09904/21

I-9903/2021

भारतीय गैर न्यायिक

भारत

दस रुपये

रु.10

TEN RUPEES

Rs.10

INDIA

INDIA NON JUDICIAL

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

59AB 347912

28/10/21

2135239/21

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

District Sub-Registrar-II
Alipore, South 24 Parganas

29 OCT 2021

THIS INDENTURE OF CONVEYANCE made this the 28th day of October, **TWO THOUSAND AND TWENTY ONE**

BETWEEN

20469

09 AUG 2021

No.....Rs.- 10/- Date.....

Name:.....

Address:.....

Vendor:.....

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

DEBJYOTI GHOSH
ADVOCATE
SEALDAH CIVIL COURT
ROOM NO -411 (4TH FLOOR)
KOLKATA-700 014

Charchal Mozumder

8503

For HANNONICA REALTORS PVT. LTD.
Charchal Mozumder
Director / Authorised Signatory

8504

OLIFANTS PROPERTIES LLP
Krishanu Jana
Designated Partner/Authorised Signatory

8505

District Sub-Registrar-II, Alipore
South 24 Parganas

Identified by me.
Nilesh Kundu.
S/o. Lt. N.G. Kundu.
36/1A, Elgin Road.
Kolkata - 700020.

District sub-Registrar-II
Alipore, South 24 Parganas
20 OCT 2021

HARMONICA REALTORS PVT. LTD., PAN AADCH4686H, a company incorporated under the Companies Act, 1956 having its registered office at Katyanitala Street, P.O. South Jagaddal, P.S. Sonarpur, District- South 24 Parganas, Kolkata – 700 151, being represented by its authorized representative **MR Chanchal Mozumder, (PAN AHCPM2290B, Adhar No. 9894 2962 0217), (Phone No. 9330110512),** son of Late Biswa Sundar Mozumder by Nationality- Indian, Residing at 41, Kansari Road, P.O. Bhawanipore, P.S. Kalighat, Kolkata-700025 hereinafter referred to as the **VENDOR** (which expression shall unless otherwise executed by or repugnant to the subject or context be deemed to mean and include each one of them and each of their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**

AND

OLIFANTS PROPERTIES LLP, (LLPIN: AAX-3257) (PAN AAHFO4624R) a Limited Liability Partnership Firm having its regd. Office at 41, Kansari Para Road, P.O. Bhawanipore, P.S. Kalighat, Kolkata – 700025, being represented by **KRISHANU JANA (PAN NO.ANYPJ3721A), (ADHAAR NO.5476 6157 2831), (MOBILE NO. 8584040508)**, son of **PULAKESH JANA**, residing at VILL- Guaberia, P.O- Tabakhali, P.S- Guaberia, Purba Medinipur, West Bengal-721635, hereinafter referred to as the **PURCHASER** (which expression shall unless otherwise executed by or repugnant to the subject or context be deemed to mean and include each one of them and each of their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**:

WHEREAS

By virtue of a Deed of Conveyance being no. 00629 for the year 2015, registered in Book No. I, CD Volume No. 3, Pages 5847 to 5858, registered in

District sub-Registrar-II

Alipore, South 24 Parganas

28 OCT 2021

the office of District Sub Registrar – IV, South 24 Paraganas M/s. HARMONICA REALTORS PVT. LTD. the vendor herein therein referred to as the purchaser purchased from Dr. Devi Prasad Shetty all that the undivided and undemarcated piece and parcel of danga land admeasuring 10 decimal out of 46 decimal of land in R.S. Dag No. 1663 corresponding to L.R. Dag No. 1685 of Mouza Elachi, J. L. No. 70 be the same a little more or less and recorded its name in L.R Khatian no. 2952 of Police Station Sonarpur, District South 24 Parganas, herein after referred to as the **'SAID LAND'**.

Thus the said M/s. HARMONICA REALTORS PVT. LTD., became owner of **ALL THAT** the undemarcated piece and parcel of danga land admeasuring about 10 decimal undivided and out of 46 decimal land in R.S. Dag no. 1663 corresponding to L.R. Dag No. 1685 appertaining to L.R Khatian No. 2952, lying and situate at Mouza Elachi, J.L. No. 70, Police Station Sonarpur under the jurisdiction of Rajpur Sonarpur Municipality, District South 24 Parganas, more fully and particularly described in the Schedule hereunder written and herein after referred to as the **"SAID LAND"**.

