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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
16/8/21

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F 614951

Certified that the above document is admitted to registration. The signature sheet / sheet's & the endorsement sheet's attached with this document are the part of this document.

B. O. O. M.

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

16 AUG 2021

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this 13th August Two
Thousand Twenty One (2021)

Cont..... P/2

-: 2 :-

BETWEEN

1. SANATAN MONDAL (PAN- DVSPM7849P), **2. LAKHAI MONDAL** (PAN- CBRPM3057P), **3. DUDH KUMAR MONDAL** (PAN- CBRPM3056N), all son of Late Nepal Mondal, by faith - Hindu, by Nationality Indian, by Occupation - Cultivation, residing at Vill & P.O.- Patharghata, P.S.- New Town, present Techno City, District - North 24 Parganas, Kolkata - 700135, hereinafter called and referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, representatives nominees and assigns) of the **ONE PART.**

AND

SINCLAIR INFRASTRUCTURE PRIVATE LIMITED, having PAN- AATCS1737J, having its registered Office at 8, Zariff Lane, P.O.- Beadon Street, P.S.- Burtola, Kolkata - 700006, represented by the Director **MD. SAHABUDDIN MOLLA** (PAN - AQXPM4616R), son of Ketab Ali Molla, by faith - Muslim, by Nationality Indian, by Occupation - Business, residing at Vill - Hudarait, P.O.- Bagu, P.S.- Rajarhat, Dist - North 24 Parganas, Kolkata - 700135, hereinafter referred to as **PURCHASER** (which expression shall unless excluded by or repugnant to the context shall include his heirs, executors, representatives or assigns) of the **OTHER PART.**

WHEREAS :-

- A. One Becharam Mondal was the absolute owner and possessor of Shali land measuring 20.50 decimal out of 41 decimal in R.S. & L. R. Dag No.- 3914, lying at Mouza - Patharghata, J.L. No.- 36, Hal Touzi No.- 10 within the local limits of Patharghata Gram Panchayat, within the jurisdiction of New Town Police Station, in the District of North 24 Parganas.

Cont..... P/3

- B. That the said Becharam Mondal while seized and possessed of the plot of Shali land measuring 20.50 decimal out of 41 decimal in R.S. & L. R. Dag No.- 3914, under R.S. Khatian No.- 1922, lying at Mouza- Patharghata, J.L. No.- 36, Hal Touzi No.- 10 within the local limits of Patharghata Gram Panchayat, within the jurisdiction of New Town Police Station, in the District of North 24 Parganas.
- C. That the said Becharam Mondal died behind his only Son - Nepal Mondal and only daughter - Madari Devi alias Madari Bala Mondal, the said Nepal Mondal, son of Late Becharam Mondal had got Shali land measuring 10.25 decimal out of 41 decimal in R.S. & L. R. Dag No.- 3914, lying at Mouza- Patharghata, J.L. No.- 36, Hal Touzi No.- 10 within the local limits of Patharghata Gram Panchayat, within the jurisdiction of New Town Police Station, in the District of North 24 Parganas.
- D. That the said Nepal Mondal died behind his three Sons and Two daughters namely - Sonatan Mondal, Lakhai Mondal, Dudh Kumar Mondal, Sandhyarani Mondal and Kalpana Mondal. That the said Sonatan Mondal, Lakhai Mondal, Dudh Kumar Mondal had got the schedule property from their father inheritance and they mutated under L.R. Khatian No.- 5242, 5243 & 5244 under BL & LRO Rajarhat and they enjoy the property peacefully, freely, absolutely without any interruptions from any corners whatsoever by paying rents and taxes to the proper authority as absolute owned free from all encumbrance.
- E. That the said Sonatan Mondal, Lakhai Mondal, Dudh Kumar Mondal (Vendor herein) was the absolute owner of Shali land measuring an area of 6.15 decimal and they enjoy the property peacefully, freely, absolutely without any interruptions from any corners whatsoever by paying rents and taxes to the proper authority as absolute owned free from all encumbrance and more

fully particularly described in the schedule hereunder written and the vendors have absolute power of ownership and has/have every right to transfer to anybody by any way.

