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I-6470/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 727726

certified that the document is a genuine
e registration. the signature sheets and
the endorsement sheets attached with
the document are part of this document

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

THIS DEED OF CONVEYANCE made this 13th day
of December Two Thousand Seventeen (2017) BETWEEN

Contd. P/2

18 SEP 2017

No. 52103
Name _____
Address _____

Rs. _____
P. S. CHOWDHURY
Ayakar Bhawan
P-7, Chowringhee Square
Kolkata - 00
Date _____ Licensed & paid value

THAN RAJ CHOWDHURY
18 SEP 2017



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

(1) **ABDUL AZAM MOLLA** (PAN : BCCPM 2368 E) (2) **ABDUL ALAM MOLLA** (PAN : CKNPM 1760 J) AND (2) **ABDUL AZAD MOLLA** (PAN : CCGPM 9964 F) all sons of Late Abdul Aziz Molla by faith Mohammedan, by Nationality - Indian, by Occupation Business residing at Dakhin Bade Hooghly, P.O. Malancha Mahinagar, P.S. Sonarpur, Dist. 24 Pgs (S), Pin - 700 145, hereinafter referred to as the "**VENDORS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their heirs, executors, successors, successors-in-interest, legal representatives, administrators and assigns) of the ONE PART

AND

AADRIKA DISTRIBUTORS PRIVATE LIMITED (PAN : AAKCA 7897 G), a Private Limited Company incorporated under the Companies Act, 1956 (CIN : U74999WB2012PTC183417) having its registered office at 6A, Elgin Road, 2nd Floor, P.O. & P.S. - Bhowanipur, Kolkata - 700 020, represented by its Director MR. SUJAY ANAND PRASAD (PAN : ALHPP 4003 G) son of Late Suresh Prasad, by Caste - Hindu, by Nationality - Indian, by Occupation - Business, residing at IRIS, Flat No. 1B, 1417/3, Madurdaha, Bhowmik Marble, P.O. - East Kolkata Township, P.S. - Picnic Garden, Kolkata - 700 107, 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 Mahat Molla was the absolute owner of ALL THAT the piece or parcel of Sali land containing an area of 5 Decimal be the same a little more or less out of total area 10

Decimal, comprised in R.S. Dag No. 797/1664 recorded in R.S. Khatian No. 204 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 hereinafter referred to as the **“said Property”**.

AND WHEREAS the said Mahat Molla died intestate leaving behind his only son Abdul Aziz Molla as his legal heir who inherited the said Property left by his father.

AND WHEREAS by a Bengali Nirupan Patra dated the 08.12.1982 registered at the office of Sub-Registrar Sonarpur, 24 Parganas and recorded in Book No. I, Volume No. 122, Pages 182 to 193, Being No. 6071 for the year 1982, said Abdul Aziz Molla therein referred to as the Donor for the consideration of love and affection granted, gifted, conveyed, transferred, assigned and assured unto and in favour of his three sons Abdul Azam Molla, Abdul Alam Molla and Abdul Azad Molla therein referred to as the Donees All That the said Property absolutely & forever. Thereafter Abdul Azam Molla, Abdul Alam Molla and Abdul Azad Molla got their names mutated in the records of B.L. & L.R.O. Sonarpur in L.R. Khatian Nos. 69/1, 59/1 and 73/1 respectively.

AND WHEREAS by virtue of aforesaid Bengali Nirupan Patra the said Abdul Azam Molla, Abdul Alam Molla and Abdul Azad Molla, the Vendors herein have become the absolute owners and are 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 5 Decimal be the same a little more or less, comprised in R.S./L.R. Dag No. 797/1664 recorded in R.S. Khatian No. 204, corresponding to L.R.

