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28/10/21

पश्चिम बंगाल WEST BENGAL

59AB 347923

Certifies 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 28<sup>th</sup> day of  
*October* TWO THOUSAND AND TWENTY ONE.

BETWEEN

Q-2 2136032/2

20458

09 AUG 2021

DEBJYOTI GHOSH  
ADVOCATE  
SEALDAH CIVIL COURT  
ROOM NO -111 (4TH FLOOR)  
KOLKATA-700 014

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

Name.....

Address.....

Vendor.....

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

*Chanchal Hazumedi*



8503

For MEGHNA ESTATE PVT. LTD.  
*Chanchal Hazumedi*  
Director / Authorized Signatory



8504

MELAGIRI REALTY LLP  
*Krishanu Saha*  
Designated Partner/Authorized Signatory



8505

Identified by me  
Nitesh Kundu.  
s/o. Lt. N.G. Kundu.  
36/1A, Elgin Rd.  
Kolkata - 700020.

District sub-Registrar

Alipura, South 24 Parganas

28 OCT 2021



**MEGHNA ESTATE PVT LTD, PAN AAJCM4020E**, a company incorporated under the Companies Act, 1956 having its registered office at Katyanitala Street, P.O. South Jagaddal, P.S. Sonarpur, District- South 24 Parganas, Kolkata - 700 151 being represented by its authorized representative **MR Chanchal Mozumder, (PAN AHCPM2290B, Adhar No. 9894 2962 0217), (Phone No. 9330110512)**, son of Late 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**

**MELAGIRI REALTY LLP, (LLPIN: AAX-3280) (PAN ABQFM9965K)** a Limited Liability Partnership Firm having its regd. Office at 41, Kansaripara 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**

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 4464 to 4489, registered in



District sub-Registrar

Almir, South 24 Parganas

28 OCT 2021

the office of Additional District Sub Registrar – Sonarpur, M/s. B K Consortium Engineers Pvt Ltd purchased from Mr. Santosh Kumar Pathak and KumariBithika 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'**.

AND WHEREAS by virtue of a Deed of Conveyance being no. 03430 for the year 2015, registered in Book No. 1, CD Volume No. 11, Pages 4100 to 4112, registered in the office of District Sub Registrar – IV, South 24 ParaganasMEGHNA ESTATE PVT LTD the vendor herein herein 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 1 decimal out of 11 decimal of land in R.S. Dag No. 807 corresponding to L.R. Dag No. 957 and 9 decimal out of 19 decimal in R.S. Dag 308 corresponding to L.R. Dag 958 of Mouza Jagaddal, J. L. No. 71 aggregating to 10 Decimal be the same a little more or lese and recorded its name in L.R Khatian no. 3567 of Police Station Sonarpur, District South 24 Parganas, herein after referred to as the **'SAID LAND'**.

Thus the said M/sMEGHNA ESTATE PVT LTD, became owner of **ALL THAT** the undivided and undemarcated piece and parcel of shali land admeasuring 1 decimal out of 11 decimal of land in R.S. Dag No. 807 corresponding to L.R. Dag No. 957 and 9 decimal out of 19 decimal in R.S. Dag 308 corresponding to L.R. Dag 958 aggregating to 10 Decimal appertaining to L R Khatian No. 3567, lying and situate at Mouza Jagaddal, J.L. No. 71, Police Station Sonarpur under the jurisdiction of Rajpur Sonarpur Municipality, District South 24



*[Handwritten signature]*

District sub-Registrar.

Alluri Sitharama Raju District, Andhra Pradesh.

