5375/2015

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

N/C-1546/15

C 244611

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-I, Kolkata

10.7.15

DEED OF CONVEYANCE

R. S. / L. R. Dag No. 731,
Area- 08 Decimals out of 32 Decimals,
Mouza – Bade Hooghly, Police Station Sonarpur,
District - South 24 Parganas

THIS DEED OF CONVEYANCE made this 30th day of June. Two Thousand Fifteen (2015) **BETWEEN 1. NAJRUL MOLLA alias NAZRUL ISLAM MOLLA alias NAZRUL MOLLA,** son of Elias Ali Molla alias Iliyas Molla, Indian citizen, by faith Muslim. by occupation Farmer, residing at Dakshin Badehooghly, Post Office - Malancha Mahinagar. Poleghat, Police Station - Sonarpur, PIN- 700145. District 24 Parganas (South). **2. NARUL MOLLA alias NAJRUL ISLAM MOLLA. son of Elias Ali Molla alias Iliyas Molla,** Indian citizen. by faith Muslim, by occupation Farmer, residing at Dakshin Badehooghly, Post Office - Malancha Mahinagar. Poleghat. police Station - Sonarpur. PIN -700145. District 24 Parganas (South). and **3. SAIDUL MOLLA alias** by faith Muslim, by occupation Farmer. residing at Dakshin Badehooghly. Post Office --

35456

Sl. No. 0006

Name : Fancy Infracon Pvt Ltd & ors

Address : 165 Rabindra Sarani

Kol-7

Rs. 50000/-

Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

Amal Kr. Saha
Licensed Stamp
Vendor.

Date 25 JUN 2015

Identified by me

Pabitra Pal

(PABITRA PAL)

S/o Late B.R. Pal

216 A/3 B.T. Road

Flat No 1A

Behala

Kolkata-

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
7 JUL 2015

Malancha Mahinagar. Poleghat. Police Station Sonarpur. PIN- 700145.District 24 Parganas (South) . hereinafter collectively referred to as the **VENDORS(** which expression shall unless excluded by or repugnant to context be deemed to mean and include their heirs, legal representatives, executors .administrators and/or assigns) of the **ONE PART**

AND

1. DHIMAN REALTORS PRIVATE PVT LTD, a company incorporated under the provisions of the Companies Act, 1956 , having its registered office at 165, Rabindra Sarani,,4th Floor,Flat No.505A, Kolkata- 700007. Police Station, Burra Bazar , having its **Income Tax PAN AAFCD0868F**, represented through its director Sri Jaybindra Thakur. son of Late Bishun Thakur, . working for gain at 3A, Hare Street ,Room No.308, 3rd Floor , Kolkata -700001. Police Station –Hare Street. **2. FENNEL INFRACON PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act. 1956. having its registered office at 165, Rabindra Sarani,,4th Floor,Flat No.505A, Kolkata-700007. Police Station, Burra Bazar , having its **Income Tax PAN AACCF4211H**, represented through its director Sri Jaybindra Thakur. son of Late Bishun Thakur, .. working for gain at 3A, Hare Street ,Room No.308, 3rd Floor , Kolkata -700001. Police Station – Hare Street and **3. FANCY INFRACON PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956. having its registered office at 165, Rabindra Sarani,,4th Floor,Flat No.505A, Kolkata- 700007. Police Station, Burra Bazar, having its **Income Tax PAN AACCF4210G**, represented through its director – Sri Jaybindra Thakur. son of Late Bishun Thakur, . working for gain at 3A, Hare Street ,Room No.308, 3rd Floor , Kolkata -700001. Police Station-Hare Street., 4 and

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
7 JUL 2015

.einafter collectively Referred to as the PURCHASERS (which expression shall unless excluded by or repugnant to context be deemed to mean and include its successors In-interest and/or assigns) of the **OTHER PART**:

WHEREAS one Belatali Molla was the absolute owner and was seized and possessed of and/or otherwise well and sufficiently entitled to inter-alia ALL THAT piece or parcel of land measuring an area of 32 Decimals. more or less, appertaining to R.S./ L.R.[)ag No.731, situate at Mouza - Bade Hooghly, J. L. No. 80, Police Station - Sonarpur, District - 24 Parganas (South). Hereinafter referred to as the **"SAID LAND"**, free from all encumbrances whatsoever.

AND WHEREAS while being seized and possessed of the said Land the said Belatali Molla died intestate leaving behind him surviving at the time of his death his two sons namely Soleman Ali Molla alias Soleman Molla. Forman Molla and his only daughter Khatun Bibi, as his only heirs and legal representatives who inherited jointly the estate of the said Belatali Molla including the said Land and also became the absolute joint owners of the same and thereby in accordance with the Mohammedan law of inheritance each of the said two sons owning undivided 2/5th share and the said

THE AUDL REGISTRAR OF ... SEAL
CALCUTTA

- 7 JUL 2016

daughter owning 1/5th share in the said Land, absolutely and forever and free from all encumbrances whatsoever.

