

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE  
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Y 609890

## DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 24<sup>th</sup> day of August, in the year Two Thousand and Seventeen (2017) A.D. of the Christian Eras.

BETWEEN

**JAHARLAL MUKHERJEE**, son of Late Bimal Kumar Mukherjee, holder of P.A.N. ATSPM4258K, by faith-Hindu, by occupation-Retired Person, residing at Netaji Subhash Road, P.O.-Malancha Mahinagar, P.S.-Sonarpur, Kolkata-700 145, District-24 Parganas (South), hereinafter called and referred to as the **VENDOR**, (which expression shall unless excluded by or repugnant to the contrary shall be deemed to mean and include his heirs, successors, executors, administrators, agents and assigns etc.) of the **ONE PART**.

Notarized that the document is subject to registration. The signature sheets and the endorsement sheets attached with the document are part of this document.

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Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
24 AUG 2017

18/9/17



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Serial.....  
 Name..... *Sanyog Kumar Jain*  
 Address..... *High Court Calcutta*  
 Rs..... *100/-*

A. K. PURKAYASTHA (Stamp Vendor)  
 Allpore Police Court, Kol-27

*Aditya Agarwal*



*VCS*  
*2969*

LOOKLIKE DEAL MARK LLP  
 MAHAMAM OVERSEAS LLP  
 MANGALDHAM AWAS LLP  
 MANGALSUJHA NIRMAN LLP  
 SIDHIDHAN REALESTATES LLP  
 MOONLIT WILDFIRE LLP  
 NIRMALKUNJ HOMES LLP  
 NITYADHARA REALTORS LLP  
 PANCHSHREE APARTMENT LLP

RANDATA VINCO LLP  
 RASHIAMRIT REALTY LLP  
 REGIUS INFRA SERVICES LLP  
 RIFTY INFRA SERVICES LLP  
 RITUDHAN DEVELOPERS LLP  
 RUDRAMALY PROMOTERS LLP  
 SARVLOK NURS LLP  
 SHIVPARIWAR CONSTRUCTION LLP



*Aditya Agarwal*  
 Authorized Signatory



*VCS*  
*2988*

District Sub-Registrar-IV  
 Registrar U/S 7(2) of  
 Registration Act 1908  
 Allpore, South 24 Parganas  
**24 JUL 2017**

*Jaharal Mukherjee*

IDENTIFIED BY ME:-

*Md. Mahfuz Takrim*

MD. MAHFUZ TAKRIM  
 B.Sc. Spl. B.A. (Double), MA, LL.B., C.V.R.  
 Advocate & Property Valuer  
 Calcutta High Court



AND

- 1)LOOKLIKE DEALMARK LLP**, holder of P.A.N.-AAFFL8704K, having its office 22/23B, Manohar Pukur Road, P.O.-Sarat Bose Road, P.S.-Ballygunge, Kolkata-29, **2)MAHAMANI OVERSEAS LLP**, holder of P.A.N.-ABBFM0927G, having its office at 9,Old China Bazar Street, 3rd Floor, Room No.54, P.O.-G.P.O., P.S-Hare Street, Kolkata-1, **3)MANGALDHAM AWAS LLP**, holder of P.A.N.-ABBFM0924F, having its office at 16/1, Palm Avenue, P.O-Ballygunge, P.S.-Karaya, Kolkata-19, **4)MANGALSUDHA NIRMAN LLP**, holder of P.A.N.-ABBFM0928K, having its office at 16/1, Palm Avenue, P.O-Ballygunge, P.S.-Karaya, Kolkata-19, **5)SIDHIDHAN REAL ESTATES LLP**, holder of P.A.N.- ACVPS9535M, having its office at 9,Old China Bazar Street, 3rd Floor, Room No.54, P.O.-G.P.O., P.S-Hare Street, Kolkata-1, **6)MOONLIFE HIGHRISE LLP**, holder of P.A.N.-ABBFM0925C, having its office at 9,Old China Bazar Street, 3rd Floor, Room No.54, P.O.-G.P.O., P.S-Hare Street, Kolkata-1, **7)NIRMALKUNJ HOMES LLP** holder of P.A.N.-AAMFN0697C, having its office at 9,Old China Bazar Street, 3rd Floor, Room No.54, P.O.-G.P.O., P.S-Hare Street, Kolkata-1, **8)NITYADHARA REALTORS LLP**, holder of P.A.N.- AAMFN0698P, having its office at 16/1, Palm Avenue, P.O-Ballygunge, P.S.-Karaya, Kolkata-19, **9)PANCHSHREE APARTMENTS LLP**, holder of P.A.N.-AARFP4869M, having its office at 16/1, Palm Avenue, P.O-Ballygunge, P.S.-Karaya, Kolkata-19, **10)RANDATA VINCOM LLP**, holder of P.A.N.-AASFR7462H, having its office at 22/23B, Manohar Pukur Road, P.O.-Sarat Bose Road, P.S.-Ballygunge, Kolkata-29, **11)RASHIAMRIT TREXIM LLP**, holder of P.A.N.-AASFR7459Q, having its office at 17/1, Lansdowne Terrace, P.O-Kalighat, P.S.-Lake, Kolkata-26, **12)REGIUS INFRAHOMES LLP**, holder of P.A.N.-AAUFR2722A, having its office at 10/1/2, Syed Sally Lane, P.S.-Bowbazar, P.O.-C.R. Avenue, Kolkata-73, **13)RIFTY INFRAHOUSING LLP**,



District Sub-Registrar  
Registrar 1/5 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**24 AUG 2012**



holder of P.A.N.-AASFR7715D, having its office at 10/1/2, Syed Sally Lane, P.S.-Bowbazar, P.O.-C.R. Avenue Kolkata-73, **14)RITUDHAN DISTRIBUTORS LLP**, holder of P.A.N.-AASFR7460F, having its office at 17/1, Lansdowne Terrace, P.O-Kalighat, P.S.-Lake, Kolkata-26, **15)RUDRAMALA PROMOTERS LLP**, holder of P.A.N.- AASFR7461E, having its office at 16/1, Palm Avenue, P.O-Ballygunge, P.S.-Karaya, Kolkata-19, **16)SARVLOK NIWAS LLP**, holder of P.A.N.-ACVFS9538G, having its office at 10/1/2, Syed Sally Lane, P.S.-Bowbazar, P.O.-C.R. Avenue Kolkata-73, **17)SHIVPARIWAR VINTRADE LLP**, holder of P.A.N.-ACVFS9537K, having its office at 9,Old China Bazar Street, 3rd Floor, Room No.54, P.O.-G.P.O., P.S-Hare Street, Kolkata-1, being represented by their Authorized Signatory **SHRI ADITYA AGARWAL**, son of Sri Sunil Agarwal, holder of P.A.N.-AFEPA7678D, residing at 66, Ganesh Chandra Avenue, P.O.-Dharmatala, P.S.-Bowbazar, Kolkata-13, hereinafter jointly called and referred to as the **PURCHASERS**, (which expression shall unless excluded by or repugnant to the context shall mean and include their successors, executors, administrators, legal representative, successors-in-interest, successors-in-office and assigns etc) of the **OTHER PART**.

WHEREAS one **BIMAL MUKHOPADHAY @ BIMAL KUMAR MUKHOPADHAY** and **KAMAL MUKHOPADHAY @ KAMAL KUMAR MUKHOPADHAY**, both sons of Late Khagendra Nath Mukhopadhyay were the joint owners in respect of ALL THAT piece and parcel of land measuring **19 Decimal** appertaining to R.S. Dag No.231 under R.S. Khatian No.524, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS while **BIMAL MUKHOPADHAY @ BIMAL KUMAR MUKHOPADHAY**, son of Late Khagendra Nath Mukhopadhyay had been

100



District Sub-Registrar  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas

86 AUG 2012



enjoying right, title, interest and possession in respect of undivided share of land measuring more or less **9.5 Decimal** i.e. **05Kattah 12Chittak** appertaining to R.S. Dag No.231 under R.S. Khatian No.524, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), recorded his name in L.R. Khatian No.-623 and paying khazanas regularly.

