

109323

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2-8872/17

FL-0

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 428011

4.9.17  
6-1/203615

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  
Rajarhat, New Town, North 24-Pgs.

04 SEP 2017

Withal

## DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the  
1st day of September, Two Thousand Seventeen (2017)

BETWEEN

3842  
3843

To be cont .....

④



6154

তাং 31.08.2017

1000/-

নং

ক্রোতার নাম

স্টাম্প ভেদার স্বাক্ষর

বিধান নগর (সল্টলেক সিটি) এ. ডি. এ. ডি. এ. ডি. এ. ডি.

মোট স্টাম্প ক্রয় তাং

চালান নং

মোট কত টাকা খরিদ

টেকারী বারাকপুর ভেদার-মিতা দত্ত

WITHAL SERVICES PVT. L.

18 R.N. mukharjee Road

K 01-700001

09 AUG 2017

690000



২৪/০৮/১৭  
২৪/০৮/১৭  
২৪/০৮/১৭  
২৪/০৮/১৭  
২৪/০৮/১৭  
২৪/০৮/১৭  
২৪/০৮/১৭  
২৪/০৮/১৭  
২৪/০৮/১৭  
২৪/০৮/১৭

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

04 SEP 2017



20-2  
PVT. LTD.

(2)

**JAMALUDDIN MOLLA**, (PAN- AIYPM1138K), son of Mojambari Molla, residing at Vill & P.O. - Lauhati, P.S. - Rajarhat, Kolkata - 700135, Dist. - North 24 Parganas, by faith- Islam, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives nominees and assigns) of the ONE PART.

-AND-

**"WITHAL SERVICES PVT. LTD."**, (PAN-AAACW4481E), a company incorporated under the Companies Act. 1956, having its Regd. Office at 18, R.N. Mukharjee Road, 2nd Floor, P.O. - GPO, P.S.- Hare Street, Kolkata - 700001, represented by its Director **SRI MANOJ KUMAR BUDHIA**, son of Late Prabhu Dayal Budhia, residing at 18, R.N. Mukharjee Road, 2nd Floor, P.O. - GPO, P.S.- Hare Street, Kolkata - 700001, by faith- Hindu, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Director in office for the time being in force, executors, administrators, representatives and assigns) of the OTHER PART.

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To be cont .....



WHEREAS One Jamaluddin Molla, (the Vendor herein) is the absolute recorded owner and possessor of Sali land total measuring an area of 10.63 Satak more or less, comprised in R.S. & L.R. Dag Nos. 3842 & 3843, under L.R. Khatian No. 10030, the said land clearly as under following manner :-

| Recorded land area          | Share of land | Out of land | R.S. & L.R. Dag | L.R. Khatian | Nature of Land |
|-----------------------------|---------------|-------------|-----------------|--------------|----------------|
| 02.38 Satak                 | 0.29690       | 08 Satak    | 3842            | 10030        | Sali           |
| 08.25 Satak                 | 0.5500        | 15 Satak    | 3843            | 10030        | Sali           |
| <b>10.63 Satak in total</b> |               |             |                 |              |                |

lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 173 at present No.10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, by virtue of purchase and thereafter own L.R. Settlement Record of Rights, being L.R. Khatian No. 10030 as mentioned above, absolutely free from all encumbrances whatsoever.

AND WHEREAS Since then the said Jamaluddin Molla; (the Vendor herein) is well sufficiently seized and possessed of the aforesaid land total measuring an area of 10.63 Satak more or less, comprised in R.S. & L.R. Dag Nos. 3842 & 3843, under L.R. Khatian No. 10030, lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 173 at present No.10, within the local limits of Chandpur



Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, morefully described in the schedule hereinafter written by virtue of above Record of Rights and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in their names as absolute owner and possessors thereof and have the full right to dispose or transfer the same to anybody in any way as the Vendor herein shall think fit and proper.

AND WHEREAS Now the vendor herein said Jamaluddin Molla has agreed to sell and the purchaser herein being "M/S WITHAL SERVICES PVT. LTD." have agreed to purchase the aforesaid plot of Sali land measuring an area of 10.70 Satak more or less, comprised in R.S. & L.R. Dag Nos. 3842 & 3843, under L.R. Khatian No. 10030, lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 173 at present No.10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, more fully described in the schedule hereinafter written, for the total consideration of Rs. 22,55,000/- (Rupees Twenty Two Lac Fifty Fifty Thousand) only.