AND WHEREAS by a Bengali Deed of Sale dated 16th December, 1957 made between the said Forman Molla as vendor and the said Soleman Ali Molla alias Soleman Molla as purchaser and duly registered with the office of the Sub-Registrar. Baruipur in Book No. I, Volume No.89. Pages 291 to 292. Being No.8357 for the year 1957. the said Forman Molla, for the consideration therein mentioned sold conveyed and transferred his undivided 2/5th share in the said Land i.e. All That piece and parcel of land measuring an area of 13 Decimals, more or less. out of 32 (thirty two) Decimals comprised in R.S./ L.R. Dag No.731 under Mouza Bade Hooghly J.L.. No.80, Police Station - Sonarpur. District - 24 Parganas (South) unto and in favour of the said Soleman Ali Molla alias Soleman Molla. absolutely and forever free From all encumbrances whatsoever.

AND WHEREAS by a Bengali Deed of Sale dated 19th March 1962 made between the said Khatun Bibi as vendor and the said Soleman Ali Molla alias Soleman Molla as purchaser and duly registered with the office of the Sub-Registrar. Baruipur in Book No. I, Volume No.30, Pages 164 to 166. Being No 2388 for the year 1962. the said Khatun Bibi. for the consideration therein mentioned sold conveyed, and transferred inter-.alia her undivided 1/5th share in the said Land i.e. All That piece and parcel of land measuring an area of 6.5 Decimals, more or less. out of 32 (thirty two) Decimals comprised in R.S./L.R. Dag No.731 under Mouza Bade Hooghly J. L; No. 80, Police Station Sonarpur, District 24 Parganas (South) unto and in favour of the said Soleman Ali Molla alias Soleman Molla, absolute and forever free from all encumbrances whatsoever.

THE ADDL. REGISTRAR OF ASSURANCES-I
CALCUTTA

OF ASSURANCES-I, KOLKATA
7 JUL 2015

AND WHEREAS in view of the above the said Soleman Ali Molla alias Soleman Molla became the owner of the entire Said Land and while being seized and possessed of the same died intestate on 7th February, 1983, leaving behind him surviving at the time of his death his wile namely Supiya Bibi. his two sons namely Nausar Ali Molla and Monsur Ali Molla and his four daughters namely Nesarun Bibi. Sakina Bibi, Marjina Bibi and Arjina Bibi, as his only heirs and legal representatives how inherited jointly the estate of the said Belatali Molla including the said Land in accordance with the Mohammedan law of inheritance in the following manner. free from all encumbrances, liens. lispendens. mortgages. charges, attachments whatsoever:

Names	Share
Supiya Bibi	4 Decimals
Nauser Ali Molla	7 Decimals
Monsur Ali Molla	7 Decimals
Nesarun Bibi	3.5 Decimals
Sakina Bibi	3.5 Decimals
Marjina Bibi	3.5 Decimals
Arjina Bibi	3.5 Decimals
Total	**32 Decimals**

4

AND WHEREAS by a Bengali Deed Of Sale Dated 21st February, 1990 made between the said Marjina Bibi as vendor and the said Nauser Ali Molla and Monsur Ali Molla as purchasers and duly registered with the office of the additional District Sub-Registrar, Sonarpur in Book No.1 Volume No.20,Pages 295 to 301,Being No.1084 for the year 1990,the said Marjina Bibi,for the consideration therein mentioned sold conveyed and transferred inter alia her undivided share in the said land i.e All that piece and parcel of land measuring an area of 4 decimals ,more or less ,out of 32(Thirty Two Decimals comprised in R.S/L.R Dag No.731under Mouza BadeHooghly J.L No.80,Police Station –Sonarpur,District 24 Paraganas(South) unto and in favour of the said Nauser Ali Molla and Monsur Ali Molla ,absolutely and forever free from all encumbrances what so ever .

AND WHEREAS by a Bengali Deed of Sale dated 21st January.1995 made between the said Supiya Bibi and Arjina Bibi as vendors and the said Nauser Ali Molla and Jobeda Bibi as purchasers and duly registered with the office of the Additional District Sub-Registrar, Sonarpur in Book No. I. Volume No.10. Pages. the said Supiya Bibi and Arjina Bibi 155 to 161 being No.623 for the year 1995 for consideration therein Mentioned sold conveyed and transferred inter- alia their total undivided share in the said Land i.e. All That piece and parcel of land measuring an area of 7 Decimals more or less, out of 32 (thirty two) Decimals comprised in R.S.) L.R. Dag No.731 under Mouza Bade Hooghly J.L.No. 80, Police Station Sonarpur. District- 24 Parganas (South) unto and in favour of the said Nauser Ali Molla and Monsur Ali Molla. absolutely and forever free from all encumbrances whatsoever.

AND WHEREAS in the circumstances recited above the said Nauser Ali Molla, Monsur Ali Molla. NesarunBibi, Sakina Bibi and Jobeda Bibi became the joint owners and were seized and possessed of and/ or otherwise well and sufficiently entitled to their

ADDITIONAL REGISTRAR
OF ASSURANCES-I KOLKATA
7 JUL 2015

following respective share in the Said land, absolutely and forever free from all encumbrances whatsoever:

Names	Share
Nauser All Molla	12.5 Decimals
Mon sur Ali molla	09 Decimals
Nesarun Bibi	3.5 Decimals
Sakina Bibi	3.5 Decimals
Jobeda Bibi	3.5 Decimals
Total	**32 Decimals**

