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I-4823/17



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Whereas the Government is desirous
of registration, the signature sheets and
the endorsement sheets attached with
the document are part of this document.

District Sub-Registrar,
Registration, U.S. 2(2) of
Registration Act 1908
Moore, South 24 Parganas
11 SEP 2017

THIS DEED OF CONVEYANCE made this 11th day
of September Two Thousand Seventeen (2017) BETWEEN

Contd. P/2

33958

Serial No.....**TUHIN RANJAN CHAKRABORTY**.....

Name.....**Advocate**.....
.....**High Court Calcutta**.....

Address.....

Prop:- Srikanth Tiwari
Licenced Stamp Vender
BACHAN GANGA
2 & 3, Bankshali Street
Kolkata - 700 001

21 JUL 2017

21 JUL 2017



DISTRICT SUB-REGISTRAR'S
REGISTER, S. 7(7) of
Registration Act 1908
All India, South 24 Parganas
14 SEP 2017

SELIM SEKH (PAN : BTIPS 3192 R) son of Ahad Ali Sekh by faith Mohammedan, by Nationality - Indian, by Occupation Business residing at Uttar Bade Hooghly, P.O. Malancha Mahinagar, P.S. Sonarpur, Dist. 24 Pgs (S), Pin - 700 145, hereinafter referred to as the **"VENDOR"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, successors-in-interest, legal representatives, administrators and assigns) of the ONE PART

AND

FABULOUS NIRMAN PRIVATE LIMITED (PAN : AACCF 4097 P), a Private Limited Company incorporated under the Companies Act, 1956 (CIN : U70102WB2014PTC202223) having its registered office at 8, Camac Street, Suite No. 3, P.O. - Circus Avenue, P.S. Shakespear Sarani, Kolkata - 700 017, West Bengal, and represented by its Director **MR. ANUP BHATTACHARYA** (PAN : AEFPB 4482 C) son of Late Pravat Kumar Bhattacharya, by Caste - Hindu, by Nationality - Indian, by Occupation - Business, residing at C/O Amal Kumar Chatterjee, Banerjeehat, P.O. & P.S. Maheshtala (M), 24 Parganas (South), Pin - 700 141, West Bengal, hereinafter referred to as the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-office, representatives and assigns) of the OTHER PART.

WHEREAS at all material times one Noor Ali Mondal was the absolute owner of ALL THAT the piece or parcel of Sali land containing an area of 10 Decimal be the same a little more or less, comprised in R.S. Dag No. 889 recorded in R.S. Khatian No. 812, lying and situate at Mouza -

The following information was obtained from the records of the
 Department of the Interior, Bureau of Land Management, and the
 Bureau of Reclamation, and is being furnished to you for your
 information. The information is being furnished to you for your
 information only and is not to be used for any other purpose.
 The information is being furnished to you for your information
 only and is not to be used for any other purpose.

Office of the Dist. Sub-Regulator, IV * 27
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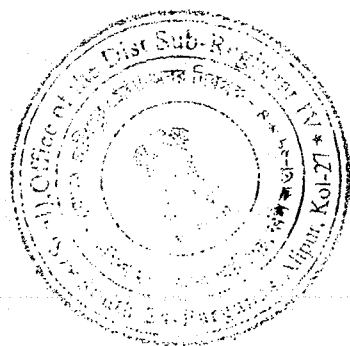
District Sub-Registrar
Registrar U/S of
Registration Act, 1908
Nipore, South 24 Parganas
11 SEP 2017

Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. – Sonarpur, District South 24 Parganas in the State of West Bengal hereinafter referred to as the “**said Property**”.

AND WHEREAS the said Noor Ali Mondal died intestate leaving behind his wife Aduri Bibi and one son Hafijaddin Mondal as his legal heir and heiress who jointly inherited the said Property left by said Noor Ali Mondal as per their respective share.

AND WHEREAS by a Bengali Kobala dated the 23.11.1981 registered at the office of Sub-Registrar of Sonarpur and recorded in Book No. I, Volume No. 72, Pages 292 to 295, Being No. 5227 for the year 1981, said Hafijaddin Mondal and Aduri Bibi therein referred to as the Vendors for the consideration therein mentioned granted, sold, conveyed, transferred, assigned and assured unto and in favour of Ahad Ali Sekh therein referred to as the Purchaser All That the entire said Property absolutely & forever. Thereafter Ahad Ali Sekh got his name mutated in the records of B.L. & L.R.O. Sonarpur in L.R. Khatian No. 177.

AND WHEREAS by a Deed of Gift dated the 28.08.2008, registered at the office of A.D.S.R. Sonarpur and recorded in Book No. I, CD Volume No. 24, Pages 5159 to 5169, Being No. 8927 for the year 2008, the said Ahad Ali Sekh therein referred to as the Donor gifted, conveyed, transferred, assigned and assured unto and in favour of his son Selim Sekh therein referred to as the Donee ALL THAT the piece or parcel of Sali land containing an area of 10 Decimal be the same a little more or less, comprised in R.S. Dag No. 889 recorded in LR Khatian No. 177 lying and situate at Mouza – Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. – Sonarpur, District South 24



District Sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
11 SEP 2011

Parganas in the State of West Bengal. Thereafter Selim Sekh got his name mutated in the records of B.L. & L.R.O. Sonarpur in L.R. Khatian No. 1131.