**AND WHEREAS** while **BIMAL MUKHOPADHAY**, son of Late Khagendra Nath Mukhopadhyay had been enjoying right, title, interest and possession in respect of land measuring more or less **9.5 Decimal** i.e. **05Kattah 12Chittak** appertaining to R.S. Dag No.231 under R.S. Khatian No.524, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), died on 15/09/1998 and leaving intestate behind his wife namely **KALYANI MUKHERJEE**, two sons namely **JAHARLAL MUKHERJEE, MONILAL MUKHERJEE** and one daughter namely **BIJAY LAXMI BHATTACHARYA** as his only legal heirs and successors.

**AND WHEREAS** while **KALYANI MUKHERJEE**, wife of Late Bimal Mukhopadhyay had been enjoying right, title, interest and possession in respect of her 1/4<sup>th</sup> undivided share of land in **9.5 Decimal** i.e. **05Kattah 12Chittak** appertaining to R.S. Dag No.231 under R.S. Khatian No.524, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), died on 15/04/2002 and leaving intestate behind her two sons namely **JAHARLAL MUKHERJEE, MONILAL MUKHERJEE** and one daughter namely **BIJAY LAXMI BHATTACHARYA** as her only legal heirs and successors.

**AND WHEREAS** thus **JAHARLAL MUKHERJEE**, son of Late Bimal Mukhopadhyay became the owner in respect of his 1/3<sup>rd</sup> undivided share of



District Sub-Registrar-18  
Registrar U/S 7(2) of  
Registration Act 1908  
Allpore, South 24 Parganas

**24 AUG 2017**



land i.e. **01Kattah 14Chittak 30Sqft** appertaining to R.S. Dag No.231 under R.S. Khatian No.524, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

**AND FURTHER WHEREAS** while the Vendor namely **JAHARLAL MUKHERJEE** along with other Co-owners or Co-sharers had been jointly enjoying right, title, interest and possession in respect of their respective undivided share of land appertaining to R.S. Dag No.231 corresponding to L.R. Dag No.-235 in Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), have mutually agreed and decided for the sake of better use, occupation and enjoyment of the said property, the parties i.e. the said Vendor along with other Co-owners or Co-sharers have decided to separate the same and make a partition of the said property in distinct way and to allot the respective share to the respective parties i.e. the "Owners" for the separate and fullest enjoyment by each of the groups or party or parties and also demarcated the **existing common passage measuring 01 Kattah 38 Sqft** which is lying at extreme southern portion of the said R.S. Dag No.231 corresponding to L.R. Dag No.-235 and thus the aforesaid owners executed a "Deed of Partition" which was registered in the office of D.S.R.-IV at Alipur and thus Vendor has been allotted a demarcated land (**marked as part of LOT-C therein**) measuring more or less **01Kattah 14Chittak 30Sqft** appertaining to R.S. Dag No.231 corresponding to L.R. Dag No.-235, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), morefully described in the schedule property.

**AND FURTHER WHEREAS** while the Vendor i.e. **JAHARLAL MUKHERJEE**, herein being in financial requirement have decided to sell out and thus



District Sub-Registrar  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas

**24 AUG 2012**



Purchasers have agreed to purchase the said land measuring more or less **01Kattah 14Chittak 30Sqft** appertaining to R.S. Dag No.231 under R.S. Khatian No.524, J.L. No.78, Touji No.250, within Mouza-Malanchara, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), hereinafter called the said land at a price of **Rs.7,85,000/- (Rupees Seven Lakh and Eighty Five Thousand only)** which is free from all encumbrances, charges, mortgages, disputes, lispendences, acquisitions, requisitions, alignments.

**NOW THIS INDENTURE WITNESSTH** that in pursuance of the said agreement and in consideration of the said sum of **Rs.7,85,000/- (Rupees Seven Lakh and Eighty Five Thousand only)** well and truly paid by the Purchasers to the Vendors on or before the execution of these presents (the receipt whereof the Vendors do hereby admit and acknowledge as per memo of consideration hereunder written and from the payment of the same and every part thereof, the Vendors do hereby acquit, release and forever discharge the Purchasers, as well as the land hereby sold, transferred and conveyed by the Vendors do hereby grant, transfer, convey, sell, assure and assign unto the Purchasers **ALL THAT** piece and parcel of total land measuring more or less **01Kattah 14Chittak 30Sqft** appertaining to R.S. Dag No.231 under R.S. Khatian No.524, J.L. No.78, Touji No.250, within Mouza-Malanchara, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), morefully and specifically described in the Schedule hereunder written and delineated in the map or plan annexed hereto and depicted by **RED** border lines therein **OR HOWSOEVER OTHERWISE** the said land and hereditaments now is or are or was or were situated, butted and bounded, called, known, numbered, described or distinguished **TOGETHER WITH** all parts, passages, ways and all other former and ancient right, lights, liberties, benefits, privileges, advantages, easements,



District Sub-Registrar-14  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**24 AUG 2013**



appendages and appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto or usually held, use, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof **AND** all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendor into or upon the said land and hereditaments and every part thereof **AND** all the deeds, pattahs, muniments, writings, evidences of title whatsoever which exclusively relates to the said land or every part thereof which now are or hereafter may be in the custody, power, control, or possession of the Vendors may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land and hereditaments so to be unto the said Purchasers absolutely forever free from all encumbrances **AND** the Vendors do hereby covenant with the Purchasers that notwithstanding any act, deed and matters whatsoever made, done, executed or knowingly suffered to the contrary the Vendors now has good right, full power, absolute authority and indefeasible title to grant, transfer, convey the said land hereby sold or expressed or intended so to be unto and to the use of said Purchasers in manner aforesaid and delivered vacant possession of the said land to the Purchasers simultaneously with the execution of these presents. **AND** the Purchasers shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land or every part thereof and pay the rents and taxes to the appropriate authorities upon getting the name of the Purchasers mutated within the records of 'Rajpur-Sonarpur Municipality' and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or any of her predecessor-in-title and that free and clear and freely and clearly and absolutely



District Sub-Registrar  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**24 AUG 2012**



acquitted, exonerated, discharge, saved, harmless and keep the Purchasers indemnified from or against all charges, estates, encumbrances, created by the Vendors or any of their predecessor-in-title and that free from all encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid. **FURTHER** the Vendors and all persons having lawfully or equitably claiming any estates or interest upon the said land or any part thereof from under or in trust for the Vendors will from time to time or at all times hereafter at the cost and request of the Purchasers do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for better and more perfectly assuring and conveying the said land to and unto the Purchasers as shall or may be reasonably required.

**AND FURTHER WHEREAS** the Vendors have assured and represented unto the purchaser as follows:

- 1) The Vendors having her permanent heritable and transferable rights in the said land and are absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the land and are entitled to deal with transfer the said land without any restriction, dispute, denial, claim or obligation from anybody else.
- 2) The said land is free from all encumbrances, charges, mortgages, disputes, lispendences, acquisitions, requisitions and alignments.
- 3) The Vendors have duly paid all rates, land revenues, including all other impositions and / or outgoings payable in respect of its land up to the date of execution of the 'Deed of Conveyance'.
- 4) The Vendors have not received and is not aware of any notice of acquisitions or requisition or alignments of the said land or any part thereof

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District Sub-Registrar-19  
Registrar U/S 7(2) of  
Registration Act 1908  
Allpore, South 24 Parganas  
**24 AUG 2017**



and no suit or proceedings relating to the said land has been initiated and /or is pending in any court of law and the said land is free from any encumbrances.

