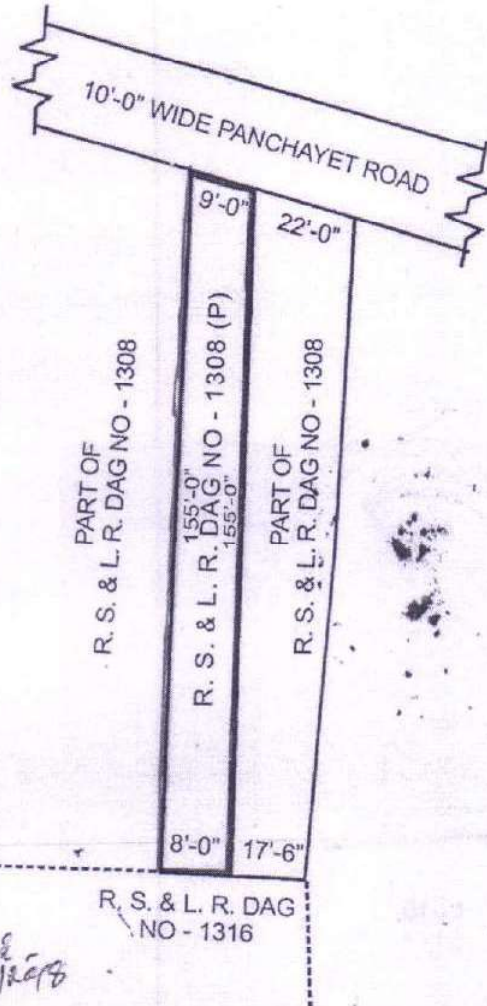
AREA OF LAND - 1K- 12 CH - 11 S.F.T. (2.92 DC) M/L ( IN RED COLOUR)

- PRINCIPALS 1. HAMIDA BIBI  
2. ANOWARA BIBI  
3. JAHANARA BIBI

POWER TO ABDUL KALAM SAHADAT HOSSAIN  
VENDEE NEWTRAL HOLDING PVT. LTD.



SCALE = 40'=1"(IN)



*Shad Ghosh*  
Plan Maker & Surveyor  
Chotochandpur, Rajarhat  
Regd. No 15727

DRAWN BY

*Abul Kalam Sahadat Hossain*  
(As Constituted Attorney of Vendors 1-3)  
SIG. OF PRINCIPAL / POWER HOLDER



आयकर विभाग  
INCOME TAX DEPARTMENT  
ABUL KALAM SAHADAT HOSSAIN  
MAHAMMAD NUR MAHAMMAD  
01/02/1990  
Permanent Account Number  
AMGPH8560C  
Abul Kalam  
Sahadat Hossain  
Signature

भारत सरकार  
GOVT. OF INDIA



Abul Kalam Sahadat Hossain

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

इस कार्ड के खोने/पान पर कृपया सूचित करें/लौटाएं:  
आयकर पैन सेवा यूनिट, UHTSI  
प्लॉट नं. 3, सेक्टर 02, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/609115

পরিচয় পত্র



Elector's Name : HAMIDA  
নির্বাচকের নাম : হামিদা  
Father/Mother/  
Husband's Name : DIN MAHAMMAD  
পিতা/মাতা/স্বামীর নাম : দিন মহাম্মদ  
Sex : F  
লিঙ্গ : স্ত্রী  
Age as on 1.1.1995 : 40  
১১.১.১৯৯৫-এ বয়স : ৪০

Hamida

হামিদা হামিদা  
ব: ২২০২ ট্রেনিং কোম্পানি

Address PART NO.0204

RAJARHAT BISHNUPUR  
NORTH 24 - PARGANAS

ঠিকানা

পার্ট নং: ২০৪

রাজারহাট বিষ্ণুপুর

উত্তর ২৪ পরগনা

Facsimile Signature  
Electoral Registration Officer

For 091-RAJARHAT(S.C) Assembly Constituency

০৯১-রাজারহাট (স.স) বিধানসভা নির্বাচন কেন্দ্র

Place : BARASAT

স্থান : বারাসাত

Date : 08/04/95

তারিখ : ০৮/০৪/৯৫



ভারতের নির্বাচন কমিশন  
পশ্চিম পুর  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

