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F-10378/19



19/8/19
 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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AB 605445

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

B. Man

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

20 AUG 2019

THIS INDENTURE made this 19th day of August.
 Two Thousand Nineteen (2019)

Umesh Uyel

26 JUL 2019

27391

No. Rs. 100/- Date

Name: Alamgir Reza.

Address:

Vendor:

Advocate
Alipur Judge's Court
Kolkata - 27

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27



Prakash Yuvaddi



710

WAMIKA INFRAPROJECTS LLP

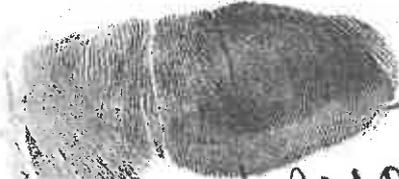
Prakash Yuvaddi

Partner / Authorized Signatory



711

Ashik Mallik



7113

Alamgir Reza



Additional District Sub Registrar,
Alipur, New Town, North 24 Parganas

19 AUG 2019

Identified by me
Alamgir Reza Adv

3/0, Tahajud Reza Adv
28/1, Judges court road
P.O. Alipur, Kol-27

7114

BETWEEN ASHIK MOLLA (PAN CXCPM4892B), son of Late Sahajahan Molla also known as Shahajaan Molla, by Faith Muslim, by Nationality Indian, by Occupation Service, residing at Teghoria, Kasinathpur, Police Station Newtown, Post Office Kasinathpur, North 24 Parganas, West Bengal 700135, hereinafter referred to as "the **VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs legal representatives executors and administrators) of the **FIRST PART AND WAMIKA INFRAPROJECTS LLP (PAN AADFW0373R)**, LLPIN AAN-4919, having their registered office at 122/1R, Satyendranath Majumder Sarani, Post Office Kalighat, Police Station Tollygunge, Kolkata 700 026, represented by its authorised signatory namely **Prakash Musaddi (PAN AIHPM8644H)**, having Mobile No.9830065307, son of Raj Kr. Musaddi, residing at 12B, Lord Sinha Road, Police Station Shakespeare Sarani, Post Office Middleton Row, Kolkata 700071, hereinafter referred to as "the **PURCHASER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or assigns) of the **SECOND PART AND JAHANGIR ALI MOLLA** also known as **JAHANGIR MOLLA (PAN CASPM2578K)**, son of Abdul Hamid Molla, by Faith Muslim, by Nationality Indian, by Occupation others, residing at Patharghata, Police Station New Town, Post Office Patharghata, North 24 Parganas, Pin 700135, hereinafter referred to as "the **CONFIRMING PARTY**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs legal representatives successors executors and administrators) of the **THIRD PART**;

WHEREAS:

A. The Vendor herein has held out, represented before and assured the Purchaser and warrant in favour of the Purchaser, inter alia, as follows:

- i) That one Haidar Ali Mondal was the sole and absolute recorded owner and possessor in respect of Sali land measuring more or less 88 Decimal comprised in R.S. and L.R. Dag No.2, R.S. Khatian 1848, L.R. Khatian 152, lying and situated at Mouza Patharghata, J.L. No.36, Touzi No.173, Police Station Rajarhat, A.D.S.R.O. Bidhannagar, Salt Lake City, District North 24 Parganas, within the local limit of Patharghata Grampanchayet.
- ii) While well seized and possessed the aforesaid landed property and Haider Ali Mondal died intestate leaving behind his four sons namely Sekendar Molla, Hakim Molla, Makim Molla, Channat Molla and two daughters namely Moti Bibi, Lalman Bibi as his only legal heirs and successors to inherit his aforesaid landed property by way of inheritance.
- iii) While well seized and possessed the aforesaid landed property said Channath Molla died intestate leaving behind his three sons namely Mojammel Molla, Shamsheer Ali, Shahajaan Molla and three daughters namely Rijia Bibi, Rajiya Bibi, Jyayda Bibi, as his



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Sur Registrar, North 24 Parganas

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only legal heirs and successors to inherit his aforesaid landed property by way of inheritance.