5) The Vendors have not entered into any agreement with any third party for sale or otherwise in respect of the schedule demarcated land or any portion thereof.

6) The schedule property is not been given for agriculture purpose to any "CHASI", "BHAGCHASI" and or any "JOTEDAR".

7) That the Schedule land is **Bastu** in nature.

8) That the Vendors or any predecessors-in-title of the Vendors had / have never made or done anything or executed any deed or committed or knowingly suffered to the contrary to the absolute title of the Vendors are lawfully and rightfully seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted as an absolute and indefeasible estate equivalent thereto free from all encumbrances and charges whatsoever and that the Vendors have full power and absolute and indefeasible estate equivalent thereto free from all encumbrances and charges whatsoever and that the Vendors have full power and absolute and indefeasible right and authority to sell, grant, convey and transfer the schedule property hereby granted unto the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents.

9) That the Vendors have put the Purchasers in actual possession of the schedule property hereby sold and transferred and it shall be lawful for the Purchasers at all times hereafter peacefully and quietly to enter into and upon and hold and enjoy the said land hereby granted in khas possession without any hindrance, interruption, disturbances, claim or demand



District Sub-Registrar  
Registrar U/S 7(2) of  
Registration Act, 1908  
Alipore, South 24 Parganas  
**24 AUG 2012**



whatsoever by the Vendors or any person or persons claiming any estate, right, title or interest from under through or in trust for the Vendors and freely, clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the Vendors well and sufficiently saved, defended, kept harmless and indemnified of any form and against all charges and encumbrances whatsoever made done executed or occasioned by the Vendors.

**10)** That the Vendors and all persons claiming any right, title or interest in the said property hereby granted through from under or in trust for the Vendors shall and will from time to time and at all times hereinafter at the cost of the Purchasers do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly, conveying and assuring the schedule property and every part thereof hereby granted unto the Purchasers as may be reasonably required according to the true intent and meaning of this deed.

**11)** That the Vendors have full power and absolute indefeasible right and authority to sell, grant, convey and transfer the schedule property hereby granted unto the Purchasers and that there is no impediment under the Banking Regulation Act, 1949.

**12)** That the schedule property is not affected by any attachment under any certificate case or any proceedings under any law for the time being in force and that the said land is not otherwise charged, mortgaged or encumbered with any debts, liens or claims whatsoever and howsoever.



District Sub-Registrar-17  
Registrar U/S (2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**24 AUG 2017**



**13)** That the schedule property is not affected by any notice or scheme of any improvement, trust or Municipal Corporation or metropolitan development authority and that no declaration has been made or published for acquisition of the schedule property or any part thereof under the Land Acquisition Act, 1894 or any other acts or enactment for the time being in force.

**14)** The Vendors do hereby declare that there is no statutory restriction on the part of the Vendors under the Urban Land (Ceiling and Regulation) Act, 1976 or under any other law for the time being in force to execute this deed of transfer in favour of the Purchasers and that necessary permission has been obtained by the Vendors from the appropriate authority as required under the provision of section 4E of the West Bengal Land Reforms Act, 1955.

**15)** That the Vendors shall pay all arrears of rent up to the date of execution of these presents before local B.L.&L.R.O. authority and in case if the Vendors fail to clear of or pay the said dues, then the Purchasers shall be entitled to pay the same in adjustment from the sale price payable hereunder by the Purchasers to the Vendors.

**16)** That the schedule property is not affected by any attachment or any proceedings started at the instance of the Income Tax or Estate Duty Authorities or other Government Authorities under the Public Demand & Recovery Act or any other acts for the time being in force and that the said property is not otherwise charged, mortgaged or encumbered except for the liabilities, if any, for the arrear land revenue.

**17)** That the schedule property is free from all encumbrances, mortgages, charges, liens, lispens, attachments, trusts, uses, debutters, tenancies, bargadar or bhag chasi, permissive possessors or occupiers, leases, thika



District Sub-Registrar-  
Registrar U/S 7(2) of  
Registration Act 1908  
Allpore, South 24 Parganas  
**24 AUG 2012**



tenancies, occupancy right, restrictions, restrictive covenants, vesting, acquisition, alignments, claims, demands and liabilities, whatsoever or howsoever.

**18)** No action, suit, appeal or litigation in respect of the schedule property or in any way concerning thereto or any part thereof has been filed at any time heretofore or is pending and that no person has ever claimed any right, title, interest or possession whatsoever in the schedule property or any part thereof nor sent any notice in respect thereof nor are the Vendors aware of any such claim, notice, suit or proceeding and that save and except the Vendors, no other person has or can claim any right, title, interest or possession, whatsoever, in over or in respect of the schedule property or any part thereof.

**19)** The schedule property or any part thereof is not affected by or subject to any:-

- a) Mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act.
- b) Charge, lien, lispendens or annuity.
- c) Right of residence or maintenance under any testamentary disposition, settlement or other documents under any law.
- d) Trust resulting or constructive arising under any debutter name, benami transaction or otherwise.
- e) Debutter, waqf or dev seva.
- f) Attachment including attachment before judgement of any court or authority.



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District Sub-Registrar-1  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**24 AUG 2017**



- g) Right of way, water light support drainage or any other easement with any person or property.
  - h) Right of any person under any agreement or otherwise.
  - i) Burden or obligation other than payment of rates and taxes.
  - j) Other encumbrances of any kind whatsoever or any decree or order including any injunction or prohibitory order.
  - k) There is no defect in the right, title, interest and possession of the Vendors whatsoever and howsoever in respect of the schedule property or any part thereof which could expose the Vendors to any risk, nor is there any material or latent defect or circumstances in the said property or any part thereof or in the Vendor's right, title, interest and possession therein.
  - l) No document, judgement or any other order is in force as on date affecting the schedule property or any part thereof vested in the Official Assignee or in the Receiver-in-Insolvency or any other Receiver.
  - m) The Vendors have never done any act, deed or thing whereby or by reason whereof the right, title, interest and possession of the Vendors in respect of the schedule property could or may have been encumbered, impeached, challenged or disputed in any way.
  - n) That the Vendors have not entered into any agreement or arrangement for transfer of the said property or any part thereof either by way of sale, lease, development or otherwise.
- 20)** That the Vendors have not been previously sold, leased, mortgaged, gifted or any other means transferred or encumbered the schedule property and there has no charge, liens, lispendences or encumbrances whatsoever and subsequently if it is found that the representations made by the



District Sub-Registrar-I  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**24 AUG 2013**



Vendors in these presents as well as in these covenants are false and fabricated and if the Purchasers may suffer any loss or charges or damages, the Vendors its successors, executors, administrators, legal representative, successors-in-interest, successors-in office against all loss and damage, costs, charges and expenses which they may be put to or reasonably incur or suffer by reason thereof.

**THE** Vendors also declare that the land hereby sold has not been previously leased, mortgaged, sold nor in any way transferred by the Vendors and there is no charge, lien, lispence, encumbrances and attachments whatsoever. The schedule property is not subject to any litigation or any case, suit or proceeding is pending against the said land before any court of law. The Vendors sold the said land while having good, clear and marketable title therein and also free from all encumbrances.

**IF** any of the statements or covenants made hereinbefore by the Vendors are found to false, untrue or any defect in title is detected hereafter, the Vendors will be liable for the same.