Khatian Nos. 69/1, 59/1 and 73/1 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 Vendors herein have held out, warranted, assured and represented before the Purchaser, as follows:-

- i. That the said Property is in uninterrupted and exclusive "Khas" peaceful vacant and physical possession of the Vendors 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 Vendors;
- 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 applicable to the said Property nor is there any case pending under such Acts or Statutes;
- iii. That the Vendors 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 Vendors have 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 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 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 Vendors which prevent or restrict the Vendors 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 are the Vendors aware of any such claim, notice, suit or proceeding and that save and except the Vendors, 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;
- 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 Vendors' 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 Vendors' 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;

xiv. That the Vendors have not done anything whereby the rights title or interest of the Vendors 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 Vendors and believing the same to be true and correct and acting on the faith thereof has agreed to purchase and the Vendors have agreed to sell the entirety of the said Property, ALL THAT the piece or parcel of sali land containing an area of 5 Decimal more or less out of total dag

area 10 Decimal, comprised in R.S./L.R. Dag No. 797/1664, recorded in R.S. Khatian No. 204, corresponding to L.R. Khatian Nos. 69/1, 59/1 and 73/1, 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. 6,30,000/- (Rupees Six Lakhs Thirty 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 Vendors and the Vendors have put the Purchaser in Khas, peaceful, vacant and physical possession of the said Property.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs. 6,30,000/- (Rupees Six Lakhs Thirty Thousand only) duly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do and each of them doth hereby as well as by the receipt for the same hereunder written admit and acknowledge 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 Vendors do and each of them 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 5 Decimal more or less out of total dag area 10 Decimal, comprised in

R.S./L.R. Dag No. 797/1664, recorded in R.S. Khatian No. 204, corresponding to L.R. Khatian Nos. 69/1, 59/1 and 73/1, 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 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 Vendors 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 Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said 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, lispendens, encumbrances and liabilities whatsoever.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER:

- a) That notwithstanding any act, deed, matter or thing whatsoever by the Vendors made, done, committed or knowingly or willingly suffered to the contrary, the Vendors are 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.
- b) That the Vendors have 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 Vendors about the correctness of Vendors' title and authority to sell as also the Representations and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendors, which if found defective or untrue at any time, the Vendors shall, at their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.
- d) That the Vendors shall remain liable for all outgoings and impositions payable in respect of the said Property upto the date of these presents and the Vendors 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, claim and demand whatsoever from of or by the Vendors or any other person or persons lawfully or equitably claiming from through under or in trust for the Vendors.
- 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 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 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.

- g) That free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by the Vendors and at the cost and expenses of the Vendors 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, lispendens, debts, attachments (including attachment under any certificate case or proceedings) executions, encumbrances and liabilities whatsoever made or suffered by the Vendors.
- h) That the Vendors doth hereby further covenant with the Purchaser and declare that no notice has been served upon the Vendors for acquisition and/or requisition of the said Property or any part thereof and that the said Property or any part thereof is not 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 Vendors doth hereby further covenant with the Purchaser that the Vendors have 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 Vendors may be prevented from conveying the said Property in the manner aforesaid.
- j) The Vendors hereby collectively state, affirm, declare and record that by this Deed of Conveyance they are transferring 5 Decimal with all their right, title, interest, claim of any and every nature whatsoever to the Purchaser in R.S./L.R. Dag No. 797/1664, in Mouza - Bade Hooghly, J.L. No. 80, P.S. - Sonarpur, District 24 Parganas South and henceforth the Vendors hereby collectively declare and confirm that no land remains with any of the Vendors in R.S./L.R. Dag No. 797/1664.
- k) Further the Vendors 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 Vendors 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 VENDORS DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASER as follows:

- i. THAT the Vendors are 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 Vendors on a demand being made by the Purchaser and the Vendors 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 Vendors 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;
- iii. **AND THAT** the Vendors declare that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (1) consent

to the same and (2) appoint the Purchaser as the constituted attorney of the Vendors 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 Vendors undertake to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regards the Vendors 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 vacant sali land containing an area of 5 Decimal more or less out of total dag area 10 Decimal, comprised in R.S./L.R. Dag No. 797/1664, recorded in R.S. Khatian No. 204, corresponding to L.R. Khatian Nos. 69/1, 59/1 and 73/1, 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. 797	✓
ON THE SOUTH	:	By R.S. Dag No. 798	✓
ON THE EAST	:	By R.S. Dag No. 799	✓
ON THE WEST	:	By part of Dag No. 797/1664	✓

IN WITNESS WHEREOF the Vendors hereto set and subscribed their respective hands on the day, month and year first above written.