To be cont .....



NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of Rs.22,55,000/-, the Vendor doth hereby acquit, release, sold, assure and assign unto the said Purchaser **ALL THAT** piece and parcel of Sali Land measuring about **10.63 Sataks**, lying and situated at **Mouza - Bishnupur**, J.L. No.44, R.S. No. 126, Touzi No. 10, Police Station- Rajarhat, Sub-Registry Office at Rajarhat (New Town), within local limits of Chandpur Gram Panchayet, District North 24 Parganas morefully described in the Schedule hereunder written or howsoever otherwise the said land and hereditaments now is or are or heretofore was or were situated, butted, bounded, called, known, numbered, described, or distinguished **TOGETHER WITH** all paths, muniments, described or distinguished right to user in common passages, ways, Sewers, drains, ditches, hedges, bushes, shrubs, water, water-courses and all other former and ancient rights, lights, liberties, benefits, privileges, easements and appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions and remainder or remainders and the rents, issues and profits, thereof and all the estate, right, title, interest, claim and demand, whatsoever both at law

To be cont .....



and in equity of the Vendor late or upon the said land and every part thereof and all the deeds, paths, ammonites, writings, evidence of title whatsoever relating to the concerning the said land and every Part thereof which now are or may hereinafter be in the custody, power control or possession of the Vendor or any person or persons from whom the said Vendor may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land and hereditaments so far as to be unto the Said Purchaser absolutely so to be unto the said Purchaser absolutely forever free from all encumbrances and the Vendor do hereby covenant with the Purchaser that notwithstanding any act, things, deed, matter whatsoever made, done and executed or knowing suffered to the Vendor now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey or sell the said land hereby sold, transferred and conveyed or expressed or intended so to be unto and to the use of the said Purchaser in manner aforesaid and deliver vacant and peaceful possession of the said land to the Purchaser and the Purchaser shall and may at all times hereafter peaceably and quietly, hold, possess of and enjoy the said land or every part thereof and pay the rents to the Collector, 24-Parganas (North) for the State of West Bengal upon getting the name of the Purchaser mutated with the B.L.

To be cont .....



L.R.O. concerned and received the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of their predecessors-in-title and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged, saved, harmless and keep the Purchaser indemnified from or against all charges, encumbrances created by the Vendor or any of their predecessors-in-title and that free from all encumbrances whatsoever made and suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid, further that the Vendor and all Persons having lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust from the Vendor shall and will from time to time and at all times hereafter at the costs and requests of the Purchaser do and execute or cause to be one and executed all such acts, deeds and things and matters whatsoever for further better and more perfectly assuring and conveying the said land to and unto the said Purchaser as shall or may be reasonably required.

The Vendor further declare that the land hereby sold has not been previously leased, mortgaged, sold or anyway transferred. There is no

To be cont .....



charge, lien, lispensens or attachments in respect of the said land. No case, suit or proceeding is pending before any Court of Law against the said land hereby sold. The Vendor sold the said land morefully described in the Schedule hereunder written having good and marketable title and, the Vendor already handed over all the original purchase deeds as above, to the purchaser including physical possession of the land free from all encumbrances and the purchaser is also enjoying khas possession of said Sali land which is morefully described in the Schedule hereunder written.

The Vendor also undertakes to execute and register any Supplementary Deed or Deeds or Rectification in favour of the Purchaser at the cost of the Purchaser, if any error or omission is transpired in this Deed in future.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

(Description of land hereby sold the Vendor herein) →

ALL THAT piece or parcel of Revenue Paying Ratyati Dakhali Swattiya Bisistha Sali land measuring an area of 10.63 Satak more or less, comprised in R.S. & L.R. Dag Nos. 3842 & 3843, under L.R. Khatian No. 10030, (in

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To be cont .....



(9)

the name of Jamaluddin Molla), the said land clearly as under following manner :-

| Saleable land area   | Share of land | Out of total land | R.S. & L.R. Dag | L.R. Kh. No. | Nature of Land |
|----------------------|---------------|-------------------|-----------------|--------------|----------------|
| 02.38 Satak          | 0.2969        | 08 Satak          | 3842            | 10030        | Sali           |
| 08.25 Satak          | 0.5500        | 15 Satak          | 3843            | 10030        | Sali           |
| 10.63 Satak in total |               |                   |                 |              |                |

lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 173 at present Nol.10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, Pargana- Kolikata, under A.D.S.R. Office, Rajarhat, New Town, in the District of North 24-Parganas, in the State of West Bengal.

