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07.11.20



পশ্চিমবঙ্গ পশ্চিম बंगाल WEST BENGAL

9/3/20

AE 014459

D.V. 1903-2-124/198/202

M.R. Rs. 11,88,000/-

Certified that the Documents mentioned in the Registration, the Signature and the Stamp are the part of this Document.



Additional Registrar of Assurances (B) Kolkata

21 NOV 2020

Additional Registrar of Assurances-III, Kolkata

THIS DEED OF CONVEYANCE is made on this the 19th day

of October Two Thousand Twenty BETWEEN

21-2500
92-8000
10500

16 OCT 2020

26101

NO.....DATE.....

SOLD TO.....

ADDRESS.....

RS.....

16 OCT 2020
100/-

Sutanu Karmakar
Advocate
High Court, Calcutta

CODE NO. (1067)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (O.S.)
HIGH COURT, KOLKATA 700 001

16 OCT 2020

Additional Registrar of
Assurances in Kolkata

21 NOV 2020



SHYAM SUNDER MALANI son of Sri Balkishan Malani, by faith-Hindu, by nationality- Indian having **mobile no.9830800337**. and having **Aadhaar Card No. 5244 6041 0318**. and having **PAN: AEIPM6275K** residing at Flat No-18 A, Block No-2, Silver Spring, 5, JBS Halden Avenue, Post Office-Dhapa, Police Station- Pragati Maidan Kolkata- 700105, hereinafter referred to as the **VENDOR** (which terms or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives, nominee(s) and/or assigns) of the **ONE PART**

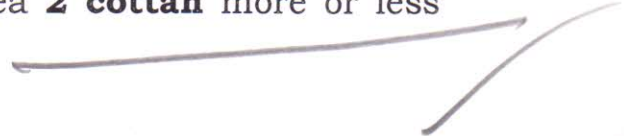
AND

GALAXY ADVISORY PVT. LTD. a company incorporated under the Companies Act, 1956 having its registered office at 19/6, Nayanchand Dutt Street, Ground Floor, P.O- Bedon Street, P.S. Burtolla Kolkata-700006. having mobile no- **9051800049** and having **PAN. AACCG6309B** duly represented by its Authorised Signatory **Mr. Pratosh Kumar Pathak**, son of Sudhir Kumar Pathak by faith- Hindu, by nationality- Indian having **mobile no.9051800049** and having **Aadhaar Card No.8529 4152 8220** and having **PAN:CDYPP8761Q**, having Voter ID No.**CNL5211909** residing at FL-3B Murari Mohan Mitra Road, Agarpara, Kamarhati, Post Office- Agarpara & Police Station- Kharda, North 24 Porganas, Kolkata-700058, hereinafter referred to as the **PURCHASER** (which

term or expression shall unless repugnant to the context and meaning thereof shall mean and include its successors-in-office and assigns) of the **OTHER PART** ;

WHEREAS by virtue of Deed of Release dated 14th September, 2017 the said SHYAM SUNDER MALANI son of Sri Balkishan Malani became absolute Owner **ALL THAT** piece or parcel of Sali land measuring an area **2 cottah** more or less comprised in R.S. Dag No.1301 under R.S. Khatian No.178, lying and situate Mouza - Ghuni, P.S. Rajarhat, within the limit of Gram Panchayet, Addl. Dist. Sub-Registrar Office Bidhannagar, at Pargana - Kalikata, J.L. No.23, R.S. No.232, Touzi No.174, District- 24-Parganas (North) ;

AND WHEREAS by a Deed of Release dated 17.09.2017 registered at the office of the ARA-IV Kolkata and recorded in Book No.I, Volume No.1904-2017, pages: 371308-371331, being No.190409758 for the year 2017 made between Mr. Dipak Kumar Mundra alias Deepak Kumar Mundra, therein described as the Releasor, released unto and in favour of **SHYAM SUNDER MALANI**, therein called as the Releasee, **ALL THAT** piece or parcel of Sali land measuring an area **2 cottah** more or less



comprised in R.S. Dag No.1301 under R.S. Khatian No.178, lying and situate Mouza - Ghuni, P.S. Rajarhat, within the limit of Gram Panchayet, Addl. Dist. Sub-Registrar Office Bidhannagar, at Pargana - Kalikata, J.L. No.23, R.S. No.232, Touzi No.174, District- 24-Parganas (North) ;