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

1. Himadri Dasgupta -
Kalyanpur Bhawanajit
Nasra Main Road, Chandanagar
Hooghly - 712136

2. Abhishek Kumar Modak
Badehmooghey
Sonar pur D: South
24 P.G.S

ৱায়েন ৱায়েন ১৫/৭/১৭

ৱায়েন ৱায়েন ১৫/৭/১৭

ৱায়েন ৱায়েন ১৫/৭/১৭

(VENDORS)

Read over and explain
by me 'in Bengali' মিলি নামে

On this day
[Signature]
[Stamp]
[Text]
[Text]

RECEIVED of and from the withinnamed Purchaser the within mentioned sum of Rs. 6,30,000/- (Rupees Six Lakhs Thirty 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>	<u>Received by</u>
12.12.2017	020780	Axis Bank Ltd., Sarat Bose Road, Kolkata	2,10,000/-	Abdul Azam Molla
12.12.2017	020781	- Do -	2,10,000/-	Abdul Alam Molla
12.12.2017	020779	- Do -	2,10,000/-	Abdul Azad Molla
			<u>6,30,000/-</u>	

(Rupees Six Lakhs Thirty Thousand only)

WITNESSES :

1. *Himanshu Dushan Mukherjee*

Abdul Azam Molla
Abdul Alam Molla

2. *Abdul Kader Molla*

Badin Mohan Molla . P.S Somat Pur
South 24 P.G.S

Abdul Kader Molla

(VENDORS)

SALE DEED PLAN

OF MOUZA BADE HOUGHLY, J.L. NO. 80, R.S. KHATIAN NO. 204,
CORRESPONDING TO L.R. KHATIAN NOS. 59/1, 69/1 & 73/1, R.S. /
L.R. DAG NO. 797/1664, UNDER POLEGHAT GRAM PANCHAYET,
P.S. - SONARPUR, IN THE DISTRICT - SOUTH 24 PARGANAS, W.B.

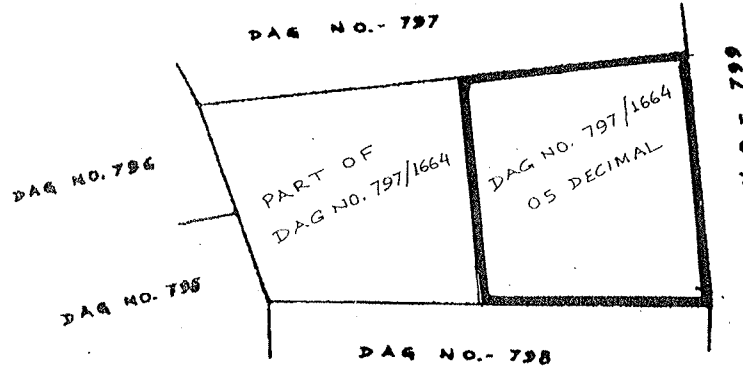
SOLD AREA OF LAND **05** DECIMAL

SHOWN IN RED BORDER 

OUT OF TOTAL AREA **10** DECIMAL

NOT TO SCALE

PURCHASER'S NAME : AADRIKA DISTRIBUTORS PVT. LTD.