AND WHEREAS by virtue of aforesaid Deed of Gift the said Selim Sekh, the Vendor herein has become the absolute owner and is seized and possessed of and or otherwise well and sufficiently entitled to ALL THAT the piece or parcel of Sali land containing an area of 10 Decimal be the same a little more or less, comprised in R.S./L.R. Dag No. 889 recorded in R.S. Khatian No. 812, corresponding to L.R. Khatian No. 1131 lying and situate at Mouza – Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. – Sonarpur, District South 24 Parganas in the State of West Bengal and hereinafter referred to as the “**said Property**”.

A. The Vendor herein has held out, warranted, assured and represented before the Purchaser, as follows:-

- i. That the said Property is vacant and in uninterrupted and exclusive “Khas” physical possession of the Vendor without any disturbance obstruction claim or objection of any and every nature whatsoever from any person or persons and that no person or persons has/have ever claimed title or possession to the said Property or any part thereof adversely to the Vendor;
- ii. That no part or portion of the said Property has ever been vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other Act or statute



District Sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Allipore, South 24 Parganas
11 SEP 2011

applicable to the said Property nor is there any case pending under such Acts or Statutes;

- iii. That the Vendor never held nor hold 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 and that the Vendor has not done anything in violation or contravention of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said Property;
- iv. That the said Property or any portion thereof is 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;
- v. That no declaration has been made or notification published for acquisition or requisition of the said Property;
- vi. That the said Property or any portion thereof is neither under the Land Acquisition Act nor any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or case whatsoever;
- vii. 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



District Sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
11 SEP 2017

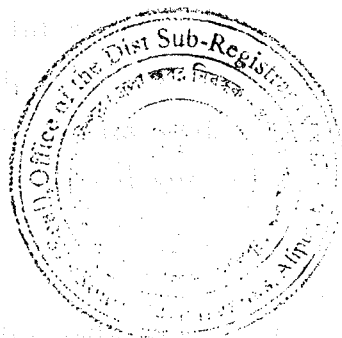
the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever;

- viii. That there is no impediment or restriction under any law for the time being in force on the Vendor which prevent or restrict the Vendor from selling conveying and transferring the said Property or any portion thereof unto and in favour of the Purchaser;
- ix. That no action, suit, appeal or litigation in respect of the said Property or in any way concerning the said Property or any part thereof is pending and that no person has ever claimed any right title interest or possession of any and every nature whatsoever in or in respect of 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 is the Vendor aware of any such claim, notice, suit or proceeding and that save and except the Vendor, no other person has or can claim any right title or interest of any and every nature whatsoever in the said Property or any portion thereof;
- x. That the said Property or any part thereof is not affected by the provisions of the West Bengal Thika Tenancy (Acquisition & Regulation) Act, 2001 or the erstwhile Kolkata Thika and other Tenancies and Lands (Acquisition & Regulation) Act, 1981;



District Sub-Registrar
Registrar U/S (2) of
Registration Act-1908
Alipore, South 24 Parganas
11 SEP 2011

- xi. That the said Property or any portion 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 or any other 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 judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or properties or any of them, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana/Revenue and (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;
- xii. That there is no defect in the Vendor's title to the said Property or any part thereof which could expose the Purchaser to any risk nor is there any material or latent defect in the said Property or any part thereof or in the Vendor's title thereto;
- xiii. That no document judgment or any other order is in force as on date affecting the said Property or any part thereof nor is the said Property or any part thereof vested in the Official Assignee or in the Receiver-in-Insolvency or any other Receiver;

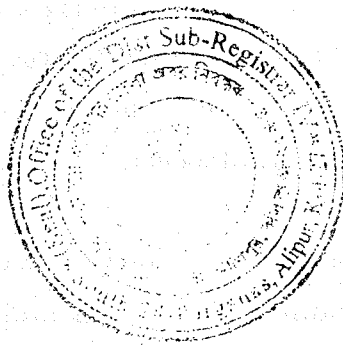


District Sub-Registrar
Registrar U/s 7(2) of
Registration Act 1908
Alijore, South 24 Parganas
11 SEP 2017

- xiv. That the Vendor has not done anything whereby the rights title or interest of the Vendor in the said Property or any part thereof could have been encumbered impeached challenged or disputed in any way;
- B. That the Purchaser relying on the aforesaid representations and assurances of the Vendor and believing the same to be true and correct and acting on the faith thereof have agreed to purchase and the Vendor has agreed to sell the entirety of the said Property, ALL THAT the piece or parcel of sali land containing an area of 10 Decimal, more or less comprised in R.S./L.R. Dag No. 889, recorded in R.S. Khatian No. 812, corresponding to L.R. Khatian No. 1131 lying and situate at Mouza - Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal togetherwith all other easements and/or facilities attached thereto including the right of access to the said land more particularly described in Schedule hereunder written and hereinafter referred to as the '**said Property**' at or for a total consideration of Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousand only) absolutely and forever free from all encumbrances and liabilities whatsoever.
- C. The Purchaser has at or before execution of this deed of sale paid the full consideration amount to the Vendor and the Vendor has put the Purchaser in Khas, peaceful, vacant and physical possession of the said Property.