GGC1687953



নির্বাচকের নাম : আনোয়ারা বিবি  
Elector's Name : Anowara Bibi

স্বামীর নাম : লুৎফর মোল্লা  
Husband's Name : Lutfar Molla

লিঙ্গ / Sex : স্ত্রী / F.  
জন্ম তারিখ : XX / XX / 1970  
Date of Birth

আনোয়ারা বিবি -

GGC1687953

ঠিকানা:  
পশ্চিম পাড়া যাত্রা গাছি জাংরা হাতিয়ারা - 2নং রাজারহাট  
উত্তর 24 পরগণা 700059

Address:  
Paschim ParaJatra Gachhi Jyanga  
Hatlyara - 2No Rajarhat North 24  
Parganas 700059

Date: 14/08/2007  
91-রাজারহাট (সংশ্লিষ্ট জাতি) নির্বাচন ক্ষেত্রের নির্বাচক  
মহান আধিকারিকের স্বাক্ষরের অনুলিপি  
Facsimile Signature of the Electoral  
Registration Officer for  
91-Rajarhat (SC) Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকনার তথ্যটি লিপিতে নাম  
ভেদে ও এই নম্বরের নতুন সঠিক পরিচয়পত্র পাঠানোর  
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
In case of change in address mention the 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.



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

GGC4298527



নির্বাচকের নাম : জাহানারা বিবি

Elector's Name : Jahanara Bibi

স্বামীর নাম : মোঃ আলিম বক্স

Husband's Name : Md. Alim Boksh

লিঙ্গ / Sex : স্ত্রী / F

জন্ম তারিখ : XX / XX / XXXX  
Date of Birth : XX / XX / XXXX

জাহানারা বিবি

GGC4298527

ঠিকানা:  
বরদেশিয়া (মুসলমান পাড়া) বরদেশিয়া বারাসাত উত্তর  
24 পরগণা 700128

Address:  
Bardeshiya ( Paschimpara) Bardeshia  
Barasat North 24 Parganas 700128

Date: 08/02/2008  
91-রাজহাট (তপশিহী জাতি) নির্বাচন কেন্দ্রের নির্বাচক  
নিবন্ধন আধিকারিকের স্বাক্ষরের অনুকৃতি  
Facsimile Signature of the Electoral  
Registration Officer for  
91-Rajarhat (SC) Constituency

ঠিকানা পরিবর্তন হলে সত্বন ঠিকানায় ভোটার মিটে নাম  
কোলা স্ত একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার  
জন্য মিটে করবে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
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

NEWTRAL HOLDINGS PRIVATE LIMITED



भारत सरकार

GOVT. OF INDIA



20/03/1994

Permanent Account Number

AAACN8484C

11042013

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाने

आयकर प्रश्न सेवा इकाई, एन एस डी एल  
5वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, नैर दीप बंगला चौक के पास,  
पुणे - 411 016

If this card is lost / someone's lost card is found,  
please inform / return to

Income Tax PAN Services Unit, NSDL  
5th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ADXPG2396K



नाम / NAME  
KAMAL KISHOR GANDHI

पिता का नाम / FATHER'S NAME  
RATAN LAL GANDHI

जन्म तिथि / DATE OF BIRTH  
08-12-1946

हस्ताक्षर / SIGNATURE  
*K.K. Gandhi*

आयकर आयुक्त, ए.बं. - XI  
COMMISSIONER OF INCOME-TAX, W.B. - XI

*K.K. Gandhi*

पी-7,  
घोरगो इन्डियास,  
कलकत्ता - 700 069.

In case this card is lost/found kindly inform/return to  
the issuing authority.  
Joint Commissioner of Income-tax (Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.