1/10/12 12/12/12

1/10/12 12/12/12

1/10/12 12/12/12

(VENDORS)

6470

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

GRN: 19-201718-013366561-1

Payment Mode

Online Payment

GRN Date: 12/12/2017 19:33:21

Bank : HDFC Bank

BRN: 419889570

BRN Date: 12/12/2017 19:33:52

DEPOSITOR'S DETAILS

Name :

AADRIKA DISTRIBUTORS PVT LTD

Contact No. :

Mobile No. : +91 9331849382

E-mail :

Address :

6A ELGIN ROAD KOLKATA 700 000

Applicant Name :

Ms Aadrika Distributors Pvt Ltd

Office Name :

Office Address :

Status of Depositor :

Others

Purpose of payment / Remarks :

Sale, Sale Document Payment No 2

PAYMENT DETAILS

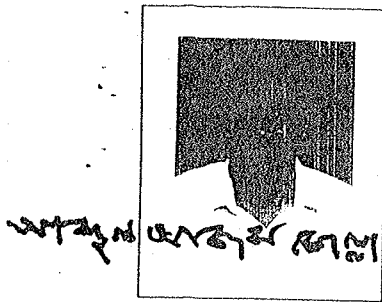
Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16040001703185/3/2017	Property Registration- Stamp duty	0030-02-103-008-02	31738
2	16040001703185/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	6410
3	16040001703185/3/2017	Mutation/Conversion -Receipt	0029-00-800-028-27	200

In Words : Rupees Thirty Eight Thousand Three Hundred Forty Eight only

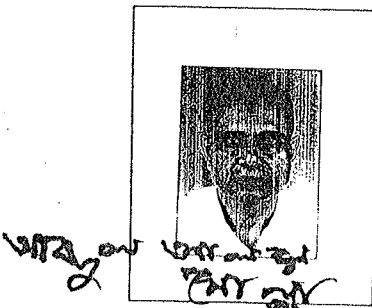
Total

38348

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

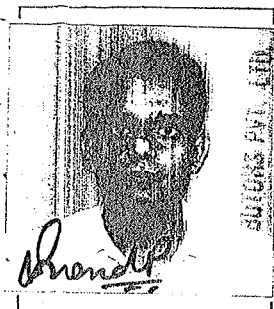


Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



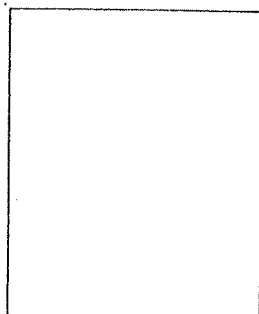
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

SPECIMEN FORM FOR TEN FINGERPRINTS

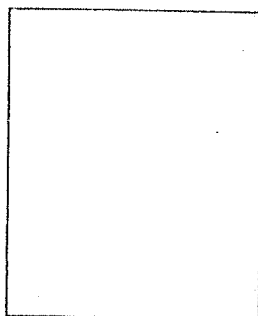


4ADRIKA

Director <i>Brennell</i> Authenticating Signature		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



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



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



भारतीय निर्वाचन आयोग
भारत
ELECTION COMMISSION OF INDIA
IDENTITY CARD
KC10807396



निर्वाचक का नाम : आबुल अज़ीज़ मोहम्मद
निर्वाचक का पता : Subulhasanagar, B...
निर्वाचक का नाम : आबुल अज़ीज़ मोहम्मद
निर्वाचक का नाम : Abdul Aziz Moh...
पिता का नाम : ...

Sex / लिंग : M / M
Date of Birth : XX / XX / 1943

KC10807396

आपका नाम : ...
आपका पता : ...
आपका नाम : ...

Address
201 Dakshin Badahoughly, Mulla
Parap.O.-Malancha Mahinagar, Poighat,
Sunderpur South 24 Parganas-700145

Signature of the Voter
Signature of the Electoral
Registration Officer for
Sunderpur East (SC, Constituency)

आपका नाम : ...
आपका पता : ...
आपका नाम : ...
In case of change in address mention the Card No.
in the relevant form for including your name in the
list of the changed address and to obtain the Card
with same number.

आबुल अज़ीज़ मोहम्मद

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ABDUL AZAM MOLLAH

ABDUL AZIZ MOLLAH

15/01/1948

Parental Address: ...

