

05844

Nil

5013/17

1

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Y 624896

DEED OF CONVEYANCE

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

BETWEEN

NILANJAN MUKHERJEE, son of Late Sushil Kumar Mukhopadhyay, holder of P.A.N.-CONPM7532L, by faith-Hindu, by occupation-Business, residing at Vivekananda Avenue, 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 documents in relation to registration, the signature sheets and the endorsement sheets attached with the document are part of this document

Sub-Registrar
Section 7(2) of
Act 1908
Alipore, South 24 Parganas
24 AUG 2017

18 AUG 2017

Sl. No. 41274 Date
Name Sanjay K. Jaiswal
Address High Court Collette Advocate
Rs. 100/-

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

H. Ditya B. Jaiswal



VC
29169

- LOOKER DEALMARE LLP
- MAHARAJA NIVARSHAS LLP
- MANGALDHAM NIVAS LLP
- MANSAL DOLA NIVAS LLP
- SEWDAH REAL ESTATE LLP
- INDUWAL NIVAS LLP
- NIRMALAKSHI NIVAS LLP
- NITYADHARA REALTORS LLP
- PANCHSHREE APARTMENT LLP
- RANOATA VINCOM LLP
- RASHMIST TRENCH LLP
- REJUS PANCHSHREE LLP
- ROYAL PANCHSHREE LLP
- SIDDHANT PANCHSHREE LLP
- INDRANILA SUMMITS LLP
- SARVODAYA NIVAS LLP
- SHIVANWAR VINYADE LLP



H. Ditya B. Jaiswal
Authorized Signatory



VC
2973

District Sub-Registrar-14
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
8 AUG 2017

Milanjor Muechir

IDENTIFIED BY ME -

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.-AASER7462H, 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 (WS 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

24 MAY 2018

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**.

PART-I

WHEREAS one **SUSHIL KUMAR MUKHOPADHYAY**, son of Late Fanindra Nath Mukhopadhyay, was the absolute owner in respect of land measuring **4 Decimal i.e. 2 Kattah 6 Chittak 32 Sqft** by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.499, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-1118, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).



[Signature]
District Registrar
Registrar U/S 7(1) of
Registration Act 1908
Alipara, South 24 Parganas
24 AUG 2012

AND WHEREAS while **SUSHIL KUMAR MUKHOPADHYAY**, son of Late Fanindra Nath Mukhopadhyay had been enjoying right, title, interest and possession in respect of land measuring **4 Decimal** i.e. **2 Kattah 6 Chittak 32 Sqft** by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.499, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-1118, J.L. No.78, Touji No.250, within Mouza-Malanchna, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), died on 29/08/2000 and leaving intestate behind his wife namely **SMT. ARCHANA MUKHOPADHYAY** and two sons namely **NILANJAN MUKHERJEE** and **SHIBA PRASAD MUKHOPADHYAY** as his only legal heirs and successors.

AND WHEREAS thus **NILANJAN MUKHERJEE**, son of Late Sushil Kumar Mukhopadhyay became owner of $1/3^{\text{rd}}$ undivided share of said 4 Decimal i.e. land measuring **1.33 Decimal** i.e. **12 Chittak 40 Sqft** by virtue of inheritance and succession from father's share appertaining to R.S. Dag No.231 under R.S. Khatian No.499, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-1118, J.L. No.78, Touji No.250, within Mouza-Malanchna, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

PART-II

WHEREAS one **SANAT KUMAR MUKHOPADHYAY**, son of Late Fanindra Nath Mukhopadhyay, was the absolute owner in respect of land measuring **3 Decimal** i.e. **1 Kattah 13 Chittak 2 Sqft** by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.499, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-1019, J.L. No.78, Touji No.250, within Mouza-Malanchna, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).



DISTRICT REGISTRAR
Registrar 1/5/7(2) of
Registration Act 1908
Hoove, South 24 Parganas

26 AUG 2012

AND WHEREAS while **SANAT KUMAR MUKHOPADHYAY**, son of Late Fanindra Nath Mukhopadhyay had been enjoying right, title, interest and possession in respect of land measuring **3 Decimal** i.e. 1 Kattah 13 Chittak 2 Sqft by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.499, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-1019, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), died on 12/01/1997 in bachelor stage and leaving intestate behind his three brothers namely **MANIK LAL MUKHERJEE @ MUKHOPADHYAY, SUSHIL KUMAR MUKHOPADHYAY**, and **RATAN LAL MUKHOPADHYAY** as his only legal heirs and successors and his mother Indumati Mukhopadhyay died on 06/11/1997.

AND WHEREAS thus **SUSHIL KUMAR MUKHOPADHYAY**, son of Late Fanindra Nath Mukhopadhyay became owner of 1/3rd undivided share of said 3 Decimal i.e. land measuring **1 Decimal** i.e. **9 Chittak 31 Sqft** by virtue of inheritance and succession from brother's share appertaining to R.S. Dag No.231 under R.S. Khatian No.499, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-1019, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS while **SUSHIL KUMAR MUKHOPADHYAY**, son of Late Fanindra Nath Mukhopadhyay had been enjoying right, title, interest and possession in respect of 1/3rd undivided share of said 3 Decimal i.e. land measuring **1 Decimal** i.e. **9 Chittak 31 Sqft** by virtue of inheritance and succession from brother's share appertaining to R.S. Dag No.231 under R.S. Khatian No.499, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-1019, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-



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

30 MAY 2012

Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), died on 29/08/2000 and leaving intestate behind his wife namely **SMT. ARCHANA MUKHOPADHYAY** and two sons namely **NILANJAN MUKHERJEE**, and **SHIBA PRASAD MUKHOPADHYAY** as his only legal heirs and successors.

AND WHEREAS thus **NILANJAN MUKHERJEE**, son of Late Sushil Kumar Mukhopadhyay became owner of 1/3rd undivided share of said 1 Decimal i.e. land measuring **0.34 Decimal i.e. 3 Chittak 13 Sqft** by virtue of inheritance and succession from father's share appertaining to R.S. Dag No.231 under R.S. Khatian No.499, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-1019, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).

PART-III

WHEREAS one **INDUMOTI MUKHOPADHYAY**, wife of Late Fanindra Nath Mukhopadhyay, was the absolute owner in respect of land measuring **4 Decimal i.e. 2 Kattah 6 Chittak 32 Sqft** by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.499, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-128, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur. District: 24-Parganas (South).

AND WHEREAS while **INDUMOTI MUKHOPADHYAY**, wife of Late Fanindra Nath Mukhopadhyay had been enjoying right, title, interest and possession in respect of land measuring **4 Decimal i.e. 2 Kattah 6 Chittak 32 Sqft** by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.499, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-128, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police



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

Station-Sonarpur, District: 24-Parganas (South), died on 06/11/1997 and leaving intestate behind his three sons namely **MANIK LAL MUKHERJEE** @ **MUKHOPADHYAY**, **SUSHIL KUMAR MUKHOPADHYAY**, and **RATAN LAL MUKHOPADHYAY** as his only legal heirs and successors.

AND WHEREAS thus **SUSHIL KUMAR MUKHOPADHYAY**, son of Late Fanindra Nath Mukhopadhyay became owner of 1/3rd undivided share of said 4 Decimal i.e. land measuring **1.33 Decimal** i.e. **12 Chittak 40 Sqft** by virtue of inheritance and succession from mother's share appertaining to R.S. Dag No.231 under R.S. Khatian No.499, corresponding to L.R. Dag No. 235 under L.R. Khatian No.-128, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).

