

09907/21

I-9908/2021

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

59AB 347915

Certified that the document is admitted to registration. The signature, stamp and the endorsement stamp 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 28<sup>th</sup> day of  
October TWO THOUSAND AND TWENTY ONE  
BETWEEN

30  
28/10/21  
Q 2 2135731/21

20466

09 AUG 2021

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

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

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (5)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Kol-27

*Chandrad Hozumelle*



8503

For FOXGLOVE REALCON PVT. LTD.

*Chandrad Hozumelle*

Director / Authorized Signatory



8504

MISHMI PROPERTIES LLP

*Krishanu Sana*

Designated Partner/Authorized Signatory



8505

District Sub-Registrar-II  
Alipore, South 24 Parganas

28 OCT 2021

Identified by me

Nilesch Kundu.

S/O. Lt. N.G. Kundu.

36/1A, Elgin Rd.

Kolkata - 700020.

**FOXGLOVE REALCON PVT. LTD., PAN AACCF4558R**, a company incorporated under the Companies Act, 1956 having its registered office at 197/2 (197 off 2), Motilal Colony P.O. Rajbari, P.S. Dumdum, Kolkata – 700 081 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**

**MISHMI PROPERTIES LLP, (LLPIN: AAX-3236) (PAN ABQFM9961P)** 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.547661572831), (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**

WHEREAS by virtue of a Deed of Conveyance being no 00623 for the year 2015, registered in Book No. I, CD Volume No. 3, Pages 5736 to 5748, registered in the office of District Sub Registrar – IV, South 24 Paraganas M/s.



District sub-Registrar - Allure

Allure, South 24 Parganas

28 OCT 2024

28 OCT 2024

Foxglove Realcon 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 *shali* land admeasuring 3 decimal out of 35 decimal of land in R.S. Dag No. 1658 corresponding to L.R. Dag No. 1680 and 7 Decimal out of 26 Decimal in R.S. Dag No. 1659 corresponding to L.R. Dag No. 1681 aggregating to 10 Decimal of Mouza Elachi, J. L. No. 70 be the same a little more or less and recorded its name in L.R Khatian no. 2946 of Police Station Sonarpur, District South 24 Parganas, herein after referred to as the **'SAID LAND'**.

Thus the said M/s. Foxglove Realcon Pvt Ltd, became owner of **ALL THAT** the undivided land admeasuring 3 decimal out of 35 decimal of land in R.S. Dag No. 1658 corresponding to L.R. Dag No. 1680 and 7 Decimal out of 26 Decimal in R.S. Dag No. 1659 corresponding to L.R. Dag No. 1631 aggregating to 10 Decimal of Mouza Elachi, J. L. No. 70 be the same a little more or less and recorded its name in L.R Khatian no. 2946, 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.



District Sub-Registrar-II

Alibare, South 24 Parganas

20 OCT 2024

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

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 land admeasuring 3 decimal out of 35 decimal of land in R.S. Dag No. 1658 corresponding to L.R. Dag No. 1680 and 7 Decimal out of 26 Decimal in R.S. Dag No. 1659 corresponding to L.R. Dag No. 1681 aggregating to 10 Decimal of Mouza Elachi, J. L. No. 70 be the same a little more or less and recorded its name in L.R Khatian no. 2946, Post office South Jagaddal, Police Station Sonarpur, District South 24 Parganas, 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, lispendeds, 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



*[Handwritten signature]*

*[Faint handwritten text]*

*[Faint handwritten text]*

20 OCT 2021



piece and parcel of land comprising to R.S Dag no. 16588, 1659 corresponding to L.R. Dag no. 1680 & 1681 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 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



  
District sub-Registrar-B

Alipore, South 24 Parganas

20 OCT 2024

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 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 from 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 all 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 land admeasuring 3 decimal out of 35 decimal of land in R.S. Dag No. 1658 corresponding to L.R. Dag No. 1680 and 7 Decimal out of 26 Decimal in R.S. Dag No. 1659 corresponding to L.R. Dag No. 1681 aggregating to 10 Decimal of Mouza Elachi J. L. No. 70 be the same a little more or less and recorded its name in L R Khatian no. 2946, Police Station Sonarpur under the jurisdiction of Rajpur Sonarpur 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*)



*[Handwritten signature]*

District sub-Registrar -

Alipore, South 24 Parganas

2 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. *Banab K. Sathadha*  
26/1A, Elgin Road, Kot 20.

