

05/27 F-4994/17 (9)
भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

Noted that the document is subject to registration. The signature sheets and the endorsement sheets attached with the document are part of this document. 624898

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

DEED OF CONVEYANCE

24 AUG 2017 18/97

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

BETWEEN

ASHOKE BHATTACHARYA, son of Late Khagendra Nath Bhattacharya, holder of P.A.N.-CGZPB2842J, by faith-Hindu, by occupation-Retired Person, residing at Vivekananda Avenue, Malancha, P.O.-Malancha Mahipagar, 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**.

18 AUG 2017

4276 Date.....
Name..... Sampy Kumar Jain Advocate
Address..... High Court Calcutta
Rs..... 100

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

Aditya Agarwal

V.C.T. 2969

LYDLE & CO. LLP
MAHAMAN OVERSEAS LLP
MANGALWAN AWAS LLP
MANGALSUHA NIRMAN LLP
SIDDHANT REAL ESTATES LLP
MOONLIFE LICHNISE LLP
NIRMALKINJI HOMES LLP
NITYADHARA REALTORS LLP
PANCHSHREE APARTMENT LLP



Aditya Agarwal
Authorized Signatory

V.C.T. 2992

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Azra Bhatnagar

IDENTIFIED BY ME:-

(Signature)

MD. MAHFUZ TAKRIM
B.Sc, Spl. B.A (Double), M.A, 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,



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13)RIFTY INFRAHOUSING LLP, 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 **KHAGENDRA NATH BHATTACHARYA**, son of Shri. Nishi Bhusan Bhattacharya was the absolute owner in respect of ALL THAT piece and parcel of land measuring **10 Decimal** i.e. **06Kattah 0Chittak 36Sqft** appertaining to R.S. Dag No.229 under R.S. Khatian No.68, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South) by virtue of 'Deed of Partition' which was registered in the office of S.R. Baruipur on 28/08/1961 and duly recorded in Book No.-I, Volume No.-96, Pages in written-251 to 296, Deed No.-7376 and or the year 1961.



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AND WHEREAS while **KHAGENDRA NATH BHATTACHARYA**, son of Shri. Nishi Bhusan Bhattacharya had been enjoying right, title, interest and possession in respect of land measuring more or less **10 Decimal** i.e. **06Kattah 0Chittak 36Sqft** appertaining to R.S. Dag No.229 under R.S. Khatian No.68, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), died on 23/06/1981 and leaving intestate behind his wife namely **SMT. ASHALATA DEBI** and two sons namely **ASHOKE BHATTACHARYA**, the vendor herein and **ASIT BHATTACHARYA** as his only legal heirs and successors.

AND WHEREAS while **SMT. ASHALATA DEBI, ASHOKE BHATTACHARYA**, and **ASIT BHATTACHARYA** had been jointly enjoying right, title, interest and possession in respect of land measuring more or less **10 Decimal** i.e. **06Kattah 0Chittak 36Sqft** appertaining to R.S. Dag No.229 under R.S. Khatian No.68, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), mutated their names in L.R. record vide L.R. Khatian numbers-118, 87, 96 respectively and they had been paying their khazanas regularly before the competent authority.

AND WHEREAS while **SMT. ASHALATA DEBI**, wife of Late Khagendra Nath Bhattacharya had been enjoying right, title, interest and possession in respect of his 1/3rd undivided share of land in **10 Decimal** i.e. **06Kattah 0Chittak 36Sqft** appertaining to R.S. Dag No.229 under R.S. Khatian No.68, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), died on 08/09/1999 and leaving intestate behind his two sons



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namely **ASHOKE BHATTACHARYA**, the vendor herein and **ASIT BHATTACHARYA** as his only legal heirs and successors.

AND WHEREAS thus **ASHOKE BHATTACHARYA** and **ASIT BHATTACHARYA** became joint owners of entire land measuring **10 Decimal** i.e. **06Kattah 0Chittak 36Sqft** appertaining to R.S. Dag No.229 under R.S. Khatian No.68, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).

AND WHEREAS thus **ASHOKE BHATTACHARYA**, Vendor herein became the owner of 50% undivided share in entire land measuring 10 Decimal i.e. **5 Decimal** i.e. **03Kattah 0Chittak 18Sqft** appertaining to R.S. Dag No.229 under R.S. Khatian No.68, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), morefully described in the schedule property.