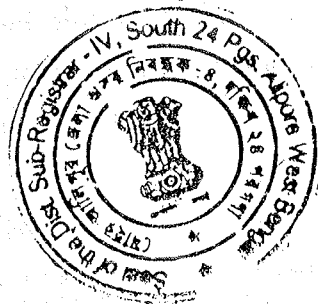
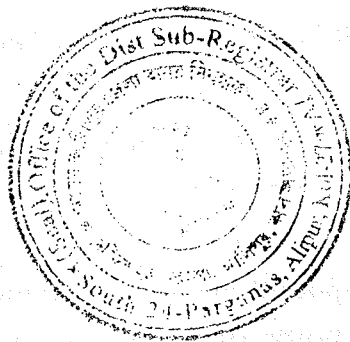
District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
South 24 Parganas

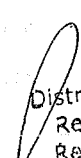
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District Sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
South 24 Parganas
11 SEP 2011

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousand only) duly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt for the same hereunder written admits and acknowledges and of and from the same and every part thereof doth hereby acquit, release and forever discharge the Purchaser as well as the said Property hereby sold, conveyed and transferred and every part thereof) the Vendor doth hereby grant, sell, convey, transfer, assign, and assure unto and in favour of the Purchaser herein **ALL THAT** the piece or parcel of sali land containing an area of 10 Decimal, more or less comprised in R.S./L.R. Dag No. 889, recorded in R.S. Khatian No. 812, corresponding to L.R. Khatian No. 1131 lying and situate at Mouza - Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal more particularly described in the Schedule hereunder written and hereinbefore as well as hereinafter for the sake of brevity referred to as the **"said Property"** and delineated in the map or plan hereto annexed and thereon bordered **RED** togetherwith all other easements and/or facilities attached thereto including the right of access to the said land **TOGETHERWITH** all other easement rights including the right of ingress and egress and the compound and appurtenances belonging thereto **OR HOWSOEVER OTHERWISE** the said Property or any part thereof now are or is or at any time or times heretofore were or was situated, butted, bounded, called, known, numbered, described or distinguished together with all paths, passages, waters, water-courses, sewers, drains and all manner of former and other lights, rights, liberties, easements, privileges, emoluments, advantages, appendages and appurtenances whatsoever to the said Property




District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
11 SEP 2014

belonging or in anywise appertaining thereto or usually held, used, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions, remainder or reminders AND all the rents, issues and profits thereof AND all and every part thereof AND all the legal incidence thereof AND all the estate, right, title, interest, inheritance, use, property, possession, claim and demand whatsoever both at law and in equity of the Vendor into upon or in respect of the said Property and every part thereof hereby granted and transferred AND all deeds, pattahs, muniments, writing and evidences of title which in anywise relating to the said Property or any part thereof which now are or hereafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said Property AND the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be together with right of ingress and egress and all other rights, interests, members and appurtenances belonging thereunto and every part thereof unto and to the use of the Purchaser absolutely and forever free from all mortgages, charges, liens, lispens, encumbrances and liabilities whatsoever.

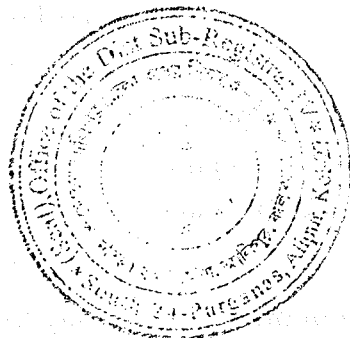
THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:

-
- a) That notwithstanding any act, deed, matter or thing whatsoever by the Vendor made, done, committed or knowingly or willingly suffered to the contrary, the Vendor is absolutely seized and possessed of and or otherwise well and sufficiently entitled to the said Property in its entirety free from all encumbrances and liabilities whatsoever.

A circular official stamp with a double-lined border. The text within the border reads: "Office of the Third Sub-Regent of the District of South Ulu-Pergamas, Alipin, Kol-21". In the center of the stamp is a small, illegible emblem or crest.

1 SEP 2012

- b) That the Vendor has good right full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid according to the true intent and meaning of these presents free from all encumbrances and liabilities whatsoever.
- c) That the transfer being effected by this Conveyance is subject to indemnification by the Vendor about the correctness of Vendor's title and authority to sell as also the Representations and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.
- d) That the Vendor shall remain liable for all outgoings and impositions payable in respect of the said Property upto the date of these presents and the Vendor shall at all time keep the Purchaser saved, harmless and indemnified against any loss or damages if suffered by any claim of any person or persons or parties in respect of the said Property.
- e) That the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said Property hereby granted, sold, conveyed and transferred and receive and enjoy the rents issues and profits thereof and every part thereof without any lawful let, suit, trouble, hindrance, eviction, interruption, disturbance,

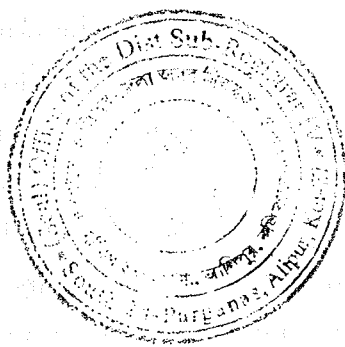


District Sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

11 SEP 2017

claim and demand whatsoever from of or by the Vendor or any other person or persons lawfully or equitably claiming from through under or in trust for the Vendor.