**IF** any error or omission is detected in this deed in future, the Vendors at the costs and request of the Purchasers, their heirs, representatives, administrators and assigns shall do and execute or cause to be done and executed any sort of declaration / rectification or any supplementary deed in favour of the Purchasers, their representatives and assigns.



District Sub-Registrar-19  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**24 AUG 2013**



## SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of undivided share of <sup>Bastee</sup> land measuring more or less **01Kattah 14Chittak 30Sqft** together with old and dilapidated <sup>residential</sup> structure of **456Sqft.** made by brick built wall <sup>with Cemented floor</sup> and tile shed comprising in **R.S. Dag No.231** under R.S. Khatian No.524 corresponding to **L.R. Dag No.-235**, under L.R. Khatian No.-623, J.L. No.78, Touji No.250, within **Mouza-Malancha**, Pargana-Medanmalla, **Police Station-Sonarapur**, District: 24-Parganas (South), under **Ward No.-22** of "**Rajpur-Sonarapur Municipality**", which is written in details as per following paragraphs:-

MOUZA	R.S. DAG	L.R. DAG	STRUCTURE	LAND AREAS
MALANCHA	231	235	456Sqft.	01Kattah 14Chittak 30Sqft
			<b>TOTAL=</b>	<b>01Kattah 14Chittak 30Sqft</b>

together with all easement rights including all rights, title, interest, possession, claim, demand, profits, easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, telephones lines, sewer, drain, surface and/or overhead the soil and more fully shown in the copy of annexed plan delineated in the "**RED VERGE**" which is butted and bounded as follows:-

**NORTH**--- Land of R.S. Dag No.-231 (part).

**SOUTH**--- Land of R.S. Dag No.-231 (part).

**EAST**--- Land of R.S. Dag No.-229.

**WEST**--- Land of R.S. Dag No.-232(part).



District Sub-Registrar-14  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas

**24 AUG 2017**



IN WITNESS WHEREOF the parties hereunto set and subscribed their respective hand and seal on the day month and year first above written.

**SIGNED SEALED AND DELIVERED**

at Kolkata in the presence of:

1. *Abdur Rajjal Mondal*  
V.V. - A.O. - Chowhati  
P.S. - Sonarpur Kot-149
2. *Sibaprasad Kundu*  
Malachha PS - Sonarpur  
Kot-145

*Jahar Lal Mukherjee*

.....  
(SIGNATURE OF VENDOR)

LOOKLIKE DEALERSHIP LLP  
MAHAMANY OVERSEAS LLP  
MANGALDHAM AWAS LLP  
MANGALDHAM NIRMAN LLP  
SIDDHAN REALESTATES LLP  
MOONLIGHT CHRISE LLP  
NIRMALKUNJ HOMES LLP  
NITYADHARA REALTORS LLP  
PANCHSHREE APARTMENT LLP  
BACHHAMI TOWER LLP  
REGIUS INFRAHOMES LLP  
RIFTY INFRAHOUSING LLP  
RITUDHAN DISTRIBUTORS LLP  
RUORAMALA PROMOTERS LLP  
SARVLOK NIWAS LLP  
SHIVPARTWAR VINTRADE LLP

*Aditya Agarwal*  
Authorized Signatory

(SIGNATURE OF PURCHASERS)

Drafted by me as per information and instruction furnished by the Parties.

*[Signature]*  
24/8/17  
ADVOCATE

MD. MAHFUZ TAKRIM  
B.Sc, Spl B.A (Double), MA, LL.B, C.V.R.  
Advocate & Property Valuer  
Calcutta High Court



District Sub-Registrar  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas

**24 AUG 2012**



**MEMO OF CONSIDERATION**

**RECEIVED of and from the within** named Purchaser, I the vendor hereby receive the within mentioned sum of **Rs.7,85,000/- (Rupees Seven Lakh and Eighty Five Thousand only)** being the consideration money in full and final payment as per memo below:-

<b>PARTICULARS :</b>	<b>ISSUED IN THE NAME OF :</b>	<b>AMOUNT IN RUPEES :</b>
<b>Banker's Cheque vide number 189137 dated 23/08/2017 issued by Kotak Mahindra Bank Ltd. Sarat Bose Road Branch.</b>	<b>JAHARLAL MUKHERJEE</b>	<b>Rs.7,85,000/-</b>
	<b>TOTAL =</b>	<b>Rs.7,85,000/-</b>

**(Rupees Seven Lakh and Eighty Five Thousand only)**

**WITNESSES:**

1. *Abdur Rejjaz Mandol.*

2. *शुभराज लखन*  
*Malauq ps-som/n*  
*id-145*

*Jahar Lal Mukherjee*

**(SIGNATURE OF VENDOR)**














District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**24 AUG 2012**



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
PHOTO	left hand				
	right hand				











Name .....

Signature .....

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger	
	left hand					
	right hand					

Name... ADITYA AGARWAL

Signature ... Aditya Agarwal

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger	
	left hand					
	right hand					

Name ... JAHAR LAL MUKHERJEE

Signature ... Jahar Lal Mukherjee

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
PHOTO	left hand				
	right hand				

Name .....

Signature .....



District Sub-Registrar  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**24 AUG 2017**