AND WHEREAS the vendor (herein) have agreed to sell Shali land measuring **6.15 decimal** out of 41 decimal in R.S. & L. R. Dag No.- 3914 to the Purchaser **SINCLAIR INFRASTRUCTURE PRIVATE LIMITED** have agreed to purchase the said plot of Shali land measuring an area **6.15 Decimal** more or less together with easement rights fully described in the Schedule hereunder written for the Total consideration of **Rs. 28,00,000/- (Rupees Twenty Eight Lakhs) Only.**

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 28,00,000/- (Rupees Twenty Eight Lakhs) Only paid by the Purchaser to the vendor on or before the execution of these presents the receipt whereof vendors doth hereby as well as by the receipt hereunder in the memo of consideration admit and acknowledge and free the same for ever acquitted released discharged and exonerate the purchaser as well as the said land intended to be hereby granted and conveyed and the vendor doth hereby as the absolute owner and being in use occupation possession and enjoyment of the said land measuring an area 6.15 Decimal of land more or less grant convey transfer assign and assure unto and the purchaser ALL THAT piece of parcel of shali land measuring **6.15 decimal** out of 41 decimal in R.S. & L. R. Dag No.- 3914, situated at Mouza- Patharghata, under R.S. Khatian No.- 1922, under L.R. Khatian No.- 5242, 5243, 5244 land lying at Mouza - Patharghata, J.L. No.- 36, at present Touzi No.- 10 (Hal), within the local limits of Patharghata Gram Panchayat, within the jurisdiction of New Town Police Station, in the District of North 24 Parganas, Additional District Sub Registrar Office

Rajarhat more fully described in the schedule hereunder written fully enjoy the benefit of passage ways, underground water ways, or drainage system, electric lines, telephone lines all rights liberties all manner or easements and appurtenances belonging and all the states rights, title and interest property claim and demand whatsoever of the Vendor unto set out of and upon and the said piece or parcel of land hereby conveyed unto the Purchaser In FURTHER persuasion of the said agreement and consideration TO HAVE AND TO HOLD the said piece of parcel of land herein comprised and hereby granted, conveyed, transferred and assigned or intended to be so unto the purchaser absolutely and forever free from all encumbrances the vendor doth hereby conveyed with the Purchaser that interest which the Vendors possess and to transfer, subsist and they have good right full power absolute authority, indefeasible title to grant convey, transfer, assigned and assure said piece or parcel of land, manner as aforesaid AND the said piece or parcel of land shall quietly and peaceably entered into and held and enjoyed possessed absolutely and the rents issues and profits received there from by the Purchaser without interruption claim and demand by the Vendors and without any lawful eviction disturbances or interruption by any other person or persons whatsoever AND the said piece or parcel of land hereby conveyed and transferred unto the Purchaser is free from all encumbrances and discharged from or otherwise by the Vendor sufficiently indemnified against all and all manner of encumbrances claims and demands whatsoever created occasioned or made by the Vendor of any of their predecessors in interest of any person or persons whatsoever AND the Vendors and every person or persons having or lawful claiming any easement right, title and interest into or upon the said piece or parcel of land hereby sold, conveyed and transferred unto the Purchaser or any part thereof.

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASERS AS UNDER:-

1. That free and clear and freely and clearly and absolutely acquitted exonerate and release or otherwise by and at the cost and expenses of the Vendors are and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispendences, attachments whatsoever.
2. That the Purchasers shall hereinafter peacefully and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendors or their legal heirs, executors, administrators, representatives, nominees and assigns.
3. That no notice issued under the public demand recovery act has been served on the Vendors nor any such notice has been published.
4. That the land fully described in the schedule below stands retained by the Vendors through operation of family ceiling as envisaged in chapter II-B, West Bengal Land Reforms Act.
5. That the said land or any part or portion thereof or under any interest therein has not vested in and/or is neither acquired nor any notice has been served under the State of West Bengal Acquisition Act. 1956 or statutory modification thereof or under the Urban Land (Ceiling & Regulations) Act. 1976 or any other law for the time being in force.
6. It is hereby declared by the Vendors that the said land which described in the schedule hereinafter written is the self acquired property of the Vendors and that they are not the benamder of any one.
7. It is hereby declared that the said Purchasers have the absolute right to mutata their name in respect of the present purchased land.
8. All the taxes land revenue and impositions payable in respect of the said property up to date of these presents have been fully paid by the Vendors and if any portion of such taxes levies impositions etc. be found to have

remained unpaid for the period up to date the same shall be deemed to be the liability of the Vendors and realizable from the Vendors.