*K.K. Gandhi*



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

GRN: 19-201819-031073702-1 Payment Mode Online Payment  
GRN Date 28/11/2018 16:23:15 Bank : State Bank of India  
BRN : IK00VICMT3 BRN Date: 28/11/2018 16:24:01

DEPOSITOR'S DETAILS

Id No. : 15230001761038/5/2018  
(Query No./Query 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 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	15230001761038/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	36420
2	15230001761038/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	7314
Total				43734

In Words : Rupees Forty Three Thousand Seven Hundred Thirty Four only

### Major Information of the Deed

Deed No :	I-1523-13112/2018	Date of Registration	28/11/2018
Query No / Year	1523-0001761038/2018	Office where deed is registered	
Query Date	22/11/2018 1:08:56 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	MD MANIR UZ JAMAN BLOCK - C/201, FLAT NO- 202, 2ND FLOOR, SHAPOORJI HOUSING COMPLEX, SUKHOBRIHTI, 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. 7,30,000/-	Rs. 7,30,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 36,520/- (Article:23)	Rs. 7,314/- (Article:A(1), E)		
Remarks			

#### Land Details :

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

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-1308	LR-387/1	Bastu	Shali	0.88 Dec	2,20,000/-	2,20,000/-	Width of Approach Road: 10 Ft.,
L2	LR-1308	LR-387/1	Bastu	Shali	1.02 Dec	2,55,000/-	2,55,000/-	Width of Approach Road: 10 Ft.,
L3	LR-1308	LR-378/1	Bastu	Shali	1.02 Dec	2,55,000/-	2,55,000/-	Width of Approach Road: 10 Ft.,
TOTAL :					2.92Dec	7,30,000 /-	7,30,000 /-	
Grand Total :					2.92Dec	7,30,000 /-	7,30,000 /-	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>HAMIDA BIBI</b> Wife of Late DIN MOHAMMAD MOLLA JAMALPARA, P.O:- KASHINATHPUR, P.S:- New Town, District:-North 24 -Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	<b>ANOWARA BIBI</b> Wife of LUTFAR RAHAMAN JATRAGACHI, P.O:- GHUNI, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: DKAPB7177L, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	<b>JAHANARA BIBI</b> Wife of ALIM BOX BARDESHIA, KHARIBARI, P.O:- MUDIAHAT, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700128 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: DMRPB0476D, Status :Individual, Executed by: Attorney, Executed by: Attorney

Major Information of the Deed :- I-1523-13112/2018-28/11/2018



**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>NEWTRAL HOLDINGS PRIVATE LIMITED</b> CF 305, SALT LAKE CITY, P.O:- CC BLOCK, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.:: AAACN8484C, Status :Organization, Status : Not Executed

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>ABUL KALAM SAHADAT HOSSAIN (Presentant )</b> Son of Md NUR MOHAMMAD JAMALPARA, 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, , PAN No.:: AMGPH8560C Status : Attorney, Attorney of : HAMIDA BIBI, ANOWARA BIBI, JAHANARA BIBI

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr KAMAL KISHOR GANDHI</b> Son of Late RATAN LAL GANDHI CF 305, SALT LAKE CITY, Block/Sector: I, P.O:- CC BLOCK, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADXPG2396K Status : Representative, Representative of : NEWTRAL HOLDINGS PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name & address	
AJIZUL GAZI Son of Late JASIMUDDIN GAZI JAMALPARA, 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 ABUL KALAM SAHADAT HOSSAIN, Mr KAMAL KISHOR GANDHI	

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	HAMIDA BIBI	NEWTRAL HOLDINGS PRIVATE LIMITED-0.88 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	ANOWARA BIBI	NEWTRAL HOLDINGS PRIVATE LIMITED-1.02 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	JAHANARA BIBI	NEWTRAL HOLDINGS PRIVATE LIMITED-1.02 Dec

Major Information of the Deed :- I-1523-13112/2018-28/11/2018

## Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1308(Corresponding RS Plot No:- 1308), LR Khatian No:- 387/1	Owner:দিন মহম্মদ মোল্লা, Gurdian:ছাকাওয়াত মোল্লা, Address:নিজ , Classification:শালি, Area:0.07 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1308(Corresponding RS Plot No:- 1308), LR Khatian No:- 387/1	Owner:দিন মহম্মদ মোল্লা, Gurdian:ছাকাওয়াত মোল্লা, Address:নিজ , Classification:শালি, Area:0.07 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 1308(Corresponding RS Plot No:- 1308), LR Khatian No:- 378/1		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 152313112 / 2018

On 22-11-2018

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

Presented for registration at 15:00 hrs on 22-11-2018, at the Private residence by ABUL KALAM SAHADAT HOSSAIN .,