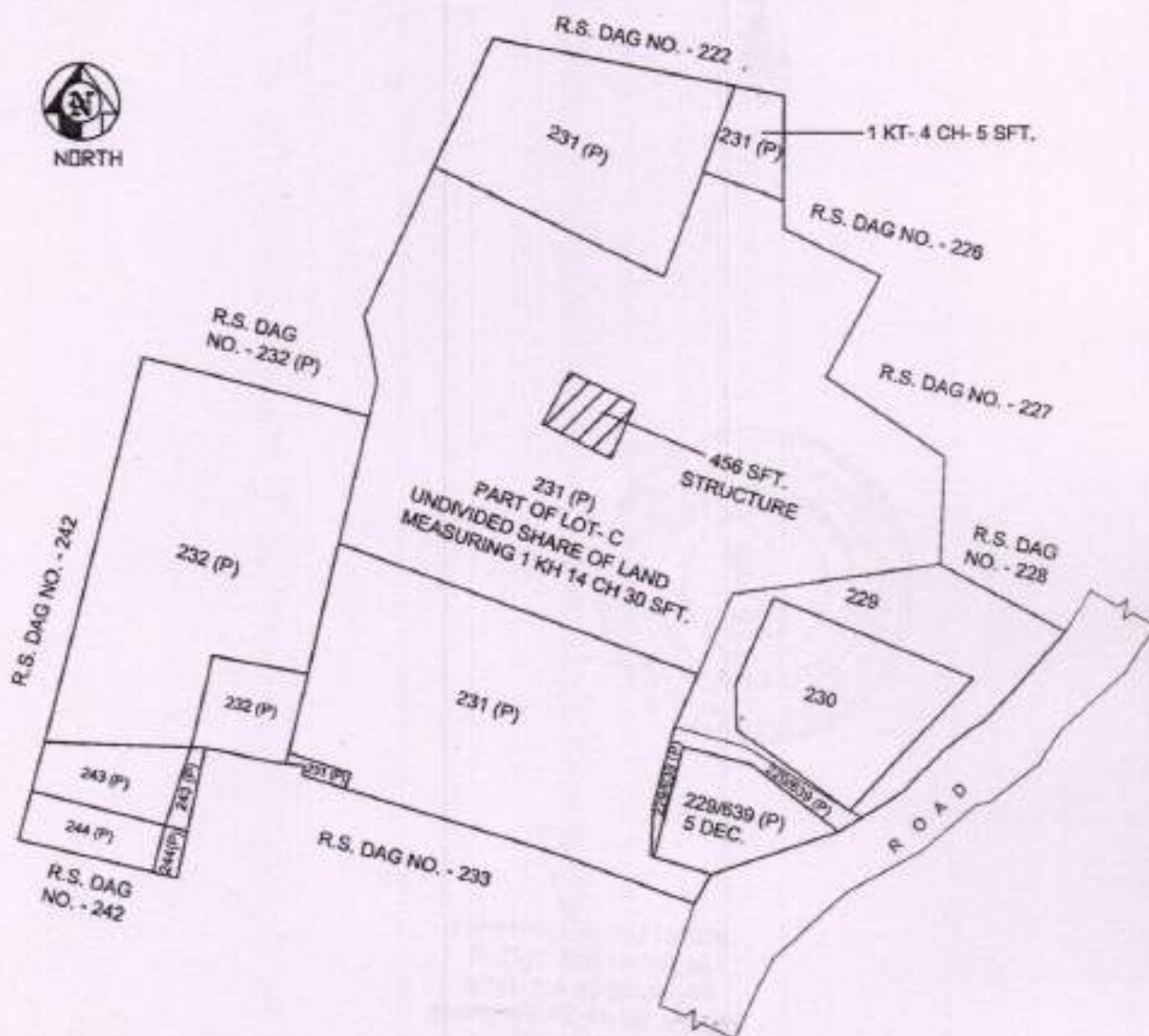


6

DEED PLAN OF UNDIVIDED SHARE OF LAND MEASURING 1 KATTAH 14 CHITTAK 30 SFT. TOGETHER WITH STRUCTURE OF 456 SFT. WITHIN A DEMARCATED PORTION APPERTAINING TO R.S. DAG NO. - 231, UNDER R.S. KHATIAN NO. - 524, CORRESPONDING TO L.R. DAG NO. - 235, UNDER L.R. KHATIAN NO. - 623, J.L. NO. - 78, TOUJI NO. - 250 WITHIN MOUZA - MALANCHA, PARGANA - MEDANMALLA, P.S. - SONARPUR, DISTRICT - 24 PARGANAS (SOUTH), UNDER WARD NO. - 22 OF RAJPUR SONARPUR MUNICIPALITY.



NORTH



- LOOKLIKE DEALERS
- MAHAMANI OVERSEAS LLP
  - MANGALDHAM AWAS LLP
  - MANGALDHAM NIRMAL LLP
  - SIDDHAN REALSTATES LLP
  - MOONLIFE CHIRISE LLP
  - NIRMALKUNJ HOMES LLP
  - NITYADHARA REALTORS LLP
  - PANCHSHREE APARTMENT LLP
- REGULATED DEALERS
- BASHAMINI TREXIM LLP
  - REGIUS APARTMENTS LLP
  - RIFTY INFLAHOUSING LLP
  - RITUCHAN DISTRIBUTORS LLP
  - RUDRAMALA PROMOTERS LLP
  - SARVLOK NIWAS LLP
  - SHIVPARWAR VINTRADE LLP

*Jalendra Kumar Chakraborty*

SIGNATURE OF VENDOR

*Tamal Kanti Roy*

SIGNATURE OF L.B.S

*Aditya Agarwal*  
Authorized Signatory

SIGNATURE OF PURCHASERS



District Sub-Registrar  
Registrar D/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**24 AUG 2012**



Jaharbat Mukherjee



Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1604-0001191689/2017	Office where deed will be registered
Query Date	20/08/2017 7:23:24 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	MAFUZ TAKRIM Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9836220672, 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. 7,85,000/-	Rs. 13,59,897/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 81,614/- (Article:23)	Rs. 13,645/- (Article:A(1), E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Rs. 476/-		Rs. 100/-
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, Mouza: Malancha

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-235	LR-623	Bastu	Bastu	1 Katha 14 Chatak 30 Sq Ft	7,00,000/-	12,23,097/-	Width of Approach Road: 2 Ft.
<b>Grand Total :</b>					<b>3.1625Dec</b>	<b>7,00,000 /-</b>	<b>12,23,097 /-</b>	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	456 Sq Ft.	85,000/-	1,36,800/-	Structure Type: Structure
Gr. Floor, Area of floor : 456 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>456 sq ft</b>	<b>85,000 /-</b>	<b>1,36,800 /-</b>	





**Seller Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Mr JAHARLAL MUKHERJEE Son of Late BIMAL MUKHOPADHYAY,NETAJI SUBHAS ROAD, Post Office: MALANCHA MAHINAGAR, Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ATSPM4258K, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

**Buyer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	LOOKLIKE DEALMARK LLP ( LLP ) ,22/23B, MANOHAR PUKUR ROAD, Post Office: SARAT BOSE ROAD, Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 PAN No. AAFFL8704K, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
2	MAHAMANI OVERSEAS LLP ( LLP ) ,9, OLD CHINA BAZAR STREET, 3RD FLOOR, ROOM NO. 54, Post Office: G P O, Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. ABBFM0927G, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
3	MANGALSUDHA NIRMAN LLP ( LLP ) ,16/1, PALM AVENUE, Post Office: BALLYGUNGE, Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. ABBFM0928K, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
4	MIKADO APARTMENT LLP ( LLP ) ,9, OLD CHINA BAZAR STREET, 3RD FLOOR, ROOM NO. 54, Post Office: G P O, Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. ABBFM0923C, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
5	MOONLIFE HIGHRISE LLP ( LLP ) ,9, OLD CHINA BAZAR STREET, 3RD FLOOR, ROOM NO. 54, Post Office: G P O, Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. ABBFM0925C, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
6	NIRMALKUNJ HOMES LLP ( LLP ) ,9, OLD CHINA BAZAR STREET, 3RD FLOOR, ROOM NO. 54, Post Office: G P O, Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAMFN0697C, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
7	NITYADHARA REALTORS LLP ( LLP ) ,16/1, PALM AVENUE, Post Office: BALLYGUNGE, Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700190 PAN No. AAMFN0698P, Status :Organization, Executed by: Representative	Organization	Executed by: Representative





8	PANCHSHREE APARTMENTS LLP ( LLP ) .16/1, PALM AVENUE, Post Office: BALLYGUNGE, Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AARFP4869M, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
9	RANDATA VINCOM LLP ( LLP ) .22/23B, MANOHAR PUKUR ROAD, Post Office: SARAT BOSE ROAD, Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 PAN No. AASFR7462H, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
10	RASHIAMRIT TREXIM LLP ( LLP ) .17/1, LANSDOWNE TERRACE, Post Office: KALIGHAT, Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026 PAN No. AASFR7459Q, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
11	REGIUS INFRAHOMES LLP ( LLP ) .10/1/2, SYED SALLY LANE, Post Office: C R AVENUE, Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700073 PAN No. AAUFR2722A, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
12	RIFTY INFRAHOUSING LLP ( LLP ) .10/1/2, SYED SALLY LANE, Post Office: C R AVENUE, Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700073 PAN No. AASFR7715D, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
13	RITUDHAN DISTRIBUTORS LLP ( LLP ) .17/1, LANSDOWNE TOWER, Post Office: KALIGHAT, Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026 PAN No. AASFR7460F, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
14	RUDRAMALA PROMOTERS LLP ( LLP ) .16/1, PALM AVENUE, Post Office: BALLYGUNGE, Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AASFR7461E, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
15	SARVLOK NIWAS LLP ( LLP ) .10/1/2, SYED SALLY LANE, Post Office: C R AVENUE, Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700073 PAN No. ACVFS9538G, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
16	SHIVPARIWAR VINTRADE LLP ( LLP ) .9, OLD CHINA BAZAR STREET, 3RD FLOOR, ROOM NO. 54, Post Office: G P O, Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. ACVFS9537K, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
17	MANGALDHAM AWAS LLP ( LLP ) .16/1, PALM AVENUE, Post Office: BALLYGUNGE, Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. ABBFM0924F, Status :Organization, Executed by: Representative	Organization	Executed by: Representative





