

09906/21

I-9909/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

59AB 347904

SP  
28/10/21

92 2136663/21

Certified that the document is admitted to registration. The signatures attached and the endorsement 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

20477

09 AUG 2021

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

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

Names:.....

Address:.....

Vendor:.....

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

~~Chanchal Hazumeller~~

 8503

For HALLONG REALESTATE PVT. LTD.  
C. Hazumeller  
Director / Authorized Signatory

 8504

VELIKONDA DEVELOPERS LLP  
Krishanu Sanal  
Designated Partner/Authorized Signatory

 8505

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



District sub-Registrar

Alipura South 24 Parganas

20 OCT 2021



**HALLONG REAL ESTATE PVT. LTD., PAN AADCH4684F**, a company incorporated under the Companies Act, 1956 having its registered office at 13 No. Jalaberia, Gazimolla, Brahaman, Sarderpara, P.O. - 4 No. Naskarpara, P.S. Kultali, District- South 24 Parganas, Pin - 743 338, 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**

**VELIKONDA DEVELOPERS LLP, (LLPIN: AAX-3290) (PAN AAUFV2111P)** 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. 00637 for the year 2015, registered in Book No. I, CD Volume No. 3, Pages 5372 to 5383, registered in



*[Handwritten signature]*

District sub-Registrar

Alipore South 24 Parganas

20 OCT 2021

the office of District Sub Registrar – IV, South 24 Paraganas M/s, Hallong Real Estate 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 31 decimal of land in R.S. Dag No. 1666 corresponding to L.R. Dag No. 1688 of Mouza Elachi, J. L. No. 70 be the same a little more or less and recorded its name in L.R Khatian no. 2956 of Police Station Sonarpur, District South 24 Parganas, herein after referred to as the '**SAID LAND**'.

Thus the said M/s. Hallong Real Estate Pvt. Ltd., became owner of **ALL THAT** the undivided and undemarcated piece and parcel of danga land admeasuring 10 decimal out of 31 decimal of land in R.S. Dag no. 1666 corresponding to L.R. Dag No. 1688 appertaining to L.R Khatian No. 2956 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



*[Handwritten signature]*

District sub-Registrar - II  
Alinore, South 24 Parganas  
28 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 10 decimal out of 31 decimal of land in R.S. Dag no. 1666 corresponding to L.R. Dag No. 1688 appertaining to L.R Khatian No. 2956, 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, lispensens, 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. 1666 corresponding to L.R. Dag no. 1688 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-  
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Memra, South 24 Parganas

20 OCT 2024



**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 anyway 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



*[Handwritten signature]*

Sub-Registrar, Anantnag

Sub-Registrar, Anantnag

20 OCT 2021

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 and undemarcated piece and parcel of danga land admeasuring 10 decimal out of 31 decimal of land in R.S. Dag no. 1666 corresponding to L.R. Dag No. 1688 appertaining to L R Khatian No. 2956, lying and situate at Mouza Elachi, J.L. No. 70, 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*)



District sub-Registrar-II

Alhoora, 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. *Banab K. Subudhas*  
36/1A, Elgin Road, Kol-20.
2. *Amij Jalan.*  
36/1A Elgin Road  
Kolkata - 700020.

For HALLONG REAL ESTATE PVT. LTD.

Director / Authorized Signatory

**SIGNED AND DELIVERED**

**BY THE PURCHASER** at Kolkata

in the presence of:

1. *Banab K. Subudhas*
2. *Amij Jalan*

VELIKONDA DEVELOPERS LLP

*Krishanu Jana*  
Designated Partner/Authorized Signatory

Drafted by me: -

(As per instruction)

*Debjyoti Ghosh*

**Advocate**

Sealdah Civil Court

Kolkata- 700014

Enrollment No. : - *WB/347/09*



*[Handwritten signature]*

District sub-Registrar - II

Alipore South 24 Parganas

20 OCT 2024

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) *Barab Kr. Suthachas*
- 2) *Anj Jalan*

For HALLONG REALESTATE PVT. LTD.  
*C. Mozumdar*  
Director / Authorized Signatory

**VENDORS**



District Sub-Registrar - II

Alipore South 24 Parganas

20 OCT 2021



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

RS.DAG.NO.- 1666 LR.DAG.NO.- 1688

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

DIST.- 24 PARGANAS SOUTH,



For HALLOW REAL ESTATE PVT. LTD.