9. It is hereby declared by the Vendors that the said land is absolutely free from all encumbrances and that is not the benamdar of anyone and the same is not the DEBATTOR or PIROTTOR property or is not subject matter of any court case or not any litigation from any corners whatsoever.
10. That the Vendors have not yet taken any loan or financial benefits from any Bank or Financial Institutions or any corners in respect of the schedule mentioned land.

It is transpired that the said property hereby sold, conveyed and transferred and assigned by the Vendors, if not free from all encumbrances as herein covenant, the Vendors shall be bound to refund to the Purchaser, the full consideration money paid hereunder together with cost of the stamp and registration charges incurred with interest pay by the Purchasers herein and if any mistake shall shown in this deed, that will be rectified by the Vendor without any claim or demand at the cost of the purchaser. **AND** the Vendor herein delivers this day khas possession of the said land unto the Purchaser herein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT piece or parcel of plot of Shali land measuring **6.15 (Six Point One Five) decimal** out of 41 decimal in **R.S. & L. R. Dag No.- 3914**, under R.S. Khatian No.- 1922, under **L.R. Khatian No.- 5242, 5243, 5244**, land lying at **Mouza - Patharghata**, J.L. No.- 36, at present Touzi No.- 10 (Hal), within the local limits of **Patharghata Gram Panchayat**, within the jurisdiction of New Town Police Station, in the District of North 24 Parganas, Pargana Kolkata, under A.D.S.R. Office Rajarhat, in the District of North 24 Parganas, in the State of West Bengal.

-: 8 :-





The sold area description as follows :-

R.S. & L.R. Dag	L.R. Khatian No.	Vendor	Share	Sold Area
3914	5242	Sanatan Mondal	500	2.05 Dec.
3914	5243	Lakhai Mondal	500	2.05 Dec.
3914	5244	Dudh Kumar Mondal	500	2.05 Dec.
Total -			1500	6.15 Dec.

It is clearly stated herein that the vendor herein sold and conveyed the land measuring 6.15 Decimal more or less in favour of the purchaser.

AND delineated within RED Border on the plan annexed hereto.

The said land is butted and bounded as under :-

- On the North by  R.S. & L.R. Dag No.- 3915
On the South by  R.S. & L.R. Dag No.- 3914
On the East by  R.S. & L.R. Dag No.- 3940 & 3941
On the West by  R.S. & L.R. Dag No.- 3914

IN WITNESS WHEREOF the parties hereto have signed and delivered these presents the day month and year first above written.

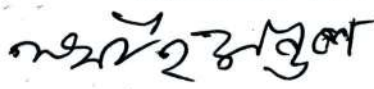
SIGNED SEALED AND DELIVERED

by the vendor at Kolkata in Presence

1. Soumen Mondal
1/0 Biswanath Mondal
viii - Akan Nakeshansi
P.S. - Technocity, Kol - 700135



Sanatan Mondal
by the pen of
Soumen Mondal


Dudh Kr Mondal

SIGNATURE OF THE VENDORS

2. Masud Gazi
C/O - Yunus Gazi
vill - Baligori; P.O -
Chakpachuria; P.S -
New Town; Col - 700156

SINCLAIR INFRASTRUCTURE PVT. LTD

Md. Sahabuddin Mulla
Director

SIGNATURE OF THE PURCHASER
Cont..... P/9

MEMO OF CONSIDERATION

D.D/Cheque No.	Dated	Draw Bank/Branch	Amount (Rs.)
506024	05.08.2021	ICICI - V.K. Road, Kolkata	8,00,000/-
506025	05.08.2021	ICICI - V.K. Road, Kolkata	12,00,000/-
506026	05.08.2021	ICICI - V.K. Road, Kolkata	8,00,000/-
			Rs. 28,00,000/-

Received Rupees Twenty Eight Lakhs Only.