It is clearly stated herein that the Vendor herein sold and conveyed the said total land measuring of 10.63 Satak be the same a little more or less together with all easement right of the same unto and in favour of the Purchaser herein. NO Road.

The annual proportionate rent will be payable as per State Government Rules and Regulations.

To be cont .....



IN WITNESS WHEREOF the Parties have hereunto set and subscribed their hand's and seal's on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

By the Vendor at Rajarhat in Presence of :

1. *(Signature)*

*(Signature)*

SIGNATURE OF THE VENDOR

2. *Sik. Kunder PS:*

*Vill - Bishnupur  
P.S - Rajarhat*

WITHAL SERVICES PVT. LTD.

*(Signature)*  
Director

SIGNATURE OF THE PURCHASER

Deed prepared, read over and  
Vernacular language explained  
By me.

*Mukherjee*

Drafted by

*(Signature)*

MRINAL KANTI MUKHERJEE

Advocate

High Court at Calcutta

Enrolment No. : WB/296/1989

To be cont .....



(12)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 22,55,000/- (Rupees Twenty-two Lac Fifty-five Thousand) only, being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

| <u>Date.</u> | <u>Ch/D.D No.</u> | <u>Drawee Bank</u>                         | <u>Amount</u> |
|--------------|-------------------|--------------------------------------------|---------------|
| 01/09/2017   | 582011            | Federal Bank,<br>R.N. Mukherjee Rd. Kol-01 | 20,56,200/-   |
|              | 582017            | Do                                         | 1,98,800/-    |

-----  
Total- Rs. 22,55,000/- (Rupees Twenty-two Lac Fifty-five Thousand) only.

WITNESSES :-

1. [Signature]  
[Signature] - [Signature]  
[Signature] - [Signature]

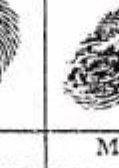
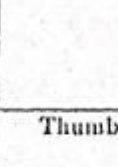
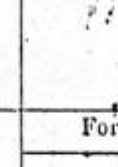
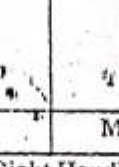
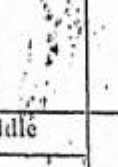
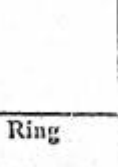
2. Sd/- Kuddu As:  
Vill - Mishmpan  
f-s - R-5 market

[Signature]

-----  
SIGNATURE OF THE VENDOR



SPECIMEN FORM FOR TEN FINGERPRINTS

|                                                                                    |                        |                                                                                     |                                                                                     |                                                                                     |                                                                                      |                                                                                       |
|------------------------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|   | <i>M. V. Rende</i>     |    |    |    |    |    |
|                                                                                    |                        | Little                                                                              | Ring                                                                                | Middle                                                                              | Fore                                                                                 | Thumb                                                                                 |
|                                                                                    |                        | (Left Hand)                                                                         |                                                                                     |                                                                                     |                                                                                      |                                                                                       |
|                                                                                    |                        |    |    |    |    |    |
|                                                                                    |                        | Thumb                                                                               | Fore                                                                                | Middle                                                                              | Ring                                                                                 | Little                                                                                |
| (Right Hand)                                                                       |                        |                                                                                     |                                                                                     |                                                                                     |                                                                                      |                                                                                       |
|  | <i>Samuel M. M. M.</i> |    |    |    |    |    |
|                                                                                    |                        | Little                                                                              | Ring                                                                                | Middle                                                                              | Fore                                                                                 | Thumb                                                                                 |
|                                                                                    |                        | (Left Hand)                                                                         |                                                                                     |                                                                                     |                                                                                      |                                                                                       |
|                                                                                    |                        |   |   |   |   |   |
|                                                                                    |                        | Thumb                                                                               | Fore                                                                                | Middle                                                                              | Ring                                                                                 | Little                                                                                |
| (Right Hand)                                                                       |                        |                                                                                     |                                                                                     |                                                                                     |                                                                                      |                                                                                       |
| PHOTO                                                                              |                        |                                                                                     |                                                                                     |                                                                                     |                                                                                      |                                                                                       |
|                                                                                    |                        | Little                                                                              | Ring                                                                                | Middle                                                                              | Fore                                                                                 | Thumb                                                                                 |
|                                                                                    |                        | (Left Hand)                                                                         |                                                                                     |                                                                                     |                                                                                      |                                                                                       |
|                                                                                    |                        |  |  |  |  |  |
|                                                                                    |                        | Thumb                                                                               | Fore                                                                                | Middle                                                                              | Ring                                                                                 | Little                                                                                |
| (Right Hand)                                                                       |                        |                                                                                     |                                                                                     |                                                                                     |                                                                                      |                                                                                       |
| PHOTO                                                                              |                        |                                                                                     |                                                                                     |                                                                                     |                                                                                      |                                                                                       |
|                                                                                    |                        | Little                                                                              | Ring                                                                                | Middle                                                                              | Fore                                                                                 | Thumb                                                                                 |
|                                                                                    |                        | (Left Hand)                                                                         |                                                                                     |                                                                                     |                                                                                      |                                                                                       |
|                                                                                    |                        |                                                                                     |                                                                                     |                                                                                     |                                                                                      |                                                                                       |
|                                                                                    |                        | Thumb                                                                               | Fore                                                                                | Middle                                                                              | Ring                                                                                 | Little                                                                                |
| (Right Hand)                                                                       |                        |                                                                                     |                                                                                     |                                                                                     |                                                                                      |                                                                                       |