- f) That the said Property 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 lispens 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.
- g) That free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by the Vendor and at the cost and expenses of the Vendor well and sufficiently saved, defended, kept, harmless and indemnified of from and against all and all manner of former and other estates, charges, mortgages, pledges, hypothecation, liens, lispens, debts, attachments (including attachment under any certificate case or proceedings) executions, encumbrances and liabilities whatsoever made or suffered by the Vendor.
- h) That the Vendor doth hereby further covenant with the Purchaser and declare that no notice has been served upon the Vendor for acquisition and/or requisition of the said Property or any part thereof and that the said Property or any part thereof is not

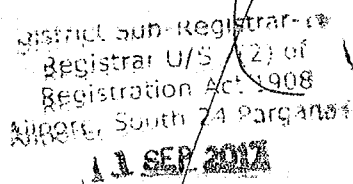


District Sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

13 SEP 2012

affected by any legal and/or statutory restriction or impediment or embargo and that no proceedings is pending in any Court or Tribunal or any other competent authority for acquiring or requisitioning the said Property or any part thereof or for any other reason.

- i) The Vendor doth hereby further covenant with the Purchaser that the Vendor has or hath not at any time done, executed or performed or suffered to the contrary or been party or privy to any act, deed, matter or thing whereby or by reason or by means whereof the said Property or any part thereof is or are or may be impeached, charged encumbered or affected by reason whereof the Vendor may be prevented from conveying the said Property in the manner aforesaid.
- j) The Vendor hereby state, affirm, declare and record that by this Deed of Conveyance he is transferring 10 Decimal with all his right, title, interest, claim of any and every nature whatsoever to the Purchaser in R.S./L.R. Dag No. 889, in Mouza - Bade Hooghly, J.L. No. 80, P.S. - Sonarpur, District 24 Parganas South and henceforth the Vendor hereby declares and confirms that no any land remains with him in R.S./L.R. Dag No. 889.
- k) Further the Vendor and all persons having or lawful or equitably claiming estates, rights, title, interest, Property claim and demand whatsoever into or upon the said Property hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the



Purchaser and/or its successor or successors, executors, administrators, legal representative and/or assigns, make, do, acknowledge and execute or cause to be made, done, acknowledged and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly, effectually or satisfactorily granting transferring and assuring the said Property and every part and parcel thereof unto and to the use of the Purchaser as shall or may be reasonably required.

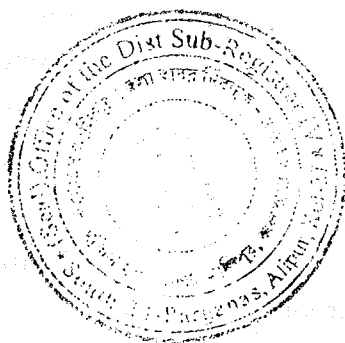
AND THE VENDOR DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASER as follows:

- i. THAT the Vendor is and shall always be liable for payment of all 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 and 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 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 names of the Purchaser mutated in respect of the said Property hereby sold and conveyed;

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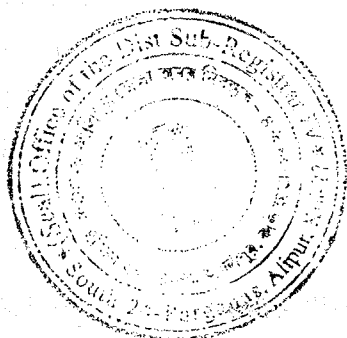
District Sub-Registrar
Registrar I/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
11 SEP 2012

- iii. AND THAT the Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consent to the same and (2) appoints the Purchaser as the constituted attorney of the Vendor and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the names of the Purchaser and in this regards the Vendor shall sign all documents and papers as required by the Purchaser.

THE SCHEDULE ABOVE REFERRED TO
(the Property sold herewith)

ALL THAT the piece or parcel of sali land containing an area of 10 Decimal, more or less comprised in R.S./L.R. Dag No. 889, recorded in R.S. Khatian No. 812, corresponding to L.R. Khatian No. 1131 lying and situate at Mouza - Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal, with all other easements and/or facilities attached thereto including the right of access to the said land and delineated in the map or plan hereto annexed and thereon bordered RED and butted and bounded in the manner as follows:

ON THE NORTH : By R.S. Dag No. 888 and 887
ON THE SOUTH : By R.S. Dag No. 800
ON THE EAST : By R.S. Dag No. 800
ON THE WEST : By Panchayet Road (Non-Metal Road)



District Sub-Registrar-19
Registrar U/S 7(2) of
Registration Act, 1908
Alipore, South 24 Parganas

11 SEP 2017

IN WITNESS WHEREOF the Vendor hereto has set and subscribed its hands and seal the day, month and year first above written.

