

09913/21

I- 9912/2021



पश्चिम बंगाल WEST BENGAL

59AB 347930

28/10/21

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

22/3/21

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

*[Faint handwritten notes in the bottom right corner]*

09 AUG 2021

20451

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

Name: .....

Address: .....

Vendor: .....

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

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

*Chandhal Hazumala*  
8503

For DAWSON CONCLAVE PVT. LTD.

*Chandhal Hazumala*  
Director / Authorized Signatory

*8504*

KUSHIYARA REAL ESTATES LLP  
*Krishanu Jana*  
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  
Alipore South 24 Pgs. (S)  
20 OCT. 2021

**DAWSON CONCLAVE PVT LTD, PAN AAFCD1208B**, a company incorporated under the Companies Act, 1956 having its registered office at 13 No. Jalaberia, Gazimolla, Brahaman, Sarderpāra, 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 BiswaSundarMozumder 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**

**KUSHIYARA REAL ESTATES LLP (LLPIN: AAX-3116) (PAN AAXFK4313P)** 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. 4940 for the year 2008, registered in Book No. 1, CD Volume No. 12, Pages 4464 to 4489, registered in the office of Additional District Sub Registrar - Sonarpur, M/s. B K Consortium Engineers Pvt Ltd purchased from Mr. Santosh Kumar Pathak



District sub-Registrar..II

Alibon, South 24 Parganas

2<sup>nd</sup> OCT 2024

and Kumari Bithika Pathak all that piece and parcel of land admeasuring 6.18 Acres of land in various R.S. & L.R. Dags of Mouza Jagaddal, J. L. No. 71 and 6.85 Acres of land in various R.S. & L.R. Dags of Mouza Elachi, J L No. 70 aggregating to 13.03 Acres of land be the same a little more or less and recorded its name in L.R Khatian no. 2595 of Mouza Jagaddal and L.R. Khatian No. 1270 of Mouza: Elachi, Police Station Sonarpur, District South 24 Parganas, herein after referred to as the '**Entire Property**'.

By virtue of a Deed of Conveyance being no. 03424 for the year 2013, registered in Book No. I, CD Volume No. 11, Pages 2963 to 2974, registered in the office of District Sub Registrar - IV, South 24 Paraganas M/s. DAWSON CONCLAVE PVT LTD the vendor herein therein referred to as the purchaser purchased from M/s. B.K. Consortium Engineers Pvt Ltd all that the undivided and undemarcated piece and parcel of shali land admeasuring 10 decimal out of 27 decimal of land in R.S. Dag No. 816 corresponding to L.R. Dag No. 966 of Mouza Jagaddal, J. L. No. 71 be the same a little more or less and recorded its name in L.R Khatian no. 3562 of Police Station Sonarpur, District South 24 Parganas, herein after referred to as the '**SAID LAND**'.

Thus the said M/s. DAWSON CONCLAVE PVT LTD, became owner of **ALL THAT** the undivided and undemarcated piece and parcel of shali land admeasuring 10 decimal out of 27 decimal of land in R.S. Dag No. 816 corresponding to L.R. Dag No. 966, appertaining to L.R Khatian No. 3562, lying and situate at Mouza Jagaddal, J.L. No. 71, 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.



District sub-Registrar-II  
Alwar, South 24 Parganas

122 100 0  
20 OCT 2021

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

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 shali land admeasuring 10 decimal out of 27 decimal of land in R.S. Dag No. 816 corresponding to L.R. Dag No. 966 appertaining to L.R Khatian No. 3562, lying and situate at Mouza Jagaddal, J.L. No. 71, Police Station Sonarpur under the jurisdiction of Rajpur Sonarpur Municipality, District South 24 Parganasi.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



District sub-Registrar-II

Almorah, South 24 Parganas

20 OCT 2021



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. 816 corresponding to L.R. Dag no. 966 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 vendoris 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



*[Handwritten signature]*

District Sub-Registrar

Alipore South 24 Parganas

20 OCT 2021

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 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 shall land admeasuring 10 decimal out of 27 decimal of and in R.S. Dag No. 816 corresponding to L.R. Dag No. 966, appertaining to L.R Khatian No. 3562, lying and situate at Mouza Jagaddal, J.L. No. 71, Police Station Sonarpur under the jurisdiction of Rajpur Sonarpur Municipality, District South 24 Parganasas 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 - II

Alipore, South 24 Parganas

28 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. *Parab Sr. Subudhas*  
26/1A, Elgin Road, Kol-20.
2. *Anj Jalau*  
32/1A Elgin Road  
Kolkata - 700020.