AND WHEREAS while **SUSHIL KUMAR MUKHOPADHYAY**, son of Late Fanindra Nath Mukhopadhyay had been enjoying right, title, interest and possession in respect of 1/3rd undivided share of said 4 Decimal i.e. land measuring **1.33 Decimal** i.e. **12 Chittak 40 Sqft** by virtue of inheritance and succession from mother's share appertaining to R.S. Dag No.231 under R.S. Khatian No.499, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-128, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), died on 29/08/2000 and leaving intestate behind his wife namely **SMT. ARCHANA MUKHOPADHYAY** and two sons namely **NILANJAN MUKHERJEE**, and **SHIBA PRASAD MUKHOPADHYAY** as his only legal heirs and successors.

AND WHEREAS thus **NILANJAN MUKHERJEE**, son of Late Sushil Kumar Mukhopadhyay became owner of 1/3rd undivided share of said 1.33 Decimal i.e. land measuring **0.44 Decimal** i.e. **4 Chittak 11 Sqft** by virtue of



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

inheritance and succession from father's share appertaining to R.S. Dag No.231 under R.S. Khatian No.499, corresponding to L.R. Dag No -235 under L.R. Khatian No.-128, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

PART-IV

WHEREAS one **ANIL KUMAR MUKHOPADHYAY**, son of Late Khitinder Nath Mukhopadhyay, was the absolute owner in respect of land measuring **9 Decimal** i.e. 05 Kattah 07 Chittak 05 Sqft by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.500, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-46, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS while **ANIL KUMAR MUKHOPADHYAY**, son of Late Khitinder Nath Mukhopadhyay had been enjoying right, title, interest and possession in respect of land measuring **9 Decimal** i.e. 05 Kattah 07 Chittak 05 Sqft by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.500, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-46, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), sold, conveyed and transferred the same i.e. measuring **9 Decimal** i.e. 05 Kattah 07 Chittak 05 Sqft to one **NILANJAN MUKHERJEE**, son of Late Sushil Kumar Mukherjee by virtue of 'Deed of Conveyance' which was registered in the office of A.D.S.R. Sonarapur on 30/05/2014 and duly recorded in Book No.-I, CD Volume No.-10, Pages from 7579 to 7589, Deed No.-5427 and for the year 2014.



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

AND WHEREAS thus **NILANJAN MUKHERJEE**, son of Late Sushil Kumar Mukherjee became absolute owner of said **9 Decimal** i.e. 05 Kattah 07 Chittak 05 Sqft by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.500, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-46, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).

PART-V

WHEREAS one **ANATH KUMAR MUKHOPADHYAY**, son of Late Jatindra Nath Mukhopadhyay, was the absolute owner in respect of land measuring **6 Decimal** by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.504, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-33, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).

AND WHEREAS one **ANIL KUMAR MUKHOPADHYAY**, son of Late Jatindra Nath Mukhopadhyay, was the absolute owner in respect of land measuring **6 Decimal** by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.503, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-47, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).

AND WHEREAS one **GAHAN KUMAR MUKHOPADHYAY**, son of Late Jatindra Nath Mukhopadhyay, was the absolute owner in respect of land measuring **6 Decimal** by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.502, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-275, J.L. No.78, Touji No.250, within Mouza-



District sub-Registrar
Registrar U/S (2) of
Registration Act 1908
Alipore, South 24 Parganas
24 AUG 2018

Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS one **DEB KUMAR MUKHOPADHYAY**, son of Late Ganendra Nath Mukhopadhyay, was the absolute owner in respect of land measuring **5 Decimal** by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.505, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-393, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS one **PRASANTA KUMAR MUKHOPADHYAY**, son of Late Ganendra Nath Mukhopadhyay, was the absolute owner in respect of land measuring **4 Decimal** by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.508, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-561, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS one **HERAMBA MUKHOPADHYAY**, son of Late Ganendra Nath Mukhopadhyay, was the absolute owner in respect of land measuring **4 Decimal** by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.506, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-1140, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS while 1)**ANATH KUMAR MUKHOPADHYAY**, 2)**ANIL KUMAR MUKHOPADHYAY**, 3)**GAHAN KUMAR MUKHOPADHYAY**, all are sons of Late Jatindra Nath Mukhopadhyay, and 4)**DEB KUMAR MUKHOPADHYAY**, 5)**PRASANTA KUMAR MUKHOPADHYAY**, 6)**HERAMBA MUKHOPADHYAY**, all are sons of Late Ganendra Nath



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

Mukhopadhyay, had been jointly enjoying right, title, interest and possession in respect of land measuring **(18 + 13) Decimal =31 Decimal**, by virtue of L.R. record 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), executed a registered Power of Attorney for sake of convenience to transfer their ownership right in respect of aforesaid land measuring **31 Decimal** where they duly nominated, constituted and appointed their relative namely **MANIK LAL MUKHERJEE @ MUKHOPADHYAY**, son of Late Fanindra Nath Mukhopadhyay, as "**LAWFUL CONSTITUTED ATTORNEY**" which was registered in the office of A.D.S.R. Garia on 08/07/2015 and duly recorded in Book No.-IV, CD Volume No.-1629, Pages from 522 to 539, Deed No.-255 and for the year 2015.

AND WHEREAS while 1)**ANATH KUMAR MUKHOPADHYAY**, 2)**ANIL KUMAR MUKHOPADHYAY**, 3)**GAHAN KUMAR MUKHOPADHYAY**, all are sons of Late Jatindra Nath Mukhopadhyay, and 4)**DEB KUMAR MUKHOPADHYAY**, 5)**PRASANTA KUMAR MUKHOPADHYAY**, 6)**HERAMBA MUKHOPADHYAY**, all are sons of Late Ganendra Nath Mukhopadhyay, had been jointly enjoying right, title, interest and possession in respect of land measuring **31 Decimal** 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), sold, conveyed and transferred a land measuring **8 Decimal** to one **NILANJAN MUKHERJEE**, son of Late Sushil Kumar Mukherjee through their constituted attorney holder **MANIK LAL MUKHERJEE @ MUKHOPADHYAY**, son of Late Fanindra Nath Mukhopadhyay by virtue of 'Deed of Conveyance' which was registered in the office of A.D.S.R. Sonarapur on 17/07/2015 and duly recorded in Book



District Sub-Registrar
Registrar WS 7(2) of
Registration Act 1908
West Bengal, South 24 Parganas

24 11 2022

No.-I, CD Volume No.-1608, Pages from 34969 to 34984, Deed No.-4378 and for the year 2015.

AND FURTHER WHEREAS thus as mentioned in **PART-I to PART-V** hereinbefore, the Vendor herein namely **NILANJAN MUKHOPADHYAY**, son of Late Sushil Kumar Mukhopadhyay became the absolute owner of entire land measuring more or less **(1.33+0.34+0.44+9+8) Decimal i.e. 19.11 Decimal i.e. 11Kattah 08Chittak 44Sqft** 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 namely **NILANJAN MUKHOPADHYAY** 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**



District sub-Registrar-
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
24.11.2018

LOT-C therein) measuring more or less **11Kattah 08Chittak 44Sqft** 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-Sonarpur, District: 24-Parganas (South), morefully described in the schedule property.

AND WHEREAS while the Vendor herein being in financial requirement have decided to sell out and thus Purchasers have agreed to purchase the said land measuring more or less **19.11 Decimal** i.e. **11Kattah 08Chittak 44Sqft** 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-Sonarpur, District: 24-Parganas (South), hereinafter called the said land at a price of **Rs.60,85,000/- (Rupees Sixty Lakh and Eighty Five Thousand only)** which is free from all encumbrances, charges, mortgages, disputes, lispences, acquisitions, requisitions, alignments.