Witnesses:

1. Soumen Mondal

2. Masud Gazi



Soumen Mondal
by the Pen of
Soumen Mondal

সুমন মন্ডল
Dadh. Kr Mondal

SIGNATURE OF THE VENDORS

Deed Prepared by :-

Drafted By :-
Saumyabrata Roy
Advocate

Saumyabrata Roy
Advocate
Enrolment No. W.B 1050/2000

Computer Composed :-








Md. Sahabuddin Molla
Md. Sahabuddin Molla
Hudarait, Rajarhat, Kol- 135

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. -

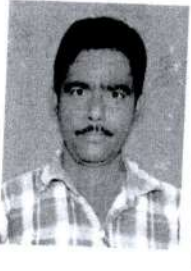




LH BOX- SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

	LH					
	RH.					

Md. Sahabuddin malku












ATTESTED :-

Md. Sahabuddin malku

 Sanatan Mondal by the Pen of Soumen Mondal	LH					
	RH.					

ATTESTED :-

Sanatan Mondal
by the Pen of Soumen Mondal

 Soumen Mondal	LH.					
	RH.					












ATTESTED :-

Soumen Mondal

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

	LH					
	RH.					

Dudh Kr Mondal

ATTESTED :- Dudh Kr Mondal

PHOTO	LH					
	RH.					

ATTESTED :-

PHOTO	LH.					
	RH.					

ATTESTED :-



THIS IS THE WHITE PRINT (SITE PLAN) OF MOUZA- PATHARGHATA, JL NO- 36, R.S. KH. NO.- 1922, L.R. KH. NO.- 5242, 5243, 5244, R.S. & L.R. DAG NO.- 3914, TOTAL AREA OF LAND 41 DEC., SOLD AREA OF LAND MARK- 'B' - 5.15 DEC.(MORE OR LESS). AREA SHOW ON MARK & COLOUR BORDER, P.S.- NEW TOWN, DIST-NORTH 24 PGS. UNDER - PATHARGHATA GRAM PANCHAYAT.