THAT now the Vendor have represented to the PURCHASER that the said Property is free from all encumbrances marketable and they have a good title to the same.

The Vendor shall help to obtain permission and/or necessary NOC from various departments such as Airport Authority of India, Provisional Fire NOC and agrees to grant unto the PURCHASER the absolute right and benefit of the permissions and NOCs and the plan.

The Vendor also assured the PURCHASER herein that it has not stood as guarantor in respect of any third party liability and/ or have given any undertaking in favour of any third party

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub-Registrar-II
Alipore, South 24 Parganas

20 OCT 2021

The Vendor also undertake to sign and execute any further papers and/or documents which the PURCHASER may require for the purpose of carrying out development of the land without any further financial liability.

The Vendor have agreed to sell, transfer and convey and the PURCHASER have agreed to purchase **ALL THAT** the undivided and undemarcated piece and parcel of danga land admeasuring about 10 decimal out of 46 decimal land in R.S. Dag no. 1663 corresponding to L.R. Dag No. 1685 appertaining to L.R Khatian No. 2952, lying and situate at Mouza Elachi, J.L. No. 70, Police Station Sonarpur under the jurisdiction of Rajpur Sonarpur Municipality, District South 24 Parganas, Post office South Jagaddal and Police Station- Sonarpur i.e the **"SAID LAND"** which is morefully and particularly mentioned in **Schedule** herein below herein after referred to as the ***"Demised Land"***, free from all encumbrances, liens, lispendens, charges, acquisitions, requisitions, attachments and trusts of whatsoever nature alongwith the benefit of the permissions and/or NOC at and for the consideration of a sum of ***Rs. 46,00,000/- (Rupees Forty Six Lacs) only***

NOW THIS INDENTURE WITNESSETH, that in pursuance of the said agreement and in consideration of the said sum of ***Rs. 46,00,000/- (Rupees Forty Six Lacs) only*** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor do and each of them doth hereby as also by the receipt hereunder written admit acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser and the said land) the Vendor do and each of them doth hereby grant transfer convey assign and assure, unto and in favour of the Purchaser **ALL THAT** the piece and parcel of land comprising to R.S Dag no. 1663 corresponding to L.R. Dag no. 1685 mentioned in the Schedule herein below morefully, and the same is shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (hereinafter referred to as the said land) OR **HOWSOEVER**

District sub-Registrar-II

Alipore, South 24 Parganas

2 8 OCT 2021

OTHERWISE the said land or any part thereof now is or heretofore was situated, called, known, numbered, described and distinguished Together With all boundary walls areas sewers drains ditches ancient and other rights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom they may procure the same without any action or suit TO HAVE AND TO HOLD the said land hereby sold granted, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendor do and each of them doth hereby covenant with the Purchaser THAT NOTWITHSTANDING any act, deed or thing by the vendor or their predecessors – in – title done or executed or knowingly suffered to the contrary the vendor is now lawfully, rightfully, and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same AND THAT NOTWITHSTANDING any such act, deed or thing whatsoever as aforesaid the vendor have now in themselves good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchasers in manner aforesaid AND the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim

District Sub-Registrar-II

Alipore, South 24 Parganas

20 OCT 2020

or demand from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for them AND that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid AND further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for the Vendor shall and will form time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed al such acts, deeds 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 reasonably required.

THE SCHEDULE ABOVE REFERRED TO

SCHEDULE

(SAID LAND/ DEMISED LAND)

ALL THAT the undivided and undemarcated piece and parcel of danga land admeasuring about 10 decimal out of 46 decimal land in R.S. Dag no. 1663 corresponding to L.R. Dag No. 1685 appertaining to L R Khatian No. 2952, lying and situate at Mouza Elachi, J.L. No. 70, Police Station Sonarpur under the jurisdiction of RajpurSonarpur Municipality, District South 24 Parganas as delineated and shown in the map or plan annexed hereto and bordered in colour Red thereon (*Dr. B.C. Roy Road*)

District sub-Registrar-II

Alipore, South 24 Parganas

20 OCT 2021

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

SIGNED AND DELIVERED

BY THE VENDOR at Kolkata

in the presence of:

1. Pranab Kr. Sutradhar
   36/1A, Elgin Road, Kol-20.

2. Anuj Jalan.
   36/1A Elgin Road Kolkata.
   Kol-20.

For HARMONICA REALTORS PVT. LTD.