NOW THIS INDENTURE WITNESSTH that in pursuance of the said agreement and in consideration of the said sum of **Rs.60,85,000/- (Rupees Sixty Lakh and Eighty Five 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 do hereby admit and acknowledge as per memo of consideration hereunder written and from the payment of the same and every part thereof, the Vendor do 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 **19.11 Decimal** i.e. **11Kattah 08Chittak 44Sqft** 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



District Sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
34 AUG 2008

Station-Sonarpur, 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 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 have 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,



District Sub-Registrar-19
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
24 AUG 2012

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 their 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 their 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 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 purchasers 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.



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

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".

7) That the Schedule land is **Bastu** 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 and 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 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.



DISTRICT SUB-REGISTRAR
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
24 AUG 2012

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 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



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

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.

15) That the Vendor 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 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.



DISTRICT sub-registrar-19
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

24 AUG 2012

17) That the schedule property is free from all encumbrances, mortgages, charges, liens, lispendens, 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 Vendor 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, 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.



District Sub-Registrar
Registrar (S 7(2) of
Registration Act 1908
South 24 Parganas
84 AUG 2012

- 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.
- k) There is no defect in the right, title, interest and possession of the Vendor whatsoever and howsoever in respect of the schedule property or any part thereof which could expose the Vendor 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 or any of them 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.



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

30/11/2012

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 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, lispendence, 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 Vendor 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 Vendor is found to false, untrue or any defect in title is detected hereafter, the Vendor will be liable for the same.

IF any error or omission is detected in this deed in future, the Vendor 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
Registrar (U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
24 AUG 2012

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of undivided share of land measuring more or less **19.11 Decimal** i.e. **11Kattah 08Chittak 44Sqft** together with old and dilapidated ^{residential} structure of **2747 Sqft.** made by brick built wall, cemented floor and tile shed appertaining to **R.S. Dag No.231** under R.S. Khatian No.499, 500, 502, 503, 504, 505, 506, 508 corresponding to **L.R. Dag No.-235** under **L.R. Khatian No.-1118, 1019, 128, 46, 33, 47, 275, 393, 561, 1140** J.L. No.78, Touji No.250, within **Mouza-Malancha**, Pargana-Medanmalla, **Police Station-Sonarpur**, District: 24-Parganas (South), under **Ward No.-22 of "Rajpur-Sonarpur Municipality"**, which is written in details as per following paragraphs:-

MOUZA	R.S. DAG	L.R. DAG	NATURE	STRUCTURE	LAND AREAS
MALANCHA	231	235	BASTU	2747 Sqft.	11Kattah 08Chittak - 44Sqft
TOTAL=					11Kattah 08Chittak 44Sqft

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-11
Registrar U/S 7(2) of
Registration Act 1908
Algere, South 24 Parganas

24 AUG 2008

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 Rajjak Mandal*
P.O - Vill - Chowhati
P.S - Sonarpur Kot-149

Nilanjan Mukherjee
(SIGNATURE OF VENDOR i.e. NILANJAN MUKHERJEE)

2. *Sikha Prasad Mukherjee*
Indalok PS - Sonarpur
Kol - 145

- LOOKME DEALMARK LLP
- MAHAMAM OVERSEAS LLP
- MANDALHAM AWAS LLP
- MANDALSUHA KIRMAN LLP
- SHOWHAM REALESTATES LLP
- MOONLIFE LICHENSE LLP
- NIRMAKUNJ HOMES LLP
- NITYADHARA REALTORS LLP
- PANCHSHREE APARTMENT LLP
- RANDATA VINCOM LLP
- RASHIAMRIT TREXIM LLP
- REGUS INTRAHOMES LLP
- RIFTY IN RAHOUSING LLP
- REKHA DISTRIBUTORS LLP
- RUDRAMALA PROMOTERS LLP
- SAHYOG TIVAS LLP
- SHIVASHAKH MITRADE 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), M.A, LL.B, C.V.R.
Advocate & Property Valuer
Calcutta High Court

AND

Somant Mishra
Adv
High Court
Calcutta
19/8/17



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 Purchasers, I the Vendor hereby receive the within mentioned sum of **Rs.60,85,000/- (Rupees Sixty Lakh and Eighty Five 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 207904 dated 20/07/2017 issued by Kotak Mahindra Bank Ltd. Sarat Bose Road Branch.	NILANJAN MUKHERJEE	Rs.60,85,000/-
TOTAL =		Rs.60,85,000/-

(Rupees Sixty Lakh and Eighty Five Thousand only)

WITNESSES:

1. *Abdur Raajid Mandal*

2. *Sikha Prasad Mukherjee*
Malacca PS - Sonar An
Kal-145

Nilanjan Mukherjee
.....
(SIGNATURE OF VENDOR i.e.
NILANJAN MUKHERJEE)



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

DEED PLAN OF UNDIVIDED SHARE OF LAND MEASURING 11 KATTAH 8 CHITTAK 44 SFT. TOGETHER WITH STRUCTURE OF 2747 SFT. WITHIN A DEMARCATED PORTION OF LAND APPERTAINING TO R.S. DAG NO. - 231, UNDER R.S. KHATIAN NO. - 499, 500, 502, 503, 504, 505, 506, 508 CORRESPONDING TO L.R. DAG NO. - 235, UNDER L.R. KHATIAN NO. - 1118, 1019, 128, 46, 33, 47, 275, 393, 561, 1140, 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.



- | | |
|--------------------------|---------------------------|
| LOOKLIKE DEALMARK LLP | RANDATA VINCOM LLP |
| MAHAMANI OVERSEAS LLP | RASHMIRIT TREXIM LLP |
| MANGALDHAM AWAS LLP | REGIUS INFRAHOMES LLP |
| MANGALSURHA NIRMAL LLP | FIFTY INFRAHOUSING LLP |
| SIKHIMAN REALESTATES LLP | RITIKHAN DISTRIBUTORS LLP |
| MOONLIFE KISHORE LLP | RUEKAMALA PROMOTERS LLP |
| NIRMALEKUNJ HOMES LLP | SARVLOK NIWAS LLP |
| NITYADHARA REALTORS LLP | SHYVAPURWAR VINTGRADE LLP |
| PANCHSHREE APARTMENT LLP | |

H. Divya Agarwal
 Authorised Signatory

Nilanjan Kumar
 SIGNATURE OF VENDOR

Tamal Kanti Roy
 SIGNATURE OF L.B.S.

SIGNATURE OF PURCHASERS



District sub-Registrar-
Registrar IV S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

24 AUG 2012

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

Name

Signature



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

Name

Signature *Aditya Agarnal*



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

Name

Signature *Milanshan Mukherjee*



	Thumb	1 st 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
MIDNAPUR, South 24 Parganas
24 MAY 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> 24/8/17



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 NILANJAN MUKHERJEE VIVEKANANDA AVENUE, P.O:- MALANCHA MAHINAGAR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Seller			<i>Nilanjan Mukherjee</i> 26/8/17



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 NILANJAN 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





VC 1067

Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1604-0001191749/2017	Office where deed will be registered
Query Date	20/08/2017 7:49:29 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. 60,85,000/-	Rs. 82,01,679/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 5,74,138/- (Article:23)	Rs. 82,063/- (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. 2,856/-		Rs. 100/-
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)	