BCCPIA2366E

आयकर विभाग
भारत सरकार
New Delhi



आयकर विभाग

आयकर विभाग
INCOME TAX DEPARTMENT

ABDUL ALAM MOLLA
ABDUL AZIZ MOLLA

01/01/1953

भारत सरकार, दिल्ली

CKNP/1760J

Signature

भारत सरकार
GOVT. OF INDIA



आयकर विभाग

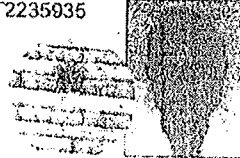
आयकर विभाग, दिल्ली
आयकर विभाग, दिल्ली
आयकर विभाग, दिल्ली
आयकर विभाग, दिल्ली

आयकर विभाग, दिल्ली
आयकर विभाग, दिल्ली
आयकर विभाग, दिल्ली
आयकर विभाग, दिल्ली

Tel: 91-29-2721 8080, Fax: 91-20-2721 8061
e-mail: tunefic@nsdl.co.in



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
KCT2235935



নির্বাচকের নাম : আব্দুল আলম মোস্তা

Elector's Name : Abdul Alam Mosta

পিতার নাম : আব্দুল আজিজ মোস্তা

Father's Name : Abdul Aziz Mosta

লিঙ্গ / Sex : পূর / M

জন্ম তারিখ : XX/XX/1953
Date of Birth

আব্দুল আলম মোস্তা

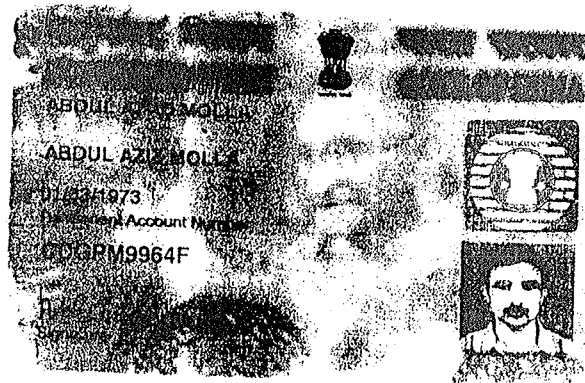
KCT2235935

ঠিকানা:
261 ডাক্তার
Badehooghly P.O.-Malancha Mahanagar,
Poghut, Sonarpur South 24 Parganas
700145

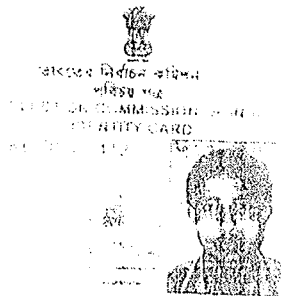
Address:
261 Dakshin
Badehooghly P.O.-Malancha Mahanagar,
Poghut, Sonarpur South 24 Parganas
700145

স্বাক্ষর: 21/01/2007
110-বিশ্বমুখ পূর্ব (সম্মিলিত) বিধান কেন্দ্র
নির্বাচন কমিশনের প্রতিনিধি
Facsimile Signature of the Electoral
Registration Officer for
110-Bishmukh East (SC) Constituency

নিম্নলিখিত বিবরণ হল কখন বিধান কেন্দ্র পরিবর্তন করা
কেন্দ্র পরিবর্তন করলে মত দাখিলের ক্ষমতা
কেন্দ্র পরিবর্তন করলে মত দাখিলের ক্ষমতা
In case of change in address mention this Card No.
in the relevant Form for including your name to the
roll at the changed address and to obtain the card
with new number



আব্দুল আজিজ মোল্লা



Electors Name: Ashdu Aziz Mehta

Electors Name: Ashdu Aziz Mehta

Father's Name: Aziz Mehta

Sex / Sex: M / M

Date of Birth: XX / XX / 1974

PC: 10007411

Address:
261 Dakshin
Badenoughly P.O. Malancha Mahanagar,
Pojhat, Sonapur South 24 Parganas
700145

Date: 20/07/2007

Signature of the Elector
Signature of the Officer
Register Office

For change of address, please fill up this form and send it to the Register Office. The form should be filled up by the Elector. The form should be filled up by the Elector. The form should be filled up by the Elector.