Director / Authorized Signatory

SIGNED AND DELIVERED

BY THE PURCHASER at Kolkata

in the presence of:

1. Pranab Kr. Sutradhar

2. Anuj Jalan

OLIFANTS PROPERTIES LLP

Designated Partner/Authorised Signatory

Drafted by me: -

(As per instruction)

Debjyoti Ghosh
Advocate
Sealdah Civil Court
Kolkata- 700014
Enrollment No. : -

District Sub-Registrar-II, Alipore
South 24 Parganas

District sub-Registrar-II

Alipore, South 24 Parganas

20 OCT 2021

MEMO OF CONSIDERATION

RECEIVED of and from the within- named PURCHASER the within-mentioned sum of ***Rs. 46,00,000/- (Rupees Forty Six Lacs) only***

WITNESSES :

1) Barnab Kr. Sutradhar

2) Anuj Jalan.

For HARMONICA REALTORS PVT. LTD.

Director / Authorized Signatory

VENDORS

District Sub-Registrar-II

Alipore South 24 Parganas

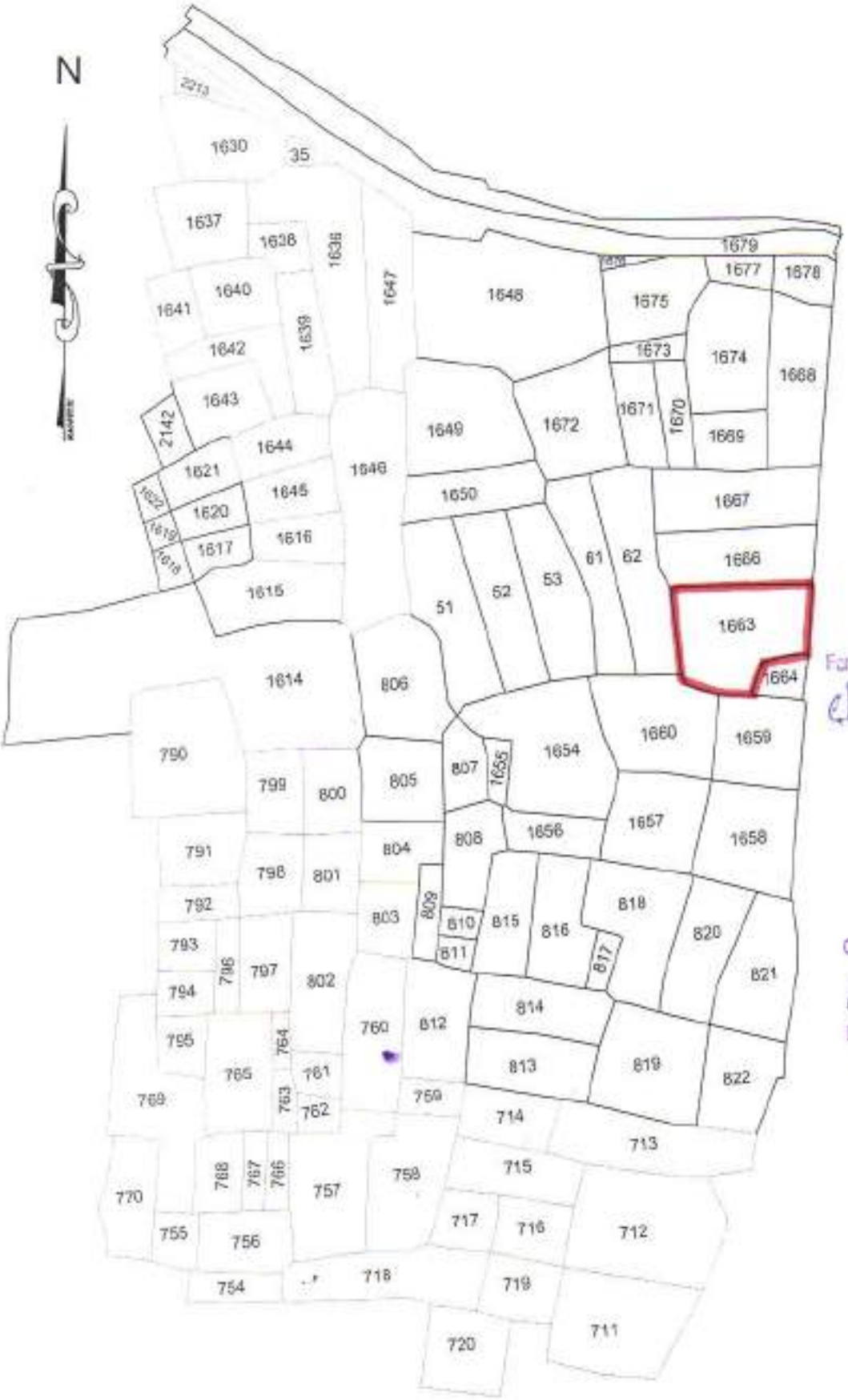
28 OCT 2021

SALE DEED PLAN (As Per R.S.Mouza Map)

RS.DAG.NO.- 1663 LR.DAG.NO.- 1685

MOUZA - ELACHI,JL.NO.-70,PS.-SONARPUR,

DIST.- 24 PARGANAS SOUTH,



For HARMONICA REALTORS PVT. LTD.

Chandhed Hazundia

Director/ Authorized Signatory

OLIFANTS PROPERTIES LLP

Krishanu Jana

Designated Partner/Authorised Signatory

District sub-Registrar-II

Alipore, South 24 Parganas

28 OCT 2021

FINGERPRINTS

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Name: CHANCHAL MOZUMDER

Signature: C. Mozumder

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Name: KRISHANU JANA

Signature: Krishanu Jana

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Name:

Signature:

District sub-Registrar-II

Alipore, South 24 Parganas

20 OCT 2021

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN:	192021220102175041	**Payment Mode:**	Online Payment
GRN Date:	27/10/2021 16:54:27	**Bank/Gateway:**	ICICI Bank
BRN :	69354296	**BRN Date:**	27/10/2021 16:10:22
Payment Status:	Successful	**Payment Ref. No:**	2002135239/1/2021 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	OLIFANTS PROPERTIES LLP
Address:	41, Kansaripara Road KOLKATA - 700025