AND WHEREAS by virtue of Deed of Release dated 17.09.2017 the said SHYAM SUNDER MALANI, became absolute Owner **ALL THAT** piece or parcel of Sali land measuring an area **2 cottah** more or less comprised in R.S. Dag No.1301 under R.S. Khatian No.178, lying and situate Mouza - Ghuni, P.S. Rajarhat, within the limit of Gram Panchayet, Addl. Dist. Sub-Registrar Office Bidhannagar, at Pargana - Kalikata, J.L. No.23, R.S. No.232, Touzi No.174, District- 24-Parganas (North) ;

AND WHEREAS the said SHYAM SUNDER MALANI duly mutated its name in the records of rights under new L.R. Khatian No.8750 in respect of the aforesaid land;

AND WHEREAS the Vendor is desirous of selling **ALL THAT** piece or parcel of Sali land measuring an area **2 cottah** more or less comprised in **R.S. & L.R. Dag No.1301** under R.S. Khatian

No.178, new L.R. Khatian No.8750 lying and situate Mouza - Ghuni, P.S. Rajarhat, within the limit of Gram Panchayet, Addl. Dist. Sub-Registrar Office Bidhannagar, at Pargana - Kalikata, J.L. No.23, R.S. No.232, Touzi No.174, District- 24-Parganas (North), as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter referred to as the **said land** free from all encumbrances, charges, liens, lispences, attachments, claims and demands whatsoever;

AND WHEREAS the Purchaser has agreed to purchase and the Vendor has agreed to sell **ALL THAT** piece or parcel of Sali land measuring an area **2 cottah** more or less comprised in **R.S. & L.R. Dag No.1301** under R.S. Khatian No.178, new L.R. Khatian No.8750 lying and situate Mouza - Ghuni, P.S. Rajarhat, within the limit of Gram Panchayet, Addl. Dist. Sub-Registrar Office Bidhannagar, at Pargana - Kalikata, J.L. No.23, R.S. No.232, Touzi No.174, District- 24-Parganas (North), at a total consideration of Rs.8,00,000 /- (Rupees Eight Lac) only free from all encumbrances, charges, liens, lispences, attachments, claims and demands whatsoever on the terms and conditions stated hereunder ;

NOW THIS INDENTURE WITNESSETH as follows :-

That in pursuance of the said agreement and in consideration of the said sum of Rs.8,00,000 /- (Rupees Eight Lakh) only paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and from the payment of the same and every part thereof do hereby acquit, release and discharge the Purchaser as also the **said land**) the Vendor do hereby sell, grant, convey, transfer, assign and assure unto and in favour of the Purchaser **ALL THAT** piece or parcel of Sali land measuring an area **2 cottah** more or less comprised in **R.S. & L.R. Dag No.1301** under R.S. Khatian No.178, new L.R. Khatian No.8750 lying and situate Mouza - Ghuni, P.S. Rajarhat, within the limit of Gram Panchayet, Addl. Dist. Sub-Registrar Office Bidhannagar, at Pargana - Kalikata, J.L. No.23, R.S. No.232, Touzi No.174, District- 24-Parganas (North), as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter referred to as the **said land** TOGETHERWITH all sewers, areas, drains, ditches, paths, passages, water, water courses and all manner of ancient and other rights, liberties easements, privileges, advantages, appendages appurtenances and profits whatsoever

standing and being in or upon or belonging thereto or any part thereof with which the same now are or is or at any time or times heretofore were or was held used occupied enjoyed accepted reputed deemed taken or known as part or member thereof or appertaining thereto and all the reversion and reversions, remainder or remainders and the rents, issue and profit thereof and every part thereof and all the estate right, title, interest, claim, use possession benefit claim and demand whatsoever both at law and equity or otherwise of the Vendor into upon or in respect of the **said land** and every part thereof TOGETHERWITH all deeds, pattahs, writings, muniments and other evidences of title whatsoever exclusively relating to the **said land** or any part thereof which now are or is or at any time or times hereafter shall or may in the possession, custody, power or control of the Vendor or his heirs, executors, administrators or legal representatives or in the custody of power or of any other person or persons from whom the Vendor can or may procure the same without any suit or action TO HAVE AND TO HOLD the same and the inheritance thereof in fee simple in possession free from all encumbrances whatsoever unto and to the use of the Purchaser or its heirs, executors, administrators or legal representatives and assigns absolutely and forever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows :-