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AFAPB5130P

नाम /NAME  
MANOJ KUMAR BUDHIA

पिता का नाम /FATHER'S NAME  
PRABHU DAYAL BUDHIA

जन्म तिथि /DATE OF BIRTH  
24-12-1964

हस्ताक्षर /SIGNATURE  
M. K. Budhia

आयकर अधिकारी, व.ब. III  
COMMISSIONER OF INCOME-TAX, W.B. - III

M. K. Budhia.



ELECTION COMMISSION OF INDIA  
IDENTITY CARD

U/L 1085764



নিম্নোক্তের নাম : মনোজ কুমার বুদ্ধিয়া

Elector's Name : Manoj Kumar  
Buddhia

পিতার নাম : প্রভুদয়াল বুদ্ধিয়া

Father's Name : Prabhu Dayal  
Buddhia

লিঙ্গ/Sex : পু/ M

জন্ম তারিখ  
Date of Birth : 24-12-1964

*Manoj Kumar Buddhia*

U/L 1085764

বাসস্থান  
Address : 5A, MUKHERJEE PARK LANE,  
KOLKATA-700028

Date: 17/11/2010

160-এককীয় নম্বর প্রদান করিতে হইবে  
সংশ্লিষ্ট সংস্থার সীল  
Polling Station Officer  
Registration Officer for  
160-Rashbehari Constituency

ভোটারের নাম ও পিতার নামের সঙ্গে এই কার্ডের  
নম্বর ও পিতার নামের নম্বর এক হইবে এবং  
ভোটারের নামের সঙ্গে এক  
যদি ভোটারের নামের নম্বর ভুল হইলে  
এই কার্ডের নম্বর ভুল হইলে ভোটারের নামের  
নম্বর ভুল হইলে ভোটারের নামের  
নম্বর ভুল হইলে ভোটারের নামের



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AAACW4481E



नाम / NAME

WITHAL SERVICES PRIVATE LIMITED

विस्थापन/स्थापने की तिथि / DATE OF INCORPORATION/FORMATION

13-06-1993

*Shahin*

अध्यक्ष, आय. वि. वि. १, कोलकाता

COMMISSIONER OF INCOME-TAX (D-1), KOLKATA

*M. R. R. R. R.*



आयकर विभाग

६

भारत सरकार

INCOME TAX DEPARTMENT

GOVT OF INDIA

SAIKAT UDDIN MOLLA

KOJAMBARI MOLLA

08/10/1974

AIYPM1138K

Saikat Uddin Molla



Saikat Uddin Molla



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

19-201718-006952558-1

Payment Mode Online Payment

Bank : State Bank of India

BRN Date: 04/09/2017 12:33:08

IN Date: 04/09/2017 12:32:30

BRN : IK00HGYXH5

DEPOSITOR'S DETAILS

Name : SUVANKAR DAS

Contact No. :