AND WHEREAS by a Bengali Deed of Sale dated 7th February, 1995 made between the said Nauser Ali Molla. Monsur Ali molla. Nesarun Bihi, Sakina Bibi and Jobeda Bibi as vendors and one Najrul Islam Molla. Nurul Islam Molla and Sahidul Islam Molla. the Vendors herein, therein referred to as purchasers and duly registered with the office of the Additional District Sub-Registrar. Sonarpur in Book No. I, Volume No. 13. Pages from 323 to 328. Being No.865 for the year 1995. the said Nauser Ali Molla. Monsur Ali Molla. Nesarun Bibi, Sakina Bibi and Jobeda Bibi, for the consideration therein mentioned sold conveyed and transferred their total share in the said Land i.e. All That piece and parcel of land measuring an area of 32 (thirty two) Decimals. more or less, comprised in R.S./ L. R. Dag No.731 under Mouza Bade Hooghly J. L. No. 80, Police Station -Sonarpur. District - 24 Parganas (South) unto and

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 7 JUL 2015

in favour of the said Nazrul Islam Molla. Nurul Islam Molla and Sahidul Islam Molla. the Vendors herein. absolutely and forever free from all encumbrances whatsoever.

AND WHEREAS the Vendors have offered to sell in favour of the Purchasers out of their total share in the Said Land i e All That piece and parcel of land measuring an area of 8 (eight) Decimals out of 32 (thirty-two) Decimals. comprised in R.S./ L:.R. Dag No.731, appertaining to L.R. Khatian Nos. 40. 459, 507. 617. 854 and 922. situate at Mouza – Bade Hooghly. J. L. No. 80, Police Station - Sonarpur, District - 24 Parganas (South). more fully described in the SCHEDULE hereunder written and hereinafter referred to as the SAID PROPERTY.

AND WHEREAS the Vendors have represented to the Purchasers as follows:

a) **THAT** the Vendors are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.

b) **THAT** the Vendors have not received an notice from any authority for acquisition. requisition or vesting of the Said Property and declares that the Said Properly is not affected by any scheme of the Government or any Statutory Body.

c) **THAT** the Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Refoms Act. 1955.

d) **THAT** the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed. matter or thing. including grant of right

THE ADDL. REGISTRAR

of easement. whereby the Said Property or any part thereof can or may be impeached. encumbered or affected in title.

e) **THAT** the Vendors have good right full power, absolute authority and indefeasible title to agree to and grant, sell, convey, transfer, assign and assure the Said Property ti' the Purchasers.

f) **THAT** no revenue, cess, tax or imposition in respect of the Said Property is due to the Government or any other authority or authorities and no Certificate Case is pending for realization of any taxes from the Vendors.

g) **THAT** no person or persons whosoever have/had/has ever claimed any right of pre-emption over and in respect of the Said Property or any part thereof.

h) **THAT** no mortgage of charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

i) **THAT** the Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments. Uses, debutters, trusts, prohibitions, income Tax attachment, financial institution charges, statutory prohibitions,acquisitions. requisitions. vestings and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free. clear and marketable.

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
7 JUL 2015

j) **THAT** the Said property is not affected by or subject to any personal guarantee for securing am' financial accommodation.

k) **THAT** there is no order of Court or any other statutory authority prohibiting the Vendors, from selling, transferring and/or alienating the Said Property.

l) **THAT** there is no other previous agreement for sale, development, transfer, lease etc. in respect of the Said Property with any person.

m) **THAT** no person other than the vendors has any right, title and interest of any nature whatsoever in the Said Property.

AND WHEREAS the Vendors have agreed to sell and the Purchasers, relying upon the aforesaid representations of the Vendors. have agreed to purchase the said property at or for a consideration of **Rs.5,00,000/- (Rupees Five lacs only)** free from all encumbrances ,charges, liens, lispendens, attachments, trusts, acquisition or requisition whatsoever.

NOW THEREFORE THESE INDENTURE WITNESSETH and it is hereby recorded and declared that

1. In the premises aforesaid and in consideration of the sum of Rs. **Rs.5,00,000/- (Rupees Five lacs only)** by the Purchasers , to the Vendors paid at or before the

THE ADDL. REGISTRAR OF ASSURANCES-I
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 7 JUL 2016

execution of these presents (the receipt whereof the Vendors do hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof the Vendors do acquit release and forever discharge the purchasers and the Said Property hereby conveyed and transferred unto and to the Purchasers) the Vendors do hereby grant sell, transfer, convey, assign and assure and confirm unto and to the Purchaser All That piece and parcel of land measuring an area Of **8 (eight) Decimals** out of 32 (thirty-two) Decimals. comprised in R.S/L.R. Dag No 731. appertaining to L.R. Khatian Nos. 40, 459. 507,617. 954 and 922. situate at Mouza - Bade Hooghly, J. L. No.80, Police Station - Sonarpur. District - 24 Parganas (South). within District Registration Office Alipore. Additional District Sub-Registration Office Sonarpur. under Poleghat Gram Panchayat, more fully and specifically described in the **SCHEDULE** hereunder written and for the sake of brevity hereinafter referred to as the **SAID PROPERTY TOGETHER WITH** all appurtenances thereto or **HOWSOEVER OTHERWISE** the said property now are or is or at any time hereto before were or was situate, butted, bounded, called, known, numbered described and distinguished **TOGETHER WITH** the reversions and remainders and the rents, issues, profits thereof **AND** all the Estate, Right, Title, Interest, Property, Claim and Demand whatsoever and howsoever of the Vendors into or upon the said property **TOGETHER WITH** absolutely unobstructed and full right of egress and ingress, all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, boundary walls, benefits, advantages, vacant area, open spaces whatsoever and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said Property hereby sold and transferred or in anywise appertaining thereto or any part thereof, usually held, used, occupied accepted, enjoyed, reputed or known as part or parcel or

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
7 JUL 2015

member thereof or appurtenant thereto **TO HAVE AND TO HOLD** the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to he and each and every part thereof unto and to the use of the Purchasers absolutely and forever free from all encumbrances whatsoever and howsoever. **AND SUBJECT TO AND/OR TOGETHER WITH** the covenants by the Vendors hereafter contained.