- iv) While well seized and possessed the aforesaid landed property said Shahajaan Molla died intestate leaving behind his wife namely Ajmira Bibi and three sons namely Sujauddin Molla, Ashik Iqbal, Misba Uddin, as his only legal heirs and successors to inherit his aforesaid landed property by way of inheritance.
- v) After the death of said Haidar Ali his aforesaid four sons became the absolute owner of a piece and parcel of Sali land measuring about 17.6 Decimal each, more or less out of 88 Decimals of land and two daughters became the absolute owner of a piece and parcel of Sali land measuring about 8.8 Decimals each more or less out of 88 Decimals of land comprised in R.S. and L.R. Dag No.2, R.S. Khatian No.1848, L.R. Khatian 152, lying and situated at Mouza Patharghata, by way of muslim Faraz.
- vi) After the death of said Channath Molla his aforesaid three sons became the absolute owner of a piece and parcel of Sali land measuring about 3.91 Decimal each, more or less out of 17.6 Decimals and three daughters became the absolute owner of a piece and parcel of Sali land measuring about 1.95 Decimals each, more or less out of 17.6 Decimals of land comprised in R.S. and L.R. Dag No.2, R.S. Khatian No.1848, L.R. Khatian 152, lying and situated at Mouza Patharghata, by way of muslim Faraz.
- vii) After the death of said Shahajaan Molla his aforesaid three sons became the absolute owner of a piece and parcel of Sali land measuring about 1.14 Decimals more or less each out of 3.91 Decimals and only wife became the absolute owner of a piece and parcel of Sali land measuring about 0.49 Decimal more or less out of 3.91 Decimals of land comprised in R.S. and L.R. Dag No.2, R.S. Khatian No.1848, L.R. Khatian 152, lying and situated at Mouza Patharghata, by way of muslim Faraz.
- viii) In the events aforesaid the Vendor herein became the absolute owner of All That piece and parcel of land containing an area of 1.14 Decimal more or less, comprised in R.S. and L.R. Dag No.2, R.S. Khatian No.1848, L.R. Khatian 152, lying and situated at Mouza Patharghata, morefully and particularly described in the Schedule hereunder and hereinafter referred to as the "Said Property".
- ix) That the Said Property is free from all encumbrances mortgages charges liens lispensens cases vestings attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments and liabilities whatsoever or howsoever;



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

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- x) That the Vendor is in uninterrupted and exclusive "Khas" peaceful vacant possession of the Said Property and all and every part thereof without any disturbance obstruction claim or objection whatsoever from any person or persons and that the Vendor has been using the same for its personal use and cultivation;
- xi) That the Vendor has duly made payment of the Khajana in respect of the Said Property;
- xii) That no part or portion of the Said Property has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said nor is there any case pending under such Acts or Statutes;
- xiii) That the Vendor never held nor holds any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the Said Property, nor did the predecessors-in-title or interest of the Vendor ever held any excess land within the meaning of the said Acts or any other act or statute applicable to the Said Property;
- xiv) That the Said Property or any portion thereof are not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;
- ix) That no declaration has been made or published for acquisition or requisition of the Said Property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the Said Property or any portion thereof are not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever;
- x) That the Said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendor for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;
- xi) That there is no impediment or restriction under any law for the time being in force in the Vendor selling conveying and transferring the Said Property and the Vendor has duly complied with provisions of all concerned laws heretofore.



Additional District Sur Registrar
Cherhat, New Town, North 24-Parganas

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- xii) That no action, suit, appeal or litigation in respect of the Said Property or any part thereof has been or is pending or filed at any time heretofore and that no person has ever claimed any right title interest or possession whatsoever in the Said Property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor are the Vendor aware of any such claim, notice, suit or proceeding and that save and except the Vendor, no other person can claim any right title or interest whatsoever in the Said Property or any part thereof.
- xiii) That the Said Property or any part thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, (b) any charge lien lispendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgment of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or property, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana/ Revenue, (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;
- B. The Vendor herein has entered into an oral Agreement with Confirming Party herein for which the Confirming Party herein has agreed to join these present to confirm the sale made hereunder in favour of the Purchaser.
- C. The Vendor has agreed to sell to the Purchaser herein **All That** the undivided 1.14 Decimals of land more or less in R.S. and L.R. Dag No.2, R.S. Khatian No.1848, L.R. Khatian 152, lying and situated at Mouza Patharghata, morefully described in the **SCHEDULE** for the consideration of Rs.4,00,000/- (Rupees Four Lacs) only out of which the Vendor shall receive a sum of Rs.2,00,000/- (Rupees Two Lacs) only and the Confirming Party shall receive a sum of Rs.2,00,000/- (Rupees Two Lacs) only and relying on, amongst others, *the representations assurances declarations and confirmations made and/or given by the Vendor and believing the same to be true and correct and acting on faith thereof, the Purchaser agreed to purchase and acquire the said Property from the Vendor absolutely and forever with "khas" peaceful vacant possession of the said Property.
- D. The Purchaser has at or before execution of this deed of sale paid to the Vendor and the Confirming Party the entire amount of the said mutually agreed consideration and the Vendor has delivered "khas" peaceful vacant possession of the said Property to the Purchaser and has called