Reference:-

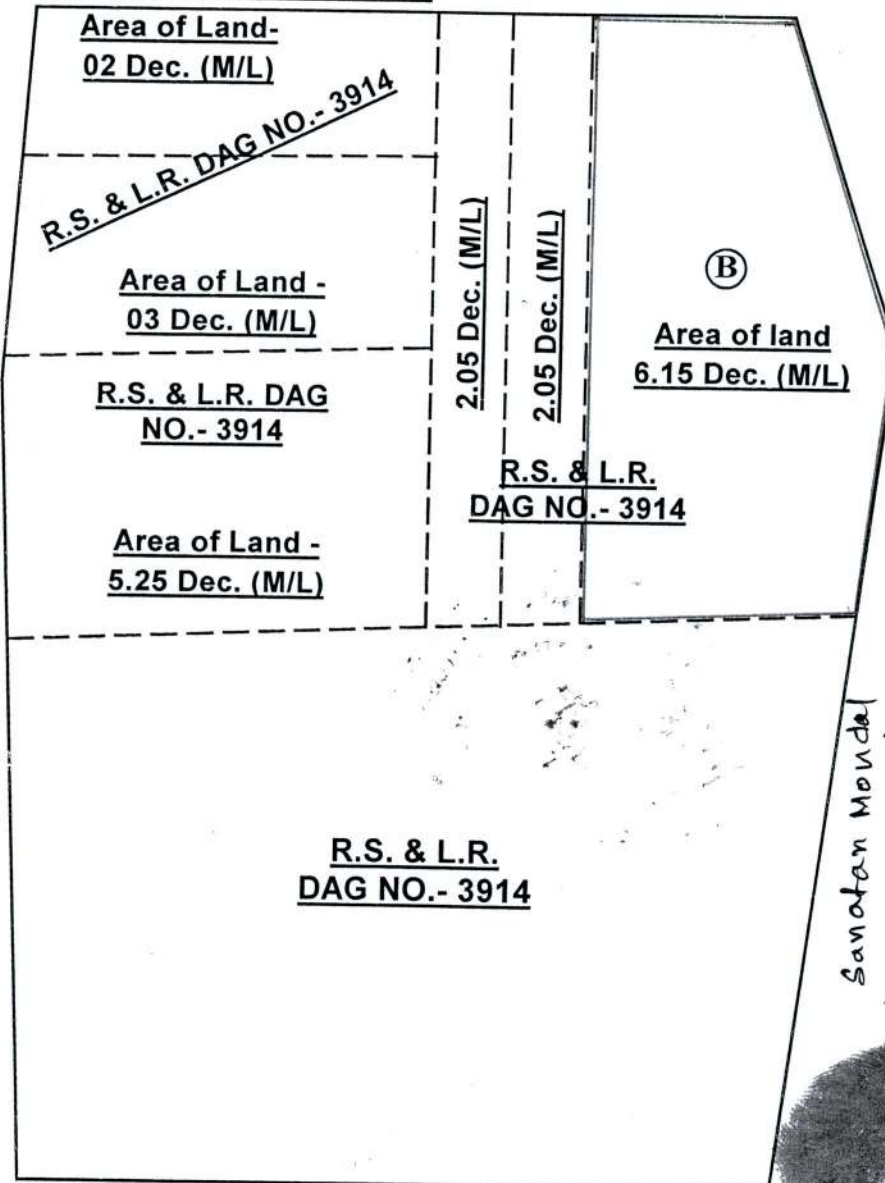
Mark	L.R. Kh.	R.S./L.R. DAG	DC.	BH.	KH.	CH.	SFT.
B	5242,5243,5244	3914	5.15				
TOTAL AREA OF LAND (MORE OR LESS)			5.15				

Scale - N.T.S.

R.S. & L.R. DAG NO.- 3915

Kedarnath Height Pvt. Ltd.

Mouza - Chackpanchuria
R.S. & L.R. DAG NO.- 1061



R.S. & L.R. DAG NO.- 3940 & 3941

SINCLAIR INFRASTRUCTURE PVT. LTD

Md. Sahabuddin Molla
Director

Signature of Purchaser

Santan Mondal
by the pen of
Soumen Mondal

Santan Mondal
Dudh. K. Mondal

Signature of Vendor

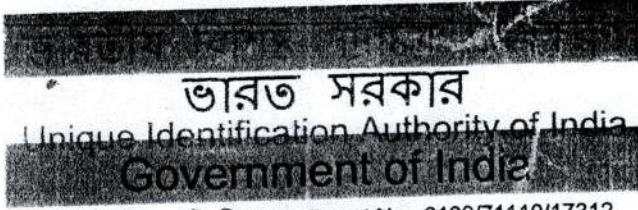
Drawn by - *Sahabuddin Molla*
SAHABUDDIN MOLLA
Senior (Leveling) Surveyor,
Reg No.- 1124
Hudarait, Rajarhat, Kol - 135



सत्यमेव जयते



आधार



ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2189/71110/17312

To

দুধ কুমার মণ্ডল

Dudh Kumar Mondal

PATHARGHATA

Patharghata

Patharghata

North Twenty Four Parganas

West Bengal 700135

9051777489

17/11/2012
77981632



MD: 79818328FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

5562 6125 4689

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



দুধ কুমার মণ্ডল

Dudh Kumar Mondal

পিতা : নেপাল মন্ডল

Father : NEPAL MANDAL

জন্মতারিখ / DOB : 01/01/1985

পুরুষ / Male



5562 6125 4689

আমার আধার, আমার পরিচয়

Dudh. Kr Mondal

आयकर विभाग
INCOME TAX DEPARTMENT
DUDH KUMAR MONDAL



भारत सरकार
GOVT. OF INDIA

NEPAL MONDAL

01/01/1985

Permanent Account Number

CBRPM3056N

Dudh.kr
Mondal
Signature



19022013

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजील, सफायर चेंबर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411045