Mobile:	9836016301
Depositor Status:	Buyer/Claimants
Query No:	2002135239
Applicant's Name:	Mr DEBJYOTI GHOSH
Identification No:	2002135239/1/2021
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002135239/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	196374
2	2002135239/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	49105
			Total	**245479**

IN WORDS: **TWO LAKH FORTY FIVE THOUSAND FOUR HUNDRED SEVENTY NINE ONLY.**

District Sub-Registrar-II, Alipore
South 24 Parganas

Government of West Bengal

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

OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16022002135239/2021

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 Chanchal Mozumder 41, Kansaripara Road, City:- Not Specified, P.O:- Bhawanipore, P.S:-Kalighat, District:- South 24-Parganas, West Bengal, India, PIN:- 700025	Representative of Seller [HARMONICA REALTORS PRIVATE LIMITED]			Chanchal Mozumder 28/10/21

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr KRISHANU JANA VILL- Guaberia, Village:- Guaberia, P.O:- Tabakhali, P.S:- Sutahata, District:-Purba Midnapore, West Bengal, India, PIN:- 721635	Representative of Buyer [OLIFANTS PROPERTIES LLP]			Krishanu Jana 28/10/21

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Nilesh Kundu Son of Mr N G Kundu 36/1A, Elgin Road(Lala Lajpat Rai Sarani), City:- Not Specified, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West	Mr Chanchal Mozumder, Mr KRISHANU JANA			Nilesh Kundu. 28-10-2021.

District Sub-Registrar-II

Alipore, South 24 Parganas

28 OCT 2021

(Samar Kumar Pramanick)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. -I

I SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

District Sub-Registrar-II, Alipore

District Sub-Registrar-II

Alipore, South 24 Parganas

28 OCT 2021

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HARMONICA REALTORS PRIVATE LIMITED

04/06/2018

AADCH4655F

For HARMONICA REALTORS PVT. LTD.