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 7,30,000/-

Executed by Attorney

Execution by ABUL KALAM SAHADAT HOSSAIN, , Son of Md NUR MOHAMMAD, JAMALPARA, P.O: KASHINATHPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business as the constituted attorney of 1. HAMIDA BIBI JAMALPARA, P.O: KASHINATHPUR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, 2. ANOWARA BIBI JATRAGACHI, P.O: GHUNI, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, 3. JAHANARA BIBI BARDESHIA, KHARIBARI, P.O: MUDIAHAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700128 is admitted by him

Indetified by AJIZUL 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

Major Information of the Deed :- I-1523-13112/2018-28/11/2018



On 28-11-2018

**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 Fees**

Certified that required Registration Fees payable for this document is Rs 7,314/- ( A(1) = Rs 7,300/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7,314/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 28/11/2018 4:24PM with Govt. Ref. No: 192018190310737021 on 28-11-2018, Amount Rs: 7,314/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00VICMT3 on 28-11-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 36,520/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 36,420/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2684, Amount: Rs.100/-, Date of Purchase: 22/11/2018, Vendor name: M Dutta  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 28/11/2018 4:24PM with Govt. Ref. No: 192018190310737021 on 28-11-2018, Amount Rs: 36,420/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00VICMT3 on 28-11-2018, 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**

Major Information of the Deed :- I-1523-13112/2018-28/11/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2018, Page from 435916 to 435944

being No 152313112 for the year 2018.



Digitally signed by Sanjoy Basak  
Date: 2018.12.06 18:42:49 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 06-12-2018 6:42:46 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	২। থানার নাম ও তৌজি নং	৩। সার্কেলের নাম ও তহশীল ব্লক নং	৪। ভূমিসহকারকের বসিদ নং
উঃ ২৪০:	সত্যাবহুদ	সত্যাবহুদ	২/৩২
৫। মৌজার নাম ও জে.এল. নং	৬। জমাবন্দী নং	৭। খতিয়ান নং	৮। লগ্ন নং
১০৩১	৪২ LR	৩৮/৮	১০০৫
৯। জমির পরিমাণ		১০। প্রজার নাম ও পিতা/স্বামীর নাম ও সাকিন	
০৩০৯:		১১। তাহার দ্বারা (খাজনা) দাখিল হইয়াছে	
দীন সত্যাবহুদ সত্যাবহুদ		নিহিতাল হোমজিওফ	

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

ওয়শীল

৯৪৩৭৬৫৭ ৫/১/১৭ খাজনার অংশ বাসিন্দার নাম এবং প্রজার নাম এবং মৌজার নাম এবং জমাবন্দীর নাম এবং খতিয়ান নং এবং লগ্ন নং এবং মোট বাবদিতলব	তিন সনের পূর্বকার	তৃতীয় সনের বাকি	দ্বিতীয় সনের বাকি	হাল সনের পূর্ববর্তী	হাল	সুদ	অগ্রিম	
	২০	২১	২২	২৩	২৪	২৫	২৬	
				২২০	৬০		২২	
				৮	৪			
				৩০	২৫			
				২২	৬			

\*যে সনের বাবদ ওয়শীল তাহা বিখ্যন।  
 দ্রষ্টব্য : ডেকের দ্বারা খাজনা দেওয়া হইলে এইখানে তাহার  
 সবিশেষ বিবরণ লিপিতে হইবে।

মোট আদায়  
(কথায়)

আদায়কারকের নাম

SPL

সত্যাবহুদ



## Government of West Bengal

Office of the Block Land &amp; Land Reforms Officer

রাজারহাট, উত্তর ২৪ পরগণা

To

Memo No. CON/423/BL&amp;LRO/RAJ/21

Dated. 02/02/2021

নিউটাল হোল্ডিংস প্রা লি

পিতা/স্বামীর নাম: পক্ষে ডায়রেক্টর

সন্ট লেক সিটি, সেক্টর এক, মিসি ব্লক, বিধাননগর,

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: 09/12/2020

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 02/02/2021 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/2020/1507/2071)

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	3664	1308		1042	0.0300	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.

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

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: 02/02/2021

- (i) The RI, of the রাজারহাটবিশুপুর-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