AND FURTHER WHEREAS while the Vendor herein being in financial requirement has decided to sell out and thus Purchasers have agreed to purchase the said land measuring more or less **5 Decimal** i.e. **03Kattah 0Chittak 18Sqft** appertaining to R.S. Dag No.229 under R.S. Khatian No.68, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), morefully described in the schedule property, hereinafter called the said land at a price of **Rs.4,50,000/- (Rupees Four Lakh and Fifty 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.4,50,000/- (Rupees**



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Four Lakh and Fifty Thousand only) well and truly paid by the Purchasers to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge as per memo of consideration hereunder written and from the payment of the same and every part thereof, the Vendor doth hereby acquit, release and forever discharge the Purchasers, as well as the land hereby sold, transferred and conveyed by the Vendor doth hereby grant, transfer, convey, sell, assure and assign unto the Purchasers **ALL THAT** piece and parcel of total land measuring more or less **5 Decimal** i.e. **03Kattah 0Chittak 18Sqft** appertaining to R.S. Dag No.229 under R.S. Khatian No.68, 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, 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



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may be in the custody, power, control, or possession of the Vendor 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 Vendor doth hereby covenant with the Purchasers that notwithstanding any act, deed and matters whatsoever made, done, executed or knowingly suffered to the contrary the Vendor 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 Vendor or any of her predecessor-in-title and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharge, saved, harmless and keep the Purchasers indemnified from or against all charges, estates, encumbrances, created by the Vendor or any of his predecessor-in-title and that free from all encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid. **FURTHER** the Vendor 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 Vendor will from time to time or at all times hereafter at the cost and request of the Purchasers do and execute or



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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 Vendor has assured and represented unto the purchaser as follows:

- 1) The Vendor having his 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 Vendor has 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 Vendor has not received and is not aware of any notice of acquisitions or requisition or alignments of the said land or any part thereof 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 lispendences.
- 5) The Vendor has 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".



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7) That the Schedule land is Bank of pond in nature.

8) That the Vendor or any predecessors-in-title of the Vendor had / has never made or done anything or executed any deed or committed or knowingly suffered to the contrary to the absolute title of the Vendor is 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 Vendor has full power and absolute and indefeasible estate equivalent thereto free from all encumbrances and charges whatsoever and that the Vendor has 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 Vendor has 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 whatsoever by the Vendor or any person or persons claiming any estate, right, title or interest from under through or in trust for the Vendor and freely, clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the Vendor 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 Vendor.

10) That the Vendor and all persons claiming any right, title or interest in the said property hereby granted through from under or in trust for the



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Vendor 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 Vendor has 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.

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 Vendor doth hereby declare that there is no statutory restriction on the part of the Vendor 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 Vendor from the appropriate authority as required under the provision of section 4E of the West Bengal Land Reforms Act, 1955.



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15) That the Vendor will 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 Vendor 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 Vendor.

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 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 Vendor, no other person has or can claim any right, title,



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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.
- 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.



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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 Vendor has never done any act, deed or thing whereby or by reason whereof the right, title, interest and possession of the Vendor in respect of the schedule property could or may have been encumbered, impeached, challenged or disputed in any way.

n) That the Vendor has 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 Vendor has 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 Vendor in these presents as well as in these covenants are false and



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fabricated and if the Purchasers may suffer any loss or charges or damages, the Vendor 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 Vendor also declare that the land hereby sold has not been previously leased, mortgaged, sold nor in any way transferred by the Vendor 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.



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SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of undivided share of ^{pukurash, proposed Verata} land measuring more or less **03Kattah 0Chittak 18Sqft** together with old and dilapidated ^{residential} structure of **719Sqft.** made by brick built wall and tile shed ^{having Cement floor} comprising in **R.S. Dag No.229** under R.S. Khatian No.68 corresponding to **L.R. Dag No.-233**, under L.R. Khatian No.-87, 118, 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	229	233	719Sqft.	03Kattah 0Chittak 18Sqft
TOTAL=				03Kattah 0Chittak 18Sqft

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.-228 and 231(Part). ✓

SOUTH--- Land of R.S. Dag No.-230 and 229/639(Part). ✓

EAST--- 25' Road.

WEST--- Land of R.S. Dag No.-231(Part).