20 OCT 2021



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

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 1 decimal out of 11 decimal of land in R.S. Dag No. 807 corresponding to L.R. Dag No. 957 and 2 decimal out of 19 decimal in R.S. Dag 808 corresponding to L.R. Dag 958 aggregating to 10 Decimal appertaining to L.R Khatian No. 3567, lying and situate at Mouza Jagaddal, J.L. No. 71, Police Station Sonarpur under the jurisdiction of RajpurSonarpur Municipality, District South 24 Parganas, Post office South Jagaddal and Police Station- Sonarpur. 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,



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District sub-Registrar-P

Alloca. South 24 Brgenda

28 OCT 2024



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. 807 & 808 corresponding to L.R. Dag no. 957 & 958 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, descriced 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,



*[Handwritten signature]*

District sub-Registrar - II

Alameda, South 24 Parganas

20 OCT 2021

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 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 al such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the purchaser in manner aforesaid as shall or may reasonably required.



*[Handwritten signature]*

District Sub-Registrar

U. Alwar, District of Alwar

20 OCT 2023



**THE SCHEDULE ABOVE REFERRED TO**  
**SCHEDULE**  
**(SAID LAND/DEMISED LAND)**

**ALL THAT** the undivided and undemarcated piece and parcel of shali land admeasuring 1 decimal out of 11 decimal of land in R.S. Dag No. 807 corresponding to L.R. Dag No. 957 and 9 decimal out of 19 decimal in R.S. Dag 808 corresponding to L.R. Dag 958 aggregating to 10 Decimal appertaining to L.R Khatian No. 3567, 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 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. *Bimal Sr. Sengupta*  
36/1A Elgin Road, Kol-20.
2. *Anji Jala*  
36/1A Elgin Road.

For MEGHNA ESTATE PVT. LTD.

*Chanchal Hazra*

Director / Authorized Signatory

**SIGNED AND DELIVERED**

**BY THE PURCHASER** at Kolkata

in the presence of:

1. *Bimal Sr. Sengupta*
2. *Anji Jala*

MELAGIRI REALTY LLP

*Krishanu Jana*

Designated Partner/Authorized Signatory

Drafted by me:

**DRAFTED BY ME**

(As per instruction)

*Debjyoti Ghosh*

(DEBJYOTI GHOSH)  
ADVOCATE

SEALDAH CIVIL COURT

KOLKATA-700 014

WB/547/2009



District sub-Registrar

Alhara, South 24 Parganas

20 OCT 2021

স্বাক্ষরিত  
স্বাক্ষরিত  
স্বাক্ষরিত  
স্বাক্ষরিত  
স্বাক্ষরিত

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) *Ramesh K. Sethadhar*

2) *Anuj Jais*

For MEGHNA ESTATE PVT. LTD.

*Chanchal Hogumder*

Director / Authorized Signatory

**VENDORS**



District Sub-Registrar

Allore - South 24 Parganas

20 OCT 2021



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

**RS.DAG.NO.- 807, 808 LR.DAG.NO.- 957, 958**

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

**DIST.- 24 PARGANAS SOUTH,**



For MEGHNA ESTATE PVT. LTD.

*Chandral Mozumdar*  
Director / Authorized Signatory

MELAGIRI REALTY LLP

*Krishanu Jana*  
Designated Partner/Authorized Signatory



*[Handwritten signature]*

District sub-Registrar

Allere, South 24 Parganas

20 OCT 2021

## FINGERPRINTS



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

Name: CHANCHAL MOZUMDER

Signature: [Handwritten Signature]



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

Name: KRISHANU JANA

Signature: [Handwritten Signature]

PHOTO

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

Name: .....

Signature: .....



*[Handwritten signature]*

District sub-Registrar, B

Alipore, South 24 Parganas

28 OCT 2024





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

GRN Details

GRN: 192021220102697481  
GRN Date: 28/10/2021 11:19:19  
BRN : 69372233  
Payment Status: Successful

Payment Mode: Online Payment  
Bank/Gateway: ICICI Bank  
BRN Date: 28/10/2021 11:10:11  
Payment Ref. No: 2002136032/2/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: MELAGIRI REALTY LLP  
Address: 41, Kansaripara Road KOLKATA - 700025  
Mobile: 9836016301  
Depositor Status: Buyer/Claimants  
Query No: 2002136032  
Applicant's Name: Mr DEBJYOTI GHOSH  
Identification No: 2002136032/2/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002136032/2/2021	Property Registration- Stamp duty	0033-02-103-003-02	196374
2	2002136032/2/2021	Property Registration- Registration Fees	0033-03-104-001-16	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 16022002136032/2021