Additional District Sub-Regi
Bahadur New Town, North 24-

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upon the Vendor and the Confirming Party to grant this conveyance in favour of the Purchaser.

I. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of **Rs.2,00,000/- (Rupees Two Lacs)** only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and **Memo of Consideration No.1** hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchaser and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) **and** in further consideration of the sum of **Rs.2,00,000/- (Rupees Two Lacs)** only of the lawful money of the Union of India in hand and well and truly paid by the Purchaser to the Confirming Party at or before the execution hereof (the receipt whereof the Confirming Party doth hereby as also by the receipt and **Memo of Consideration No.2** hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchaser and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby indefeasibly and absolutely grant sell convey transfer assign and assure and the Confirming Party doth hereby concur confirm release assure, unto and to the Purchaser **ALL THAT** the Said Property, fully described in the **SCHEDULE** hereunder written, **and** all and whatever ownership share rights title and interest of the Vendor and/or its predecessors in title in the said Property **TOGETHER WITH** all ownership share rights title and interest whatsoever or howsoever of the Vendor in or upon the roads, paths and passages leading to and/or abutting and/or appertaining to the said Property and/or meant for beneficial use and enjoyment of the said Property **TOGETHER WITH** all and singular the intangible assets edifices fixtures gates courts courtyards compound areas sewers drains ways paths passages fences hedges ditches trees walls water water courses lights and all manner of former and other rights liberties benefits privileges easements quasi-easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **TOGETHER WITH** all legal incidents thereof **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and other estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendor into out of or upon the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser absolutely and forever



Additional District Sub-Registrar,
Patancheru, New Town, North Zone,

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for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever.

II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor done committed executed or knowingly permitted or suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in itself good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands 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's predecessors-in-title.
- (v) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or



Additional District Superintendent
Calcutta, New Town, North 24 Parganas

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expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages leases tenancies encumbrances restrictions restrictive covenants liens attachments lispensens uses debutters trusts bargadars bhagchasis acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendor or any person or persons claiming as aforesaid.

- (vi) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or the Vendor's predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.
- (vii) **AND THAT** the Vendor shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs and expenses of the Purchaser produce or cause to be produced to the Purchaser or its agent or agents or any person or persons as the Purchaser may direct or appoint or in any suit or proceeding or otherwise the documents-of-title relating to the said properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, which shall not have been expressly found to be delivered by the Vendor to the Purchaser, and will permit such documents-of-title to be examined, inspected and given in evidencé and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such documents of title as may be required by the Purchaser and will at all times hereafter keep such documents-of-title safe unobliterated and uncanceled.
- (viii) **AND ALSO THAT** the Vendor shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchaser and the Purchaser's successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchaser or the Purchaser's successors or



Assistant District Officer,
Accrional, New Town, North 24 Parganas

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successors in title or interest by reason of any defect in the title of the Vendor to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or by reason of any of the representations declarations and assurances made and/or given by the Vendor to the Purchaser being found to be untrue, incorrect, false or misleading.