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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. *Abdul Rajjak Mandal.*
P.O + Vill - Cherubuti
P.S. Sonarpur Kat-149

2. *Siboprasad Mukherjee*
Malancha P.S - Sonarpur
Kat-145

Abhaya B. Sanyal
.....
(SIGNATURE OF VENDOR)

EDDLIKE DEALMARK LLP
MAHAMANI OVERSEAS LLP
MANGALDHAM AWAS LLP
MANGALSOONA NIRMAM LLP
SIDHCHAN REALESTATED LLP
MOONLAKH MISHRA LLP
NIRMALKUNJ HOMES LLP
NITYADHARA REALTORS LLP
PANCHSHREE APARTMENT LLP
BANDATA VINCOM LLP
RASHIAMRIT TREXIM LLP
REGIUS INFRAHOMES LLP
RIFTY INFRADUSING LLP
RITUDHAN DISTRIBUTORS LLP
RUDRANALA PROMOTERS LLP
SARVLOK HOMES LLP
SHYPARIVAH VINTRADE LLP

Aditya Agarwal
Authorized Signatory

(SIGNATURE OF PURCHASERS)

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

Maheez Takrim
..24/8/17

ADVOCATE

MD. MAHEUZ TAKRIM
B.Sc. Sp. BA (Hons), MA, LL.B. (Hons)
Advocate & Property Valuer
Calcutta High Court



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24 AUG 2017

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser, I, the vendor hereby receive the within mentioned sum of **Rs.4,50,000/- (Rupees Four Lakh and Fifty Thousand only)** being the consideration money in full and final payment as per memo below:-

PARTICULARS :	ISSUED IN THE NAME OF :	AMOUNT IN RUPEES :
Banker's Cheque vide number 189118 dated 23/08/2017 issued by Kotak Mahindra Bank, Minto Park Branch.	ASHOKE BHATTACHARYA	Rs.4,50,000/-
	TOTAL =	Rs.4,50,000/-

(Rupees Four Lakh and Fifty Thousand only)

WITNESSES:

1. *Abdur Razzak Mardani*

2. *Silaprasad Lalkunji -
Malach, P. S. - Somwar
W. A. - 125*

Ashoke Bhattacharya -
(SIGNATURE OF VENDOR)



Dist. Sub-Registrar-IV
U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
24 AUG 2022



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Signature *Ashra Bhojra*
 Signature *Ashra Bhojra*



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name.....
 Signature *Aditya Agarwal*



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name.....
 Signature.....



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name.....
 Signature.....



District Sub-Registrar,
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
24 AUG 2021

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

4994/17

GRN: 19-201718-006604256-1 Payment Mode Online Payment
GRN Date: 29/08/2017 16:36:21 Bank: ICICI Bank
BRN: 1280961869 BRN Date: 29/08/2017 16:37:35

DEPOSITOR'S DETAILS

Name: REGIUS INFRAHOMES LLP Id No.: 16040001199342/5/2017
[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