**Representative Details :**

Sl No	Name & Address	Representative of
1	Shri ADITYA AGARWAL Son of Shri SUNIL AGARWAL 66, GANESH CHANDRA AVENUE, Post Office: ESPLANADE, Bowbazar, District-Kolkata, West Bengal, India, PIN - 700013 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. <b>AFEPA7678D</b>	LOOKLIKE DEALMARK LLP (as AUTHORISED SIGNATORY), MAHAMANI OVERSEAS LLP (as AUTHORISED SIGNATORY), <b>MANGALSUDHA NIRMAN LLP</b> (as AUTHORISED SIGNATORY), MIKADO APARTMENT LLP (as AUTHORISED SIGNATORY), MOONLIFE HIGHRISE LLP (as AUTHORISED SIGNATORY), NIRMALKUNJ HOMES LLP (as AUTHORISED SIGNATORY), NITYADHARA REALTORS LLP (as AUTHORISED SIGNATORY), PANCHSHREE APARTMENTS LLP (as AUTHORISED SIGNATORY), RANDATA VINCOM LLP (as AUTHORISED SIGNATORY), RASHIAMRIT TREXIM LLP (as AUTHORISED SIGNATORY), REGIUS INFRAHOMES LLP (as AUTHORISED SIGNATORY), RIFTY INFRAHOUSING LLP (as AUTHORISED SIGNATORY), RITUDHAN DISTRIBUTORS LLP (as AUTHORISED SIGNATORY), RUDRAMALA PROMOTERS LLP (as AUTHORISED SIGNATORY), SARVLOK NIWAS LLP (as AUTHORISED SIGNATORY), SHIVPARIWAR VINTRADE LLP (as AUTHORISED SIGNATORY), MANGALDHAM AWAS LLP (as AUTHORISED SIGNATORY)

**Identifier Details :**

Name & address
Mr MAFUZ TAKRIM Son of Mr M T HIGH COURT, CALCUTTA, Post Office: G P O, Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India, , Identifier Of Shri ADITYA AGARWAL, Mr JAHARLAL MUKHERJEE





Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr JAHARLAL MUKHERJEE	LOOKLIKE DEALMARK LLP-0.186029 Dec,MAHAMANI OVERSEAS LLP-0.186029 Dec,MANGALSUDHA NIRMAN LLP-0.186029 Dec,MIKADO APARTMENT LLP-0.186029 Dec,MOONLIFE HIGHRISE LLP-0.186029 Dec,NIRMALKUNJ HOMES LLP-0.186029 Dec,NITYADHARA REALTORS LLP-0.186029 Dec,PANCHSHREE APARTMENTS LLP-0.186029 Dec,RANDATA VINCOM LLP-0.186029 Dec,RASHIAMRIT TREXIM LLP-0.186029 Dec,REGIUS INFRAHOMES LLP-0.186029 Dec,RIFTY INFRAHOUSING LLP-0.186029 Dec,RITUDHAN DISTRIBUTORS LLP-0.186029 Dec,RUDRAMALA PROMOTERS LLP-0.186029 Dec,SARVLOK NIWAS LLP-0.186029 Dec,SHIVPARIWAR VINTRADE LLP-0.186029 Dec,MANGALDHAM AWAS LLP-0.186029 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr JAHARLAL MUKHERJEE	LOOKLIKE DEALMARK LLP-26.8235 Sq Ft,MAHAMANI OVERSEAS LLP-26.8235 Sq Ft,MANGALSUDHA NIRMAN LLP-26.8235 Sq Ft,MIKADO APARTMENT LLP-26.8235 Sq Ft,MOONLIFE HIGHRISE LLP-26.8235 Sq Ft,NIRMALKUNJ HOMES LLP-26.8235 Sq Ft,NITYADHARA REALTORS LLP-26.8235 Sq Ft,PANCHSHREE APARTMENTS LLP-26.8235 Sq Ft,RANDATA VINCOM LLP-26.8235 Sq Ft,RASHIAMRIT TREXIM LLP-26.8235 Sq Ft,REGIUS INFRAHOMES LLP-26.8235 Sq Ft,RIFTY INFRAHOUSING LLP-26.8235 Sq Ft,RITUDHAN DISTRIBUTORS LLP-26.8235 Sq Ft,RUDRAMALA PROMOTERS LLP-26.8235 Sq Ft,SARVLOK NIWAS LLP-26.8235 Sq Ft,SHIVPARIWAR VINTRADE LLP-26.8235 Sq Ft,MANGALDHAM AWAS LLP-26.8235 Sq Ft

## Land Details as per Land Record

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Malancha Pin Code : 700145



Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 235(Corresponding RS Plot No:- 231), LR Khatian No:- 623	Owner:বিসম মুখোপাধ্যায়, Gurdian:বগেন্দ্র নাথ, Address:বিজ, Classification:বাস্ত, Area:0.1 Acre,

### Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 03/10/2017 for registration.
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.








Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri ADITYA AGARWAL 66, GANESH CHANDRA AVENUE, P.O:- ESPLANADE, P.S:- Bowbazar, District:- Kolkata, West Bengal, India, PIN - 700013	Represent ative of  Buyer [LOOKLIK E DEALMA RK LLP ] [MAHAM ANI OVERSE AS LLP ] [MANGAL SUDHA NIRMAN LLP ] [MIKADO APARTM ENT LLP ] [MOONLI FE HIGHRI S LLP ] [NIRMAL KUNJ HOMES LLP ] [NITYAD HARA REALTOR S LLP ] [PANCHS HREE APARTM ENTS LLP ] [RANDAT A VINCOM LLP ] [RASHIA MRIT TREMIM LLP ] [REGIUS INFRAHO			<i>Aditya Agarwal</i> 24/8/17






SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
		MES LLP ] [RIFTY INFRAHO USING LLP ] [RITUDH AN DISTRIBU TORS LLP ] [RUDRA MALA PROMOT ERS LLP ] [SARVLO K NIWAS LLP ] [SHIVPA RIWAR VINTRAD E LLP ] [MANGAL DHAM AWAS LLP ]			Jahar Lal Mukherjee 24/08/17
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr JAHARLAL MUKHERJEE NETAJI SUBHAS ROAD, P.O:- MALANCHA MAHINAGAR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Seller			Jahar Lal Mukherjee 24/08/17





Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr MAFUZ TAKRIM Son of Mr M T HIGH COURT, CALCUTTA, P.O:- G P O, P.S:- Hare Street, District:- Kolkata, West Bengal, India, PIN - 700001	Shri ADITYA AGARWAL, Mr JAHARLAL MUKHERJEE	 24/8/17

(Pradipta Kishore Guha)  
DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. -  
IV SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal





Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

4992/17

GRN: 19-201718-006585897-1 Payment Mode Online Payment  
GRN Date: 29/08/2017 13:35:38 Bank: ICICI Bank  
BRN: 1280844316 BRN Date: 29/08/2017 13:36:43

DEPOSITOR'S DETAILS

Name: REGIUS INFRAHOMES LLP Id No.: 16040001191689/5/2017  
(Query No./Query Year)  
Contact No.: Mobile No.: +91 9051222000  
E-mail:  
Address: 1012 SYED SALLY LANE KOLKATA 700 073  
Applicant Name: Mr MAFUZ TAKRIM  
Office Name:  
Office Address:  
Status of Depositor: Others  
Purpose of payment / Remarks: Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	16040001191689/5/2017	Property Registration- Stamp duty	0030-02-103-003-02	81514
2	16040001191689/5/2017	Property Registration- Registration Fees	0030-03-104-001-15	13645