For DAWSON CONCLAVE PVT. LTD.  
*Chanchal Mozumdar*  
Director / Authorized Signatory

**SIGNED AND DELIVERED**

**BY THE PURCHASER** at Kolkata

in the presence of:

1. *Parab Sr. Subudhas*
2. *Anj Jalau*

KUSHIYARA REAL ESTATES LLP  
*Krishanu Sana*  
Designated Partner/Authorized Signatory

Drafted by me: -

(As per instruction)

*Debjyoti Ghosh*

**Advocate**

Sealdah Civil Court

Kolkata- 700014

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



*[Handwritten signature]*

District sub-Registrar - Allpore

Allpore, 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) *Banab Mr. Seethadhar*
- 2) *Anji Telam :*

For DAWSON CONCLAVE PVT. LTD.  
*Chanchal Hazare*  
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.- 816 LR.DAG.NO.- 966**

**MOUZA - JAGADDAL, JL.NO.-71, PS.-SONARPUR,**

**DIST.- 24 PARGANAS SOUTH,**



For DAWSON CONCLAVE PVT. LTD.

*Chanchal Kogumala*

Director / Authorized Signatory

KUSHIYARA REAL ESTATES LLP

*Krishanu Jana*

Designated Partner/Authorized Signatory



  
District sub-Registrar

Alipore, South 24 Parganas

20 OCT 2021

## FINGERPRINTS



(Left Hand)



(Right Hand)

Name: CHANCHAL MOZUNDER

Signature: Chanchal Mozunder



(Left Hand)

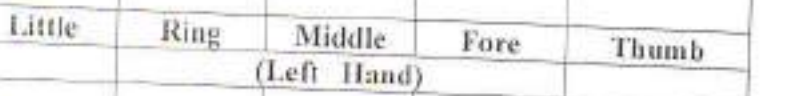


(Right Hand)

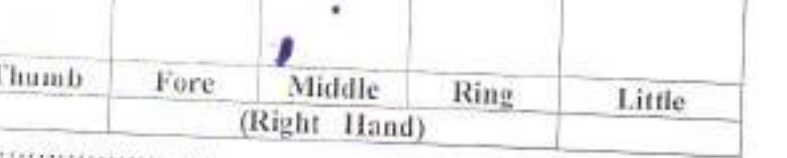
Name: KRISHANU JANA

Signature: Krishanu Jana

PHOTO



(Left Hand)



(Right Hand)

Name: .....

Signature: .....



District sub-Registrar, B

Alipore, South 24 Parganas

20 OCT 2021








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 16022002136356/2021

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 [DAWSON CONCLA VE PRIVATE LIMITED ]			Chanchal Mozumder 28/10/21
2	Mr KRISHANU JANA VILL- Guaberia, City:- Not Specified, P.O:- Tabakhali, P.S:- Sutahata, District:-Purba Midnapore, West Bengal, India, PIN:- 721635	Represent ative of Buyer [KUSHIYA RA REAL ESTATES 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 Late N G KUNDU 36/1A ELGIN ROAD, City:- Not Specified, P.O:- L R SARANI, P.S:-Bhawanipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700020	Mr Chanchal Mozumder, Mr KRISHANU JANA			Nilesh Kundu 28-10-2021.



*[Handwritten signature]*

District sub-Registrar-II

Alibon, South 24 Parganas

20 OCT 2024

(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-#

Alipore, South 24 Parganas

28 OCT 2024





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

GRN Details

GRN: 192021220102123991  
GRN Date: 27/10/2021 15:46:41  
BRN : 69349641  
Payment Status: Successful

Payment Mode: Online Payment  
Bank/Gateway: ICICI Bank  
BRN Date: 27/10/2021 15:10:48  
Payment Ref. No: 2002136356/1/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: KUSHIYARA REAL ESTATES LLP  
Address: 41, Kansaripara Road KOLKATA - 700025  
Mobile: 9836016301  
Depositor Status: Buyer/Claimants  
Query No: 2002136356  
Applicant's Name: Mr DEBJYOTI GHOSH  
Identification No: 2002136356/1/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002136356/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	196374
2	2002136356/1/2021	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.