অবস্থা অবস্থা অবস্থা

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

AADRIKA DISTRIBUTORS PRIVATE
LIMITED

03/07/2012

Permanent Account Number

AAKCA7897G

आयकर विभाग / Income Tax Department / भारत

आयकर सेवा केंद्र, एनएसडी

5th floor, Main Sterling, Plot No. 341, Survey No. 927/8

Model Colony, Near Deen Bungalow Chowk

Pune - 411 016

If this card is lost/someone has lost it, please inform to return to:

Income Tax PAN Services Unit, NSDL

5th floor, Main Sterling

Plot No. 341, Survey No. 927/8

Model Colony, Near Deen Bungalow Chowk

Pune - 411 016

Tel: 91-20-2721-8080, Fax: 91-20-2721-8081

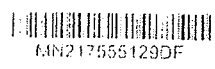
e-mail: itunit@nsdl.co.in



ভারত সরকার

Government of India

Ministry of Information and Public Relations, New Delhi 110019/19825/34227



8927 6887 8560

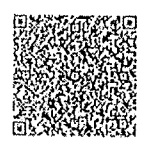
সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



নাম: MIHIR NANDI
তারিখ: 1980
মোবাইল: 98765 43210



8927 6887 8560

সাধারণ মানুষের অধিকার



Government of India



তথ্য

- ১. পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- ২. পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্য করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- ১. ভারত সারা দেশে মান্য।
- ২. ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- ৩. Aadhaar is valid throughout the country.
- ৪. Aadhaar will be helpful in availing Government and Non-Government services in future.

21755512



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
প্রতাপনগর, প্রতাপনগর, হুগলী,
পশ্চিমবঙ্গ, 712422

Address:
Pratapnagar, Pratapnagar,
Hooghly, West Bengal,
712422



1047
1100 180 1047



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947,
Durgam-600 001

Mihir Nandi



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	1604-0001703185/2017	Office where deed will be registered
Query Date	11/12/2017 7:59:49 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Aadrika Distributors Pvt Ltd 6A, Elgin Road, 2nd Floor, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700020, Mobile No. : 9331849382, Status : Buyer/Claimant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 6,30,000/-	Rs. 6,36,365/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 31,838/- (Article:23)	Rs. 6,410/- (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. 200/-		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Bade Hugali Pin Code : 700145

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-797/1664	LR-69/1	Bastu	Shali	5 Dec	6,30,000/-	6,36,365/-	
Grand Total :					5.00000000Dec	6,30,000 /-	6,36,365 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details
1	Abdul Azam Molla Son of Late Abdul Aziz Molla, Dakhin Bade Hooghly, Post Office: Malancha Mahinagar, Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	Abdul Alam Molla Son of Late Abdul Aziz Molla, Dakhin Bade Hooghly, Post Office: Malancha Mahinagar, Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self



Query No: 1604-0-001703185 of 2017

3	Abdul Azad Molla Son of Late Abdul Aziz Molla, Dakhin Bade Hooghly, Post Office: Malancha Mahinagar, Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
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Buyer Details :

SI No	Name & address	Status	Execution Admission Details
1	Aadrika Distributors Private Limited (Private Limited Company) ,6A, Elgin Road, 2nd Floor, Post Office: Bhawanipore, Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Status :Organization, Not Executed	Organization	Not Executed

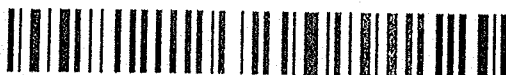
Representative Details :

SI No	Name & Address	Representative of
1	Mr Sujay Anand Prasad Son of Late Suresh Prasad IRIS, Flat No 1B, 1417/3, Madurdaha, Bhowmik Marble, Post Office: EKT, Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107	Aadrika Distributors Private Limited (as Director)

Identifier Details :