Total

95159

In Words: Rupees Ninety Five Thousand One Hundred Fifty Nine only





### Major Information of the Deed

Deed No :	I-1604-04992/2017	Date of Registration	18/09/2017
Query No / Year	1604-0001191689/2017	Office where deed is registered	
Query Date	20/08/2017 7:23:24 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	MAFUZ TAKRIM Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9836220672, 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. 7,85,000/-	Rs. 13,59,897/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 81,614/- (Article:23)	Rs. 13,645/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Malancha

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-235	LR-623	Bastu	Bastu	1 Katha 14 Chatak 30 Sq Ft	7,00,000/-	12,23,097/-	Width of Approach Road: 2 Ft.
<b>Grand Total :</b>					<b>3.1625Dec</b>	<b>7,00,000 /-</b>	<b>12,23,097 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	456 Sq Ft.	85,000/-	1,36,800/-	Structure Type: Structure
Gr. Floor, Area of floor : 456 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>456 sq ft</b>	<b>85,000 /-</b>	<b>1,36,800 /-</b>	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr JAHARLAL MUKHERJEE</b> Son of Late BIMAL MUKHOPADHYAY NETAJI SUBHAS ROAD, P.O:- MALANCHA MAHINAGAR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ATSPM4258K, Status : Individual, Executed by: Self, Date of Execution: 24/08/2017 , Admitted by: Self, Date of Admission: 24/08/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/08/2017 , Admitted by: Self, Date of Admission: 24/08/2017 ,Place : Pvt. Residence





**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>LOOKLIKE DEALMARK LLP</b> 22/23B, MANOHAR PUKUR ROAD, P.O:- SARAT BOSE ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 , PAN No.:: AAFFL8704K, Status :Organization, Executed by: Representative
2	<b>MAHAMANI OVERSEAS LLP</b> 9, OLD CHINA BAZAR STREET, 3RD FLOOR, ROOM NO. 54, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: ABBFM0927G, Status :Organization, Executed by: Representative
3	<b>MANGALSUDHA NIRMAN LLP</b> 16/1, PALM AVENUE, P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: ABBFM0928K, Status :Organization, Executed by: Representative
4	<b>MIKADO APARTMENT LLP</b> 9, OLD CHINA BAZAR STREET, 3RD FLOOR, ROOM NO. 54, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: ABBFM0923C, Status :Organization, Executed by: Representative
5	<b>MOONLIFE HIGHRISE LLP</b> 9, OLD CHINA BAZAR STREET, 3RD FLOOR, ROOM NO. 54, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: ABBFM0925C, Status :Organization, Executed by: Representative
6	<b>NIRMALKUNJ HOMES LLP</b> 9, OLD CHINA BAZAR STREET, 3RD FLOOR, ROOM NO. 54, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAMFN0697C, Status :Organization, Executed by: Representative
7	<b>NITYADHARA REALTORS LLP</b> 16/1, PALM AVENUE, P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700190 , PAN No.:: AAMFN0698P, Status :Organization, Executed by: Representative
8	<b>PANCHSHREE APARTMENTS LLP</b> 16/1, PALM AVENUE, P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AARFP4869M, Status :Organization, Executed by: Representative
9	<b>RANDATA VINCOM LLP</b> 22/23B, MANOHAR PUKUR ROAD, P.O:- SARAT BOSE ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 , PAN No.:: AASFR7462H, Status :Organization, Executed by: Representative
10	<b>RASHIAMRIT TREXIM LLP</b> 17/1, LANSDOWNE TERRACE, P.O:- KALIGHAT, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AASFR7459Q, Status :Organization, Executed by: Representative
11	<b>REGIUS INFRAHOMES LLP</b> 10/1/2, SYED SALLY LANE, P.O:- C R AVENUE, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700073 , PAN No.:: AAUFR2722A, Status :Organization, Executed by: Representative
12	<b>RIFTY INFRAHOUSING LLP</b> 10/1/2, SYED SALLY LANE, P.O:- C R AVENUE, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700073 , PAN No.:: AASFR7715D, Status :Organization, Executed by: Representative
13	<b>RITUDHAN DISTRIBUTORS LLP</b> 17/1, LANSDOWNE TOWER, P.O:- KALIGHAT, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AASFR7460F, Status :Organization, Executed by: Representative
14	<b>RUDRAMALA PROMOTERS LLP</b> 16/1, PALM AVENUE, P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AASFR7461E, Status :Organization, Executed by: Representative
15	<b>SARVLOK NIWAS LLP</b> 10/1/2, SYED SALLY LANE, P.O:- C R AVENUE, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700073 , PAN No.:: ACVFS9538G, Status :Organization, Executed by: Representative
16	<b>SHIVPARIWAR VINTRADE LLP</b> 9, OLD CHINA BAZAR STREET, 3RD FLOOR, ROOM NO. 54, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: ACVFS9537K, Status :Organization, Executed by: Representative
17	<b>MANGALDHAM AWAS LLP</b> 16/1, PALM AVENUE, P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: ABBFM0924F, Status :Organization, Executed by: Representative





**Representative Details :**

Sl. No	Name,Address,Photo,Finger print and Signature
1	<p><b>Shri ADITYA AGARWAL (Presentant )</b>                      Son of Shri SUNIL AGARWAL 66, GANESH CHANDRA AVENUE, P.O:- ESPLANADE, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700013, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AFEP7678D Status : Representative, Representative of : LOOKLIKE DEALMARK LLP (as AUTHORISED SIGNATORY), MAHAMANI OVERSEAS LLP (as AUTHORISED SIGNATORY), MANGALSUDHA NIRMAN LLP (as AUTHORISED SIGNATORY), MIKADO APARTMENT LLP (as AUTHORISED SIGNATORY), MOONLIFE HIGHRISE LLP (as AUTHORISED SIGNATORY), NIRMALKUNJ HOMES LLP (as AUTHORISED SIGNATORY), NITYADHARA REALTORS LLP (as AUTHORISED SIGNATORY), PANCHSHREE APARTMENTS LLP (as AUTHORISED SIGNATORY), RANDATA VINCOM LLP (as AUTHORISED SIGNATORY), RASHIAMRIT TREXIM LLP (as AUTHORISED SIGNATORY), REGIUS INFRAHOMES LLP (as AUTHORISED SIGNATORY), RIFTY INFRAHOUSING LLP (as AUTHORISED SIGNATORY), RITUDHAN DISTRIBUTORS LLP (as AUTHORISED SIGNATORY), RUDRAMALA PROMOTERS LLP (as AUTHORISED SIGNATORY), SARVLOK NIWAS LLP (as AUTHORISED SIGNATORY), SHIVPARIWAR VINTRADE LLP (as AUTHORISED SIGNATORY), MANGALDHAM AWAS LLP (as AUTHORISED SIGNATORY)</p>

**Identifier Details :**

Name & address
<p>Mr MAFUZ TAKRIM                      Son of Mr M T                      HIGH COURT, CALCUTTA, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India, , Identifier Of Shri ADITYA AGARWAL, Mr JAHARLAL MUKHERJEE</p>