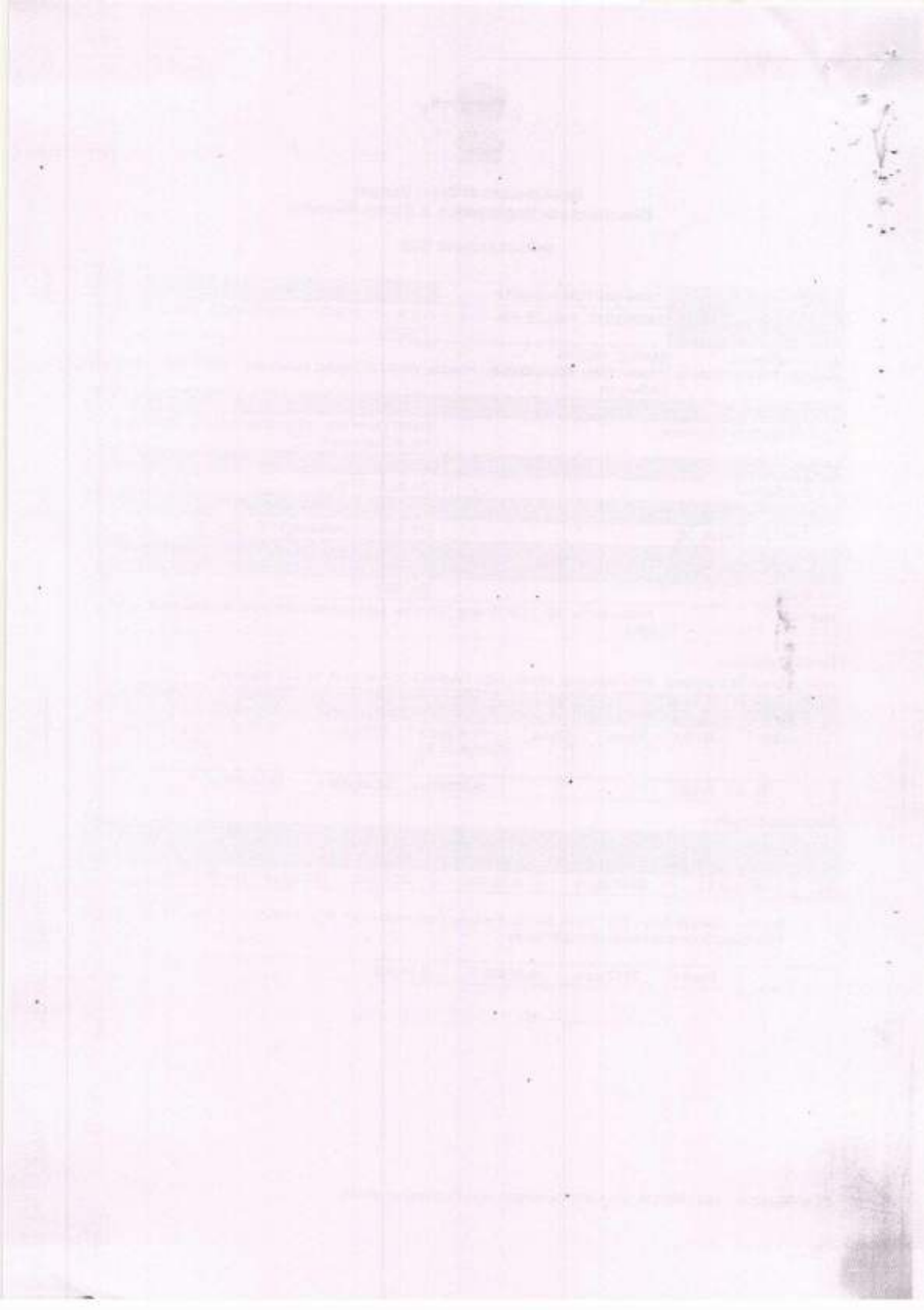
Land Details :

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-235	LR-784	Bastu	Bastu	11 Katha 8 Chatak 44 Sq Ft	55,00,000/-	73,77,579/-	Width of Approach Road: 2 Ft.
Grand Total :					19.0758Dec	55,00,000 /-	73,77,579 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2747 Sq Ft.	5,85,000/-	8,24,100/-	Structure Type: Structure
Gr. Floor, Area of floor : 2747 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years. Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		2747 sq ft	5,85,000 /-	8,24,100 /-	



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

5013/12

GRN: 19-201718-006587143-1

Payment Mode: Online Payment

GRN Date: 29/08/2017 13:44:21

Bank: ICICI Bank

BRN: 1280850133

BRN Date: 29/08/2017 13:45:45

DEPOSITOR'S DETAILS

Name: REGIUS INFRAHOMES LLP
Contact No.: Mobile No.: 491 9051222000
E-mail:
Address: 1012 SYED SALLY LANE KOLKATA 700 013
Applicant Name: Mr MAFUZ TAKRIM
Office Name:
Office Address:
Status of Depositor: Others
Purpose of payment / Remarks: Sale: Sale Document Payment No 4

Id No.: 16040001191749/5/2017

(Overly No./Date/Year)

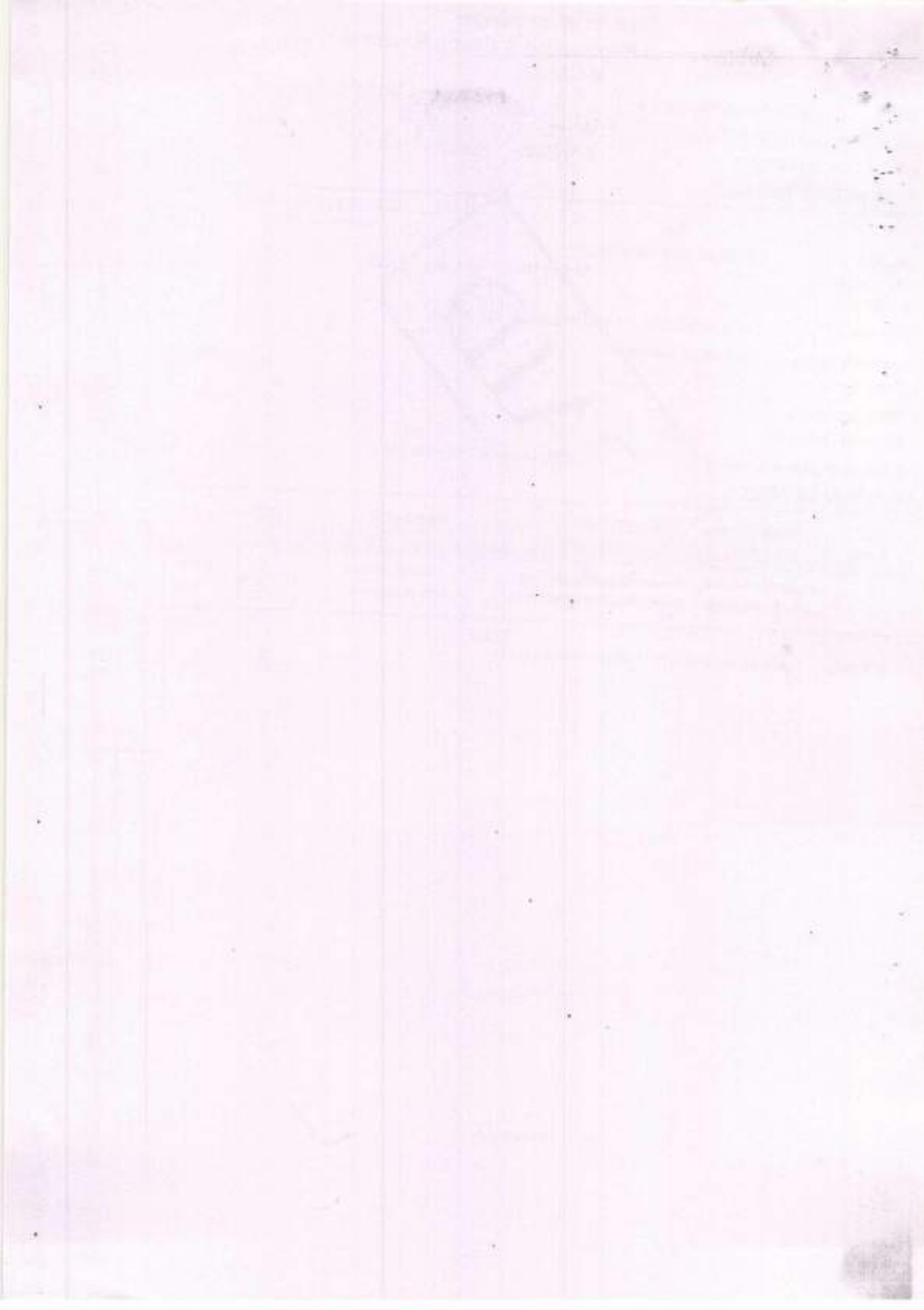
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16040001191749/5/2017	Property Registration-Stamp duty	0030-02-103-003-02	574038
2	16040001191749/5/2017	Property Registration-Registration Fees	0030-03-104-001-16	52662