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

1. রাবিরোল (২৭৩নং অফিস)

গ্রাম-৩:- বাড়েহুসালী-মান্না-আনারথুর

আপা:- ৫৭নং ৫৭২নং ৩-কলকাতা- ৭০০১৪৫

Selin Saha

(VENDOR)

2. Himani Dushan Anichip
Calcutta Dharmanajale
Narna Main Road,
Chandannagore
Dt. Hooghly, Pin- 712136

Drafted by me

Tuhin Ranjan Chakraborty
(TUHIN RANJAN CHAKRABORTY)
Advocate, High Court, Calcutta

WB/1319/1999



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
11 SEP 2017

RECEIVED of and from the withinnamed Purchaser the within mentioned sum of Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousand only) being the full amount of the consideration money under this Indenture as per Memo below :

MEMO OF CONSIDERATION

<u>Date</u>	<u>Draft No.</u>	<u>Bank Name & Branch</u>	<u>Amount</u> <u>(Rs.)</u>
08.09.2017	695443	Allahabad Bank, Park Street Br.	3,50,000/-
08.09.2017	695444	- do -	9,00,000/-
			<u>12,50,000/-</u>

(Rupees Twelve Lakhs Fifty Thousand only)

WITNESSES :

1. *বাবি মেন (২৭৩৫৮ ৩৫৮)*

Selin Sekh

(VENDOR)

2. *Himshi Dushan Mankhija*



District sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

11 SEP 2017

SALE DEED PLAN

OF MOUZA BADE HOOGLY, J.L. NO. 80, R.S. KHATIAN NO. 812, CORRESPONDING TO L.R. KHATIAN NO. 1131, R.S. / L.R. DAG NO. 889, UNDER POLEGHAT GRAM PANCHAYET, P.S. SONARPUR, DISTRICT SOUTH 24 PARGANAS

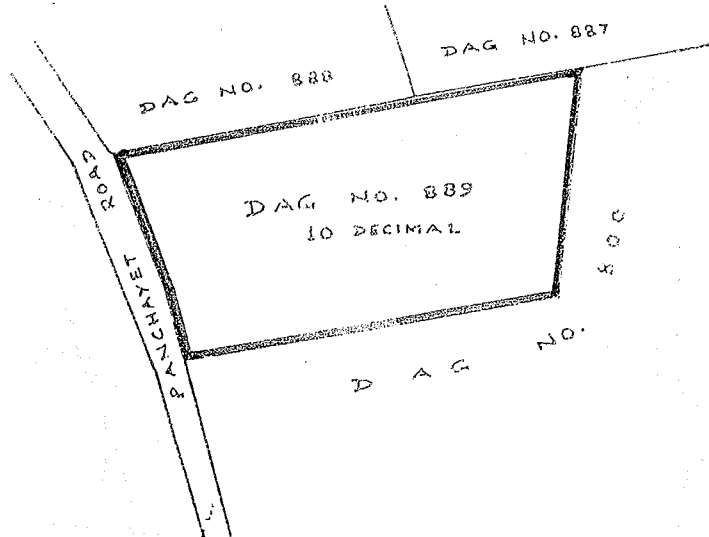
SOLD AREA OF LAND **10** DECIMAL

SHOWN IN RED BORDER 

NOT TO SCALE

VENDOR'S NAME : SELIM SEKH

PURCHASER'S NAME : FABULOUS NIRMAN PRIVATE LIMITED



Selim Sekh

(VENDOR)



District Sub-Registrar-10
Registrar U/S / (2) of
Registration Act 1908
Alipore, South 24 Parganas

11 SEP 2017

SPECIMEN FORM FOR TEN FINGERPRINTS



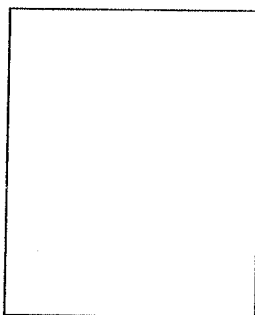
Selvin Selvar

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Arun Bharesh

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

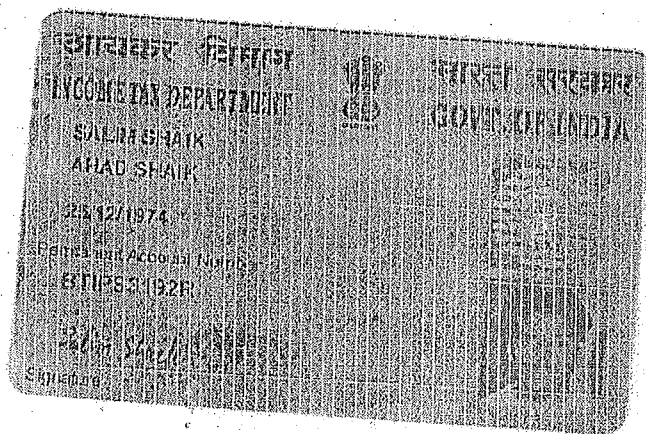


Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



District Sub-Registrar
Registrar of
Registration Act 1908
Alipore, South 24 Parganas

11 SEP 2017



Selim Selik




 ভারতের নির্বাচন কমিশন
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 KCT0812826

নির্বাচকের নাম : সৈয়দ সেখ
 Elector's Name : Selim Selah

পিতার নাম : আবদুল সেখ
 Father's Name : Abud Sekh

লিঙ্গ / Sex : পুরুষ / M
 জন্ম তারিখ / Date of Birth : XX/XX/1974

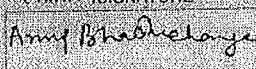
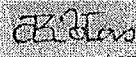
KCT0812826
 ঠিকানা:
 উত্তর-বাড়ী পল্লী, মোল্লা পরামালান্চা
 পালিগাঁও পল্লী 24 পল্লীগাঁও 709145