2.

For FOXGLOVE REALCON PVT. LTD.  
*Chanchal Hoque*  
Director / Authorized Signatory

**SIGNED AND DELIVERED**

**BY THE PURCHASER** at Kolkata

in the presence of:

1. *Banab K. Sathadha*

2.

MISHMI PROPERTIES LLP

*Krishanu Sana*  
Designated Partner/Authorized Signatory

Drafted by me: -

(As per instruction)

*Advocate Ghosh*

**Advocate**

Sealdah Civil Court

Kolkata- 700014

Enrollment No. :- *WB/547/09*



*[Handwritten signature]*

District sub-Registrar-II

Alhoora, 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) *Banab K. Sethadhar*

2)

For FOXGLOVE REALCON PVT. LTD.  
*chandra Mohumede*  
Director / Authorized Signatory

**VENDORS**



District sub-Registrar

Alipore, South 24 Parganas

20 OCT 2024



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

RS.DAG.NO.- 1658, 1659, LR.DAG.NO.- 1680, 1681

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

DIST.- 24 PARGANAS SOUTH,



For FOXGLOVE REALCON PVT. LTD.

*Charanlal Hazumdar*

Director / Authorized Signatory

MISHMI PROPERTIES LLP

*Krishanu Jana*

Designated Partner/Authorized Signatory



District sub-Registrar

Alipur, District of Purba Medinipur

20 OCT 2021

## FINGERPRINTS



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

Name CHANCHAL HAZUNDER

Signature C. Hazunder



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

28 OCT 2019



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

GRN Details

GRN: 192021220102148751  
GRN Date: 27/10/2021 16:17:24  
BRN : 69351590  
Payment Status: Successful

Payment Mode: Online Payment  
Bank/Gateway: ICICI Bank  
BRN Date: 27/10/2021 16:10:15  
Payment Ref. No: 2002135731/1/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: MISHMI PROPERTIES LLP  
Address: 41, Kansaripara Road KOLKATA - 700025  
Mobile: 9836016301  
Depositor Status: Buyer/Claimants  
Query No: 2002135731  
Applicant's Name: Mr DEBJYOTI GHOSH  
Identification No: 2002135731/1/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002135731/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	196374
2	2002135731/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	49105
			<b>Total</b>	<b>245479</b>

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











Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16022002135731/2021

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, Kansari Road, City:- Not Specified, P.O:- Bhawanipore, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025	Represent ative of Seller [FOXGLO VE REALCO N PRIVATE LIMITED ]			<i>Chanchal Mozumder</i> 28/10/2021
2	Mr KRISHANU JANA VILL- Guaberia,, City:- Not Specified, P.O:- Tabakhall, P.S:- Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721635	Represent ative of Buyer [MISHMI PROPER TIES LLP ]			<i>Krishanu Jana</i> 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 35/1A ELGIN ROAD, City:- Not Specified, P.O:- LALA LAJPATRAI SARANI, P.S:-Bhawanipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700020	Mr Chanchal Mozumder, Mr KRISHANU JANA			<i>Nilesh Kundu</i> 28-10-2021.

50



District sub-Registrar

Alipore South 24 Parganas

20 OCT




-----  
(Samar Kumar Pramanick)

DISTRICT SUB-  
REGISTRAR

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

South 24-Parganas, West  
Bengal



  
District Sub-Registrar-II

Anantnag, District-II, Jammu & Kashmir

20 OCT 2021

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

FOXGLOVE REALCON PRIVATE LIMITED

13/08/2014



AACCF4888W



FOXGLOVE REALCON PVT. LTD.