III. AND THE VENDOR DOETH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASER as follows:

- i) **THAT** the Vendor is and shall always be liable for payment of all arrears of rates, taxes, khajana, land revenue and other outgoings and impositions payable in respect of the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendor on a demand being made by the Purchaser and the Vendor shall indemnify and keep saved harmless and indemnified the Purchaser in respect thereof as also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchaser due to non-payment or delay in payment thereof;
- ii) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be are under the Vendor's own direct cultivation and that there is no Bargadar or Bhag Chasi therein or in any part thereof;
- iii) **AND THAT** the Vendor has duly complied with all provisions of law prior to sale of the said Property to the Purchaser and the Vendor doeth hereby further agree covenant and undertake to indemnify to keep saved harmless and indemnified the Purchaser herein against all claims, demands, injury, loss or any other harmful action against the Purchaser by any person claiming any right on the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be;
- iv) **AND THAT** the Vendor shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchaser herein from time to time for having the name of the Purchaser mutated in respect of the said Property hereby sold and conveyed;



Additional District Superintendent
Market, New Town, North 24 Parganas

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THE SCHEDULE ABOVE REFERRED TO:
(Said Property)

ALL THAT the undivided piece and parcel of land, recorded as "Sali", measuring an area of 1.14 Sataks more or less situate lying at and being the part or portion of R.S. and L.R. Dag No.2 (total area in Dag is 202 Sataks) recorded in R.S. Khatian No.1848, L.R. Khatian 152, in Mouza Patharghata, J.L. No.36, under Police Station New Town (formerly Rajarhat), Additional District Sub-Registration Office Rajarhat, in the District of North 24 Parganas, within the limits of Patharghata Gram Panchayat together with all easement rights, with electricity, water, sewerage connection and butted and bounded as follows:

on the **North** : By R. S. Dag No.1;
 on the **South** : By R. S. Dag No.197 & R. S. Dag No.196;
 on the **East** : By R. S. Dag No.3 & R. S. Dag No.6;
 on the **West** : By Mouza Chakpachuria;

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.



Agricultural District Sub-Registrar
Rajshahi, North 24-Pgs

9 AUG 2019

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

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

- 1. *Sujoyan Saha*
41 SIMLARA ROAD KOL - 6

Ashik Mallick

- 2. *বিশ্বজিৎ কুমার*
আব্দুল হক

SIGNED SEALED AND DELIVERED by the withinnamed **CONFIRMING PARTY** at **Kolkata** in the presence of:

- 1. *Sujoyan Saha*

Jahangir Ali Medda

- 2. *বিশ্বজিৎ কুমার*

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

- 1. *Sujoyan Saha*
41 SIMLARA ROAD KOL - 6

WAMIKA INFRAPROJECTS LLP
Prakash Kundu
Partner / Authorized Signatory

- 2. *বিশ্বজিৎ কুমার*

Drafted by me as per the instructions of the parties

Atangir Feza

Advocate WB/1366/03

Alipore Judges Court
KOL-27



Additional District Sub-Region
New Town, North 24-Pgs

9 AUG 2015

RECEIPT AND MEMO OF CONSIDERATION NO.1:

RECEIVED of and from the withinnamed Purchaser the withinmentioned sum of **Rs.2,00,000/- (Rupees Two Lacs)** only being the consideration in full payable under these presents as per memo written hereinbelow:

MEMO OF CONSIDERATION:

Sl. No.	Date	Particulars	Bank	Amount (Rs.)
1	03.08.2019	DD No. 729089	Indian Overseas Bank	1,10,000.00
2	03.08.2019	Cash	-do-	90,000.00
			Total	2,00,000.00

(Rupees Two Lacs) only

Ashik Manna

(Vendor)

WITNESSES:1. *Jwiper Saha*2. *जिदिहसोमो ३१*



Additional District Sessions
Saharanpur, North 24 Parganas

19 AUG 2019

RECEIPT AND MEMO OF CONSIDERATION NO.2:

RECEIVED of and from the withinnamed Purchaser the withinmentioned sum of **Rs.2,00,000/= (Rupees Two Lacs)** only being the consideration in full payable under these presents as per memo written hereinbelow:

MEMO OF CONSIDERATION:

Sl. No.	Date	Particulars	Bank	Amount (Rs.)
1	03.08.2019	Chq. No. 990167	Indian Overseas Bank	1,10,000.00
2	03.08.2019	Cash	-do-	90,000.00
			Total	2,00,000.00

(Rupees Two Lacs) only

Jahangir Ali Mulla
(Confirming Party)

WITNESSES:

1. *Jahangir Ali Mulla*
2. *मि. वि. क. ६२/११/११*



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

19 AUG 2019

SPECIMEN FORM FOR TEN FINGER PRINTS

 <p><i>Jeevaigirani Moller</i></p>	<p><i>Jeevaigirani Moller</i></p>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
 <p><i>Prakash Yaseedh</i></p>	<p><i>Prakash Yaseedh</i></p>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
 <p><i>Alangir Raja</i></p>	<p><i>Alangir Raja</i></p>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				