Total

656100

In Words: Rupees Six Lakh Fifty Six Thousand One Hundred One only

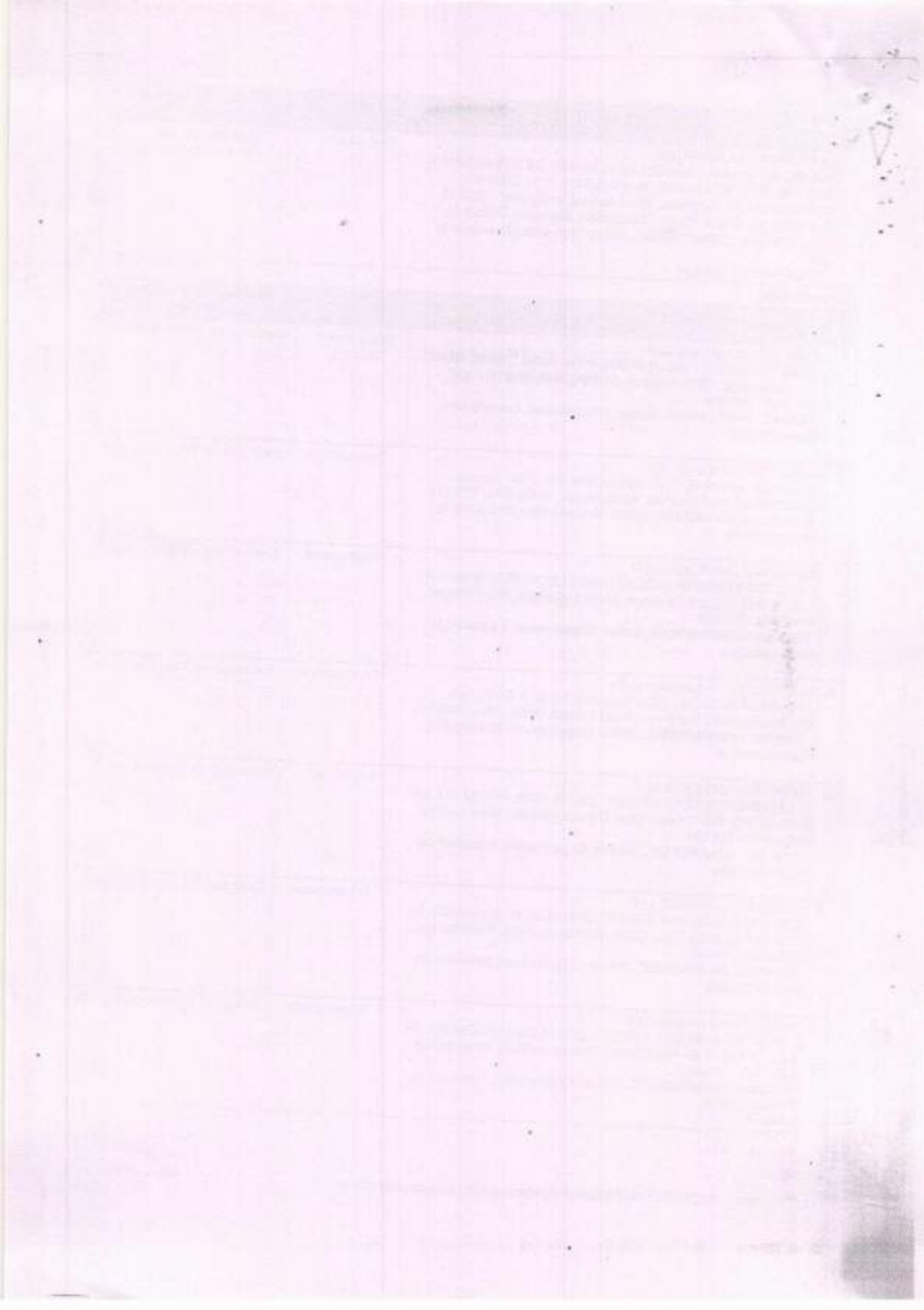


Seller Details :

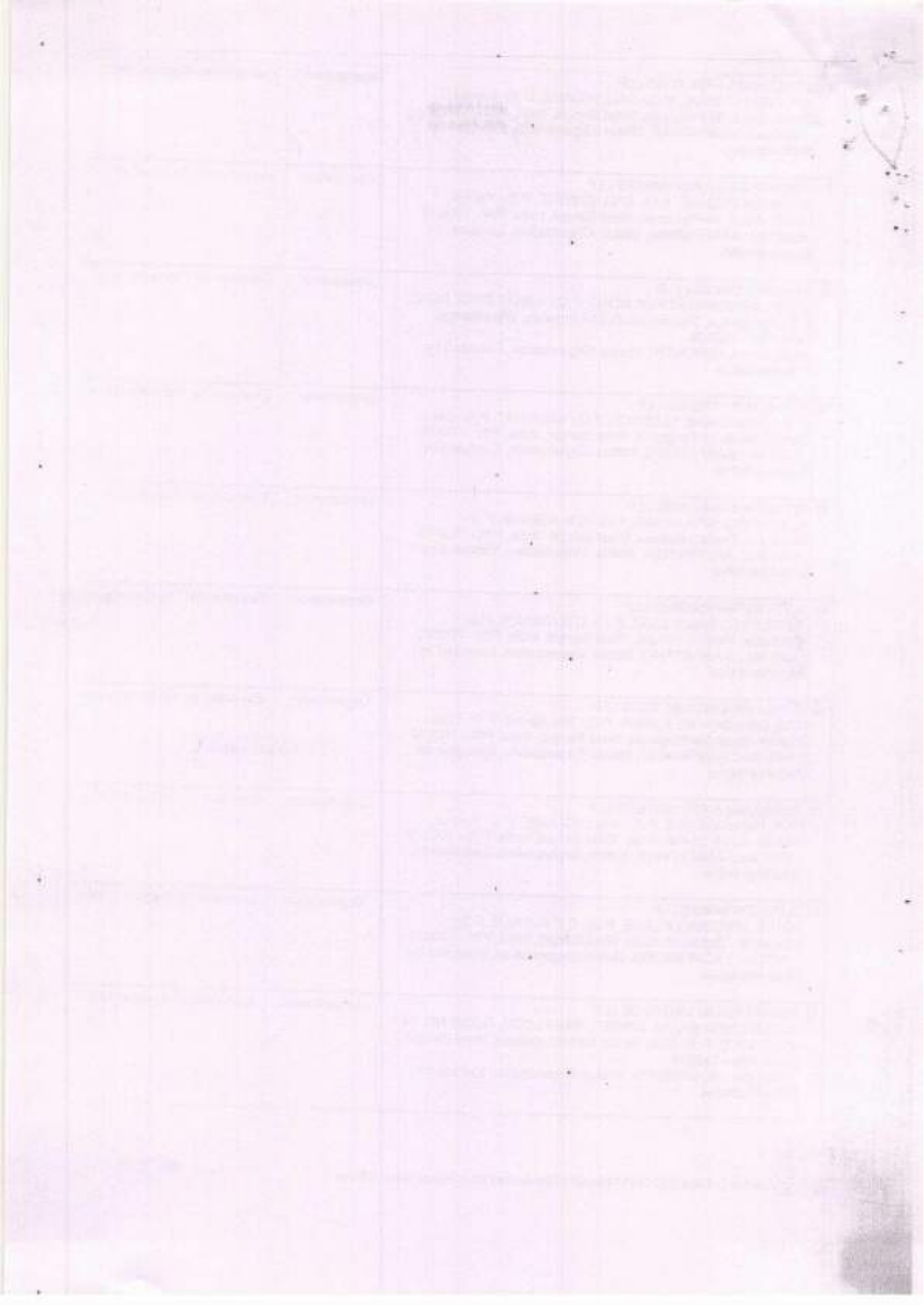
Sl No	Name & address	Status	Execution Admission Details :
1	Mr NILANJAN MUKHERJEE Son of Late SUSHIL KUMAR MUKHOPADHYAYVIVEKANANDA AVENUE, P.O:- MALANCHA MAHINAGAR, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: CONPM7532L, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self