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Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Dudh. kr Mondal

आयकर विभाग
INCOME TAX DEPARTMENT
LAKHAI MONDAL
NEPAL MONDAL
02/02/1979
Permanent Account Number
CBRPM3057P
Lakhai Mondal
Signature

भारत सरकार
GOVT. OF INDIA



19022013

लखई मण्डल



भारत सरकार
GOVERNMENT OF INDIA



Lakhai Mondal
DOB: 02/02/1979
MALE



8709 4535 9096

MERA AADHAAR, MERI PEHCHAN



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Nepal Mondal, PATHARGHATA, PO-
PATHARGHATA, PS- NEW TOWN,
Patharghata, North 24 Parganas,
West Bengal - 700135



1947
1800 300 1947

help@uidai.gov.in www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

नमो भगवते वासुदेवाय

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DVSPM7849P

नाम / Name
SANATAN MONDAL

पिता का नाम / Father's Name
NEPAL MONDAL

जन्म की तारीख / Date of Birth
06/07/1968

हस्ताक्षर / Signature



24062017

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



Sanatan Mondal
by the pen of Soumen Mondal



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

আধিকারিকৃত আই ডি / Enrollment No. : 1213/30125/00678

To
Sanatan Mondal
সনাতন মন্ডল
PATHARGHATA
Patharghata
Patharghata, North Twenty Four Parganas,
West Bengal - 700135
9051623099

16/11/2012



KA468615887FH
46861588



আপনার আধার সংখ্যা / Your Aadhaar No. :

2219 4457 2675

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



সনাতন মন্ডল
Sanatan Mondal
পিতা : নেপাল মন্ডল
Father : NEPAL Mondal

জন্মতারিখ / DOB: 06/07/1968
পুরুষ / Male

2219 4457 2675



আমার আধার, আমার পরিচয়

Sanatan Mondal
by the pen of Soumen Mondal



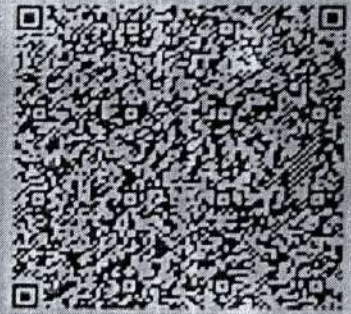
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AATCS1737J



नाम / Name
SINCLAIR INFRASTRUCTURE
PRIVATE LIMITED

02122019

निगमन / गठन की तारीख
Date of Incorporation / Formation
28/05/2013



ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 2017/25094/00655

To

নং: সাহাবুদ্দিন মোল্লা
Md Sahabuddin Molla
S/O: Ketab Ali Molla
HUDARAIT
Hudarait
Bagu
Rajarhat North 24 Parganas
West Bengal 700135
8649877469
15/03/2016



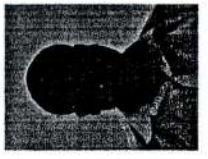
344451017
MA444510175FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6673 4561 0780

আমার আধার, আমার পরিচয়



নং: সাহাবুদ্দিন মোল্লা
Md Sahabuddin Molla
জন্মতারিখ / DOB : 23/02/1982
পুংস্ব / Male

ভারত সরকার
Government of India



6673 4561 0780

Md. Sahabuddin Molla

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MD SAHABUDDIN MOLLA

KETAB ALI MOLLA

23/02/1982

Permanent Account Number
AQXPM4616R

*MD Sahabuddin
Molla*

Signature



09/2012

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटायें।
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045

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Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

YMM1427855



নির্বাচকের নাম : সৌমেন মণ্ডল

Elector's Name : Soumen Mondal

পিতার নাম : বিশ্বনাথ মণ্ডল

Father's Name : Biswanath Mondal

লিঙ্গ/Sex : পুং/ M

জন্ম তারিখ
Date of Birth : 12/09/1993

YMM1427855

ঠিকানা:
88, মণ্ডল পাড়া, আকন্দকেশরী, নিউ টাউন, উত্তর 24
পরগণা- 700135

Address:
88, MANDAL PARA, AKANDAKESHORI,
NEW TOWN, NORTH 24 PARGANAS-
700135

Date: 08/01/2012

115-রাজারহাট নিউটাউন নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

115-Rajarhat New Town Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম জেলা ও একই
নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