FOR DAWSON CONCLAVE PVT. LTD.  
E. Hazare  
Director / Authorized Signatory



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
AAXFK4313P

नाम / Name KUSHIYARA REAL ESTATES LLP

निगमन / गठन की तारीख /  
Date of Incorporation/Formation 07/06/2021



Validity unknown

Signed by: Income Tax PAN  
Services Unit, IITAR

Date : 12/06/21 222956  
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, देयता 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 लेनदेम के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है। (आयकर विधम, 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  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

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

AAXFK4313P

नाम / Name  
KUSHIYARA REAL ESTATES LLP

निगमन / गठन की तारीख /  
Date of Incorporation/Formation  
07/06/2021



Fold

In case this card is lost / found, kindly inform / return to  
Income Tax PAN Services Unit, IITAR  
Pkg No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 406 004.

अगर इस कार्ड को खोया / पाया जाए तो कृपया सूचना दे दें।

आयकर पैन सेवा यूनिट, IITAR

प्लॉट नं. 3, सेक्टर 11, नवी मुंबई बेलपुर,

नवी मुंबई - 406 004.



आयकर विभाग

INCOME TAX DEPARTMENT

CHANCHAL MOZUMDER

BISWA SUNDAR MOZUMDER

12/12/1964

Permanent Account Number

AHCPM2290B

*Ch. Mozumder*

Signature



भारत सरकार

GOVT. OF INDIA









भारत सरकार  
Government of India



नाम: चंद्र मोहन  
Chander Mohan  
जन्म तिथि: 05/12/1962  
पुरु / Man



9894 2962 0217

मेरा आधार, मेरी पहचान



एनएनएल आईडीएनएनएल  
Unique Identification Authority of India

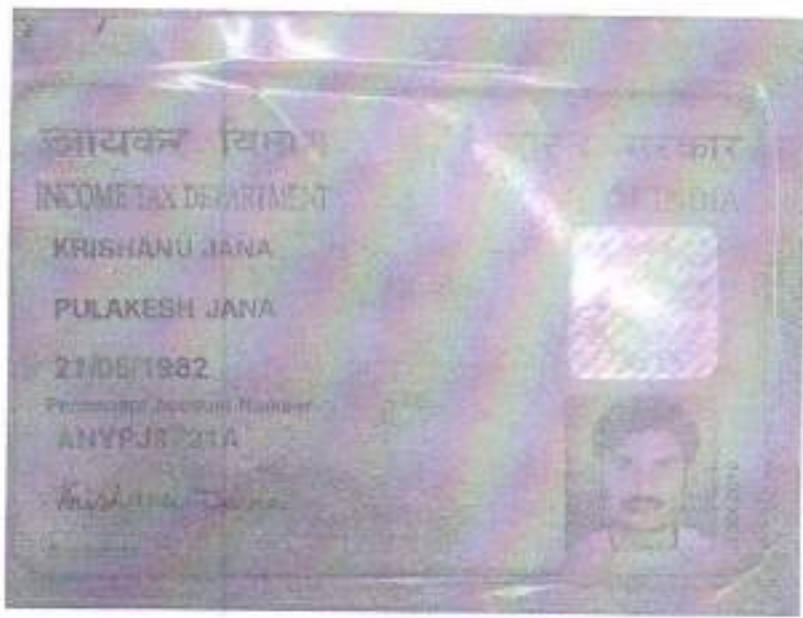
पता: आनंद, एन १००/१००  
सॉफ्टवेयर, ४११ अन्वली पार्क रोड,  
बायोटेक, अन्वली, बंगलूरु-५६०००९,  
किंगडम अन्वली, वीर ब्लाक,  
५६००२५

आफिस: एन १००/१००  
अन्वली, एन १००/१००/१००,  
बायोटेक, अन्वली, बंगलूरु,  
क्रा.अ.नं.१००/१००/१००

9894 2962 0217







आयकर विभाग

INCOME TAX DEPARTMENT

KRISHANU JANA

PULAKESH JANA

21/05/1982

Permanent Account Number

ANYPJR 21A

*Pulakesh Jana*





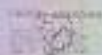


ভারত সরকার  
 Government of India

Enrollment No: 1040 7416508317

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

To  
 Mr. Krishna Jha  
 8754487246  
 80, Park Road, 7th  
 Floor, VLL, Guwahati  
 Assam  
 India  
 P.O. Box No. 1040, West Bengal - 711001  
 902223 502



আমার আইডি নং Your Aadhaar No.  
**5476 6157 2831**  
 আমার আইডি, আমার পরিচয়



ভারত সরকার  
 Government of India



নাম  
 KRISHNA JHA  
 8754487246  
 80, Park Road, 7th Floor, VLL, Guwahati, Assam, India  
 P.O. Box No. 1040, West Bengal - 711001  
 902223 502



5476 6157 2831

আমার আইডি নং Your Aadhaar No.