Address:
 Uttar-Badey Puggi, Molla Paramalancha
 Paliganj Puggi, Sonarpur South 24
 Parganas, 709145

Date: 02/01/2007
 17-0-বিজ্ঞপ্তি নং (পুনর্নির্বাচন) নির্বাচন প্রশাসক
 নির্বাচন প্রশাসক, পল্লীগাঁও পল্লী, পল্লীগাঁও পল্লী
 Facsimile Signature of the Electoral
 Registration Officer for
 110, Bishnupur East (SC) Constituency

নিম্নে প্রদত্ত নামের উত্তর-বাড়ী পল্লী
 (যদিও এটি পল্লীগাঁও পল্লী) পল্লীগাঁও পল্লী
 পল্লীগাঁও পল্লী পল্লীগাঁও পল্লীগাঁও পল্লীগাঁও
 In case of change in address mention the Card No.
 in the relevant Form file in the roll at the change address and to obtain the card
 with same number.

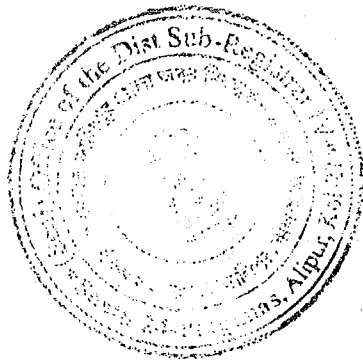
Selim Selah

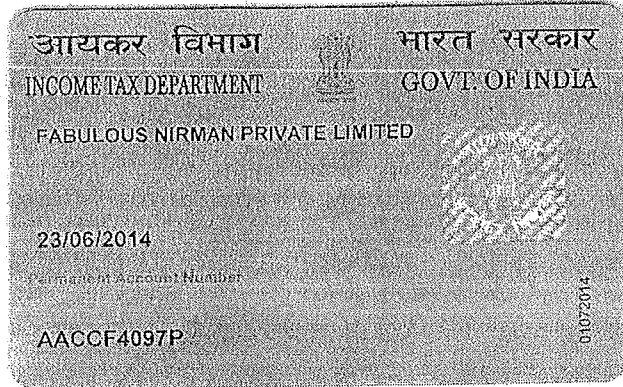
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	AEFPB4482C	
नाम / NAME	ANUP BHATTACHARYA	
पिता का नाम / FATHER'S NAME	PROVAT KUMAR BHATTACHARYA	
जन्म तिथि / DATE OF BIRTH	05-11-1955	
हस्ताक्षर / SIGNATURE		
		आयकर आयुक्त, प. व. - XI COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),
पी-7,
घोरंगी बंगलाघर,
कलकत्ता - 700 069.

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

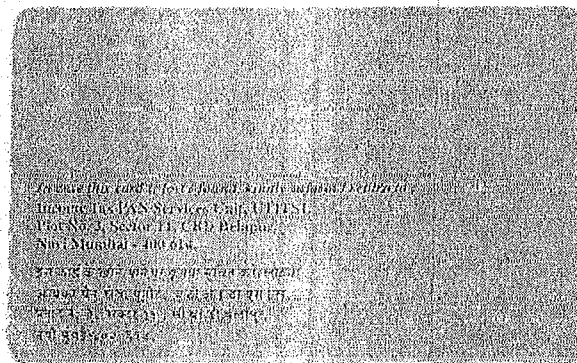
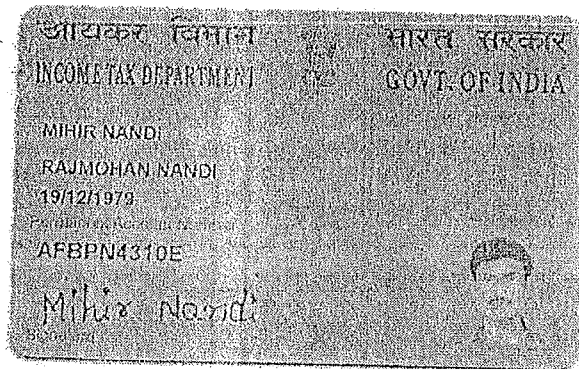
Anup Bhattacharya





For FABULOUS NIRMAN PVT LTD.
Anup Bhaadani
Director





Mihir Nandi





**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

Query No / Year	1604-0001262719/2017	Office where deed will be registered
Query Date	06/09/2017 1:45:27 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Selim Sekh Uttar Bade Hooghly, Malancha Mahinagar, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9331849382, Status : Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 12,50,000/-	Rs. 12,72,730/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 63,656/- (Article:23)	Rs. 12,773/- (Article:A(1), E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Bade Hugali

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-889	LR-812	Bastu	Shali	10 Dec	12,50,000/-	12,72,730/-	Width of Approach Road: 6 Ft.,
Grand Total :					10Dec	12,50,000 /-	12,72,730 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Selim Sekh Son of Ahad Ali Sekh Uttar Bade Hooghly, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: BTIPS3192R, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	Fabulous Nirman Private Limited 8, Camac Street, Suite No. 3,, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.: AACCF4097P, Status :Organization, Executed by: Representative	Organization	Executed by: Representative



IN THE DISTRICT COURT OF THE DISTRICT OF COLUMBIA

IN RE: [Illegible Name]

Plaintiff,

vs.