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.:: AAMFND698P, 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



Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr NILANJAN MUKHERJEE	LOOKLIKE DEALMARK LLP-1,12211 Dec,MANGALDHAM AWAS LLP-1,12211 Dec,MAHAMANI OVERSEAS LLP-1,12211 Dec,MANGALSUDHA NIRMAN LLP-1,12211 Dec,MIKADO APARTMENT LLP-1,12211 Dec,MOONLIFE HIGHRISE LLP-1,12211 Dec,NIRMALKUNJ HOMES LLP-1,12211 Dec,NITYADHARA REALTORS LLP-1,12211 Dec,PANCHSHREE APARTMENTS LLP-1,12211 Dec,RANDATA VINCOM LLP-1,12211 Dec,RASHIAMRIT TREXIM LLP-1,12211 Dec,REGIUS INFRAHOMES LLP-1,12211 Dec,RIFTY INFRAHOUSING LLP-1,12211 Dec,RITUDHAN DISTRIBUTORS LLP-1,12211 Dec,RUDRAMALA PROMOTERS LLP-1,12211 Dec,SARVLOK NIWAS LLP-1,12211 Dec,SHIVPARIWAR VINTRADE LLP-1,12211 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr NILANJAN MUKHERJEE	LOOKLIKE DEALMARK LLP-161.58823500 Sq Ft,MANGALDHAM AWAS LLP-161.58823500 Sq Ft,MAHAMANI OVERSEAS LLP-161.58823500 Sq Ft,MIKADO APARTMENT LLP-161.58823500 Sq Ft,MOONLIFE HIGHRISE LLP-161.58823500 Sq Ft,NIRMALKUNJ HOMES LLP-161.58823500 Sq Ft,NITYADHARA REALTORS LLP-161.58823500 Sq Ft,PANCHSHREE APARTMENTS LLP-161.58823500 Sq Ft,RANDATA VINCOM LLP-161.58823500 Sq Ft,RASHIAMRIT TREXIM LLP-161.58823500 Sq Ft,REGIUS INFRAHOMES LLP-161.58823500 Sq Ft,RIFTY INFRAHOUSING LLP-161.58823500 Sq Ft,RITUDHAN DISTRIBUTORS LLP-161.58823500 Sq Ft,RUDRAMALA PROMOTERS LLP-161.58823500 Sq Ft,SARVLOK NIWAS LLP-161.58823500 Sq Ft,SHIVPARIWAR VINTRADE LLP-161.58823500 Sq Ft

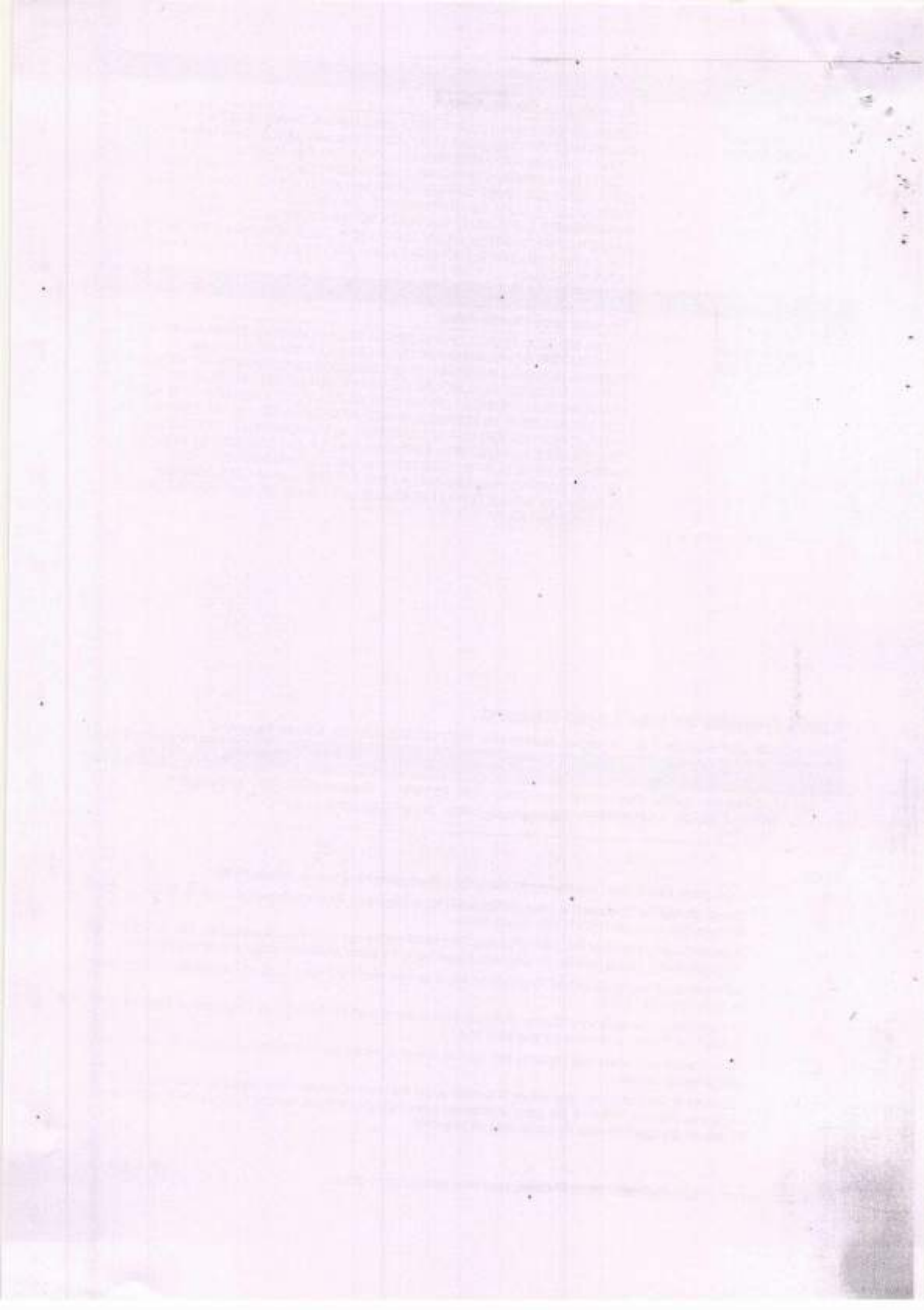
Land Details as per Land Record

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:- 784	Owner:রতন পাল মুখোপাধ্যায়, Gurdian:কলিত্তি নাম, Address:দিক, Classification:বরফ, 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 19/09/2017) 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 fourty) 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

