

09977/21

I-9947/2021




पश्चिम बंगाल
28/10/21
2135827/21
Q2

पश्चिम बंगाल WEST BENGAL

59AB 347903

Certified that the document is admitted to registration. The signature stamps and the endorsement stamps 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

09 AUG 2021

20478

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 -011 (4TH FLOOR)
KOLKATA-700 014

Chanchal Dasgupta
 8503

For RUMD VINIMAY PVT. LTD.
Chanchal Dasgupta
Director / Authorized Signatory

 8504

ERRAMALA PROPERTIES 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.

[Signature]
District sub-Registrar

Alipore South 24 Parganas

20 OCT 2021

RIMO VINIMAY PVT LTD, PAN AAHCR0297G, a company incorporated under the Companies Act, 1956 having its registered office at Udayanpally, Batanagar, P.O. Maheshtala, P.S. Maheshtala, Kolkata-700 140, 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

ERRAMALA PROPERTIES LLP, (LLPIN: AAX-3112) (PAN AAJFEO093J) 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.ANYP3721A), (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. I, CD Volume No. 12, Pages 446+ to 4489, registered in the office of Additional District Sub Registrar - Sonarpur, M/s. B K Consortium Engineers Pvt Ltd purchased from Mr. Saritosh Kumar Pathak



District sub-Registrar.

Alipore, South 24 Parganas

20 OCT 2021

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 '**EntireProperty**'.

By virtue of a Deed of Conveyance being no. 03419 for the year 2015, registered in Book No. 1, CD Volume No. 11, Pages 4064 to 4076, registered in the office of District Sub Registrar - IV, South 24 Paraganas RIMO VINIMAY 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 37 decimal of land in R.S. Dag No. 818 corresponding to L.R. Dag No. 968 of Mouza Jagaddal, J. L. No. 71 aggregating to 10 Decimal be the same a little more or less and recorded its name in L.R. Khatian no. 3559 of Police Station Sonarpur, District South 24 Parganas, herein after referred to as the '**SAID LAND**'.

Thus the said M/s. RIMO VINIMAY PVT LTD, became owner of **ALL THAT** the undivided and undemarcated piece and parcel of shali land admeasuring 10 decimal out of 37 decimal of land in R.S. Dag No. 818 corresponding to L.R. Dag No. 968 appertaining to L.R. Khatian No. 3559, 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.



[Handwritten signature]

District sub-Registrar

Alibon, South 24 Parganas

28 OCT 2024

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 37 decimal of land in R.S. Dag No. 818 corresponding to L.R. Dag No. 968 appertaining to L.R Khatian No. 3559, lying and situate at Mouza Jagaddal, J.L. No. 71, Police Station Sonarpur under the jurisdiction of Rajpur Sonarpur Municipality, District South 24 Parganas, Post office South Jagadda 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



[Handwritten signature]

District sub-Registrar

Altona, South 24 Parganas

28 OCT 2024

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. 818 corresponding to L.R. Dag no. 968 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



[Handwritten signature]

District sub-Registrar

Almorah, South 24 Parganas

28 OCT 2021

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 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 shali land admeasuring 10 decimal out of 37 decimal of land in R.S. Dag No. 818 corresponding to L.R. Dag No. 968 appertaining to L.R Khatian No. 3559, lying and situate at Mouza Jagaddal, J.L. No. 71, Post Office: South Jagaddal, Police Station Sonarpur under the jurisdiction of Rajpur Sonarpur Municipality, District South 24 Parganas as delineated



[Handwritten signature]

District sub-Registrar-2

Alibore South 24 Bargarh

20 OCT 2024

and shown in the map or plan annexed hereto and bordered in colour Red thereon (Dr. B.C. Roy Road)

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. Barab Mr. Sathadhar
36/1A, Algin Road, Kol-20.
2. Anuj Jalan
36/1A Algin Road
Kolkata 700020.

For PIMO VINIMAY PVT. LTD.
Charan Mohan Mehta
Director / Authorized Signatory

SIGNED AND DELIVERED

BY THE PURCHASER at Kolkata

in the presence of:

1. Barab Mr. Sathadhar
2. Anuj Jalan

ERRAMALA PROPERTIES LLP
Krishanu Jana
Designated Partner/Authorized Signatory

Drafted by me: -

(As per instruction)

Debjyoti Ghosh

Advocate

Sealdah Civil Court

Kolkata- 700014

Enrollment No. :-

WB/547/09



[Handwritten signature]

District sub-Registrar-B

Allpore South 24 Parganas

28 OCT 2025

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 K. Sutealhar*
- 2) *Amj Jelan*