- a) That notwithstanding any act deed matter or thing whatsoever by the Vendor done, made or executed or knowingly suffered to the contrary the Vendor has good right, full power and absolute authority to grant, transfer, convey, sell, assure and assign the **said land** hereby sold, granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid.
- b) That the Purchaser and its heirs, executors, administrators or legal representatives and assigns shall and may at all times hereafter peaceably and quietly hold possess and enjoy the **said land** and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully equitably claiming from under or in trust for the Vendor or his Predecessor-in-Title.
- c) That the **said land** is free and clear from all encumbrances and attachments whatsoever and freely clearly and absolutely exonerated and forever released and discharged otherwise by

the Vendor and also well and sufficiently saved, defended kept, harmless and indemnified of from and against all former and other estate, title charge and encumbrances, mortgages, claims, demands, lispendences, attachment, trust and liabilities whatsoever made executed occasioned or suffered by the Vendor or any other person or persons lawfully claiming or claimed by from under or in trust for the Vendor.

- d) That the Vendor and all persons and persons lawfully or equitably claiming any estate right, title or interest whatsoever in the **said land** or any part thereof from under or in trust for the Vendor or from or under any of his Predecessor-in-Title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser doth or execute or cause to be done and executed all such acts, deed and things whatsoever for further better and more perfectly assuring the **said land** and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.
- e) That no part of the **said land** being conveyed under these presents is vested with Government or Semi-Government Authority and there is no Bargadar in respect of any part of

the **said land** in any way and the Vendor has good right, full power and absolute authority to sell the same in the manner aforesaid and for any reason whatsoever if the Purchaser is dispossessed or deprived of full enjoyment of the **said land** or any part thereof then in that event the Vendor doth hereby agree to indemnify and keep the Purchaser fully indemnified against all losses, damages, costs, charges, claims and demands occasioned or arising out of the **said land** hereby sold to the Purchaser.

- f) That the Vendor shall and will at all times hereafter at the request of the Purchaser produce all or any of the documents of title relating to the **said land** as the Purchaser may direct all the title deed documents and writing for evidencing of title in respect of the **said land**, and also furnish to the Purchaser copies of or extracts from the said title deeds documents and writings and shall and will in the meanwhile keep the same safe un-obliterated and un-cancelled.

- g) That the Vendor doth hereby undertake to pay all outstanding District Board or Panchayat rates and taxes, Government revenue and all other imposition whatsoever due and payable by the Vendor or any of his Predecessors-in-Title in respect of

the **said land** up to the date of these presents and further agrees to keep the Purchaser fully indemnified in respect of all costs, charges and expenses arising in respect thereof.

- h) The Vendor has handed over khas possession of the **said land** to the Purchaser and the Purchaser shall mutate its name in respect of the **said land**.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of Sali land measuring an area 2 **cottah** more or less comprised in **R.S. & L.R. Dag No.1301** under R.S. Khatian No.178, new L.R. Khatian No.8750 lying and situate Mouza - Ghuni, P.S. Rajarhat, within the limit of Gram Panchayet, Addl. Dist. Sub-Registrar Office Bidhannagar, at Pargana - Kalikata, J.L. No.23, R.S. No.232, Touzi No.174, District- 24-Parganas (North), as shown in the MAP or PLAN annexed hereto and bordered with RED COLOUR thereon and butted and bounded as follows:-

ON THE NORTH:-

By Dag 2702(p) ✓

ON THE SOUTH:-

By plot no-B-2 ✓

ON THE EAST :-

By Plot no:- A-3 ✓

ON THE WEST :-

By Plot no:-C ✓

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

SIGNED SEALED AND DELIVERED

by the **VENDOR** at Kolkata

Anjam Sunder Malani

Vendor

SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

for Galaxy Advisory Private Limited

Pratosh Kumar

Director/Authorised Signatory

Purchaser

Witnesses :

1. *[Signature]*
(RABINDRANATH DUTTA)
Unit No 1703, Godrej Genesys
Sec. V, Saltlake, Kolkata-700091

2. *[Signature]*
(SANJAY DHOOI)
616, D.D. Road,
KOL-700048.