2. **THE VENDORS DO HEREBY COVENANT WITH THE PURCHASERS** as follows:

a) The Vendors. are now lawfully and rightly seized of and/or otherwise well and sufficiently entitled to the said Property and all benefits and rights hereby by conveyed. sold. transferred, assigned and assured unto and to the purchasers in the manner aforesaid.

b) The Vendors now have good right. full power. absolute authority and indefeasible title to grant. sell, convey, transfer. assign and assure the Said Property under their respective ownership and all rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, in the manner aforesaid, according to the true intent and meaning of these presents.

c) The said Property and all other rights and benefits hereby granted, ,sold conveyed, transferred, assigned and assured or expressed or intended so to be and

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
7 JUL 2015

each of them are now free from all attachments, mortgages, debts and charges whatsoever and howsoever made or suffered by the Vendors or any person or persons having or lawfully claiming any estate or interest in and over the said Property from, under or in trust for the Vendors.

d) The Purchasers shall hold and have the said Property freely and clearly and absolutely acquitted exonerated released and forever discharged from or by the Vendors and every person or persons having or lawfully, rightfully and equitably claiming as aforesaid and effectually saved, defended, kept harmless and indemnified of from and against all manner of former and other estate, charges, liens, debts, attachments, mortgages, restrictions, covenants uses, Debutters, trusts, acquisitions, requisitions alignments, claims, demands, liabilities and encumbrances whatsoever and howsoever suffered or created by the Vendors or any of its predecessors in title or any persons lawfully or equitably claiming aforesaid.

e) The Vendors shall from time to time and at all times hereinafter upon every reasonable request and at the cost of the Purchasers make, do acknowledge, execute and perfect all such further and/or other Lawful and reasonable acts, deeds, matters and things whatsoever for further better or more perfectly assuring and vesting the said Property unto the Purchasers in the manner aforesaid. The Vendors shall be liable to pay all rates and taxes, cess. Revenue, levies, imposition and other charges payable statutory or non statutory in respect of the said Property pertaining to the period up to the date hereof and shall save and keep the Purchasers harmless. indemnified of, from and against all such claims whatsoever and howsoever.

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 7 JUL 2015

THE SCHEDULE ABOVE REFERRED TO SAID PROPERTY

ALL THAT piece and parcel of land measuring an area of 8 (eight) Decimals out of 32 (thirty-two) Decimals. comprised in R.S. / L.R. Dag No.731, appertaining to L.R. Khatian Nos. 40,459, 507, 617, 854 and 922, situate at Mouza – Bade Hooghly, J. L. No. 80, Police Station - Sonarpur, District - 24 Parganas (South).within District Registration Office Alipore, Additional District Sub-RegistrationOffice Sonarpur, under Poleghat Gram Panchayat. The entirety of the said Dag No-731 is delineated in a map or plan annexed hereto And bordered in colour RFD thereon.

IN WITNESS WHEREOF the parties have executed these presents on the day, month and year above written.

নজরুল মোল্লা

(Najrul Molla alias Nazrul Islam Molla alias Nazrul Molla)

নুরুল মোল্লা

(Narul Molla alias Nurul Islam Molla)
BYSPM8884M

সাইদুল মোল্লা

(Saidul Molla alias Sahidul Islam Molla)
(BYSPM7103H)

(VENDORS)

13

DHIMAN REALTORS PVT. LTD.

Director

(Dhiman Realtors Pvt Ltd.)

FANCY INFRACON PVT. LTD.

Director

(Fancy Infracon Pvt. Ltd.)

FENNEL INFRACON PVT. LTD.

(Fennel Infracon Pvt.Ltd.)

(PURCHASERS)

Witnesses:

Signature		Signature	
Name	Dhiman Ali Mollah	Name	
Father's Name	Mahiddin Mollah	Father's Name	
Address	Malancha-Mahinagar Sonar Pur, Kolkata (Kolkata)	Address	P.O. [illegible] P.S. [illegible] [illegible] No. 24 Pgs.(S)

Drafted by

K.C. Kumoker

Advocate

High Court, Calcutta

WB/867/'83

Read over and explained by me in vernacular the contents or this deed. to the Vendors who after having understood the sane as true and correct have affixed their respective signature Thumb impression

THE ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

ADDL. REGISTRAR OF ASSURANCES, KOLKATA
7 JUL 2015

Advocate

RECEIPT AND MEMORANDUM OF CONSIDERATION

Rcceived from the within named Purchasers the within mentioned sum of Rs .5,00,000/- (Rupees Five lacs only) towards Full and final payment of the total consideration for sale of the Said Property described in the Schedule hereto in the following manner:

Mode	Date	Particulars	Amount	Favouring
Cash		(Nine) Bankers Cheque		Favouring Nasme Mollah Nasme Mollah & Sahidul Mollah Totalling to Rs. 5,00,000/-

15

নজরুল মোল্লা

(Najrul Molla alias Nazrul Islam Molla alias Nazrul Molla)

নুরুল মোল্লা

(Narul Molla alias Nurul Islam Molla)

সাইদুল মোল্লা

(Saidul Molla alias Sahidul Islam Molla)

(VENDORS)

Witnesses:

Signature ইদ্রিস আলি মোল্লা

Name –

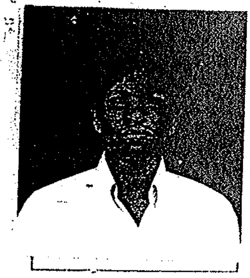
Signature আবুল কাশেম মোল্লা

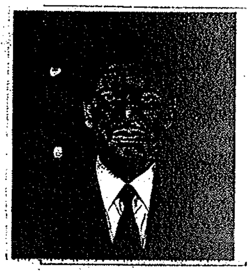
Name -

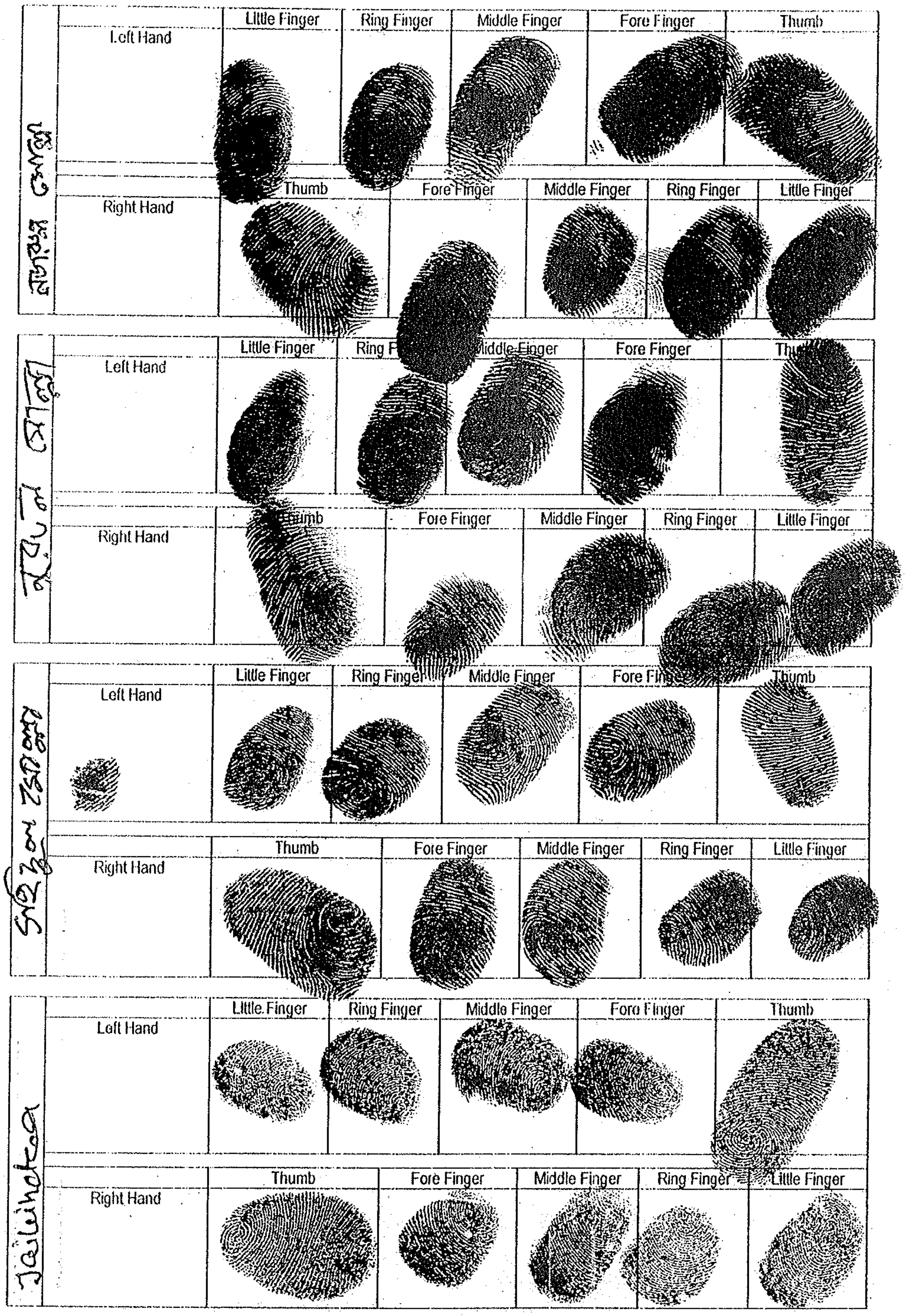
16

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
7 JUL 2016

SPECIMEN FORM FOR TEN FINGERPRINTS







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

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

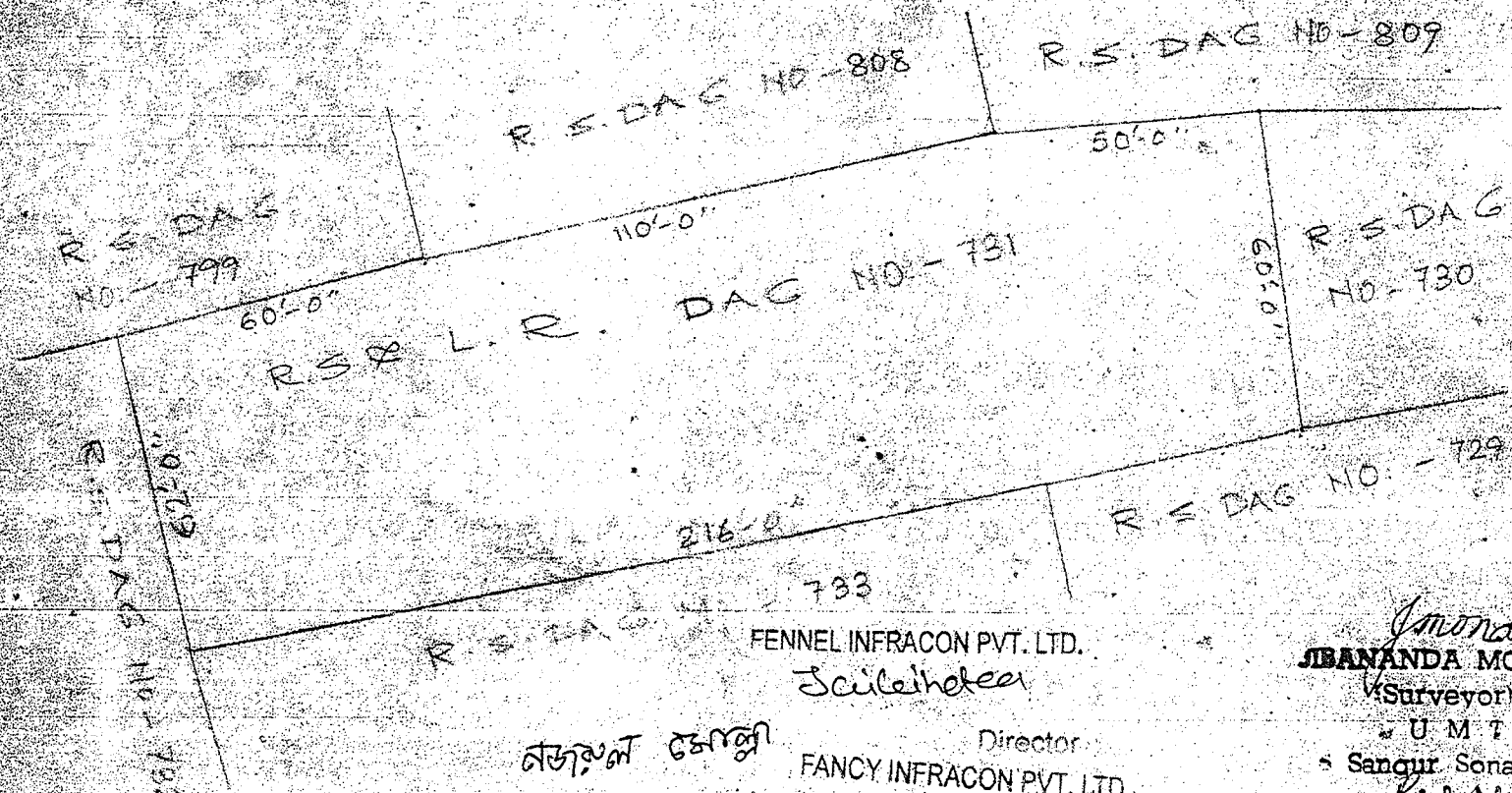
PHOTO

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

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
7 JUL 2015

SITE PLAN OF R.S. DAG NO. 731 AT MOUZA- BADE
HUGLI, J.L. NO.- 80, P.S.- SONARPUR, DIST.- 24-PGS(S)
SCALE :- 1" = 33 FT