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 [MEGHNA ESTATE 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 [MELAGIR REALTY LLP ]			Krishanu Jana 28/10/21
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr NILESH KUNDU Son of Mr N G KUNDU 36/1A ELGIN ROAD, 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



2  
District sub-Registrar.

Almorah South 24 Parganas

20 OCT 2011



(Samar Kumar Pramanick)

DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R. -I

| SOUTH 24-PARGANAS

South 24-Parganas, West

Bengal



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
ABQFM9965K

नाम / Name	MELAGIRI REALTY LLP
निरासन / गठन की तारीख / Date of Incorporation/Formation	08/06/2021
	
	Validity unknown Signed By : Income Tax PAN Services Unit - TITEL Date : 14/06/21 09:53:38 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 taxpayer. स्थायी लेखा संख्या (पैन) एक कठिनाई से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स वसूली, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसानी से रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है ( आयकर नियम, 1962 के नियम 114B का संदर्भ लें)।
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ This e-PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "PAN QR Code Reader"  
इस ई-स्थायी लेखा संख्या (e-PAN) कार्ड में एंशेंसड 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

Fold

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number Card  
ABQFM9965K

नाम / Name  
MELAGIRI REALTY LLP

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



Income Tax PAN Services Unit - TITEL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

एक कार्ड के साथ, कानून के तहत अनिवार्य है।  
आयकर विभाग द्वारा, 114B के तहत।  
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,  
नवी मुंबई - 400 614.



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

CGP/2014  
Panachee Account Number  
AAJCH4020E



For MEGHA ESTATE PVT. LTD.

*C. Nagarajan*

Director / Authorized Signatory





आयकर विभाग

INCOME TAX DEPARTMENT

CHANGHAL MOZUMDER

BISWA SUNDAR MOZUMDER

12/12/1964

Permanent Account Number

AHCPM2290B

*Changhal Mozumder*

Signature



भारत सरकार

GOVT OF INDIA







सरकार, भारत  
Government of India



राज्य-सचिव  
Chancellor/Minister  
जन्म तिथि / DOB : 12/01/1984  
लिंग / Sex :