Drafted by :

Smtam Karmakar, F-345/06
Advocate, High Court, Calcutta.

RECEIVED by the VENDOR of and from within
 named PURCHASER the within mentioned the
 Rs.8,00,000 /- (Rupees Eight Lakh) only
 being the consideration money
 as per memo below :

Rs.8,00,000.00

MEMO OF CONSIDERATION

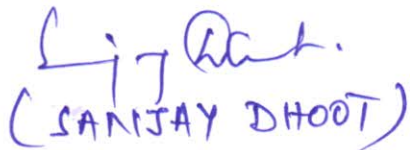
| A/c. Payee Cheque No. | Date | Drawn on | In favour of | Amount (Rs.) |
|--------------------------------|-----------|--------------|----------------|--------------------|
| 000103 | 7.11.2020 | HDFC Bank | Vendor | 8,00,000.00 |
| 000060 | | | | |
| | | | Total : | 8,00,000.00 |

(Rupees Eight Lakh) only

Witnesses :



(CRABINDRANATH DUTTA)

2. 
 (SANJAY DHOOT)











Shyam Sunder Malavi


Shyam Sunder Malavi

SPECIMEN FORM FOR TEN FINGERPRINTS

S/No. Signature of the executants and/or purchaser Presents


1. 
Shyam Sunder Malani

| | | | | | |
|--|---|---|--|---|---|
| |  LITTLE |  RING |  MIDDLE |  FORE |  THUMB |
| | (LEFT HAND) | | | | |
| |  THUMB |  FORE |  MIDDLE |  RING |  LITTLE |
| | (RIGHT HAND) | | | | |

2. 
Prakash Kumar Patta

| | | | | | |
|--|---|--|--|--|--|
| |  LITTLE |  RING |  MIDDLE |  FORE |  THUMB |
| | (LEFT HAND) | | | | |
| |  THUMB |  FORE |  MIDDLE |  RING |  LITTLE |
| | (RIGHT HAND) | | | | |

3.

| | | | | | |
|--|--------------|------|--------|--|--------|
| | | | |  THUMB | |
| | LITTLE | RING | MIDDLE | FORE | |
| | (LEFT HAND) | | | | |
| | THUMB | FORE | MIDDLE | RING | LITTLE |
| | (RIGHT HAND) | | | | |

4.

| | | | | | |
|--|--------------|------|--------|------|--------|
| | | | | | |
| | LITTLE | RING | MIDDLE | FORE | THUMB |
| | (LEFT HAND) | | | | |
| | THUMB | FORE | MIDDLE | RING | LITTLE |
| | (RIGHT HAND) | | | | |



Government of West Bengal

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


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

Signature / LTI Sheet of Query No/Year 19032001241198/2020

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

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|--|--|---|------------------------------------|
| 1 | Mr SHYAM SUNDER MALANI SILVER SPRING, 5, JBS HALDEN AVENUE, P.O:- DHAPA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105 | Seller |  | 2720  | Shyam Sunder Malani 07-11-2020 |
| 2 | Mr PRATOSH KUMAR PATHAK FL-3B, MURARI MOHAN MITRA ROAD, P.O:- AGARPARA, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700058 | Representative of Buyer [GALAXY ADVISOR Y PRIVATE LIMITED] |  | 2719  | Pratosh Kumar Pathak 07-11-2020 |
| SI No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
| 1 | Mr TAPAS KUMAR MAITY Son of Shri KANAI LAL MAITY VILL- MAHAMMADPUR, P.O:- MAHAMMADPUR, P.S:- Bhagwanpur, District:-Purba Midnapore, West Bengal, India, PIN - | Mr SHYAM SUNDER MALANI, Mr PRATOSH KUMAR PATHAK |  | 2721  | Tapas Kumar Maity 7-11-2020 |