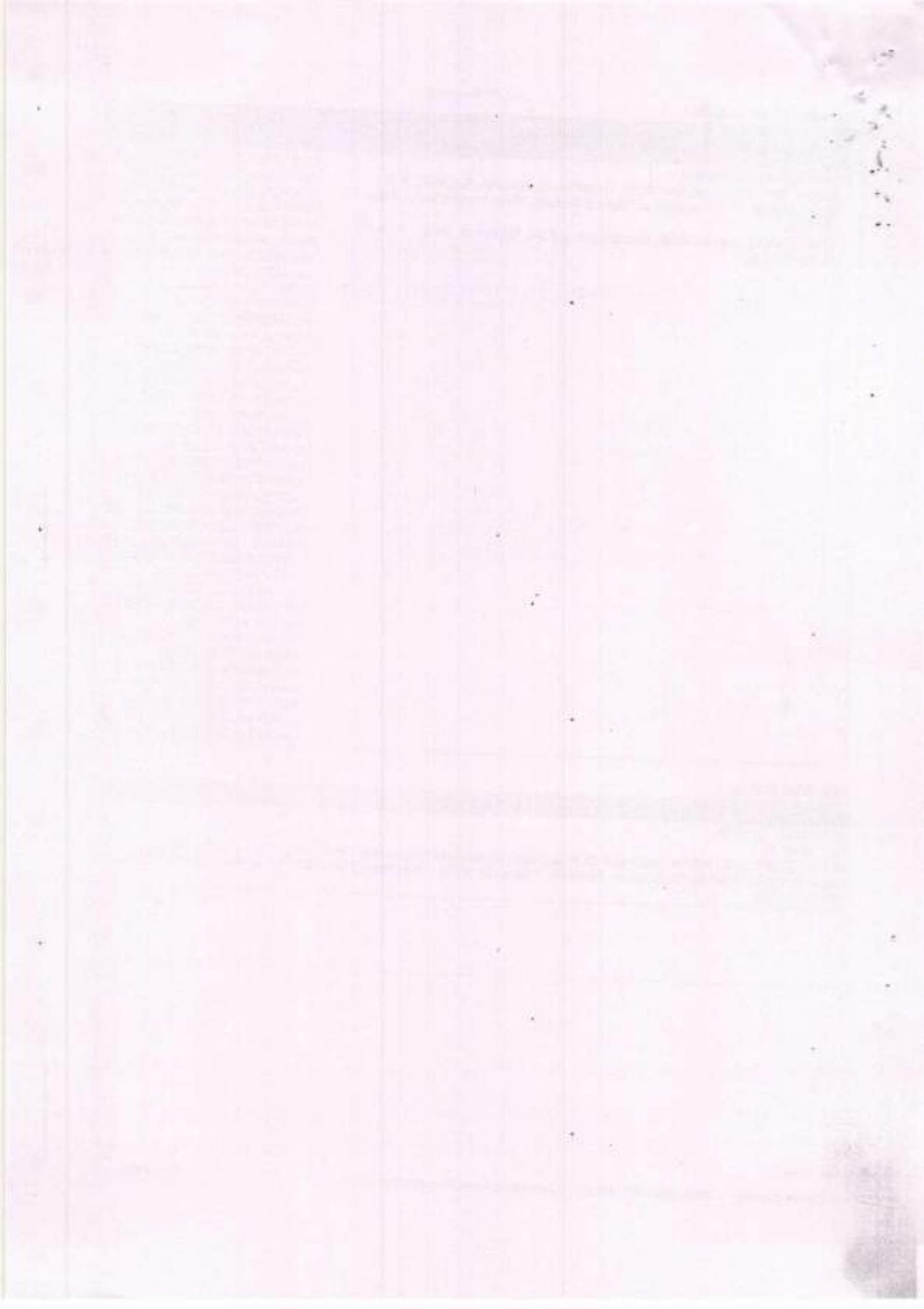


Representative Details :

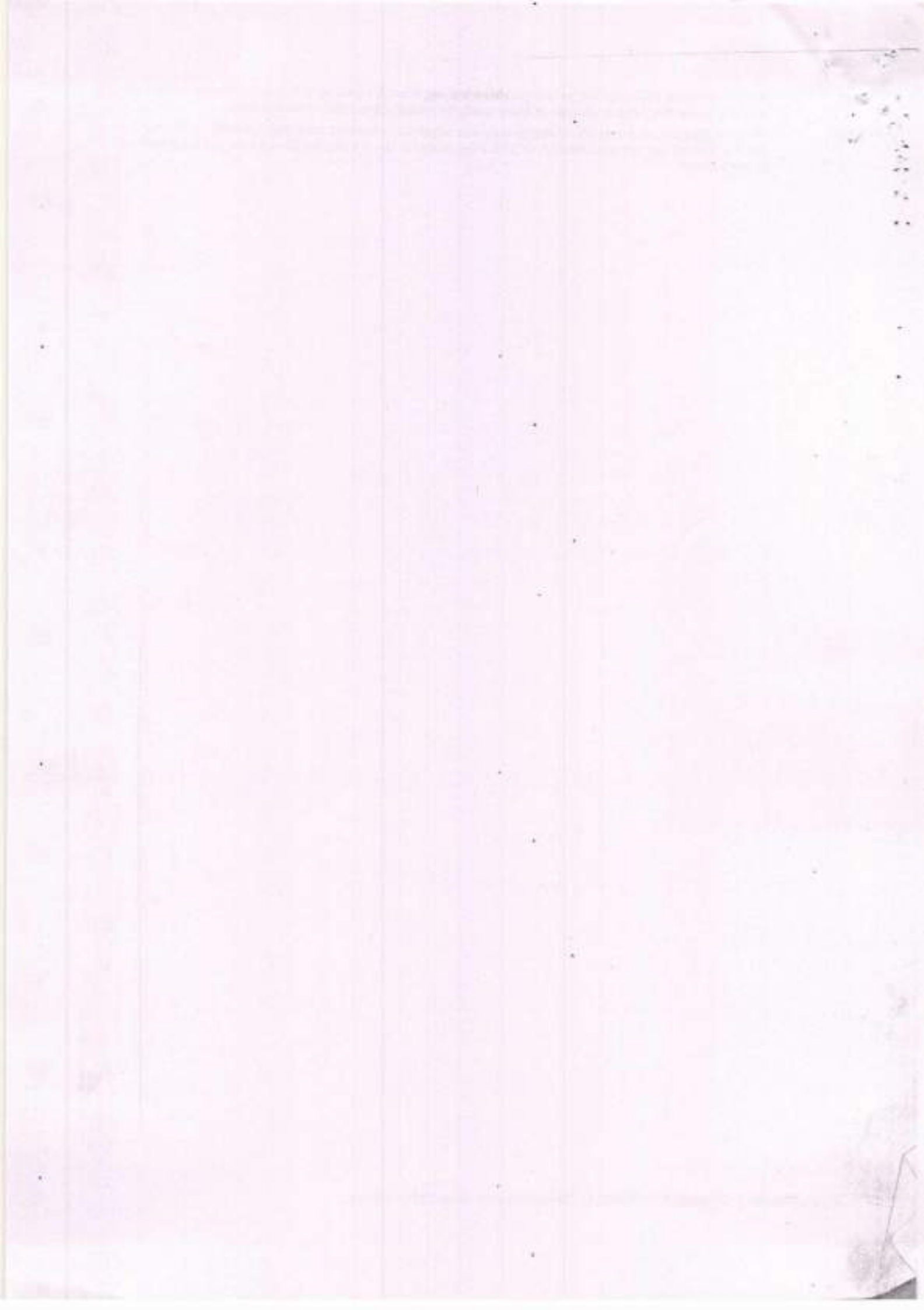
Sl No	Name & Address	Representative of
1	<p>Shri ADITYA AGARWAL Son of Shri SUNIL AGARWAL 66, GANESH CHANDRA AVENUE, P.O.- ESPLANADE, P.S.- Bowbazar, District-Kolkata, West Bengal, India, PIN - 700013 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AFEPA7678D</p>	<p>LOOKLIKE 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 NIWAS 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 NILANJAN MUKHERJEE</p>	N



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.