AREA- 8 DEC OUT OF 32 DEC SHOWN RED
L.R. Kh. No.- 40, 459, 507, 617, 854, 922



FENNEL INFRACON PVT. LTD.
Director

নজরুল মোল্লা
নুরুল মোল্লা
সইদুল মোল্লা

FANCY INFRACON PVT. LTD.
Director

DHIMAN REALTORS PVT. LTD.
Director

Director

JANANDA MONDAL
(Surveyor)
U M T
Sangur, Sonarpur
Reg No 3-0042

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 7 JUL 2015

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

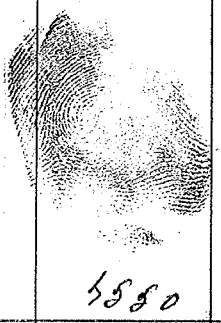
OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

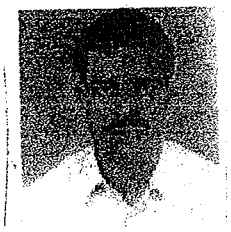
Signature / LTI Sheet of Query No/Year 19011000117790/2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr NAJRUL MOLLA Alias Mr NAZRUL ISLAM MOLLA DAKSHIN BADEHOOGHLY, P.O:- MALANCHA MAHINAGAR POLEGHAT, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Seller		4858 	
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr NARUL MOLLA Alias Mr MAJRUL ISLAM MOLLA Dakshin Badehooghly, P.O:- Malancha Mahinagar Pleghat, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Seller		4859 	