Handwritten signature and date: 07.11.2020


07.11.2021

(Prof. Kumar Golder)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
III KOLKATA
Kolkata, West Bengal



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

চালিকাভুক্তির আই ডি / Enrollment No. : 1058/99901/15426

31/07/2015

To
Tapas Kumar Maity
তাপস কুমার মাইতি
Mahammadpur
Mahammadpur, Purba Medinipur
West Bengal - 721601
9831818356



KH508092298FT

50809229



আপনার আধার সংখ্যা / Your Aadhaar No. :

9631 4334 4444

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



তাপস কুমার মাইতি
Tapas Kumar Maity
পিতা : কানাইলাল মাইতি
Father : KANAI LAL MAITY

জন্মতারিখ / DOB: 27/10/1987
পুরুষ / Male

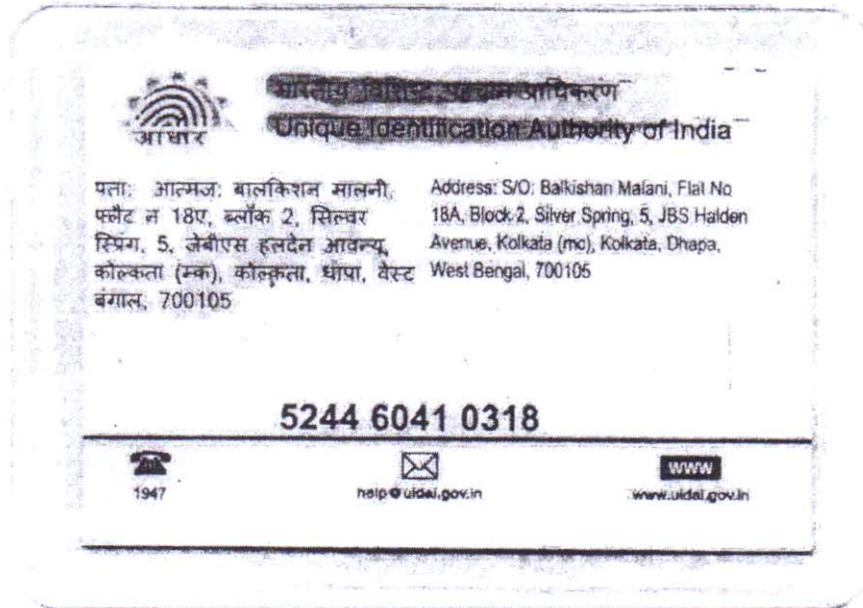
9631 4334 4444



আধার - সাধারণ মানুষের অধিকার



Shyam Sunder Malani

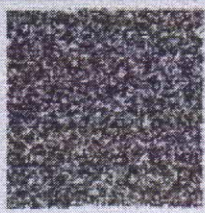


आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card


AEIPM6275K



नाम / Name
SHYAM SUNDER MALANI


पिता का नाम / Father's Name
BALKISHAN MALANI

जन्म की तारीख / Date of Birth
02/04/1960


हस्ताक्षर / Signature

24082018

यदि कार्ड खो जाये/यदि यह कार्ड खोया हुआ मिले/नोटिस:
 आयकर विभाग कार्ड, पर पत्र डी फ्ल
 5 की बिल्डिंग, चेरी स्ट्रीट,
 प्लॉट नं. 341, सर्वे नं. 997/8,
 मॉडल कॉलोनी, डीप बंगला चौक के पास,
 पुणे - 411 016.



*If this card is lost / someone's lost card is found,
 please inform / return to:*

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Banglow Chowk,
Pune - 411 016.