Defendant.

Comes now the Plaintiff, [Illegible Name], and files this Petition for the appointment of a Receiver to take charge of the property of the Defendant, [Illegible Name], and to sell the same for the payment of the debts of the Defendant.

The Plaintiff alleges that the Defendant is insolvent and unable to pay his debts, and that the property of the Defendant is being dissipated and is in danger of being lost or destroyed.

The Plaintiff further alleges that the Defendant has committed fraud and is guilty of various other acts which render it necessary for the appointment of a Receiver.

The Plaintiff prays that the Court will appoint a Receiver to take charge of the property of the Defendant, and to sell the same for the payment of the debts of the Defendant.

The Plaintiff further prays that the Court will grant such other and further relief as may be just and equitable.

The Plaintiff declares under oath that the foregoing is true to the best of his knowledge and belief.

Subscribed and sworn to before me this [Illegible] day of [Illegible] 19[Illegible].

Notary Public for the District of Columbia.



Witness my hand and the seal of the District of Columbia this [Illegible] day of [Illegible] 19[Illegible].

Notary Public for the District of Columbia.

Filed for record this [Illegible] day of [Illegible] 19[Illegible].

Clerk of the District Court of the District of Columbia.

Attest:

[Illegible Signature]

[Illegible Signature]

[Illegible Signature]

Representative Details :

SI No	Name & Address	Representative of
1	Anup Bhattacharya Son of Late Pravat Kumar BhattacharyaC/O Amal Kumar Chatterjee, Banerjeehat, P.O:- Maheshtala, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700141 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEFPB4482C	Fabulous Nirman Private Limited (as Director)

Identifier Details :

Name & address
Mihir Nandi Son of Rajmohan Nandi Pratapnagar, P.O:- Pratapnagar, P.S:- Arambag, District:-Hooghly, West Bengal, India, PIN - 712415, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Selim Sekh, Anup Bhattacharya
N

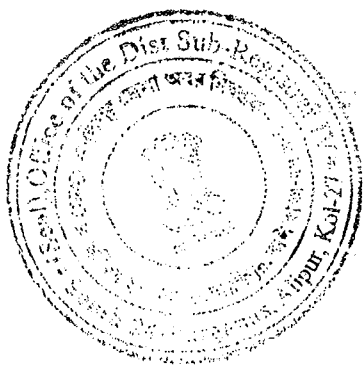
Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Selim Sekh	Fabulous Nirman Private Limited-10 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 06/10/2017) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 20/10/2017) for registration.
3. Standard User charge of Rs. 240/-(Rupees Two hundred fourty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.





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

4823/12

GRN: 19-201718-007420969-1

Payment Mode

Online Payment

GRN Date: 11/09/2017 12:05:44

Bank : HDFC Bank

BRN : 371705324

BRN Date: 11/09/2017 12:08:02

DEPOSITOR'S DETAILS

Id No. : 16040001262719/9/2017

[Query No./Query Year]

Name : Fabulous Nirman Private Limited

Contact No. :

Mobile No. : +91 9331849382

E-mail :

Address : 8 Camac Street Kolkata - 17

Applicant Name : Mr Selim Sekh

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 8

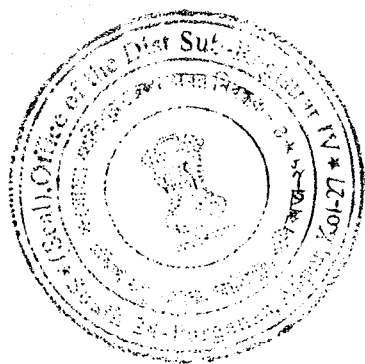
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16040001262719/9/2017	Property Registration- Stamp duty	0030-02-103-003-02	63556
2	16040001262719/9/2017	Property Registration- Registration Fees	0030-03-104-001-16	12773

Total

76329

In Words : Rupees Seventy Six Thousand Three Hundred Twenty Nine only



Major Information of the Deed

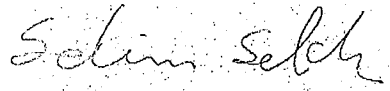
Deed No :	I-1604-04823/2017	Date of Registration	11/09/2017
Query No / Year	1604-0001262719/2017	Office where deed is registered	
Query Date	06/09/2017 1:45:27 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Selim Sekh Uttar Bade Hooghly, Malancha Mahinagar, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9331849382, Status : Seller/Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 12,50,000/-		Rs. 12,72,730/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 63,656/- (Article:23)		Rs. 12,773/- (Article:A(1), E, M(b), H)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Bade Hugali

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-889	LR-812	Bastu	Shali	10 Dec	12,50,000/-	12,72,730/-	Width of Approach Road: 6 Ft.,
Grand Total :					10Dec	12,50,000 /-	12,72,730 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Selim Sekh (Presentant) Son of Ahad Ali Sekh Executed by: Self, Date of Execution: 11/09/2017 , Admitted by: Self, Date of Admission: 11/09/2017 ,Place : Office	Photo  11/09/2017	Fingerprint  LTI 11/09/2017	Signature  11/09/2017
Uttar Bade Hooghly, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: BTIPS3192R, Status :Individual, Executed by: Self, Date of Execution: 11/09/2017 , Admitted by: Self, Date of Admission: 11/09/2017 ,Place : Office				