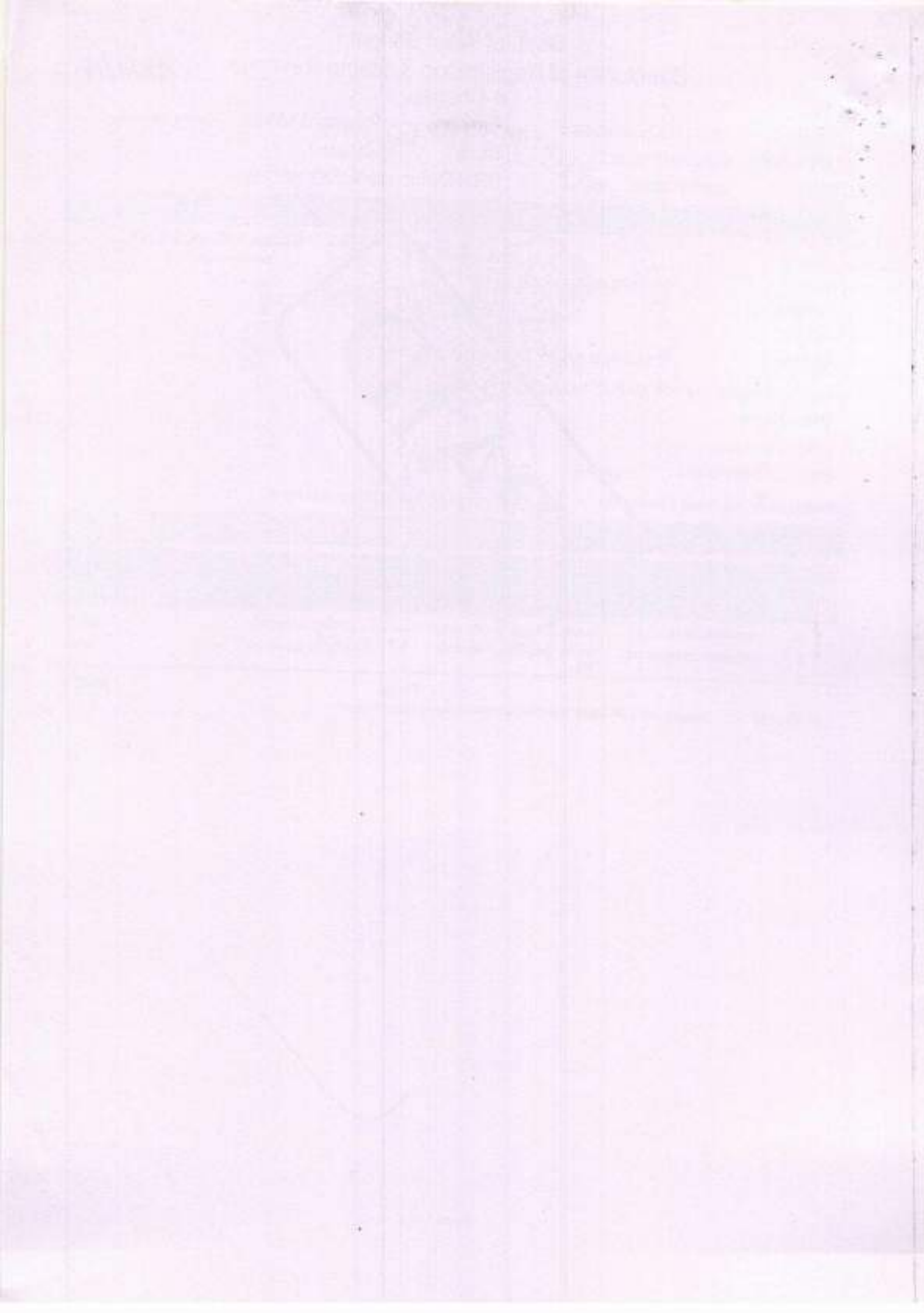
PAYMENT DETAILS

Sl. No.	Identification No	Head of A/C Description	Head of A/C	Amount [₹]
1	16040001199342/5/2017	Property Registration- Stamp duty	0030-02-103-003-02	162749
2	16040001199342/5/2017	Property Registration- Registration Fees	0030-03-104-001-16	27184