1300824



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

GRN Details

GRN: 192021220048526781
GRN Date: 10/08/2021 18:17:33
BRN : 65781194
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: ICICI Bank
BRN Date: 10/08/2021 18:08:25
Payment Ref. No: 2001436570/1/2021
[Query No/**/Query Year]

Depositor Details

Depositor's Name: SINCLAIR TUTORIALS PVT LTD
Address: 8, ZARIFF LANE, KOLKATA - 6
Mobile: 9339839551
EMail: NEELNIRMAN@GMAIL.COM
Contact No: 9339839551
Depositor Status: Buyer/Claimants
Query No: 2001436570
Applicant's Name: Mr S Molla
Identification No: 2001436570/1/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001436570/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	94650
2	2001436570/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	33224
			Total	127874

IN WORDS: ONE LAKH TWENTY SEVEN THOUSAND EIGHT HUNDRED SEVENTY FOUR ONLY.

Major Information of the Deed


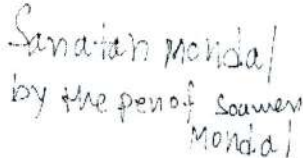
Deed No :	I-1523-08757/2021	Date of Registration	16/08/2021
Query No / Year	1523-2001436570/2021	Office where deed is registered	
Query Date	09/08/2021 11:19:06 PM	1523-2001436570/2021	
Applicant Name, Address & Other Details	S Molla Rajarhat, Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 7003650378, 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. 28,00,000/-	Rs. 33,21,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 99,650/- (Article:23)	Rs. 33,224/- (Article:A(1), E)		
Remarks			

Land Details :




District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Patharghata, JI No: 36, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3914 (RS :-)	LR-5242	Bastu	Shali	2.05 Dec	9,33,333/-	11,07,000/-	
L2	LR-3914 (RS :-)	LR-5243	Bastu	Shali	2.05 Dec	9,33,333/-	11,07,000/-	
L3	LR-3914 (RS :-)	LR-5244	Bastu	Shali	2.05 Dec	9,33,334/-	11,07,000/-	
		TOTAL :			6.15Dec	28,00,000 /-	33,21,000 /-	
Grand Total :					6.15Dec	28,00,000 /-	33,21,000 /-	




Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sanatan Mondal (Presentant) Son of Late Nepal Mondal Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office			
		16/08/2021	LTI 16/08/2021	16/08/2021

Patharghata, City:- , P.O:- Patharghata, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: DVxxxxxx9P, Aadhaar No: 22xxxxxxxx2675, Status :Individual, Executed by: Self, Date of Execution: 13/08/2021
 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr Lakhai Mondal Son of Late Nepal Mondal Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office			
	16/08/2021	LTI 16/08/2021	16/08/2021	

Patharghata, City:- , P.O:- Patharghata, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: CBxxxxxx7P, Aadhaar No: 87xxxxxxxx9096, Status :Individual, Executed by: Self, Date of Execution: 13/08/2021
 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office










3	Name	Photo	Finger Print	Signature
	Mr Dudh Kumar Mondal Son of Late Nepal Mondal Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office			
	16/08/2021	LTI 16/08/2021	16/08/2021	

Patharghata, City:- , P.O:- Patharghata, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: CBxxxxxx6N, Aadhaar No: 55xxxxxxxx4689, Status :Individual, Executed by: Self, Date of Execution: 13/08/2021
 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office

Buyer Details :