IDENTIFIER



অতিরিক্ত জজ (অ) উত্তর ২৪ পরগণা
নতুন নগর, উত্তর ২৪ পরগণা

19 AUG 2019

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	Ashik Mabe					
		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)						



Additional District Sub-Inspector
Mahanadi, New Town, Nurb. 24-P2A

9 AUG 2019



IDENTITY CARD

ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)
KOLKATA - 700 027

PHONE : CIVIL : 2479-9335/7330, CRIMINAL : 2479-1477



Card No. : **IC/896**

Name **ALANGIR REZA** **Advocate**

Father's/Husband's name **Jahangir Reza**

Address **28/1, Judges Court Road**
Kolkata- 700 027

Ph. No. **98319 60557**

W.B. Bar Council Enrolment No. **F-1194 / 03**

Jahangir Reza
SECRETARY

Alangir Reza Adv
19.8.19



आयकर विभाग
INCOME TAX DEPARTMENT

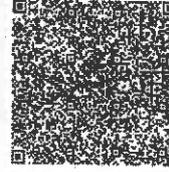


भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AADFW0373R

नाम / Name
WAMIKA INFRAPROJECTS LLP



14112018

दिनांक/गठन की तारीख
Date Of Incorporation/Formation
01/11/2018

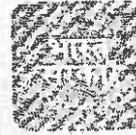
WAMIKA INFRAPROJECTS LLP

Prakash Yuvraj

Partner / Authorised Signatory

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:

आयकर पैन सेवा इकाई, एन एस डी यूएल
चौथी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, 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
4th 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



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

ASHIK MOLLA

SAHAJAHAN MOLLA

10/09/1995

Permanent Account Number

CXCPM4892B

Ashik molla

Signature

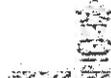


In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTTISE,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीधारे :
आयकर पैन सेवा यूनिट, UTTISE,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

Ashik molla





ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

YMM1768209



নির্বাচকের নাম : আশিক মোল্লা
Elector's Name : Ashik Molla
পিতার নাম : শাহাজাহান মোল্লা
Father's Name : Sahajahan Molla
লিঙ্গ/Sex : পুং M
জন্ম তারিখ
Date of Birth : 10/09/1995

YMM1768209

ঠিকানা,
কাশিনাথপুর, পাথর্ঘাটা, তেঘরিয়া, নিউ টাউন, উত্তর ২৪
পার্গানা- 700135

Address:
KASHINATHPUR, PATHARGHATA,
TEGHARIYA, NEW TOWN, NORTH 24
PARGANAS- 700135

Date: 06/12/2014

15-বর্জিয়ার্টে নির্বাচন প্রকল্পের নির্বাচক নিয়ন্ত্রক
আধিকারিকের স্বাক্ষরের প্রতিলিপি
Facsimile Signature of the Electoral
Registration Officer for
115-Rajarhat New Town Constituency

ভালো পরিচয় হলে মূল তথ্যের কোনো পরিবর্তন হলে এ কার্ড
নতুন করে লিখিত পরিচয়পত্র প্রদানের জন্য নির্বাচক অফিসে
পরিবেশনকারী সংস্থাটিকে জানাতে 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.

Ashik Molla





सत्यमेव जयते



आधार

ভারত সরকার
 Unique Identification Authority of India
 Government of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 2017/80265/02866

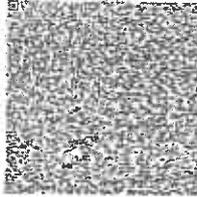
To
 অশিক মোল্লা
 Ashik Molla
 S/O: Sahajahan Molla
 Teghoria
 Kasinathpur
 Kasinathpur
 North 24 Parganas West Bengal - 700135
 8444974719

Download Date: 17/11/2018

Generation Date: 08/09/2018

Signature yaaid

Digitally signed by Ashik Molla
 DN: cn=Ashik Molla, o=UIDAI, email=ashik.molla@uidai.gov.in, c=IN



QR Code with Pinnumber

আপনার আধার সংখ্যা / Your Aadhaar No. :