Total

189933

In Words: Rupees One Lakh Eighty Nine Thousand Nine Hundred Thirty Three only

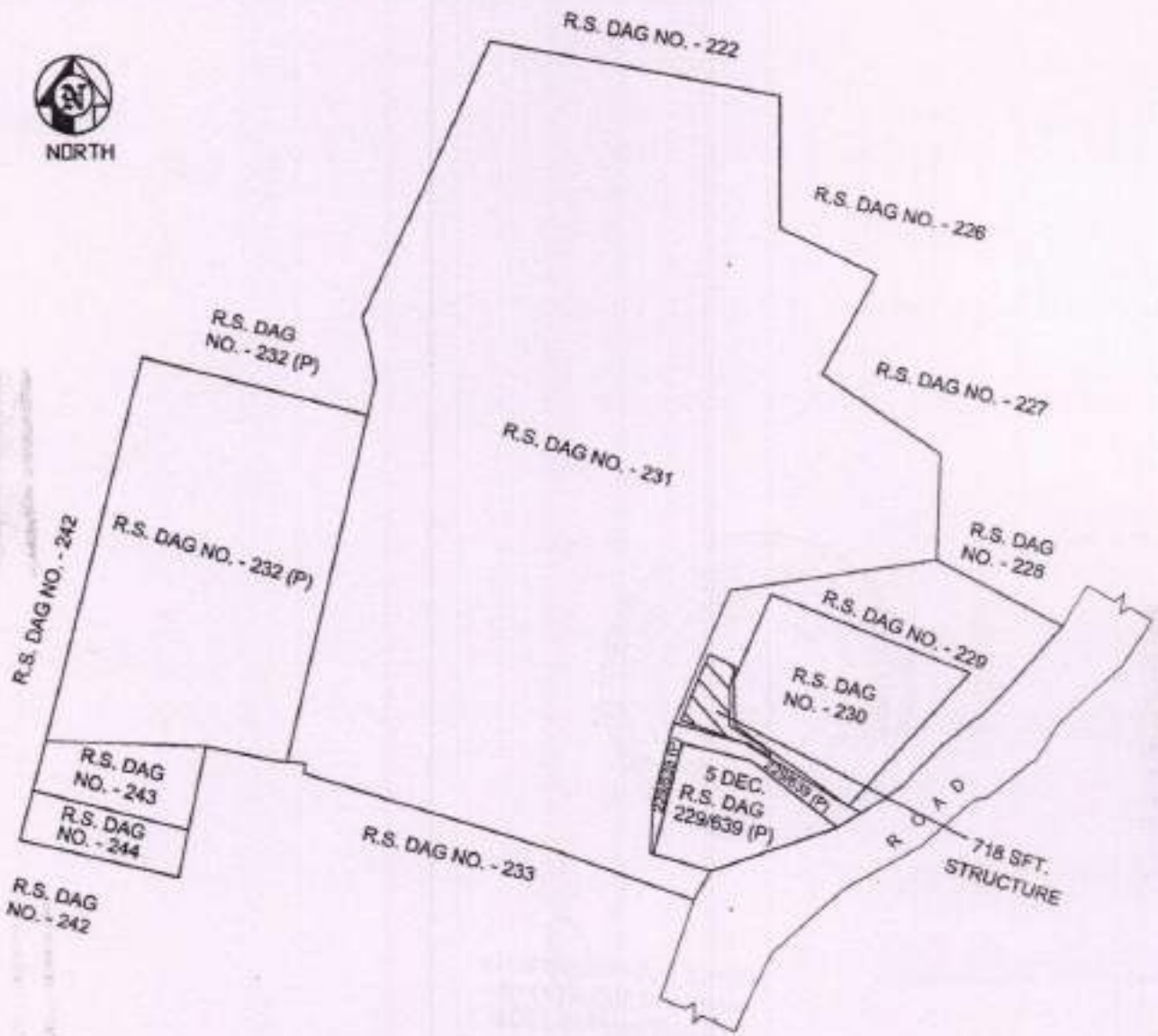


8

DEED PLAN OF UNDIVIDED SHARE OF LAND MEASURING 3 KATTAH 18 SFT. TOGETHER WITH STRUCTURE OF 718 SFT. COMPRISING IN R.S. DAG NO. - 229, UNDER R.S. KHATIAN NO. - 68, CORRESPONDING TO L.R. DAG NO. - 233, UNDER L.R. KHATIAN NO. - 87, 118, 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 BEALMARK LLP
- MAHAMANI OVERSEAS LLP
- MANGALDHAM AWAS LLP
- MANGALSUDHA NIRMAN LLP
- SIDHICHAN REALESTATES LLP
- MOONLIL CHRISE LLP
- NIRMALKUNJ HOMES LLP
- NITYADHARA REALTORS LLP
- PANCHSHREE APARTMENT LLP
- RAMDATA VINCOM LLP
- RASHIAMRIT TREXIM LLP
- REGIUS INFRAHOMES LLP
- RIFTY INFRAHOUSING LLP
- RITUDHAN DISTRIBUTORS LLP
- RUDRAMALA PROMOTERS LLP
- SARVLOK NIWAS LLP
- SHINPARWAR VINTRADE LLP

Ashoka Bhattacharya

SIGNATURE OF VENDORS

Tamal Kanti Roy



SIGNATURE OF L.B.S

Aditya Agarwal
Authorized Signatory





SIGNATURE OF PURCHASERS




District sub-Registrar
Registrar U/S (2) of
Registration Act 1908
Higore, South 24 Parganas
24 AUG 2012

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] ,[MANGAL DHAM AWAS 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			<i>Aditya Agarwal</i> 20/6/17



Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
		TREXIM LLP] ,[REGIUS INFRAHO 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]			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr ASOHK BHATTACHARYA VIVEKANANDA AVENUE, P.O:- MALANCHA MAHINAGAR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Seller			



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 ASOHK BHATTACHARYA	 24/8/17