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr SAIDUL MOLLA Alias Mr SAHIDUL ISLAM MOLLA DAKSHIN BADEHOOGHLY, P.O:- MALANCHA MAHINAGAR POLEGHAT, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Seller		 5550	

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4.0 PRESENTANT	Shri JAYBINDRA THAKUR 3A, HARE STREET, ROOM NO. 308, 3RD FLOOR, P.O:- G P O, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Representative of Buyer [DHIMAN REALTORS PVT LTD]		5552 	
4.1	Shri JAYBINDRA THAKUR 3A, HARE STREET, ROOM NO. 308, 3RD FLOOR, P.O:- G P O, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Representative of Buyer [FANCY INFRACON PVT LTD]			
4.2	Shri JAYBINDRA THAKUR 3A, HARE STREET, ROOM NO. 308, 3RD FLOOR, P.O:- G P O, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Representative of Buyer [FENNEL INFRACON PVT LTD]			

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
7 JUL 2015

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Shri PABITRA PAL Son of Late BISWARANJAN PAL 3 A, HARE STREET, ROOM NO. 308, 3RD FLOOR, P.O:- G P O, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Mr NAJRUL MOLLA, Mr NARUL MOLLA, Shri JAYBINDRA THAKUR	Pabitra Pal 07-07-2015

(Dinabandhu Roy)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA
Kolkata, West Bengal

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
7 JUL 2016

Scan

ROQ2531150

ঠিকানা:
F-1A,216G/3, বেচারাম চ্যাটার্জী রোড, পর্ণশ্রী,
কোলকাতা-700034

Address:
F-1A,216G/3, BECHARAM CHATTERJEE ROAD, PARNASREE, KOLKATA-700034

Date: 27/01/2014

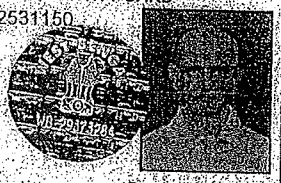
154-বেহালা পশ্চিম নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral Registration Officer for
154-Behala Paschim Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার ভোটার লিষ্টে নাম তোলা ও একই নম্বরের নতুন সচিত্র পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number.

1751889

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

ROQ2531150



নির্বাচকের নাম	:	পবিত্র পাল
Elector's Name	:	Pabitra Pal
পিতার নাম	:	বিশ্ব রঞ্জন পাল
Father's Name	:	Biswa Ranjan Pal
লিঙ্গ/Sex	:	পু/ M
জন্ম তারিখ Date of Birth	:	02/02/1958

Pabitra Pal

Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mr NAJRUL MOLLA (Alias: Mr NAZRUL ISLAM MOLLA) Son of Mr ELIAS ALI MOLLA DAKSHIN BADEHOOGHLY, P.O:- MALANCHA MAHINAGAR POLEGHAT, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Status : Self Date of Execution : 30/06/2015 Date of Admission : 07/07/2015 Place of Admission of Execution : Pvt. Residence
2	Mr NARUL MOLLA (Alias: Mr MAJRUL ISLAM MOLLA) Son of Mr ELIAS ALI MOLLA Dakshin Badehooghly, P.O:- Malancha Mahinagar Pleghat, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Status : Self Date of Execution : 30/06/2015 Date of Admission : 07/07/2015 Place of Admission of Execution : Pvt. Residence
3	Mr SAIDUL MOLLA (Alias: Mr SAHIDUL ISLAM MOLLA) Son of Mr ELIAS ALI MOLLA DAKSHIN BADEHOOGHLY, P.O:- MALANCHA MAHINAGAR POLEGHAT, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Status : Self Date of Execution : 30/06/2015 Date of Admission : 07/07/2015 Place of Admission of Execution : Pvt. Residence

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	DHIMAN REALTORS PVT LTD 165, RABINDRA SARANI, 4TH FLOOR, Flat No: 505A, P.O:- BURRABAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 PAN No. AAFCD0868F, Status : Organization
2	FENNEL INFRACON PVT LTD 165, RABINDRA SARANI, 4TH FLOOR, Block/Sector: 505A, P.O:- BURRABAZAR, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700007 PAN No. AACCF4211H, Status : Organization
3	FANCY INFRACON PVT LTD 165, RABINDRA SARANI, 4TH FLOOR, Flat No: 505A, P.O:- BURRABAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 PAN No. AACCF4210G, Status : Organization Represented by their (1-3) representative as given below:-
1-3 (1)	Shri JAYBINDRA THAKUR, DIRECTOR Son of Late BISHUN THAKUR 3A, HARE STREET, ROOM NO. 308, 3RD FLOOR, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Representative Date of Execution : 30/06/2015 Date of Admission : 07/07/2015 Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Shri PABITRA PAL Son of Late BISWARANJAN PAL 3 A, HARE STREET, ROOM NO. 308, 3RD FLOOR, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,	Mr NAJRUL MOLLA, Mr NARUL MOLLA, Mr SAIDUL MOLLA, Shri JAYBINDRA THAKUR	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Bade Hugali	RS Plot No:- 731 , RS Khatian No:- 40	8 Dec	5,00,000/-	7,27,272/-	Proposed Use: Bastu , ROR: Shali