*C. Hazumdar*

Director / Authorized Signatory

VELIKONDA DEVELOPERS LLP

*Krishanu Jana*

Designated Partner/Authorized Signatory



District sub-Registrar-II

Alipore, South 24 Parganas

20 OCT 2024

## FINGERPRINTS



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

Name: CHANCHAL MOZUMBER

Signature: C. Mozumber



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 - Alipore

Alipore South 24 Parganas

20 OCT 2021





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

GRN Details

GRN: 192021220102170051  
GRN Date: 27/10/2021 16:44:19  
BRN : 69353471  
Payment Status: Successful

Payment Mode: Online Payment  
Bank/Gateway: ICICI Bank  
BRN Date: 27/10/2021 16:10:59  
Payment Ref. No: 2002136663/1/2021  
(Query No\*/Query Year)

Depositor Details

Depositor's Name: VELIKONDA DEVELOPERS LLP  
Address: 41, Kansaripara Road KOLKATA - 700025  
Mobile: 9836016301  
Depositor Status: Buyer/Claimants  
Query No: 2002136663  
Applicant's Name: Mr DEBJYOTI GHOSH  
Identification No: 2002136663/1/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002136663/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	196374
2	2002136663/1/2021	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. -II SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 15022002136663/2021

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	Represent ative of Seller [HALLON G REALEST ATE PRIVATE LIMITED]			<i>Chanchal Mozumder 28/10/21</i>
2	Mr KRISHANU JANA VILL- Guaberia, Village:- Guaberia, P.O:- Tabakhali, P.S:- Sutahata, District:-Purba Midnapore, West Bengal, India, PIN:- 721635	Represent ative of Buyer [VELIKON DA DEVELOP ERS LLP]			<i>Krishanu Jana 28/10/21</i>
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Nilesh Kundu Son of Late Nityagopal 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			<i>Nilesh Kundu 28-10-2021.</i>



District sub-Registrar

Alipore South 24 Parganas

20 OCT 2021

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(Samar Kumar Pramanick)

DISTRICT SUB-  
REGISTRAR

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

South 24-Parganas, West  
Bengal





*[Handwritten signature]*

District Registrar

Mysore, District 575 001

28 OCT 2021



ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
AAUFV2111P

नाम / Name	VELIKONDA DEVELOPERS LLP
निगमन / गठन की तारीख / Date of Incorporation/Formation	08/06/2021
	
<p>Validity unknown</p> <p>Signed by Income Tax PAN Services Unit, UTTEH</p> <p>Date : 19/06/21 09:11:59 Reason : Document Signer 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. स्थायी लेखा संख्या (पैन) एक कदम से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के मुताबिक, आकलन, कर मांग, टैक्स शक्यता, सूचना के विलान 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 उद्धरण अब अनिवार्य है। (आयकर विभाग, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. (0,000). 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 क्वोड 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।

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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number Card  
AAUFV2111P

नाम / Name  
VELIKONDA DEVELOPERS LLP

निगमन / गठन की तारीख /  
Date of Incorporation/Formation  
08/06/2021



Fold



In case this card is lost / found, please inform / return to:  
Income Tax PAN Services Unit, UTTEH  
Plot No. A, Sector 11, CBD Belapur,  
New Mumbai - 400 614.

यदि इस कार्ड को खोया / पाया गया हो, कृपया सूचित करें/ वापस करें।  
आयकर पैन सेवा यूनिट, उट्टेह,  
प्लॉट नं. १, सेक्टर ११, सीबीडी बेलपुर,  
नई मुंबई - ४०० ६१४.



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

CHANCHAL MOZUMDER

BISWA SUNAR MOZUMDER

12/12/1964

Permanent Account Number

AHCPM2290B

*Chanchal Mozumder*

Signature









भारत सरकार  
Government of India



वसंत मोदी  
Chavandh Modkar  
जन्म तिथि: २६/०८/१९७७  
पुरुष / Male



9894 2962 0217

मेरा आधार, मेरी पहचान



एकलिंग पहचान प्राधिकरण  
Unique Identification Authority of India

एन. डी. अरुण एन. विद्यावती  
फ्लॉर 41, अन्वैरी रोड 2B  
अन्वैरी, अन्वैरी, अन्वैरी  
विशुपुल, अन्वैरी, अन्वैरी  
718225

एन. डी. अरुण एन. विद्यावती  
फ्लॉर 41, अन्वैरी रोड 2B  
अन्वैरी, अन्वैरी, अन्वैरी  
विशुपुल, अन्वैरी, अन्वैरी  
718225

9894 2962 0217



191



uaid@gov.in



www.ubi.gov.in









**ভারত সরকার**  
**Government of India**

স্বীকৃতিস্বরূপ AADhaar Enrolment No.: 1040/94165/201422

স্বীকৃতিস্বরূপ AADhaar Enrolment No.: 1040/94165/201422

To  
 Mr. S. S. S. S.  
 123, Main Road, New  
 Delhi, India  
 110001



আমার AADhaar No. / Your Aadhaar No.

**5476 6157 2831**

আমার নাম, আমার পরিচয়



ভারত সরকার  
 Government of India



Mr. S. S. S. S.  
 123, Main Road, New  
 Delhi, India  
 110001

**5476 6157 2831**



স্বীকৃতিস্বরূপ AADhaar Enrolment No.: 1040/94165/201422

- এটি একটি স্বীকৃতিস্বরূপ, এটি কোনো প্রমাণ নয়।
- এটি কোনো প্রমাণ প্রমাণের প্রমাণিতকরণ নয়।
- এটি কেবল স্বীকৃতিস্বরূপ প্রমাণিতকরণের প্রমাণ।

**INFORMATION**

- Aadhaar is a proof of identity, not of citizenship.
- It is not a proof of citizenship authentication.
- This is not a citizenship authentication letter.