Tel: 020-26122319, 26122320, 26122321, 26122322
e-mail: pan@nsdl.com

Shyam Sunder Malani



Pratosh Kumar Pathak



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

नामांकन क्रम/ Enrolment No.: 0635/10277/07642

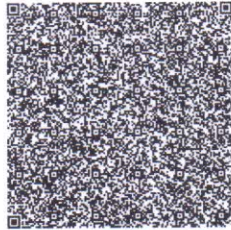
To
 प्रतोश कुमार पाठक
 Pratosh Kumar Pathak
 C/O Sudhir Kumar Pathak
 FL - 3B, 3RD FLOOR
 12/1 MURARI MOHAN MITRA ROAD
 AGARPARA
 Kamarhati (m)
 Kamarhati
 North 24 Parganas West Bengal - 700058
 9123674968

Download Date: 13/09/2018

Generation Date: 04/09/2018

Validity unknown

Digitally signed by
 UNIQUE IDENTIFICATION
 AUTHORITY
 Date: 2018.09.13 15:16:30
 IST



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

8529 4152 8220

VID : 9106 3583 3223 6117

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



प्रतोश कुमार पाठक
 Pratosh Kumar Pathak
 जन्म तिथि/DOB: 01/03/1977
 पुरुष/ MALE



8529 4152 8220

VID : 9106 3583 3223 6117

मेरा आधार, मेरी पहचान



Government of India



सूचना

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

INFORMATION

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

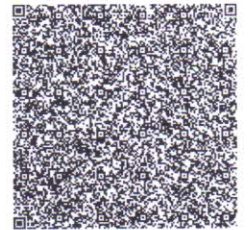
- आधार देश भर में मान्य है ।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

पता:
 C/O सुधीर कुमार पाठक, एफएल - 3बी, 3आरडी
 एफएलओओआर, 12/1 एमयूआरएआरआई एमओएचएएन
 मित्र रोड, एजीएआरपीएआर, कमरहटी (एम), नॉर्थ 24
 पुरगानास,
 वेस्ट बंगाल - 700058

Address:
 C/O Sudhir Kumar Pathak, FL - 3B, 3RD
 FLOOR, 12/1 MURARI MOHAN MITRA ROAD,
 AGARPARA, Kamarhati (m), North 24
 Parganas,
 West Bengal - 700058



QR Code with Photograph

8529 4152 8220

VID : 9106 3583 3223 6117

help@uidai.gov.in

www.uidai.gov.in

Pratosh Kumar Pathak

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GALAXY ADVISORY PRIVATE LIMITED

27/07/2006

Permanent Account Number

AACCG6309B

06062015



DATED THIS DAY OF 2020

-BETWEEN-

SHYAM SUNDER MALANI

VENDOR

-AND-

GALAXY ADVISORY PVT. LTD.

PURCHASER

DEED OF CONVEYANCE

Major Information of the Deed

| | | | |
|---|---|---------------------------------|------------|
| Deed No : | I-1903-05531/2020 | Date of Registration | 21/11/2020 |
| Query No / Year | 1903-2001241198/2020 | Office where deed is registered | |
| Query Date | 30/09/2020 5:11:15 PM | 1903-2001241198/2020 | |
| Applicant Name, Address & Other Details | Tapas Kumar Maity Village And Post Office Mohammadpur, Thana : Bhabanipur, District : Purba Midnapore, WEST BENGAL, PIN - 721601, Mobile No. : 9831818356, Status : Solicitor firm | | |
| Transaction | Additional Transaction | | |
| [0101] Sale, Sale Document | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 8,00,000/- | Rs. 11,88,000/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 59,520/- (Article:23) | Rs. 11,978/- (Article:A(1), E) | | |
| Remarks | | | |

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, JI No: 23, Pin Code : 700135

| 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-1301 (RS :-) | LR-8750 | Bastu | Shali | 2 Katha | 8,00,000/- | 11,88,000/- | |
| Grand Total : | | | | | 3.3Dec | 8,00,000 /- | 11,88,000 /- | |

Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Mr SHYAM SUNDER MALANI Son of Shri BALKISHAN MALANI SILVER SPRING, 5, JBS HALDEN AVENUE, P.O:- DHAPA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx5K, Aadhaar No: 52xxxxxxx0318, Status :Individual, Executed by: Self, Date of Execution: 19/10/2020 , Admitted by: Self, Date of Admission: 07/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/10/2020 , Admitted by: Self, Date of Admission: 07/11/2020 ,Place : Pvt. Residence |