9894 2962 0217

मेरा आधार, मेरी पहचान



राष्ट्रीय पहचान अकादमी  
Unique Identification Authority of India

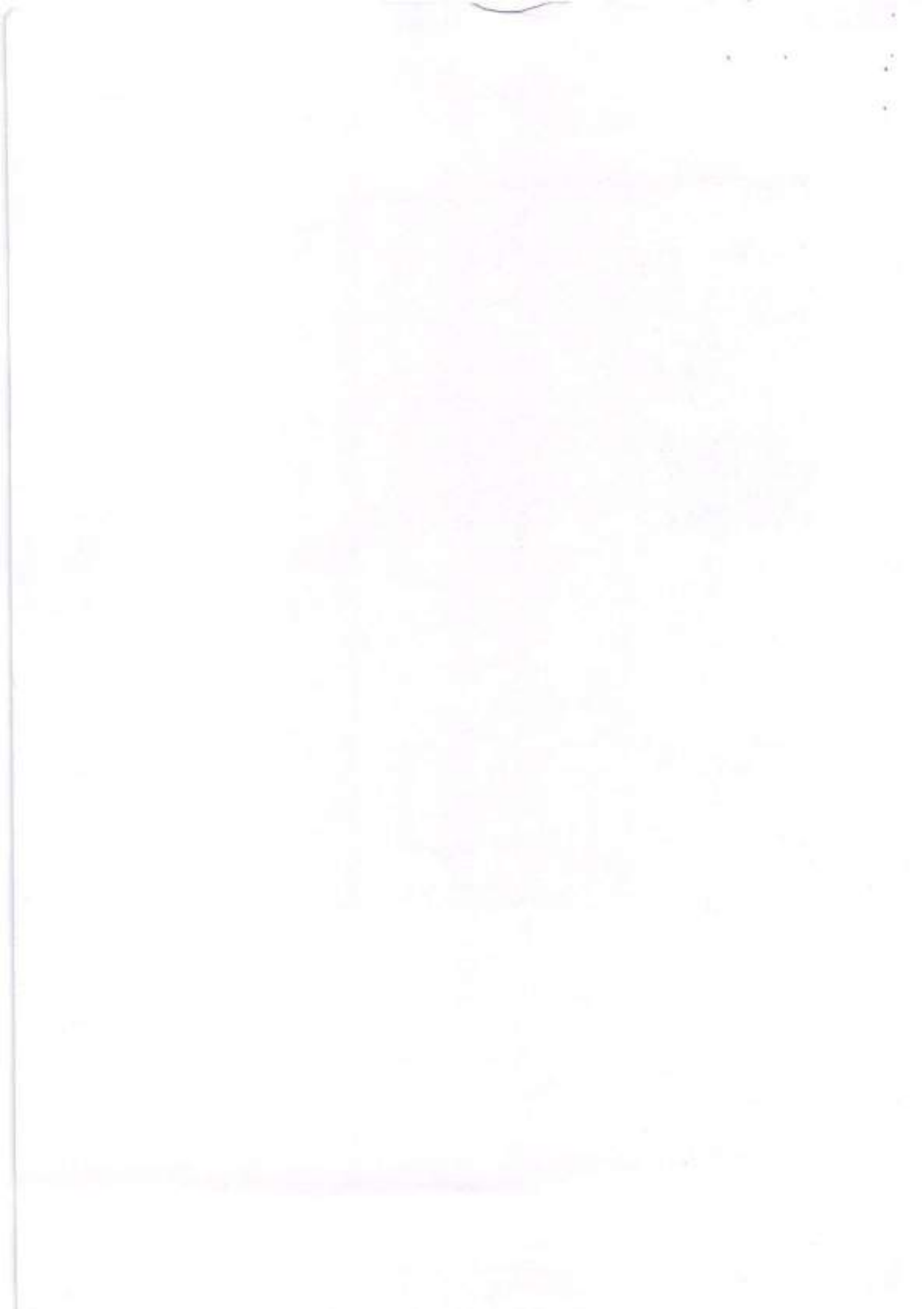
एन. अण्णादुराई वेङ्कटराव  
प्लॉट नं. 47, अन्नाली एन. ओ.  
इन्दिरा, अन्नाली, कोयंबटूर,  
महाराष्ट्र, जिल्हा, 431 004,  
730125

ANNA ANNALAI SANKARANARAYANAN  
PLOT NO. 47, ANNA ANNALAI ENCLAVE,  
INDIRA, ANNA ANNALAI, KOLHAPUR,  
MAHARASHTRA, DISTRICT, 431 004,  
730125

9894 2962 0217







आयकर विभाग

INCOME TAX DEPARTMENT

KRISHANU JANA

PULAKESH JANA

21/06/1982

पंजीकृत आयकर नकार

ANFF 10721A

*Krishanu Jana*

आयकर नकार

INCOME TAX DEPARTMENT





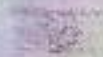


ভারত সরকার  
 Government of India

UIDAI Enrollment No: 3040/94256/05412

Aadhaar Enrollment Center  
 Government of India

To  
 Mr. S. S. S. S.  
 123 Main Road  
 456789  
 City  
 State  
 Pincode  
 9876543210



আপনার Aadhaar ID/Your Aadhaar No.

5476 6157 2831

আমার আবার, আবার পরিচয়



ভারত সরকার  
 Government of India



Name  
 A. S. S. S.  
 Address  
 123 Main Road  
 456789



5476 6157 2831

আপনার Aadhaar ID/Your Aadhaar No.



- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar ID is unique and permanent throughout life.
- Aadhaar is electronically generated proof.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- It establishes identity, authenticates online.
- It is electronically generated proof.