- এটি কেবল স্বীকৃতিস্বরূপ প্রমাণ।
- এটি কোনো প্রমাণ প্রমাণের প্রমাণিতকরণ প্রমাণিতকরণ নয়।
- এটি কেবল স্বীকৃতিস্বরূপ প্রমাণিতকরণের প্রমাণ।
- এটি কোনো প্রমাণ প্রমাণের প্রমাণিতকরণ প্রমাণিতকরণ নয়।



ভারত সরকার  
 Government of India

Mr. S. S. S. S.  
 123, Main Road, New  
 Delhi, India  
 110001

Address:  
 123, Main Road, New  
 Delhi, India  
 110001



**5476 6157 2831**

স্বীকৃতিস্বরূপ AADhaar Enrolment No.: 1040/94165/201422





आयकर विभाग भारत सरकार  
INCOME TAX DEPARTMENT GOVT. OF INDIA  
HALLONG REAL ESTATE PRIVATE LIMITED

28/07/2015  
Permanent Account Number  
AAJCH4884C



For HALLONG REAL ESTATE PVT. LTD.

C. Mozumdar  
Director / Authorized Signatory



## Major information of the Deed

Deed No :	I-1602-09909/2021	Date of Registration	29/10/2021
Query No / Year	1602-2002136663/2021	Office where deed is registered	
Query Date	21/10/2021 3:04:37 PM	1602-2002136663/2021	
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. 49,09,095/-		
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, JI No: 70, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1688 (RS :-1688 )	LR-2956	Bastu	Darga	10 Dec	46,00,000/-	49,09,095/-	Width of Approach Road: 8 Ft.,
<b>Grand Total :</b>					10Dec	46,00,000 /-	49,09,095 /-	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>HALLONG REALESTATE PRIVATE LIMITED</b> 13 No. Jalaberia, Gazimolla, Brahaman, Sarderpara, City:- Not Specified, P.O:- Naskarpara, P.S:-Kultali, District:- South 24-Parganas, West Bengal, India, PIN:- 743338 . PAN No.: AHxxxxxx0B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>VELIKONDA DEVELOPERS LLP</b> 41, Kansaripara Road, City:- Not Specified, P.O:- Bhawanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.: AAxxxxxx1P,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, 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 : HALLONG REALESTATE PRIVATE LIMITED (as Authorized Signatory)
2	<b>Mr KRISHANU JANA</b> 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 : VELIKONDA DEVELOPERS LLP (as Authorized Signatory)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Nilesh Kundu</b> Son of Late Nityagopal Kundu 36/1A, Elgin Road(Late 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	HALLONG REALESTATE PRIVATE LIMITED	VELIKONDA DEVELOPERS 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, 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:- 1688, LR Khatian No:- 2956	Owner:১১১১ ১১১১ ১১১১, Gurdian:১১ ১১, Address:১১১১, Classification:১১১১, Area:0.10000000 Acre,	HALLONG REALESTATE PRIVATE LIMITED



On 28-10-2021

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

Presented for registration at 19:36 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, Authorized Signatory, HALLONG REALESTATE PRIVATE LIMITED (Private Limited Company), 13 No. Jalaberia, Gazimolla, Brahaman, Sarderpara, City:- Not Specified, P.O:- Naskarpara, P.S:-Kultali, District:-South 24-Parganas, West Bengal, India, PIN:- 743338

Identified by Mr Nilesh Kundu, , Son of Late Nityagopal 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, Authorized Signatory, VELIKONDA DEVELOPERS LLP (LLP), 41, Kansaripara 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 Late Nityagopal 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 | 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 4:44PM with Govt. Ref. No: 192021220102170051 on 27-10-2021, Amount Rs: 49,105/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 69353471 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/-

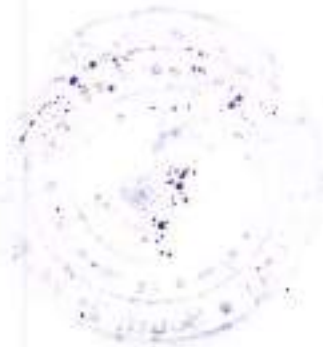
**Description of Stamp**

1, Stamp: Type: Impressed, Serial no 347904, 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 4:44PM with Govt. Ref. No: 192021220102170051 on 27-10-2021, Amount Rs: 1,96,374/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 69353471 on 27-10-2021, Head of Account 0030-02-103-003-02

*S-a*

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







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 160209909 for the year 2021.



*Samar Kumar Pramanick*

Digitally signed by Samar kumar  
pramanick  
Date: 2021.11.18 16:25:51 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/11/18 04:25:51 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