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





Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1604-0001199342/2017	Office where deed will be registered
Query Date	21/08/2017 11:33:53 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. 4,50,000/-	Rs. 27,13,821/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 1,62,849/- (Article:23)	Rs. 27,184/- (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. 748/-		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 Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-233	LR-87	Bastu	Pukur Parh	3 Katha 18 Sq Ft	4,00,000/-	24,98,121/-	Width of Approach Road: 25 Ft.,
Grand Total :					4.9913Dec	4,00,000 /-	24,98,121 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	719 Sq Ft.	50,000/-	2,15,700/-	Structure Type: Structure
Gr. Floor, Area of floor : 719 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		719 sq ft	50,000 /-	2,15,700 /-	



Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr ASOJK BHATTACHARYA Son of Late KHAGENDRA NATH BHATTACHARYAVIVEKANANDA AVENUE, 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.:: CGZPB2842J, Status :Individual, Executed by: Self . To be Admitted by: Self, Date of Execution: 24/08/2017	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 24/08/2017

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	LOOKLIKE DEALMARK LLP 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	Organization	Executed by: Representative
2	MANGALDHAM AWAS LLP 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	Organization	Executed by: Representative
3	MAHAMANI OVERSEAS 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 . PAN No.:: ABBFM0927G, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
4	MANGALSUDHA NIRMAN LLP 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	Organization	Executed by: Representative
5	MIKADO APARTMENT 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 . PAN No.:: ABBFM0923C, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
6	MOONLIFE HIGHRISE 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 . PAN No.:: ABBFM0925C, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
7	NIRMALKUNJ HOMES 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 . PAN No.:: AAMFN0697C, Status :Organization, Executed by: Representative	Organization	Executed by: Representative



8	NITYADHARA REALTORS LLP 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	Organization	Executed by: Representative
9	PANCHSHREE APARTMENTS LLP 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	Organization	Executed by: Representative
10	RANDATA VINCOM LLP 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	Organization	Executed by: Representative
11	RASHIAMRIT TREXIM LLP 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	Organization	Executed by: Representative
12	REGIUS INFRAHOMES LLP 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	Organization	Executed by: Representative
13	RIFTY INFRAHOUSING LLP 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	Organization	Executed by: Representative
14	RITUDHAN DISTRIBUTORS LLP 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	Organization	Executed by: Representative
15	RUDRAMALA PROMOTERS LLP 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	Organization	Executed by: Representative
16	SARVLOK NIWAS LLP 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	Organization	Executed by: Representative
17	SHIVPARIWAR VINTRADE 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 , PAN No.:: ACVFS9537K, Status :Organization, Executed by: Representative	Organization	Executed by: Representative



Representative Details :

SI No	Name & Address	Representative of
1	<p>Shri ADITYA AGARWAL (Presentant) 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.:: AFEP A7678D</p>	<p>LOOKLIKE DEALMARK LLP (as AUTHORISED SIGNATORY), MANGALDHAM AWAS 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 AWAS LLP (as AUTHORISED SIGNATORY), SHIVPARIWAR VINTRADE 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 ASOHK BHATTACHARYA</p>	
	N