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr JAHARLAL MUKHERJEE	LOOKLIKE DEALMARK LLP-0.186029 Dec, MAHAMANI OVERSEAS LLP-0.186029 Dec, MANGALSUDHA NIRMAN LLP-0.186029 Dec, MIKADO APARTMENT LLP-0.186029 Dec, MOONLIFE HIGHRISE LLP-0.186029 Dec, NIRMALKUNJ HOMES LLP-0.186029 Dec, NITYADHARA REALTORS LLP-0.186029 Dec, PANCHSHREE APARTMENTS LLP-0.186029 Dec, RANDATA VINCOM LLP-0.186029 Dec, RASHIAMRIT TREXIM LLP-0.186029 Dec, REGIUS INFRAHOMES LLP-0.186029 Dec, RIFTY INFRAHOUSING LLP-0.186029 Dec, RITUDHAN DISTRIBUTORS LLP-0.186029 Dec, RUDRAMALA PROMOTERS LLP-0.186029 Dec, SARVLOK NIWAS LLP-0.186029 Dec, SHIVPARIWAR VINTRADE LLP-0.186029 Dec, MANGALDHAM AWAS LLP-0.186029 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr JAHARLAL MUKHERJEE	LOOKLIKE DEALMARK LLP-26.82352900 Sq Ft, MAHAMANI OVERSEAS LLP-26.82352900 Sq Ft, MANGALSUDHA NIRMAN LLP-26.82352900 Sq Ft, MIKADO APARTMENT LLP-26.82352900 Sq Ft, MOONLIFE HIGHRISE LLP-26.82352900 Sq Ft, NIRMALKUNJ HOMES LLP-26.82352900 Sq Ft, NITYADHARA REALTORS LLP-26.82352900 Sq Ft, PANCHSHREE APARTMENTS LLP-26.82352900 Sq Ft, RANDATA VINCOM LLP-26.82352900 Sq Ft, RASHIAMRIT TREXIM LLP-26.82352900 Sq Ft, REGIUS INFRAHOMES LLP-26.82352900 Sq Ft, RIFTY INFRAHOUSING LLP-26.82352900 Sq Ft, RITUDHAN DISTRIBUTORS LLP-26.82352900 Sq Ft, RUDRAMALA PROMOTERS LLP-26.82352900 Sq Ft, SARVLOK NIWAS LLP-26.82352900 Sq Ft, SHIVPARIWAR VINTRADE LLP-26.82352900 Sq Ft, MANGALDHAM AWAS LLP-26.82352900 Sq Ft





## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Malancha

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 235(Corresponding RS Plot No:- 231), LR Khatian No:- 623	Owner:বিসমল মুখোপাধ্যায়, Gurdian:খগেন্দ্র নাথ, Address:বিজ, Classification:বান্ধ, Area:0.10000000 Acre,

### Endorsement For Deed Number : I - 160404992 / 2017

On 24-08-2017

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

Presented for registration at 20:21 hrs on 24-08-2017, at the Private residence by Shri ADITYA AGARWAL .

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 13,59,897/-

Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )

Execution is admitted on 24/08/2017 by Mr JAHARLAL MUKHERJEE, Son of Late BIMAL MUKHOPADHYAY, NETAJI SUBHAS ROAD, P.O: MALANCHA MAHINAGAR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession Retired Person

Indetified by Mr MAFUZ TAKRIM, . , Son of Mr M T, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate





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

Execution is admitted on 24-08-2017 by Shri ADITYA AGARWAL, AUTHORISED SIGNATORY, LOOKLIKE DEALMARK LLP (LLP), 22/23B, MANOHAR PUKUR ROAD, P.O:- SARAT BOSE ROAD, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700029; AUTHORISED SIGNATORY, MAHAMANI OVERSEAS LLP (LLP), 9, OLD CHINA BAZAR STREET, 3RD FLOOR, ROOM NO. 54, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001; AUTHORISED SIGNATORY, MANGALSUDHA NIRMAN LLP (LLP), 16/1, PALM AVENUE, P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019; AUTHORISED SIGNATORY, MIKADO APARTMENT LLP (LLP), 9, OLD CHINA BAZAR STREET, 3RD FLOOR, ROOM NO. 54, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001; AUTHORISED SIGNATORY, MOONLIFE HIGHRISE LLP (LLP), 9, OLD CHINA BAZAR STREET, 3RD FLOOR, ROOM NO. 54, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001; AUTHORISED SIGNATORY, NIRMALKUNJ HOMES LLP (LLP), 9, OLD CHINA BAZAR STREET, 3RD FLOOR, ROOM NO. 54, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001; AUTHORISED SIGNATORY, NITYADHARA REALTORS LLP (LLP), 16/1, PALM AVENUE, P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700190; AUTHORISED SIGNATORY, PANCHSHREE APARTMENTS LLP (LLP), 16/1, PALM AVENUE, P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019; AUTHORISED SIGNATORY, RANDATA VINCOM LLP (LLP), 22/23B, MANOHAR PUKUR ROAD, P.O:- SARAT BOSE ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029; AUTHORISED SIGNATORY, RASHIAMRIT TREXIM LLP (LLP), 17/1, LANSDOWNE TERRACE, P.O:- KALIGHAT, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026; AUTHORISED SIGNATORY, REGIUS INFRAHOMES LLP (LLP), 10/1/2, SYED SALLY LANE, P.O:- C R AVENUE, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700073; AUTHORISED SIGNATORY, RIFTY INFRAHOUSING LLP (LLP), 10/1/2, SYED SALLY LANE, P.O:- C R AVENUE, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700073; AUTHORISED SIGNATORY, RITUDHAN DISTRIBUTORS LLP (LLP), 17/1, LANSDOWNE TOWER, P.O:- KALIGHAT, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026; AUTHORISED SIGNATORY, RUDRAMALA PROMOTERS LLP (LLP), 16/1, PALM AVENUE, P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019; AUTHORISED SIGNATORY, SARVLOK NIWAS LLP (LLP), 10/1/2, SYED SALLY LANE, P.O:- C R AVENUE, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700073; AUTHORISED SIGNATORY, SHIVPARIWAR VINTRADE LLP (LLP), 9, OLD CHINA BAZAR STREET, 3RD FLOOR, ROOM NO. 54, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001; AUTHORISED SIGNATORY, MANGALDHAM AWAS LLP (LLP), 16/1, PALM AVENUE, P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr MAFUZ TAKRIM, , Son of Mr M T, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

**Pradipta Kishore Guha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 08-09-2017**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 13,645/- ( A(1) = Rs 13,599/-, E = Rs 14/-, H = Rs 28/-, M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 13,645/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 29/08/2017 1:36PM with Govt. Ref. No: 192017180065858971 on 29-08-2017, Amount Rs: 13,645/-, Bank: ICICI Bank ( ICIC0000006 ), Ref. No. 1280844316 on 29-08-2017, Head of Account 0030-03-104-001-16





**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 81,614/- and Stamp Duty paid by by online = Rs 81,514/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/08/2017 1:36PM with Govt. Ref. No: 192017180065858971 on 29-08-2017, Amount Rs: 81,514/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 1280844316 on 29-08-2017, Head of Account 0030-02-103-003-02

*Pradipta Kishore Guha*

**Pradipta Kishore Guha  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal**

**On 18-09-2017**

**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 Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 81,614/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 5886, Amount: Rs.100/-, Date of Purchase: 21/07/2017, Vendor name: A K Purakayastha

*Pradipta Kishore Guha*

**Pradipta Kishore Guha  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2017, Page from 138471 to 138505  
being No 160404992 for the year 2017.



*Pradipta*

Digitally signed by PRADIPTA KISHORE  
GUHA  
Date: 2017.09.25 18:10:19 +05:30  
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 25/09/2017 18:10:13  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.



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101



Faint text at the bottom of the page, possibly a signature or date.





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2017, Page from 138471 to 138505  
being No 160404992 for the year 2017.



*Pradipta*

Digitally signed by PRADIPTA KISHORE  
GUHA

Date: 2017.09.25 18:10:19 +05:30

Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 25/09/2017 18:10:13  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)