SI No	Name,Address,Photo,Finger print and Signature
1	Sinclair Infrastructure Private Limited 8 Zariff Lane, City:- , P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: AAxxxxxx7J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Md Sahabuddin Molla Son of Mr Ketab Ali Molla Date of Execution - 13/08/2021, , Admitted by: Self, Date of Admission: 16/08/2021, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Aug 16 2021 6:04PM</td> <td>LTI 16/08/2021</td> <td>16/08/2021</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Md Sahabuddin Molla Son of Mr Ketab Ali Molla Date of Execution - 13/08/2021, , Admitted by: Self, Date of Admission: 16/08/2021, Place of Admission of Execution: Office				Aug 16 2021 6:04PM	LTI 16/08/2021	16/08/2021	
Name	Photo	Finger Print	Signature										
Md Sahabuddin Molla Son of Mr Ketab Ali Molla Date of Execution - 13/08/2021, , Admitted by: Self, Date of Admission: 16/08/2021, Place of Admission of Execution: Office													
Aug 16 2021 6:04PM	LTI 16/08/2021	16/08/2021											

Hudarait, City:- , P.O:- Bagu, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx6F Aadhaar No: 66xxxxxxx0780 Status : Representative, Representative of : Sinclair Infrastructure Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Soumen Mondal Son of Mr Biswanath Mondal Akandakeshari, City:- , P.O:- Akandakeshari, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700135			
	16/08/2021	16/08/2021	16/08/2021

Identifier Of Mr Sanatan Mondal, Mr Lakhai Mondal, Mr Dudh Kumar Mondal, Md Sahabuddin Molla

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Sanatan Mondal	Sinclair Infrastructure Private Limited-2.05 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr Lakhai Mondal	Sinclair Infrastructure Private Limited-2.05 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mr Dudh Kumar Mondal	Sinclair Infrastructure Private Limited-2.05 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Patharghata, JI No: 36, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3914, LR Khatian No:- 5242	Owner:সনাতন মন্ডল, Gurdian:নেপাল , Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Mr Sanatan Mondal
L2	LR Plot No:- 3914, LR Khatian No:- 5243	Owner:লখাই মন্ডল, Gurdian:নেপাল , Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Mr Lakhai Mondal
L3	LR Plot No:- 3914, LR Khatian No:- 5244	Owner:দুত কুমার মন্ডল, Gurdian:নেপাল , Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Mr Dudh Kumar Mondal

On 16-08-2021

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 2 of Indian Stamp Act 1899.

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

Presented for registration at 15:32 hrs on 16-08-2021, at the Office of the A.D.S.R. RAJARHAT by Mr Sanatan Mondal, one of the Executants.

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 33,21,000/-

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

Execution is admitted on 16/08/2021 by 1. Mr Sanatan Mondal, Son of Late Nepal Mondal, Patharghata, P.O: Patharghata, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Cultivation, 2. Mr Lakhai Mondal, Son of Late Nepal Mondal, Patharghata, P.O: Patharghata, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Cultivation, 3. Mr Dudh Kumar Mondal, Son of Late Nepal Mondal, Patharghata, P.O: Patharghata, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Cultivation

Identified by Mr Soumen Mondal, , , Son of Mr Biswanath Mondal, Akandakeshari, P.O: Akandakeshari, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

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

Execution is admitted on 16-08-2021 by Md Sahabuddin Molla, Director, Sinclair Infrastructure Private Limited (Private Limited Company), 8 Zariif Lane, City:- , P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006

Identified by Mr Soumen Mondal, , , Son of Mr Biswanath Mondal, Akandakeshari, P.O: Akandakeshari, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 33,224/- (A(1) = Rs 33,210/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 33,224/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/08/2021 6:18PM with Govt. Ref. No: 192021220048526781 on 10-08-2021, Amount Rs: 33,224/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 65781194 on 10-08-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

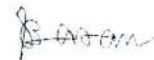
Certified that required Stamp Duty payable for this document is Rs. 99,650/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 94,650/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1736, Amount: Rs.5,000/-, Date of Purchase: 09/08/2021, Vendor name: Mita Dutta

2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/08/2021 6:18PM with Govt. Ref. No: 192021220048526781 on 10-08-2021, Amount Rs: 94,650/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 65781194 on 10-08-2021, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

0 82 52/21

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2021, Page from 364006 to 364034
being No 152308757 for the year 2021.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2021.08.23 10:27:43 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2021/08/23 10:27:43 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)