5169 3014 9264

VID : 9101 9522 2180 6438

আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India



অশিক মোল্লা
 Ashik Molla
 জন্মতারিখ/DOB: 10/09/1995
 পুরুষ/ MALE

5169 3014 9264

VID : 9101 9522 2180 6438

আমার আধার, আমার পরিচয়

Ashik Molla





भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E-Aadhaar Letter

नामांकन क्रमांक/Enrolment No.: 1088/47425/01607

Prakash Musaddi (प्रकाश मुसद्दी)

सूचना

Date: 11/01/2016

S/O: Raj Kumar Musaddi, Flat No 15, Shyam Kunj, 12B,
Lord Sinha Road, Opposite Emami Market, Middleton
Row, Kolkata,
West Bengal - 700071

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

आपका आधार क्रमांक/ Your Aadhaar No.:

INFORMATION

6296 8072 6679

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.



आधार-आम आदमी का अधिकार

Signature Not Verified
Digitally signed by UNIQUE
IDENTIFICATION AUTHORITY OF INDIA
Date: 2016.01.11 16:37:36 IST

1847
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

- आधार देश भर में मान्य है.
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है.
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं. इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायित्व होगी.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



प्रकाश मुसद्दी
Prakash Musaddi
जन्म तिथि/ DOB: 26/11/1983
पुरुष / MALE



पता:

Address:

आत्मज: राज कुमार मुसद्दी,
फ्लैट न 15, श्याम कुंज,
12बीएफ, लॉर्ड सिन्हा रोड,
एमामी मार्केट के सामने,
मिददलेटों रो, कोलकाता,
वेस्ट बंगाल - 700071

S/O: Raj Kumar Musaddi, Flat No 15,
Shyam Kunj, 12B, Lord Sinha Road,
Opposite Emami Market, Middleton
Row, Kolkata,
West Bengal - 700071

6296 8072 6679

6296 8072 6679

आधार-आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar

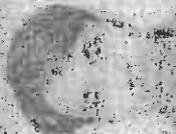
Prakash Musaddi



भारतीय विभागीय आयुक्त
भारत सरकार
INCOME TAX DEPARTMENT
GOVT. OF INDIA

प्रकाश मुसादी
राज कुमार मुसादी
25/11/1983
परमिशन नंबर
AIHFM8644H

प्रकाश मुसादी
Signature



Prakash Musaddi





ভারত সরকার

भारत सरकार

Unique Identification Authority of India

Government of India

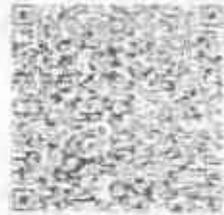
অধিভুক্তির আই নং / Enrollment No. 11111204101299

3580 2091 4797

To
জনাব মোঃ জাহাঙ্গীর মল্লা
JAHANGIR MOLLA
Fathergura
Puthorghata
North Twenty Four Parganas
West Bengal 700135



MN411734808FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3580 2091 4797

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



জনাব মোঃ জাহাঙ্গীর মল্লা
JAHANGIR MOLLA
পিতা : আব্দুল হামিদ মোল্লা
Father : ABDUL HAMID MOLLA
ডেপার্টমেন্ট : DCB / 010111975
স্বামি / Male



3580 2091 4797

আধার - সাধারণ মানুষের অধিকার

Jahangir Ali Molla



जम्हायरी विभाग

INCOME TAX DEPARTMENT

JAMHANGIR ALI MOLLA

HAMID MOLLA

01/01/1973

Permanent Account Number

CASPHM257BK

JAMHANGIR ALI MOLLA



भारत सरकार

GOVT. OF INDIA

Jamhangir Ali Molla



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

GRN: 19-201920-005376088-1 Payment Mode Online Payment
GRN Date: 03/08/2019 10:46:35 Bank : Indian Overseas Bank
BRN : 201908030670404 BRN Date: 03/08/2019 10:47:20

DEPOSITOR'S DETAILS

Id No. : 15230001256295/2/2019

[Query No./Query Year]

Name : WAMIKA INFRAPROJECTS LLP
Contact No. : Mobile No. : +91 9830065307
E-mail :
Address : 1221R SATYENDRA NATH MAJUMDER SARANI KOL 26
Applicant Name : Mr Alamgir Reza
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230001256295/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	22721
2	15230001256295/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	6574