Buyer Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | GALAXY ADVISORY PRIVATE LIMITED 19/6, NAYANCHAND DUTT STREET, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 ; PAN No.:: AAxxxxx9B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :**Name,Address,Photo,Finger print and Signature****1 Mr PRATOSH KUMAR PATHAK (Presentant)**

Son of SUDHIR KUMAR PATHAK FL-3B, MURARI MOHAN MITRA ROAD, P.O:- AGARPARA, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700058, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: CDxxxxxx1Q, Aadhaar No: 85xxxxxxxx8220 Status : Representative, Representative of : GALAXY ADVISORY PRIVATE LIMITED (as AUTHORIZED SIGNATORY)

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| Mr TAPAS KUMAR MAITY Son of Shri KANAI LAL MAITY VILL- MAHAMMADPUR, P.O:- MAHAMMADPUR, P.S:- Bhagwanpur, District:-Purba Midnapore, West Bengal, India, PIN - 721601 | | | |
| Identifier Of Mr SHYAM SUNDER MALANI, Mr PRATOSH KUMAR PATHAK | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------------|---|
| 1 | Mr SHYAM SUNDER MALANI | GALAXY ADVISORY PRIVATE LIMITED-3.3 Dec |

Land Details as per Land Record

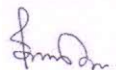
District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, JI No: 23, Pin Code : 700135

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---|---|--|
| L1 | LR Plot No:- 1301, LR Khatian No:- 8750 | Owner:শ্যাম সুন্দর মালানী, Gurdian:বালকিমা মালান, Address:নিজ , Classification:শালি, Area:0.03000000 Acre, | Mr SHYAM SUNDER MALANI |

07-11-2020

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 11,88,000/-



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 07-11-2020

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

Presented for registration at 16:15 hrs on 07-11-2020, at the Private residence by Mr PRATOSH KUMAR PATHAK ,

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


Execution is admitted on 07/11/2020 by Mr SHYAM SUNDER MALANI, Son of Shri BALKISHAN MALANI, SILVER SPRING, 5, JBS HALDEN AVENUE, P.O: DHAPA, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession Others

Indetified by Mr TAPAS KUMAR MAITY, , , Son of Shri KANAI LAL MAITY, VILL- MAHAMMADPUR, P.O: MAHAMMADPUR, Thana: Bhagwanpur, , Purba Midnapore, WEST BENGAL, India, PIN - 721601, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 07-11-2020 by Mr PRATOSH KUMAR PATHAK, AUTHORIZED SIGNATORY, GALAXY ADVISORY PRIVATE LIMITED, 19/6, NAYANCHAND DUTT STREET, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006

Indetified by Mr TAPAS KUMAR MAITY, , , Son of Shri KANAI LAL MAITY, VILL- MAHAMMADPUR, P.O: MAHAMMADPUR, Thana: Bhagwanpur, , Purba Midnapore, WEST BENGAL, India, PIN - 721601, by caste Hindu, by profession Law Clerk



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 17-11-2020

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,978/- (A(1) = Rs 11,880/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 11,894/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/10/2020 6:22PM with Govt. Ref. No: 192020210116740151 on 14-10-2020, Amount Rs: 11,894/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1259426367 on 14-10-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 59,420/- and Stamp Duty paid by online = Rs 59,420/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/10/2020 6:22PM with Govt. Ref. No: 192020210116740151 on 14-10-2020, Amount Rs: 59,420/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 1259426367 on 14-10-2020, Head of Account 0030-02-103-003-02



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 21-11-2020

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

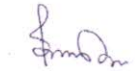
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,978/- (A(1) = Rs 11,880/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 59,420/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 26101, Amount: Rs.100/-, Date of Purchase: 16/10/2020, Vendor name: Anjushree Banerjee



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2020, Page from 251884 to 251913

being No 190305531 for the year 2020.



Probir Kumar Golder

Digitally signed by PROBIR KUMAR
GOLDER

Date: 2020.12.09 13:03:52 +05:30

Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2020/12/09 01:03:52 PM

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

(This document is digitally signed.)