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ASOHK BHATTACHARYA	LOOKLIKE DEALMARK LLP-0.293603 Dec,MANGALDHAM AWAS LLP-0.293603 Dec,MAHAMANI OVERSEAS LLP-0.293603 Dec,MANGALSUDHA NIRMAN LLP-0.293603 Dec,MIKADO APARTMENT LLP-0.293603 Dec,MOONLIFE HIGHRISE LLP-0.293603 Dec,NIRMALKUNJ HOMES LLP-0.293603 Dec,NITYADHARA REALTORS LLP-0.293603 Dec,PANCHSHREE APARTMENTS LLP-0.293603 Dec,RANDATA VINCOM LLP-0.293603 Dec,RASHIAMRIT TREXIM LLP-0.293603 Dec,REGIUS INFRAHOMES LLP-0.293603 Dec,RIFTY INFRAHOUSING LLP-0.293603 Dec,RITUDHAN DISTRIBUTORS LLP-0.293603 Dec,RUDRAMALA PROMOTERS LLP-0.293603 Dec,SARVLOK NIWAS LLP-0.293603 Dec,SHIVPARIWAR VINTRADE LLP-0.293603 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr ASOHK BHATTACHARYA	LOOKLIKE DEALMARK LLP-42.29411800 Sq Ft,MANGALDHAM AWAS LLP-42.29411800 Sq Ft,MAHAMANI OVERSEAS LLP-42.29411800 Sq Ft,MANGALSUDHA NIRMAN LLP-42.29411800 Sq Ft,MIKADO APARTMENT LLP-42.29411800 Sq Ft,MOONLIFE HIGHRISE LLP-42.29411800 Sq Ft,NIRMALKUNJ HOMES LLP-42.29411800 Sq Ft,NITYADHARA REALTORS LLP-42.29411800 Sq Ft,PANCHSHREE APARTMENTS LLP-42.29411800 Sq Ft,RANDATA VINCOM LLP-42.29411800 Sq Ft,RASHIAMRIT TREXIM LLP-42.29411800 Sq Ft,REGIUS INFRAHOMES LLP-42.29411800 Sq Ft,RIFTY INFRAHOUSING LLP-42.29411800 Sq Ft,RITUDHAN DISTRIBUTORS LLP-42.29411800 Sq Ft,RUDRAMALA PROMOTERS LLP-42.29411800 Sq Ft,SARVLOK NIWAS LLP-42.29411800 Sq Ft,SHIVPARIWAR VINTRADE LLP-42.29411800 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:- 233(Corresponding RS Plot No:- 229), LR Khatian No:- 87	Owner:অশোক ভট্টাচার্য্য, Gurdian:শ্যামেশ্বর, Address:মিড, Classification:পুকুর বাড়ি, Area 0.03000000 Acre,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 20/09/2017) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 04/10/2017) 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.



Major Information of the Deed

Deed No :	I-1604-04994/2017	Date of Registration	18/09/2017
Query No / Year	1604-0001199342/2017	Office where deed is registered	
Query Date	21/08/2017 11:33:53 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. 4,50,000/-	Rs. 27,13,821/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,62,849/- (Article:23)	Rs. 27,184/- (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 Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-233	LR-87	Bastu	Pukur Parh	3 Katha 18 Sq Ft	4,00,000/-	24,98,121/-	Width of Approach Road: 25 Ft.,
Grand Total :					4.9913Dec	4,00,000 /-	24,98,121 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	719 Sq Ft.	50,000/-	2,15,700/-	Structure Type: Structure
Gr. Floor, Area of floor : 719 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		719 sq ft	50,000 /-	2,15,700 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ASOHK BHATTACHARYA Son of Late KHAGENDRA NATH BHATTACHARYA VIVEKANANDA AVENUE, 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.:: CGZPB2842J, 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	LOOKLIKE DEALMARK LLP 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	MANGALDHAM AWAS LLP 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
3	MAHAMANI OVERSEAS 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 , PAN No.:: ABBFM0927G, Status :Organization, Executed by: Representative
4	MANGALSUDHA NIRMAN LLP 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
5	MIKADO APARTMENT 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 , PAN No.:: ABBFM0923C, Status :Organization, Executed by: Representative
6	MOONLIFE HIGHRISE 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 , PAN No.:: ABBFM0925C, Status :Organization, Executed by: Representative
7	NIRMALKUNJ HOMES 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 , PAN No.:: AAMFN0697C, Status :Organization, Executed by: Representative
8	NITYADHARA REALTORS LLP 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
9	PANCHSHREE APARTMENTS LLP 16/1, PALM AVENUE, P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN 700019 , PAN No.:: AARFP4889M, Status :Organization, Executed by: Representative
10	RANDATA VINCOM LLP 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
11	RASHIAMRIT TREXIM LLP 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
12	REGIUS INFRAHOMES LLP 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
13	RIFTY INFRAHOUSING LLP 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
14	RITUDHAN DISTRIBUTORS LLP 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
15	RUDRAMALA PROMOTERS LLP 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
16	SARVLOK NIWAS LLP 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
17	SHIVPARIWAR VINTRADE 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 , PAN No.:: ACVFS9537K, Status :Organization, Executed by: Representative



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri ADITYA AGARWAL (Presentant) 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), MANGALDHAM AWAS 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)

Identifier Details :