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mr NAJRUL MOLLA		0.888889	11.1111
	Mr NAJRUL MOLLA	DHIMAN REALTORS PVT LTD	0.888889	11.1111
	Mr NAJRUL MOLLA	FENNEL INFRACON PVT LTD	0.888889	11.1111
	Mr NARUL MOLLA		0.888889	11.1111
	Mr NARUL MOLLA	DHIMAN REALTORS PVT LTD	0.888889	11.1111
	Mr NARUL MOLLA	FENNEL INFRACON PVT LTD	0.888889	11.1111
	Mr SAIDUL MOLLA		0.888889	11.1111
	Mr SAIDUL MOLLA	DHIMAN REALTORS PVT LTD	0.888889	11.1111
	Mr SAIDUL MOLLA	FENNEL INFRACON PVT LTD	0.888889	11.1111

D. Applicant Details

Details of the applicant who has submitted the requsition form	
Applicant's Name	HARU DONDOLKAR
Address	HIGH COURT,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Solicitor firm

Kolkata, West Bengal

On 13/06/2015

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 7,27,272/-

(Dinabandhu Roy)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Office of the A.R.A. - I KOLKATA, District: Kolkata

Endorsement For Deed Number : I - 190105620 / 2015

Query No/Year	19011000117790/2015	Serial no/Year	1901005375 / 2015
Deed No/Year	I - 190105620 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Shri JAYBINDRA THAKUR	Presented At	Private Residence
Date of Execution	30-06-2015	Date of Presentation	07-07-2015
Remarks			

On 07/07/2015

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

Presented for registration at 15:55 hrs on : 07/07/2015, at the Private residence by Shri JAYBINDRA THAKUR ,.

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

Execution is admitted on 07/07/2015 by

Mr NAJRUL MOLLA, Alias Mr NAZRUL ISLAM MOLLA, Son of Mr ELIAS ALI MOLLA, DAKSHIN BADEHOOGHLY, P.O: MALANCHA MAHINAGAR POLEGHAT, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Muslim, By Profession Cultivation
Indetified by Shri PABITRA PAL, Son of Late BISWARANJAN PAL, 3 A, HARE STREET, ROOM NO. 308, 3RD FLOOR, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Others

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

Execution is admitted on 07/07/2015 by

Mr NARUL MOLLA, Alias Mr MAJRUL ISLAM MOLLA, Son of Mr ELIAS ALI MOLLA, Dakshin Badehooghly, P.O: Malancha Mahinagar Pleghat, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Muslim, By Profession Cultivation
Indetified by Shri PABITRA PAL, Son of Late BISWARANJAN PAL, 3 A, HARE STREET, ROOM NO. 308, 3RD FLOOR, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Others

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

Execution is admitted on 07/07/2015 by

Mr SAIDUL MOLLA, Alias Mr SAHIDUL ISLAM MOLLA, Son of Mr ELIAS ALI MOLLA, DAKSHIN BADEHOOGHLY, P.O: MALANCHA MAHINAGAR POLEGHAT, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Muslim, By Profession Cultivation
Indetified by Shri PABITRA PAL, Son of Late BISWARANJAN PAL, 3 A, HARE STREET, ROOM NO. 308, 3RD FLOOR, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Others

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

Execution is admitted on 07/07/2015 by

1. Shri JAYBINDRA THAKUR, DIRECTOR, DHIMAN REALTORS PVT LTD , 165, RABINDRA SARANI, 4TH FLOOR, Flat No: 505A, P.O: BURRABAZAR, Thana: Burrobazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007
2. Shri JAYBINDRA THAKUR, DIRECTOR, FENNEL INFRACON PVT LTD , 165, RABINDRA SARANI, 4TH FLOOR, Sector: 505A, P.O: BURRABAZAR, Thana: Burrobazar, , Kolkata, WEST BENGAL, India, PIN - 700007
3. Shri JAYBINDRA THAKUR, DIRECTOR, FANCY INFRACON PVT LTD , 165, RABINDRA SARANI, 4TH FLOOR, Flat No: 505A, P.O: BURRABAZAR, Thana: Burrobazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007
Indetified by Shri PABITRA PAL, Son of Late BISWARANJAN PAL, 3 A, HARE STREET, ROOM NO. 308, 3RD FLOOR, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Others

(Dinabandhu Roy)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 10/07/2015

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 8,081/- (A(1) = Rs 7,997/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 8,081/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 36,364/- and Stamp Duty paid by Draft Rs 31,364/-, by Stamp Rs 5,000/-

Description of Stamp
1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 35456, Purchased on 25/06/2015,Vendor named Amal Kumar Saha.
Description of Draft
1. Rs 31,364/- is paid, by the Draft(8554-16) No: 393567000404, Date: 09/07/2015, Bank: STATE BANK OF INDIA (SBI), Specialised Insti B K G Kolkata.

(Dinabandhu Roy)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 52845 to 52877

being No 190105620 for the year 2015.

Seal of the Additional Registrar, Assurance - I, Kolkata

Digitally signed by SUJAN KUMAR MAITY
Date: 2015.08.24 19:20:08 +05:30
Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 24/08/2015 19:20:07

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

West Bengal.

(This document is digitally signed.)