*R. Hazare*

Director/Authorized Signatory





ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
ABQFM9961P

नाम / Name	MISHMI PROPERTIES LLP
निगमन / गठन की तारीख / Date of Incorporation/Formation	08/06/2021
	
<p>Validity unknown</p> <p>Signed by : Income Tax PAN Services Unit, ITITP</p> <p>Date : 14/06/21 09:33:38</p> <p>Reason : Document Signer</p> <p>Location : India</p>	

- ✓ 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. स्वामी लेखा संख्या (पैन) एक कस्टमर से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर भरण, टैक्स वसूलाया, सूचना के वितरण 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 स्वामी 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 स्वामी 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 एंजलि 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  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ई- स्थायी लेखा संख्या  
e - Permanent Account Number Card  
ABQFM9961P

नाम / Name  
MISHMI 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, ITITP  
Plot No. 3, Sector 11, CBD, Indraprastha,  
New Delhi-110 014.

यदि इस कार्ड को खोया / पाया जा सके, कृपया सूचित करें / लौटाएं।  
आयकर पैन सेवा यूनिट, ITITP  
प्लॉट नं. 3, सेक्टर 11, सीबीडी इन्द्रप्रस्थ,  
नई दिल्ली-110 014.



District Sub-Region

Alaska Sept 24 Package

20 OCT 2021

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

GHANCHAL MOZUMDER

BISWA SUNDAR MOZUMDER

12/12/1964

Permanent Account Number

AHCPM2290B

*e. Mozumder*

Signature









भारत सरकार  
Government of India



रमेश शर्मा  
Ramesh Sharma  
जन्म तिथि / DOB : 12/12/1980  
पुल / Sex :



9894 2962 0217

मेरा आधार, मेरी पहचान



भारतीय पहचान संख्या कार्ड  
Indian Identification Number Card  
Unique Identification Number of India

नाम : रमेश शर्मा  
आधार, A1, कान्हा नगर रोड,  
मन्डवी, अहमदनगर, महाराष्ट्र  
पिनकोड : 431 005

Address: Ramesh Sharma  
Residence, A1, Kanha Nagar Road,  
Mandvi, Ahmednagar, Maharashtra  
Pin-Code: 431005

9894 2962 0217











ভারত সরকার

Government of India

স্বাক্ষরিত/Issued by Enrollment No. 1040194168,09412

স্বাক্ষরিত/Issued by Enrollment No. 1040194168,09412

To  
শ্রী শ্রী  
MIRATHI SANKU  
S/O. Subrata SANKU  
Rd. 10/10/10/10  
S/O. Subrata SANKU  
Gurgaon  
Gurgaon  
Rural, Haryana (India) - 122005  
98022 71301



স্বাক্ষরিত/Issued by Enrollment No. 1040194168,09412

5476 6157 2831

আমার আশা, আমার পরিচয়



স্বাক্ষরিত/Issued by Enrollment No. 1040194168,09412



স্বাক্ষরিত/Issued by Enrollment No. 1040194168,09412

5476 6157 2831



স্বাক্ষরিত/Issued by Enrollment No. 1040194168,09412

স্বাক্ষরিত/Issued by Enrollment No. 1040194168,09412

Address  
S/O Subrata Sanku, Vill-Gumeta, PO-  
Yachana, District, Gurgaon, Haryana,  
India-122005



5476 6157 2831

- This is a proof of identity, not of citizenship.
- This does not establish any claim to any particular state.
- This is not a document of citizenship.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- It does not establish any claim to any particular state.
- This is not a document of citizenship.

- This is not a document of citizenship.
- This does not establish any claim to any particular state.
- This is not a document of citizenship.
- This is not a document of citizenship.