Mobile No. : +91 9836206079

E-mail : dassuva1685@gmail.com

Address : 281 B B ST KOL 36

Applicant Name : Mr MANOJ KUMAR BUDHIA

Office Name :

Office Address :

Status of Depositor : Others

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       | 15231000303615/4/2017 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 111770     |
| 2       | 15231000303615/4/2017 | Property Registration- Registration Fees | 0030-03-104-001-16 | 22564      |
| Total   |                       |                                          |                    | 134334     |

In Words : Rupees One Lakh Thirty Four Thousand Three Hundred Thirty Four only



### Major Information of the Deed

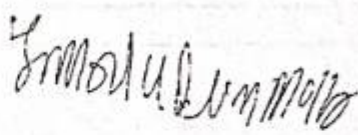
|                                         |                                                                                                                                                                              |                                                |            |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------|
| Deed No :                               | I-1523-08872/2017                                                                                                                                                            | Date of Registration                           | 04/09/2017 |
| Query No / Year                         | 1523-1000303615/2017                                                                                                                                                         | Office where deed is registered                |            |
| Query Date                              | 31/08/2017 12:57:35 PM                                                                                                                                                       | A.D.S.R. RAJARHAT, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details | MANOJ KUMAR BUDHIA<br>18 R N MUKHERJEE ROAD, 2ND FLOOR, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836048243, Status : Buyer/Claimant |                                                |            |
| Transaction                             | Additional Transaction                                                                                                                                                       |                                                |            |
| [0101] Sale, Sale Document              | [4305] Other than Immovable Property, Declaration [No of Declaration : 2]                                                                                                    |                                                |            |
| Set Forth value                         | Market Value                                                                                                                                                                 |                                                |            |
| Rs. 22,55,000/-                         | Rs. 22,55,000/-                                                                                                                                                              |                                                |            |
| Stamp duty Paid(SD)                     | Registration Fee Paid                                                                                                                                                        |                                                |            |
| Rs. 1,12,770/- (Article:23)             | Rs. 22,564/- (Article:A(1), E)                                                                                                                                               |                                                |            |
| Remarks                                 |                                                                                                                                                                              |                                                |            |

### Land Details :

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

| 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-3842              | LR-10030       | Bastu         | Shali   | 2.38 Dec     | 5,04,848/-              | 5,04,848/-            |               |
| L2     | LR-3843              | LR-10030       | Bastu         | Shali   | 8.25 Dec     | 17,50,152/-             | 17,50,152/-           |               |
|        |                      | <b>TOTAL :</b> |               |         | 10.63Dec     | 22,55,000 /-            | 22,55,000 /-          |               |
|        | <b>Grand Total :</b> |                |               |         | 10.63Dec     | 22,55,000 /-            | 22,55,000 /-          |               |

### Seller Details :

| SI No                                                                                                                                                                                                                                                                                                                                              | Name,Address,Photo,Finger print and Signature                                                                                                                                                           |                                                                                                                   |                                                                                                                                |                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                  | <b>Name</b><br><b>JAMALUDDIN MOLLA (Presentant)</b><br>Son of MOJAMBARI MOLLA<br>Executed by: Self, Date of Execution: 01/09/2017<br>, Admitted by: Self, Date of Admission: 04/09/2017 ,Place : Office | <b>Photo</b><br><br>04/09/2017 | <b>Fingerprint</b><br><br>LTI<br>04/09/2017 | <b>Signature</b><br><br>04/09/2017 |
| LAUHATI, P.O:- LAUHATI, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AIYPM1838K, Status :Individual, Executed by: Self, Date of Execution: 01/09/2017 , Admitted by: Self, Date of Admission: 04/09/2017 ,Place : Office |                                                                                                                                                                                                         |                                                                                                                   |                                                                                                                                |                                                                                                                         |

### Buyer Details :

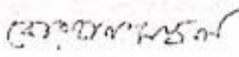
| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                      |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>WITHAL SERVICES PVT. LTD.</b><br>18, R N MUKHERJEE ROAD, 2ND FLOOR, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAACW4481E, Status :Organization, Executed by: Representative |