For RMO VINIMAY PVT. LTD.
Chanchal Mozumdar
Director / Authorized Signatory

VENDORS



District sub-Registrar

Almorah, South 24 Parganas

28 OCT 2021

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

RS.DAG.NO.- 818, LR.DAG.NO.- 968

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

DIST.- 24 PARGANAS SOUTH,



For RIMO VINIMAY PVT. LTD.
Chanchal Kumar
Director / Authorized Signatory

ERRAMALA PROPERTIES LLP
Krishanu Jana
Designated Partner/Authorized Signatory



[Handwritten signature]

District sub-Registrar

Altnora, South 24 Parganas

20 OCT 2021



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

GRN Details

GRN: 192021220102267281
GRN Date: 27/10/2021 18:49:54
BRN : 69361321
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: ICICI Bank
BRN Date: 27/10/2021 18:10:48
Payment Ref. No: 2002135827/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: ERRAMALA PROPERTIES LLP
Address: 41, Kansaripara Road KOLKATA - 700025
Mobile: 9836016301
Depositor Status: Buyer/Claimants
Query No: 2002135827
Applicant's Name: Mr DEBJYOTI GHOSH
Identification No: 2002135827/2/2021
Remarks: Sale, Sale Document

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|--------------|-------------------|--|--------------------|---------------|
| 1 | 2002135827/2/2021 | Property Registration- Stamp duty | 0030-02-103-003-02 | 196374 |
| 2 | 2002135827/2/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 49105 |
| Total | | | | 245479 |

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



FINGERPRINTS



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

Name... CHANCHAL MOZUMDER

Signature... *Ch. 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-B

Allure, 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 16022002135827/2021

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 [RIMO VINIMAY PRIVATE LIMITED.] |  |  | <i>Chanchal Mozumder</i> 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 [ERRAMA LA 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 NITYAGOPAL KUNDU 36/1A ELGIN ROAD, City:- Not Specified, P.O:- Lala Lajpat Rai 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 |



District sub-Registrar

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

Altnora, South 24 Parganas

28 OCT 1961

जायदकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
NISO VINNAY PRIVATE LIMITED

30/07/2014

पंजीकृत फाइल नं. 12345678

AAWCR/2014



For NISO VINNAY PVT. LTD.

C. Hojurmadar

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
AAJFE0093J

| | | |
|---|--|---|
| नाम / Name | ERRAMALA PROPERTIES LLP | |
| निगमन / गठन की तारीख / Date of Incorporation/Formation | 07/06/2021 | |
| |  | Validity unknown Signed by Income Tax PAN Services Unit - TITAN Date : 12/06/21 08:29:57 Reason : Document Signer Location : India |

- ✓ Permanent Account Number (PAN) facilitates 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 है संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के मुहाने, आकलन, कर वसूली, टैक्स सफाया, 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 लेनदेम 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 क्वोडर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस निर्दिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "PAN QR Code Reader" है।

Cut

Fold

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

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

AAJFE0093J

नाम / Name

ERRAMALA PROPERTIES LLP



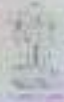
निगमन / गठन की तारीख /
Date of Incorporation/Formation
07/06/2021



For more details visit / pour plus de détails visitez / visiten / viziten to
Income Tax PAN Services Unit - TITAN
Plot No. A, Sector 11, CBD, Selpin,
Navi Mumbai - 406 014.

For more details visit / pour plus de détails visitez / visiten / viziten to
आयकर पैन सेवा यूनिट - टिटान
प्लॉट नं. 2, सेक्टर 11, सीडीबी, सेल्पिन,
नवी मुंबई - 406 014.

आयकर विभाग
INCOMETAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

CHANCHAL MOZUMDER

BIGWA SUNDAR MOZUMDER

12/12/1964

Permanent Account Number

AHCPM22908

Chanchal Mozumder

Signature





भारत सरकार
Government of India



चरन सिंघ
Charan Singh
जन्म तिथि: 01/06/1924
पुरुष / Male



9894 2962 0217

मेरा आधार, मेरी पहचान



एकलिंग विनिर्दिष्ट पहचान प्रणालिका
Unique Identification Authority of India

एन. डी. अरुण, सी. अशोक
एड्रेस: 41, लक्ष्मी नगर रोड,
अन्वेषण इलाका, कोलकाता,
पिपसा इलाका, 700 005,
पश्चिम बंगाल

एड्रेस: 50, एन. डी. अरुण
अड्रेस: 41, लक्ष्मी नगर रोड,
अन्वेषण इलाका, कोलकाता,
पिपसा इलाका, 700 005,
पश्चिम बंगाल