Buyer Details :

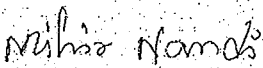
Sl No	Name, Address, Photo, Finger print and Signature
1	Fabulous Nirman Private Limited 8, Camac Street, Suite No. 3,, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AACCF4097P, Status :Organization, Status : Not Executed



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Anup Bhattacharya Son of Late Pravat Kr Bhattacharya C/o Amal Kumar Chatterjee Banerjeehat, P.O:- Maheshtala, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700141, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AEFPB4482C Status : Representative, Representative of : Fabulous Nirman Private Limited (as director)

Identifier Details :

Name & address	
Mihir Nandi Son of Rajmohan Nandi Pratapnagar, P.O:- Pratapnagar, P.S:- Arambag, District:-Hooghly, West Bengal, India, PIN - 712415, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Selim Sekh,	
	11/09/2017

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Selim Sekh	Fabulous Nirman Private Limited-10 Dec

Endorsement For Deed Number : I - 160404823 / 2017

On 07-09-2017

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 12,72,730/-



Pradipta Kishore Guha
 : DISTRICT SUB-REGISTRAR
 OFFICE OF THE D.S.R. - IV SOUTH 24-
 PARGANAS
 South 24-Parganas, West Bengal

On 11-09-2017

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 12:29 hrs on 11-09-2017, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Selim Sekh, Executant.

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

Execution is admitted on 11/09/2017 by Selim Sekh, Son of Ahad Ali Sekh, Uttar Bade Hooghly, P.O: Malancha Mahinagar, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession Business

Indetified by Mihir Nandi, , , Son of Rajmohan Nandi, Pratapnagar, P.O: Pratapnagar, Thana: Arambag, , Hooghly, WEST BENGAL, India, PIN - 712415, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,773/- (A(1) = Rs 12,727/- ,E = Rs 14/- ,H Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash-Rs 0/-, by online = Rs 12,773/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/09/2017 12:08PM with Govt. Ref. No: 192017180074209691 on 11-09-2017, Amount Rs: 12,773/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 371705324 on 11-09-2017, Head of Account 0030-03-104-001-16

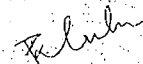
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 63,656/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 63,556/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 33958, Amount: Rs.100/-, Date of Purchase: 21/07/2017, Vendor name: Bachan Ganga

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/09/2017 12:08PM with Govt. Ref. No: 192017180074209691 on 11-09-2017, Amount Rs: 63,556/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 371705324 on 11-09-2017, Head of Account 0030-02-103-003-02



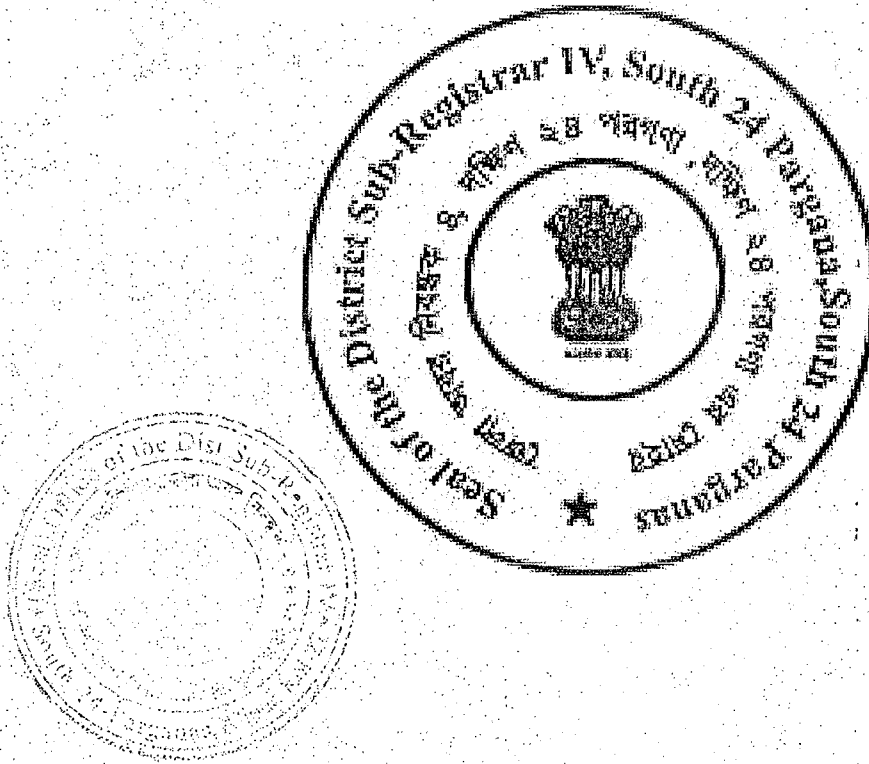
Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2017, Page from 130527 to 130558
being No 160404823 for the year 2017.



Pradipta Kishore Guha

Digitally signed by PRADIPTA KISHORE
GUHA

Date: 2017.09.11 16:21:49 +05:30

Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 11-09-2017 16:21:42

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.



(This document is digitally signed.)