# Representative Details :

| Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                            |                                                                                                                                                                                        |                                                                                                        |                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| No                                                                                                                                                                                                                                                                                       | Name                                                                                                                                                                                   | Photo                                                                                                  | Finger Print                                                                                           |
| 1                                                                                                                                                                                                                                                                                        | <b>MANOJ KUMAR BUDHIA</b><br>Son of PRABHU DAYAL BUDHIA<br>Date of Execution - 01/09/2017, , Admitted by: Self, Date of Admission: 04/09/2017, Place of Admission of Execution: Office | <br>Sep 4 2017 2:15PM | <br>LTI<br>04/09/2017 |
| Signature: <i>M. K. Budhia</i><br>04/09/2017                                                                                                                                                                                                                                             |                                                                                                                                                                                        |                                                                                                        |                                                                                                        |
| 18, R N MUKHERJEE ROAD, 2ND FLOOR, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : WITHAL SERVICES PVT. LTD. (as DIRECTOR) |                                                                                                                                                                                        |                                                                                                        |                                                                                                        |

## Identifier Details :

| Name & address                                                                                                                                                                                                                                                                              |            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <b>BORHAN MONDAL</b><br>Son of MOTALEB MONDAL<br>LAUHATI, P.O:- LAUHATI, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , Identifier Of JAMALUDDIN MOLLA, MANOJ KUMAR BUDHIA | 04/09/2017 |
|                                                                                                                                                                                                          |            |

## Transfer of property for L1

| Sl.No | From             | To. with area (Name-Area)          |
|-------|------------------|------------------------------------|
| 1     | JAMALUDDIN MOLLA | WITHAL SERVICES PVT. LTD.-2.38 Dec |

## Transfer of property for L2

| Sl.No | From             | To. with area (Name-Area)          |
|-------|------------------|------------------------------------|
| 1     | JAMALUDDIN MOLLA | WITHAL SERVICES PVT. LTD.-8.25 Dec |

## Land Details as per Land Record

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

| Sch No | Plot & Khatian Nurnber                                                    | Details Of Land                                                                                               |
|--------|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| L1     | LR Plot No:- 3842(Corresponding RS Plot No:- 3842), LR Khatian No:- 10030 | Owner:জামাল উদ্দিন মোল্লা, Gurdian:মোজাম্মারি মোল্লা, Address:নিজ, Classification:শালি, Area:0.03000000 Acre, |



LR Plot No:-  
3843(Corresponding RS Plot  
No:- 3843), LR Khatian No:-  
10030

Owner:জামাল উদ্দিন মোল্লা, Gurdian:মোজামবারি মোল্লা, Address:নিজ,  
Classification:শালি, Area:0.09000000 Acre,

Endorsement For Deed Number : I - 152308872 / 2017

On 31-08-2017

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 22,55,000/-

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

On 04-09-2017

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 13:40 hrs on 04-09-2017, at the Office of the A.D.S.R. RAJARHAT by JAMALUDDIN MOLLA ,Executant.

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

Execution is admitted on 04/09/2017 by JAMALUDDIN MOLLA, Son of MOJAMBARI MOLLA, LAUHATI, P.O: LAUHATI, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business

Indetified by BORHAN MONDAL, , , Son of MOTALEB MONDAL, LAUHATI, P.O: LAUHATI, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

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

Execution is admitted on 04-09-2017 by MANOJ KUMAR BUDHIA, DIRECTOR, WITHAL SERVICES PVT. LTD., 18, R N MUKHERJEE ROAD, 2ND FLOOR, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by BORHAN MONDAL, , , Son of MOTALEB MONDAL, LAUHATI, P.O: LAUHATI, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 22,564/- ( A(1) = Rs 22,550/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 22,564/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2017 12:33PM with Govt. Ref. No: 192017180069525581 on 04-09-2017, Amount Rs: 22,564/-,

Bank: State Bank of India ( SBIN0000001), Ref. No. IK00HGYXH5 on 04-09-2017, Head of Account 0030-03-104-001-

16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,12,770/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 1,11,770/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 6154, Amount: Rs.1,000/-, Date of Purchase: 31/08/2017, Vendor name: Mita Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2017 12:33PM with Govt. Ref. No: 192017180069525581 on 04-09-2017, Amount Rs: 1,11,770/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00HGYXH5 on 04-09-2017, 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**



Deed of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1523-2017, Page from 259875 to 259898  
being No 152308872 for the year 2017.



Digitally signed by DEBASISH DHAR  
Date: 2017.09.07 18:08:03 +05:30  
Reason: Digital Signing of Deed.

*Dhar*

(Debasish Dhar) 07-09-2017 18:07:57  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)