Name & address
Mihir Nandi Son of Mr Rajmohan Nandi Pratapnagar, Post Office: Pratapnagar, Arambag, District:-Hooghly, West Bengal, India, PIN - 712415, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Abdul Azam Molla, Abdul Alam Molla, Abdul Azad Molla, Mr Sujay Anand Prasad

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Abdul Azam Molla	Aadrika Distributors Private Limited-1.66667 Dec
2	Abdul Alam Molla	Aadrika Distributors Private Limited-1.66667 Dec
3	Abdul Azad Molla	Aadrika Distributors Private Limited-1.66667 Dec



Query No: 1604-0-001703185 of 2017

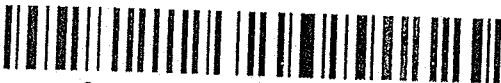
Land Details as per Land Record

District: South 24-Parganas, Thana: Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Bade Hugali Pin Code : 700145

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 797/1664(Corresponding RS Plot No:- 797/1664), LR Khatian No:- 69/1	Owner:আব্দুল আজম মোল্লা, Gurdian:আব্দুল আজিজ মোল্লা, Address:নিজ, Classification:শালি, Area:0.02 Acre,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 24/01/2018 for registration.
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) 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.



Query No: 1604-0-001703185 of 2017

Major Information of the Deed

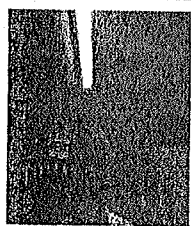
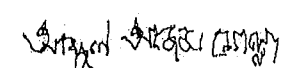
Deed No.	I-1604-06470/2017	Date of Registration	13/12/2017
Query No./Year	1604-0001703185/2017	Office where deed is registered	
Query Date	11/12/2017 7:59:49 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Aadrika Distributors Pvt Ltd 6A, Elgin Road, 2nd Floor, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700020, Mobile No. : 9331849382, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 6,30,000/-	Rs. 6,36,365/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 31,838/- (Article:23)	Rs. 6,410/- (Article:A(1), E, M(b), H)		
Remarks			

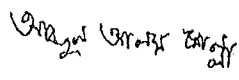
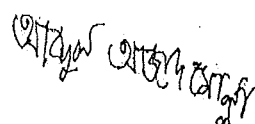
Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-797/1664	LR-69/1	Bastu	Shali	5 Dec	6,30,000/-	6,36,365/-	
Grand Total :					5Dec	6,30,000 /-	6,36,365 /-	

Seller Details :

Sl No	Name Address, Photo, Finger print and Signature			
1	Name Abdul Azam Molla Son of Late Abdul Aziz Molla Executed by: Self, Date of Execution: 13/12/2017 , Admitted by: Self, Date of Admission: 13/12/2017 ,Place : Office Photo  Finger print  Signature 	13/12/2017	LTI 13/12/2017	13/12/2017
Dakhin 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, Status :Individual, Executed by: Self, Date of Execution: 13/12/2017 , Admitted by: Self, Date of Admission: 13/12/2017 ,Place : Office				

2	Name Abdul Alam Molla Son of Late Abdul Aziz Molla Executed by: Self, Date of Execution: 13/12/2017 , Admitted by: Self, Date of Admission: 13/12/2017 ,Place : Office	Photo  13/12/2017	Fingerprint  LTI 13/12/2017	Signature  13/12/2017
Dakhin 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, Status :Individual, Executed by: Self, Date of Execution: 13/12/2017 , Admitted by: Self, Date of Admission: 13/12/2017 ,Place : Office				
3	Name Abdul Azad Molla (Presentant) Son of Late Abdul Aziz Molla Executed by: Self, Date of Execution: 13/12/2017 , Admitted by: Self, Date of Admission: 13/12/2017 ,Place : Office	Photo  13/12/2017	Fingerprint  LTI 13/12/2017	Signature  13/12/2017
Dakhin 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, Status :Individual, Executed by: Self, Date of Execution: 13/12/2017 , Admitted by: Self, Date of Admission: 13/12/2017 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Aadrika Distributors Private Limited 6A, Elgin Road, 2nd Floor, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Sujay Anand Prasad Son of Late Suresh Prasad IRIS, Flat No 1B, 1417/3, Madurdaha, Bhowmik Marble, P.O:- EKT, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Aadrika Distributors Private Limited (as Director)