- Aadhaar is a proof of identity, not of citizenship.
- It establishes identity, authenticates online.
- It is electronically generated proof.
- Aadhaar will be helpful in availing Government and Public Services wherever it is used.



ভারত সরকার  
 Government of India

Name  
 A. S. S. S.  
 Address  
 123 Main Road  
 456789



Address  
 123 Main Road  
 456789  
 City  
 State  
 Pincode

5476 6157 2831

আপনার Aadhaar ID/Your Aadhaar No.





## Major Information of the Deed

Deed No :	I-1602-09948/2021	Date of Registration	29/10/2021
Query No / Year	1602-2002136032/2021	Office where deed is registered	
Query Date	21/10/2021 2:33:45 PM	1602-2002136032/2021	
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. 49,09,094/-		
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 Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-957 (RS :-)	LR-3567	Bastu	Shali	1 Dec	4,60,000/-	4,90,909/-	Width of Approach Road: 8 Ft.,
L2	LR-958 (RS :-)	LR-3567	Bastu	Shali	9 Dec	41,40,000/-	44,18,185/-	Width of Approach Road: 8 Ft.,
		<b>TOTAL :</b>			<b>10Dec</b>	<b>46,00,000 /-</b>	<b>49,09,094 /-</b>	
		<b>Grand Total :</b>			<b>10Dec</b>	<b>46,00,000 /-</b>	<b>49,09,094 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>MEGHNA ESTATE PRIVATE LIMITED</b> Kalyanitala Street,, City:- Not Specified, P.O:- South Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 , PAN No.:: AAxxxxxx0E,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>MELAGIRI REALTY 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.:: ABxxxxxx5K,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 : MEGHNA ESTATE 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 : MELAGIRI REALTY LLP (as )

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr NILESH KUNDU</b> Son of Mr 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	MEGHNA ESTATE PRIVATE LIMITED	MELAGIRI REALTY LLP-1 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	MEGHNA ESTATE PRIVATE LIMITED	MELAGIRI REALTY LLP-9 Dec

**Land Details as per Land Record**

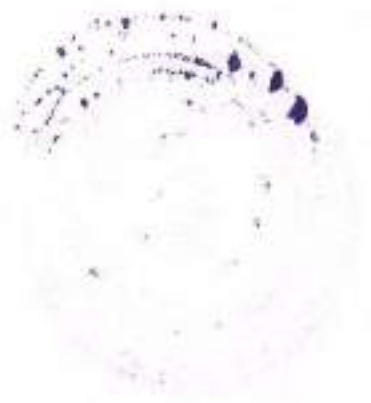
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal, JI No: 71, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 957, LR Khatian No:- 3567	Owner:মেঘনা এস্টেট প্রাইভেট লিমিটেড, Address:কিলা, Classification:আব, Area:0.01000000 Acre,	MEGHNA ESTATE PRIVATE LIMITED
L2	LR Plot No:- 958, LR Khatian No:- 3567	Owner:মেঘনা এস্টেট প্রাইভেট লিমিটেড, Address:কিলা, Classification:আব, Area:0.09000000 Acre,	MEGHNA ESTATE PRIVATE LIMITED









On 28-10-2021

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

Presented for registration at 20:00 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 49,09,094/-

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

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

Identified by Mr NILESH KUNDU, , Son of Mr 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, , MELAGIRI REALTY 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 Mr 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

*S-a*

**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 28/10/2021 11:20AM with Govt. Ref. No: 192021220102697481 on 28-10-2021, Amount Rs: 49,105/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 69372233 on 28-10-2021, 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 347923, 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 28/10/2021 11:20AM with Govt. Ref No: 192021220102697481 on 28-10-2021, Amount Rs: 1,96,374/-, Bank: ICICI Bank ( ICIC0000006), Ref. No: 69372233 on 28-10-2021, 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 429251 to 429276

being No 160209948 for the year 2021.



*[Handwritten signature]*

Digitally signed by Samar kumar  
pramanick  
Date: 2021.11.18 16:26:42 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/11/18 04:26:42 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