Name & address
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 ASOHK BHATTACHARYA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ASOHK BHATTACHARYA	LOOKLIKE DEALMARK LLP-0.293603 Dec,MANGALDHAM AWAS LLP-0.293603 Dec,MAHAMANI OVERSEAS LLP-0.293603 Dec,MANGALSUDHA NIRMAN LLP-0.293603 Dec,MIKADO APARTMENT LLP-0.293603 Dec,MOONLIFE HIGHRISE LLP-0.293603 Dec,NIRMALKUNJ HOMES LLP-0.293603 Dec,NITYADHARA REALTORS LLP-0.293603 Dec,PANCHSHREE APARTMENTS LLP-0.293603 Dec,RANDATA VINCOM LLP-0.293603 Dec,RASHIAMRIT TREXIM LLP-0.293603 Dec,REGIUS INFRAHOMES LLP-0.293603 Dec,RIFTY INFRAHOUSING LLP-0.293603 Dec,RITUDHAN DISTRIBUTORS LLP-0.293603 Dec,RUDRAMALA PROMOTERS LLP-0.293603 Dec,SARVLOK NIWAS LLP-0.293603 Dec,SHIVPARIWAR VINTRADE LLP-0.293603 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr ASOHK BHATTACHARYA	LOOKLIKE DEALMARK LLP-42.29411800 Sq Ft,MANGALDHAM AWAS LLP-42.29411800 Sq Ft,MAHAMANI OVERSEAS LLP-42.29411800 Sq Ft,MANGALSUDHA NIRMAN LLP-42.29411800 Sq Ft,MIKADO APARTMENT LLP-42.29411800 Sq Ft,MOONLIFE HIGHRISE LLP-42.29411800 Sq Ft,NIRMALKUNJ HOMES LLP-42.29411800 Sq Ft,NITYADHARA REALTORS LLP-42.29411800 Sq Ft,PANCHSHREE APARTMENTS LLP-42.29411800 Sq Ft,RANDATA VINCOM LLP-42.29411800 Sq Ft,RASHIAMRIT TREXIM LLP-42.29411800 Sq Ft,REGIUS INFRAHOMES LLP-42.29411800 Sq Ft,RIFTY INFRAHOUSING LLP-42.29411800 Sq Ft,RITUDHAN DISTRIBUTORS LLP-42.29411800 Sq Ft,RUDRAMALA PROMOTERS LLP-42.29411800 Sq Ft,SARVLOK NIWAS LLP-42.29411800 Sq Ft,SHIVPARIWAR VINTRADE LLP-42.29411800 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:- 233(Corresponding RS Plot No:- 229), LR Khatian No:- 87	Owner: অশোক ভট্টাচার্য্য, Gurdian: খগেন্দ্র, Address: নিজ, Classification: পুকুর বাড়, Area: 0.03000000 Acre,

Endorsement For Deed Number : I - 160404994 / 2017

On 24-08-2017

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

Presented for registration at 20:33 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 27,13,821/-

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

Execution is admitted on 24/08/2017 by Mr ASOJK BHATTACHARYA, Son of Late KHAGENDRA NATH BHATTACHARYA, VIVEKANANDA AVENUE, 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, MANGALDHAM AWAS LLP (LLP), 16/1, PALM AVENUE, P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019; 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

Identified 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 27,184/- (A(1) = Rs 27,138/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 27,184/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/08/2017 4:37PM with Govt. Ref. No: 192017180086042561 on 29-08-2017, Amount Rs: 27,184/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1280961869 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. 1,62,849/- and Stamp Duty paid by online = Rs 1,62,749/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/08/2017 4:37PM with Govt. Ref. No: 192017180066042561 on 29-08-2017, Amount Rs: 1,62,749/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1280961869 on 29-08-2017, Head of Account 0030-02-103-003-02

Pradipta

**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. 1,62,849/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4276, Amount: Rs.100/-, Date of Purchase: 18/08/2017, Vendor name: A K Purakayastha

Pradipta

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





Faint text at the bottom of the page, possibly a date or a reference number, which is mostly illegible.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2017, Page from 138436 to 138470

being No 160404994 for the year 2017.



Pradipta

Digitally signed by PRADIPTA KISHORE
GUHA

Date: 2017.09.25 18:07:54 +05:30

Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 25/09/2017 18:07:50
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2017, Page from 138436 to 138470
being No 160404994 for the year 2017.



Pradipta

Digitally signed by PRADIPTA KISHORE
GUHA
Date: 2017.09.25 18:07:54 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 25/09/2017 18:07:50
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)