## Major Information of the Deed

Deed No :	I-1602-09908/2021	Date of Registration	29/10/2021
Query No / Year	1602-2002135731/2021	Office where deed is registered	
Query Date	21/10/2021 2:19:09 PM	1602-2002135731/2021	
Applicant Name, Address & Other Details	DEBJYOTI GHOSH Thana : Entaly, 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. 49,09,096/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,96,384/- (Article:23)	Rs. 49,137/- (Article:A(1), E, M(b), H)		
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, JI 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-1680 (RS :-)		Bastu	Shali	3 Dec	13,80,000/-	14,72,729/-	Width of Approach Road: 8 Ft.,
L2	LR-1681 (RS :-)		Bastu	Shali	7 Dec	32,20,000/-	34,36,367/-	Width of Approach Road: 8 Ft.,
	<b>TOTAL :</b>				<b>10Dec</b>	<b>46,00,000 /-</b>	<b>49,09,096 /-</b>	
	<b>Grand Total :</b>				<b>10Dec</b>	<b>46,00,000 /-</b>	<b>49,09,096 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>FOXGLOVE REALCON PRIVATE LIMITED</b> 197/2 (197 Off 2), Motilal Colony, City:- Not Specified, P.O:- Rajbari, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700081 , PAN No.:: AAxxxxxx8R,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	<b>MISHMI PROPERTIES LLP</b> 41, Kansari Para Road,, City:- Not Specified, P.O:- Bhawanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: ABxxxxxx1P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative





**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Chanchal Mozumder (Presentant )</b> Son of Late Biswa Sundar Mozumder 41, Kansari 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 : FOXGLOVE REALCON PRIVATE LIMITED (as )
2	<b>Mr KRISHANU JANA</b> Son of Mr PULAKESH JANA VILL- Guaberia,, City:- Not Specified, P.O:- Tabakhali, P.S:-Medinipur, District:-Paschim 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 : MISHMI PROPERTIES LLP (as )

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr NILESH KUNDU</b> Son of Mr N G KUNDU 35/1A ELGIN ROAD, City:- Not Specified, P.O:- LALA LAJPATRAI 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**

SI.No	From	To. with area (Name-Area)
1	FOXGLOVE REALCON PRIVATE LIMITED	MISHMI PROPERTIES LLP-3 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	FOXGLOVE REALCON PRIVATE LIMITED	MISHMI PROPERTIES LLP-7 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, JI 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:- 1680		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1681		Seller is not the recorded Owner as per Applicant.



On 28-10-2021

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

Presented for registration at 19:34 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 49,09,096/-

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

Execution is admitted on 28-10-2021 by Mr Chanchal Mozumder, , FOXGLOVE REALCON PRIVATE LIMITED (Private Limited Company), 197/2 (197 Off 2), Motilal Colony, City:- Not Specified, P.O:- Rajbari, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700081

Identified by Mr NILESH KUNDU, , Son of Mr N G KUNDU, 35/1A ELGIN ROAD, P.O: LALA LAJPATRAI 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, , MISHMI PROPERTIES LLP (LLP), 41, Kansari Para Road,, City:- Not Specified, P.O:- Bhawanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Identified by Mr NILESH KUNDU, , Son of Mr N G KUNDU, 35/1A ELGIN ROAD, P.O: LALA LAJPATRAI 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 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 4:18PM with Govt. Ref. No: 192021220102148751 on 27-10-2021, Amount Rs: 49,105/-, Bank: ICICI Bank ( ICIC0000006); Ref. No. 69351590 on 27-10-2021, Head of Account 0030-03-104-001-16



**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 347915, 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 4:18PM with Govt. Ref. No: 192021220102148751 on 27-10-2021, Amount Rs: 1,96,374/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 69351590 on 27-10-2021, Head of Account 0030-02-103-003-02



**Samar Kumar Pramanick**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. -II SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 428360 to 428386

being No 160209908 for the year 2021.



Digitally signed by Samar kumar  
pramanick  
Date: 2021.11.18 15:56:55 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/11/18 03:56:55 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