Director/ Authorised Signatory

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

ई– स्थायी लेखा संख्या कार्ड

e - Permanent Account Number (e-PAN) Card

AAHFO4624R

नाम / Name	OLIFANTS PROPERTIES LLP
निगमन / गठन की तारीख / Date of Incorporation/Formation	08/06/2021

Validity unknown

Signed by : Income Tax PAN Services Unit, UTITSL

Date : 17062021 095710

Reason : Document Signer

Location : India

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
  स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
  आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
  एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ This e-PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "PAN QR Code Reader".
  इस ई-स्थायी लेखा संख्या (e-PAN) कार्ड में वर्धित क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "PAN QR Code Reader" है।

Cut

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड

e - Permanent Account Number Card

AAHFO4624R

नाम / Name

OLIFANTS PROPERTIES LLP

निगमन / गठन की तारीख

Date of Incorporation/Formation

08/06/2021

Fold

In case this card is lost / found, kindly inform / return to:

Income Tax PAN Services Unit, UTITSL

Plot No. 3, Sector 11, CBD Belapur

Navi Mumbai - 400 614.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHANCHAL MOZUMDER

BISWA SUNDAR MOZUMDER

12/12/1964

Permanent Account Number

AHCPM2290B

Signature

भारत सरकार

Government of India

Chandra Mauleshwar

जन्म तिथि / DOB: 12/12/1964

पुरुष / Male

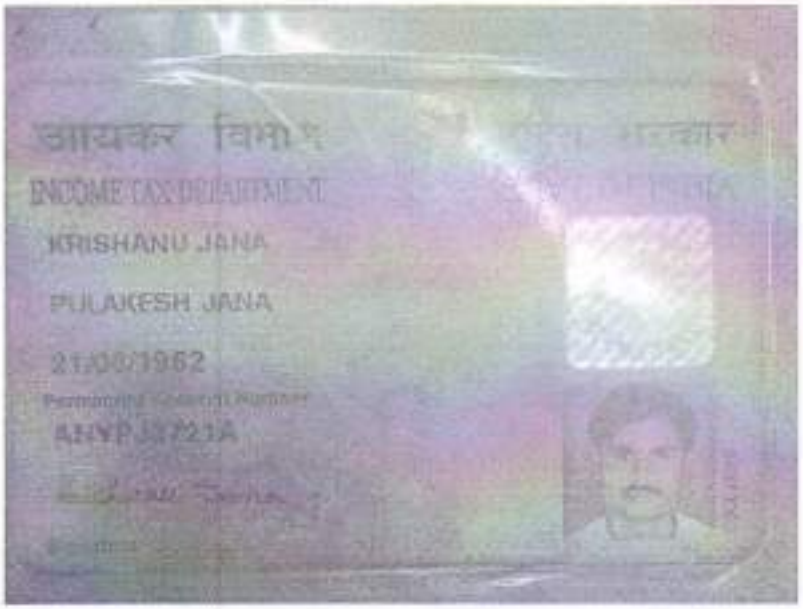
9894 2962 0217

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

9894 2962 0217


आयकर विभाग
INCOME TAX DEPARTMENT
KRISHANU JANA
PULAKESH JANA
21/08/1962
ANYPJ3721A

District Sub-Registrar-II, Alipore
South 24 Parganas

আধার

ভারত সরকার

Government of India

Enrolment No.: 1040/94164/03412

5476 6157 2831

আমার আধার, আমার পরিচয়

AADHAAR

INFORMATION

Aadhaar is a proof of identity, not of citizenship.