9894 2962 0217



www.uidai.gov.in









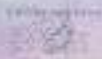
ভারত সরকার

Government of India

সনস্কৃত: 104/94168/00412

স্বাক্ষরিত: 104/94168/00412

To
The
Minister,
Ministry of Social Justice and
Empowerment,
W-1, Connaught
Place,
New Delhi,
Central Government, West Bengal - 720002
9102211301



স্বাক্ষরিত: 104/94168/00412

5476 6157 2831

আমার আবেদন, আগার পরিচয়



ভারত সরকার
Government of India



স্বাক্ষরিত
104/94168/00412
104/94168/00412

5476 6157 2831

আমার আবেদন, আগার পরিচয়



- এটি একটি স্বাক্ষরিত, সনস্কৃত প্রমাণপত্র।
- এটিতে স্বাক্ষরিত আবেদনকারীর নাম, পিতা, মাতা
- এটি স্বাক্ষরিত আবেদনকারীর নাম, পিতা, মাতা

INFORMATION

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

- ভারত সরকার থেকে পাঠ।
- এটিতে স্বাক্ষরিত আবেদনকারীর নাম, পিতা, মাতা
- এটি স্বাক্ষরিত আবেদনকারীর নাম, পিতা, মাতা
- এটি ইলেকট্রনিক্সে তৈরি।
- এটিতে স্বাক্ষরিত আবেদনকারীর নাম, পিতা, মাতা
- এটিতে স্বাক্ষরিত আবেদনকারীর নাম, পিতা, মাতা



ভারত সরকার
Government of India

স্বাক্ষরিত
104/94168/00412
104/94168/00412

Address
W-1, Connaught Place,
New Delhi - 110028



5476 6157 2831

আমার আবেদন, আগার পরিচয়



Major Information of the Deed

| | | | |
|---|---|---------------------------------|------------|
| Deed No : | I-1602-09947/2021 | Date of Registration | 29/10/2021 |
| Query No / Year | 1602-2002135827/2021 | Office where deed is registered | |
| Query Date | 21/10/2021 2:23:41 PM | 1602-2002135827/2021 | |
| 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-968 (RS :-) | | Bastu | Shali | 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 :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | RIMO VINIMAY PRIVATE LIMITED Udayanpally, Batanagar, City:- Not Specified, P.O:- Maheshtala, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700140 , PAN No.:: AAxxxxxx7G,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 | ERRAMALA PROPERTIES LLP 41, Kansari Para Road,, City:- Not Specified, P.O.- BHAWANIPORE, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |



Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Mr Chanchal Mozumder (Presentant) Son of Late Biswa Sundar Mozumder 41, Kansari Road, City:- Not Specified, P.O:- BHAWANIPORE, P.S:- Kallghat, 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 : RIMO VINIMAY PRIVATE LIMITED (as) |
| 2 | Mr KRISHANU JANA Son of Mr PULAKESH JANA VILL- Guaberia, City:- Not Specified, P.O:- Tabakhall, 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 : ERRAMALA PROPERTIES LLP (as) |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|-------|--------------|-----------|
| Mr Nilesh Kundu Son of Mr NITYAGOPAL KUNDU 36/1A ELGIN ROAD, 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 | RIMO VINIMAY PRIVATE LIMITED | ERRAMALA 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: 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:- 968 | | 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 19:58 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, , RIMO VINIMAY PRIVATE LIMITED (Private Limited Company), Udayanpally, Batanagar, City:- Not Specified, P.O:- Maheshlala, P.S:-Maheshlala, District-South 24-Parganas, West Bengal, India, PIN:- 700140

Identified by Mr Nilesh Kundu, , Son of Mr NITYAGOPAL KUNDU, 36/1A ELGIN ROAD, 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, , ERRAMALA 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 NITYAGOPAL KUNDU, 36/1A ELGIN ROAD, P.O: Lala Lajpat Rai Sarani, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service

S-n

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 6:50PM with Govt. Ref. No: 192021220102267281 on 27-10-2021, Amount Rs: 49,105/-, Bank ICICI Bank (ICIC0000006), Ref. No. 69361321 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 247903, 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 6:50PM with Govt. Ref. No: 192021220102267281 on 27-10-2021, Amount Rs: 1,96,374/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 69361321 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
Volume number 1602-2021, Page from 429306 to 429330
being No 160209947 for the year 2021.



Digitally signed by Samar kumar pramanick
Date: 2021.11.18 16:28:53 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/11/18 04:28:53 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