- এটি পরিচয় প্রমাণ, নাগরিকত্ব প্রমাণ নয়।
- পরিচয় প্রমাণ স্থাপন করতে অনলাইনে পরিচয় প্রমাণ করে
- এটি একটি ইলেকট্রনিক্সে তৈরি করা চিঠি।

INFORMATION

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

- আমার আইডি নং (১০-৭৪১৬৫০৮৩১৭)
- আমার পরিচয় প্রমাণ করাতে অনলাইনে পরিচয় প্রমাণ করতে হবে।
- এটি একটি ইলেকট্রনিক্সে তৈরি করা চিঠি।
- আমরা আপনাকে ভারত সরকার এবং আইডি-সম্পর্কিত সেবাতে সাহায্য করি।



ভারত সরকার  
 Government of India

নাম  
 KRISHNA JHA  
 8754487246  
 80, Park Road, 7th Floor, VLL, Guwahati, Assam, India  
 P.O. Box No. 1040, West Bengal - 711001  
 902223 502



5476 6157 2831

আমার আইডি নং Your Aadhaar No.



## Major Information of the Deed

Deed No :	I-1602-09912/2021	Date of Registration	29/10/2021
Query No / Year	1602-2002136356/2021	Office where deed is registered	
Query Date	21/10/2021 2:48:59 PM	1602-2002136356/2021	
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: Jagaddal, JI No: 71, 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-966 (RS :-816 )	LR-3562	Bastu	Shali	10 Dec	46,00,000/-	49,09,095/-	Width of Approach Road: 8 Ft.,
<b>Grand Total :</b>					<b>10Dec</b>	<b>46,00,000 /-</b>	<b>49,09,095 /-</b>	

### Seiler Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>DAWSON CONCLAVE PRIVATE LIMITED</b> 13 No. Jalaberia, Gazimolla., City:- Not Specified, P.O:- Naskarpara, P.S:-Kultali, District:-South 24-Parganas, West Bengal, India, PIN:- 743336 , PAN No.:: AAxxxxxx8B,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>KUSHIYARA REAL ESTATES 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.:: AAxxxxxx3P,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 : DAWSON CONCLAVE PRIVATE LIMITED (as )
2	<b>Mr KRISHANU JANA</b> Son of Mr PULAKESH JANA VILL- Guaberia, City:- Not Specified, 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 : KUSHIYARA REAL ESTATES LLP (as )

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr NILESH KUNDU</b> Son of Late N G KUNDU 36/1A ELGIN ROAD, City:- Not Specified, P.O:- L R 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	DAWSON CONCLAVE PRIVATE LIMITED	KUSHIYARA REAL ESTATES 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: Jagaddal, JI No: 71, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 966, LR Khatian No:- 3562	Owner:ডায়াল কনকলা গ্রাম পি, Address:বিল্ড , Classification:বাগি, Area:0.10000000 Acre,	DAWSON CONCLAVE PRIVATE LIMITED



On 28-10-2021

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

Presented for registration at 19:20 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 , DAWSON CONCLAVE PRIVATE LIMITED (Private Limited Company), 13 No. Jalaberia, Gazimolla., 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 N G KUNDU, 36/1A ELGIN ROAD, P.O: L R 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, , KUSHIYARA REAL ESTATES 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 Late N G KUNDU, 36/1A ELGIN ROAD, P.O: L R 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 3:47PM with Govt. Ref. No: 192021220102123991 on 27-10-2021, Amount Rs: 49,105/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 69349641 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 347930, 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 3:47PM with Govt. Ref. No: 192021220102123991 on 27-10-2021, Amount Rs: 1,96,374/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 69349641 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 | 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 427052 to 427078

being No 160209912 for the year 2021.



*Samar*

Digitally signed by Samar kumar  
pramanick  
Date: 2021.11.18 11:23:31 +05:30  
Reason: Digital Signing of Deed.

Samar Kumar Pramanick) 2021/11/18 11:23:31 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