Nilanjan Mukherjee



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16040001191749/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date

PROVISIONAL



Major Information of the Deed

Deed No :	I-1604-05013/2017	Date of Registration	20/09/2017
Query No / Year	1604-0001191749/2017	Office where deed is registered	
Query Date	20/08/2017 7:49:29 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. 60,85,000/-	Rs. 82,01,679/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,74,138/- (Article:23)	Rs. 82,063/- (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		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-235	LR-784	Bastu	Bastu	11 Katha 8 Chatak 44 Sq Ft	55,00,000/-	73,77,579/-	Width of Approach Road: 2 Ft.
Grand Total :					19.0758Dec	55,00,000 /-	73,77,579 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2747 Sq Ft.	5,85,000/-	8,24,100/-	Structure Type: Structure
Gr. Floor, Area of floor : 2747 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		2747 sq ft	5,85,000 /-	8,24,100 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr NILANJAN MUKHERJEE Son of Late SUSHIL KUMAR MUKHOPADHYAY VIVEKANANDA AVENUE, P.O:- MALANCHA MAHINAGAR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: CONPM7532L, 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.: AARFP4869M, 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	<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.: 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)</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 NILANJAN MUKHERJEE</p>

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr NILANJAN MUKHERJEE	LOOKLIKE DEALMARK LLP-1.12211 Dec, MANGALDHAM AWAS LLP-1.12211 Dec, MAHAMANI OVERSEAS LLP-1.12211 Dec, MANGALSUDHA NIRMAN LLP-1.12211 Dec, MIKADO APARTMENT LLP-1.12211 Dec, MOONLIFE HIGHRISE LLP-1.12211 Dec, NIRMALKUNJ HOMES LLP-1.12211 Dec, NITYADHARA REALTORS LLP-1.12211 Dec, PANCHSHREE APARTMENTS LLP-1.12211 Dec, RANDATA VINCOM LLP-1.12211 Dec, RASHIAMRIT TREXIM LLP-1.12211 Dec, REGIUS INFRAHOMES LLP-1.12211 Dec, RIFTY INFRAHOUSING LLP-1.12211 Dec, RITUDHAN DISTRIBUTORS LLP-1.12211 Dec, RUDRAMALA PROMOTERS LLP-1.12211 Dec, SARVLOK NIWAS LLP-1.12211 Dec, SHIVPARIWAR VINTRADE LLP-1.12211 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr NILANJAN MUKHERJEE	LOOKLIKE DEALMARK LLP-161.58823500 Sq Ft, MANGALDHAM AWAS LLP-161.58823500 Sq Ft, MAHAMANI OVERSEAS LLP-161.58823500 Sq Ft, MANGALSUDHA NIRMAN LLP-161.58823500 Sq Ft, MIKADO APARTMENT LLP-161.58823500 Sq Ft, MOONLIFE HIGHRISE LLP-161.58823500 Sq Ft, NIRMALKUNJ HOMES LLP-161.58823500 Sq Ft, NITYADHARA REALTORS LLP-161.58823500 Sq Ft, PANCHSHREE APARTMENTS LLP-161.58823500 Sq Ft, RANDATA VINCOM LLP-161.58823500 Sq Ft, RASHIAMRIT TREXIM LLP-161.58823500 Sq Ft, REGIUS INFRAHOMES LLP-161.58823500 Sq Ft, RIFTY INFRAHOUSING LLP-161.58823500 Sq Ft, RITUDHAN DISTRIBUTORS LLP-161.58823500 Sq Ft, RUDRAMALA PROMOTERS LLP-161.58823500 Sq Ft, SARVLOK NIWAS LLP-161.58823500 Sq Ft, SHIVPARIWAR VINTRADE LLP-161.58823500 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:- 784	Owner: রতন দাস মুখোপাধ্যায়, Gurdian: ফণীন্দ্র নাথ, Address: বিজা, Classification: বাহু, Area: 0.03000000 Acre.

Endorsement For Deed Number : I - 160405013 / 2017

On 24-08-2017

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

Presented for registration at 20:18 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 82,01,679/-

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

Execution is admitted on 24/08/2017 by Mr NILANJAN MUKHERJEE, Son of Late SUSHIL KUMAR MUKHOPADHYAY, VIVEKANANDA AVENUE, P.O. MALANCHA MAHINAGAR, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession Business.

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.



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 - 700028; 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 - 700028; 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

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

On 20-09-2017

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 Fees

Certified that required Registration Fees payable for this document is Rs 82,063/- (A(1) = Rs 82,017/-, E = Rs 14/-, H = Rs 28/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/- by online = Rs 82,063/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/08/2017 1:45PM with Govt. Ref. No: 192017180065871431 on 29-08-2017, Amount Rs: 82,063/- Bank ICICI Bank (ICIC0000006), Ref. No. 1280850133 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. 5,74,138/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 5,74,038/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 4274, Amount. Rs. 100/-, Date of Purchase: 18/08/2017, Vendor name: A K Purakayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

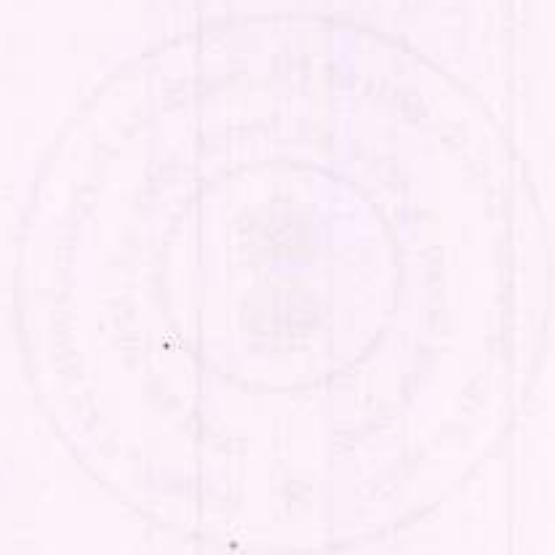
Online on 29/08/2017 1:45PM with Govt. Ref. No: 192017180065871431 on 29-08-2017, Amount Rs. 5,74,038/-

Bank: ICICI Bank (ICIC0000006), Ref. No: 1280850133 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





Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1604-2017, Page from 137935 to 137976
being No 160405013 for the year 2017.



Digitally signed by PRADIPTA KISHORE
GUHA
Date: 2017.09.25 17:12:06 +05:30
Reason: Digital Signing of Deed.

Pradipta
(Pradipta Kishore Guha) 25-09-2017 17:11:59
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 137935 to 137976
being No 160405013 for the year 2017.



Digitally signed by PRADIPTA KISHORE
GUHA
Date: 2017.09.25 17:12:06 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 25-09-2017 17:11:59
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)