5476 6157 2831

District Sub-Registrar-II, Alipore
South 24 Parganas

Major Information of the Deed

Deed No :	I-1602-09903/2021	Date of Registration	29/10/2021
Query No / Year	1602-2002135239/2021	Office where deed is registered	
Query Date	21/10/2021 1:58:10 PM	1602-2002135239/2021	
Applicant Name, Address & Other Details	DEBJYOTI GHOSH Thana : Entally, District : Kolkata, WEST BENGAL, PIN - 70014, Mobile No. : 9874622772, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 46,00,000/-		Rs. 49,09,095/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,96,384/- (Article:23)		Rs. 49,137/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Elachi, Jl No: 70, Pin Code : 700151

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-1685 (RS :-1663)	LR-2952	Bastu	Danga	10 Dec	46,00,000/-	49,09,095/-	Width of Approach Road: 8 Ft.,
	Grand Total :				10Dec	46,00,000 /-	49,09,095 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**HARMONICA REALTORS PRIVATE LIMITED** Katyanitala Street, City:- Not Specified, P.O:- South Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 , PAN No.:: AAxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**OLIFANTS PROPERTIES LLP** 41, Kansaripara Road, City:- Not Specified, P.O:- Bhawanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxxx4R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

District Sub-Registrar-II, Alipore
South 24 Parganas

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr Chanchal Mozumder (Presentant)** Son of Late Biswa Sundar Mozumder 41, Kansaripara Road, City:- Not Specified, P.O:- Bhawanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx0B, Aadhaar No: 98xxxxxxxx0217 Status : Representative, Representative of : HARMONICA REALTORS PRIVATE LIMITED (as Authorised Signatory)
2	**Mr KRISHANU JANA** Son of Mr PULAKESH JANA VILL- Guaberia, Village:- Guaberia, P.O:- Tabakhali, P.S:-Sutahata, District:- Purba Midnapore, West Bengal, India, PIN:- 721635, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx1A, Aadhaar No: 54xxxxxxxx2831 Status : Representative, Representative of : OLIFANTS PROPERTIES LLP (as Authorised Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Nilesh Kundu Son of Mr N G Kundu 36/1A, Elgin Road(Lala Lajpat Rai Sarani), City:- Not Specified, P.O:- LALA LAJPAT RAI SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020			

Identifier Of Mr Chanchal Mozumder, Mr KRISHANU JANA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	HARMONICA REALTORS PRIVATE LIMITED	OLIFANTS PROPERTIES LLP-10 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Elachi, Jl No: 70, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1685, LR Khatian No:- 2952	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.10000000 Acre,	HARMONICA REALTORS PRIVATE LIMITED

District Sub-Registrar-II, Alipore
South 24 Parganas

On 28-10-2021

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

Presented for registration at 19:38 hrs on 28-10-2021, at the Private residence by Mr Chanchal Mozumder ,.

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 49,09,095/-

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

Execution is admitted on 28-10-2021 by Mr Chanchal Mozumder, Authorised Signatory, HARMONICA REALTORS PRIVATE LIMITED (Private Limited Company), Katyanitala Street, City:- Not Specified, P.O:- South Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151

Indetified by Mr Nilesh Kundu, , , Son of Mr N G Kundu, 36/1A, Road: Elgin Road(Lala Lajpat Rai Sarani), , P.O: LALA LAJPAT RAI SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service

Execution is admitted on 28-10-2021 by Mr KRISHANU JANA, Authorised Signatory, OLIFANTS PROPERTIES LLP (LLP), 41, Kansaripara Road, City:- Not Specified, P.O:- Bhawanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by Mr Nilesh Kundu, , , Son of Mr N G Kundu, 36/1A, Road: Elgin Road(Lala Lajpat Rai Sarani), , P.O: LALA LAJPAT RAI SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service

Samar Kumar Pramanick

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 29-10-2021

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 49,137/- (A(1) = Rs 49,091/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 49,105/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/10/2021 4:55PM with Govt. Ref. No: 192021220102175041 on 27-10-2021, Amount Rs: 49,105/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 69354296 on 27-10-2021, Head of Account 0030-03-104-001-16

District Sub-Registrar-II, Alipore
South 24 Parganas

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,96,384/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 1,96,374/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 347912, Amount: Rs.10/-, Date of Purchase: 09/08/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/10/2021 4:55PM with Govt. Ref. No: 192021220102175041 on 27-10-2021, Amount Rs: 1,96,374/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 69354296 on 27-10-2021, Head of Account 0030-02-103-003-02

Samar Kumar Pramanick

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

District Sub-Registrar-II, Alipore
South 24 Parganas

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 160209903 for the year 2021.

Digitally signed by Samar kumar pramanick
Date: 2021.11.18 16:37:41 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/11/18 04:37:41 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)