Identifier Details :

Name & address
Mihir Nandi Son of Mr 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 Abdul Azam Molla, Abdul Alam Molla, Abdul Azad Molla, Mr Sujay Anand Prasad

Abdul Azam Molla

13/12/2017

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Abdul Azam Molla	Aadrika Distributors Private Limited-1.66667 Dec
2	Abdul Alam Molla	Aadrika Distributors Private Limited-1.66667 Dec
3	Abdul Azad Molla	Aadrika Distributors Private Limited-1.66667 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details of Land
L1	LR Plot No:- 797/1664(Corresponding RS Plot No:- 797/1664), LR Khatian No:- 69/1	Owner:আব্দুল আজম মোল্লা, Gurdian:আব্দুল আজিজ মোল্লা, Address:নিজ, Classification:শালি, Area:0.02000000 Acre,

Endorsement For Deed Number : I - 160406470 / 2017

On 12-12-2017

Certificate of Market Value(WB PUVI rules of 2004)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 6,36,365/-

Pradipta Kishore Guha

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

On 13-12-2017

Certificate of Admissibility(Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 13:48 hrs on 13-12-2017, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Abdul Azad Molla, one of the Executants.

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

Execution is admitted on 13/12/2017 by 1. Abdul Azam Molla, Son of Late Abdul Aziz Molla, Dakhin Bade Hooghly, P.O: Malancha Mahinagar, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession Business, 2. Abdul Alam Molla, Son of Late Abdul Aziz Molla, Dakhin Bade Hooghly, P.O: Malancha Mahinagar, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession Business, 3. Abdul Azad Molla, Son of Late Abdul Aziz Molla, Dakhin 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 Mr 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 6,410/- (A(1) = Rs 6,364/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,410/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/12/2017 7:33PM with Govt. Ref. No: 192017180133665611 on 12-12-2017, Amount Rs: 6,410/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 419889570 on 12-12-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 31,838/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 31,738/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 52203, Amount: Rs.100/-, Date of Purchase: 18/09/2017, Vendor name: P S Choudhury

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/12/2017 7:33PM with Govt. Ref. No: 192017180133665611 on 12-12-2017, Amount Rs: 31,738/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 419889570 on 12-12-2017, Head of Account 0030-02-103-003-02

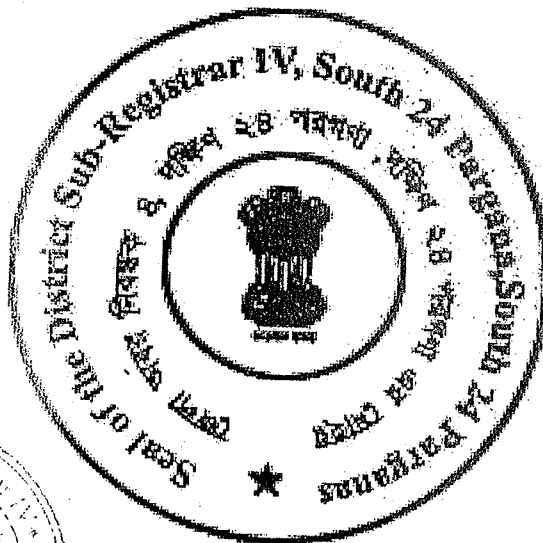


Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2017, Page from 177223 to 177259
being No 160406470 for the year 2017.



Pradipta Kishore Guha

Digitally signed by PRADIPTA KISHORE
GUHA

Date: 2017.12.14 15:35:55 +05:30

Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 14-12-2017 15:35:13

DISTRICT SUB-REGISTRAR

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

West Bengal.



(This document is digitally signed.)