Total

29295

In Words : Rupees Twenty Nine Thousand Two Hundred Ninety Five only



Major Information of the Deed

Deed No :	I-1523-10378/2019	Date of Registration	20/08/2019
Query No / Year	1523-0001256295/2019	Office where deed is registered	
Query Date	02/08/2019 9:35:18 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Alamgir Reza 28/1, Judges Court Road, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831960557, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 4,00,000/-	Rs. 4,56,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 22,821/- (Article:23)	Rs. 6,574/- (Article:A(1), E, B)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Patharghata, JI No: 36, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2	LR-1848	Bastu	Shali	1.14 Dec	4,00,000/-	4,56,000/-	Property is on Road
Grand Total :					1.14Dec	4,00,000 /-	4,56,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Ashik Molla Son of Mr Sahajahan Molla Teghoria, Kasinathpur, P.O:- Kasinathpur, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: CXCPM4892B, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 03/08/2019 , Admitted by: Self, Date of Admission: 19/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/08/2019 , Admitted by: Self, Date of Admission: 19/08/2019 ,Place : Pvt. Residence</p>
2	<p>Mr Jahangir Ali Molla Son of Mr Abdul Hamid Molla Patharghata, P.O:- Rajarhat, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: CASPM2578K, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 03/08/2019 , Admitted by: Self, Date of Admission: 19/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/08/2019 , Admitted by: Self, Date of Admission: 19/08/2019 ,Place : Pvt. Residence</p>



Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	WAMIKA INFRAPROJECTS LLP 122/1R, Satyendra Nath Majumdar Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AADFW0373R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Prakash Musaddi (Presentant) Son of Mr Raj Kumar Musaddi 12B, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata; District:-Kolkata, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AIHPM8644H,Aadhaar No Not Provided Status : Representative, Representative of : WAMIKA INFRAPROJECTS LLP (as Authorised Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Alamgir Reza Son of Mr Jahangir Reza. 28/1, Judges Court Road, P.O.- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			

Identifier Of Mr Ashik Molla, Mr Jahangir Ali Molla, Mr Prakash Musaddi

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Ashik Molla	WAMIKA INFRAPROJECTS LLP-0.57 Dec
2	Mr Jahangir Ali Molla	WAMIKA INFRAPROJECTS LLP-0.57 Dec

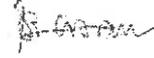
Endorsement For Deed Number : I - 152310378 / 2019



On 08-08-2019

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 4,56,000/-



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

On 19-08-2019

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

Presented for registration at 14:50 hrs on 19-08-2019, at the Private residence by Mr Prakash Musaddi .

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

Execution is admitted on 19/08/2019 by 1. Mr Ashik Molla, Son of Mr Sahajahan Molla, Teghoria, Kasinathpur, P.O: Kasinathpur, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 2. Mr Jahangir Ali Molla, Son of Mr Abdul Hamid Molla, Patharghata, P.O: Rajarhat, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

Indetified by Mr Alamgir Reza, . . Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

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

Execution is admitted on 19-08-2019 by Mr Prakash Musaddi, Authorised Signatory, WAMIKA INFRAPROJECTS LLP (LLP), 122/1R, Satyendra Nath Majumdar Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Indetified by Mr Alamgir Reza, . . Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate



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



On 20-08-2019

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 6,574/- (A(1) = Rs 4,560/- ,B = Rs 2,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,574/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/08/2019 10:47AM with Govt. Ref. No: 192019200053760881 on 03-08-2019, Amount Rs: 6,574/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 201908030670404 on 03-08-2019, Head of Account 0030-03-104-001-16

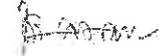
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 22,821/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 22,721/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 27391, Amount: Rs.100/-, Date of Purchase: 26/07/2019, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/08/2019 10:47AM with Govt. Ref. No: 192019200053760881 on 03-08-2019, Amount Rs: 22,721/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 201908030670404 on 03-08-2019, 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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2019, Page from 564317 to 564347

being No 152310378 for the year 2019.



Digitally signed by SANJOY BASAK
Date: 2019.12.05 12:40:02 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2019/12/05 12:40:02 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

PS Vinayak Heights LLP

Authorized Signatory

PS Vinayak Heights LLP

Authorized Signatory

(This document is digitally signed.)