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P-1653/1



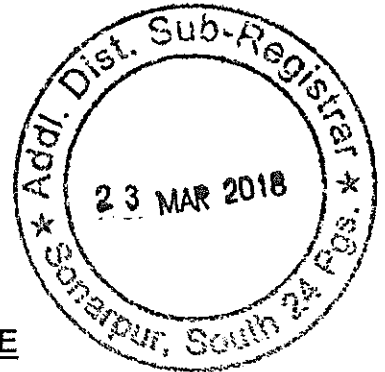
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

P 9452;

Handwritten notes and signatures: '23/3/18', '24/3/18', and a signature.

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Adtl. District Sub-Registrar  
Sonarpur, South 24 Parganas



**CONVEYANCE**

THIS INDENTURE made this 23rd day of March, 2018 **BETWEEN MRITUNJOY GOSWAMI**, son of Late Chittaranjan Goswami, residing at Deshapriy Block, Rajpur, Sonarpur, Post Office – Rajpur, Police Station-Sonarpur, South 24 Parganas – 700 149, having Income Tax PAN : ASGPG6813P, hereinafter collectively referred to as the “VENDOR” (which expression shall unless excluded by or repugnant to the context include his successors-in-interest, and/or assigns) of the **ONE PART AND BALADEVA INFRACON PRIVATE LIMITED**, company within the meaning of Companies Act, 1956 and having its registered office

147989

Sl. No. .... Sold to.....

Address.....

**A. K. Maity**

Licensed Stamp Vendor

10, Old Post Office Street

Kolkata - 700001

Rs. 1000/- (Rupees One Thousand) only

Issue Date:....., Sign.....

**RAGHUNATH GHOSE**  
ADVOCATE  
R. N. GHOSE & ASSOCIATES  
ADVOCATES  
10, OLD POST OFFICE STREET  
3RD FLOOR, ROOM NO.-36A  
KOLKATA-700001



- 8 MAR 2018

3000/-  
100/-  

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3100/-



Abhisat Chakraborty  
At Sourendra Mohan Chakraborty  
F.B. Indrani Das  
Kolkata 700033.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

P 945269

2

50, Suburban School Road, <sup>Bhawanipore</sup>  
at 2B, ~~Dr. Shyamadas Row~~, Post Office- Ballygunge, Police  
<sup>Kalighat</sup>  
Station- Ballygunge, Kolkata-700025, having PAN AAFCEB3967P  
represented by Shri Arun Kumar Kedia, son of Shri Ram Kumar  
Kedia residing at 50, Suhasini Ganguly Sarani, Post Office –  
Bhawanipore, Police Station – Kalighat, Kolkata – 700 025 having  
PAN AFCPK8353F hereinafter referred to as “the PURCHASER”  
(which expression shall unless excluded by or repugnant to the  
context include its successors-in-interest, and/or assigns) of the  
OTHER PART.

पश्चिम बंगाल  
कलकत्ता  
2012

Arun Kumar Kedia

147989

Sl. No: ..... Sold to.....

**RAGHUNATH GHOSE**  
ADVOCATE

Address.....

**R. N. GHOSE & ASSOCIATES**  
ADVOCATES  
10, OLD POST OFFICE STREET  
1ST FLOOR, ROOM NO. 36A  
KOLKATA-700001



**A. K. Maity**

Licensed Stamp Vendor

10, Old Post Office Street

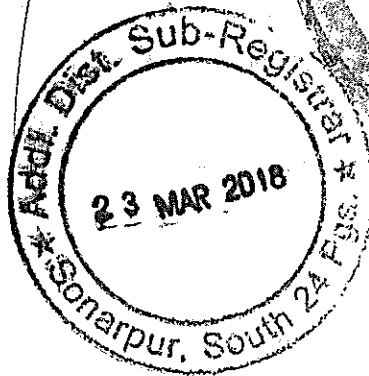
Kolkata - 700001

Rs. 1000/- (Rupees One Thousand) only

Issue Date:....., Sign.....

3 ← 3000  
1 ← 100  
—————  
3100

8 MAR 2018





পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

3

P 945268

WHEREAS:

- A. One Abdul Rahim Naskar was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of Danga Land, admeasuring 0.00667 acres, more or less in Pargana-Magura, J.L. No. 74, RS No. 235, Touzi No. 119, R.S Khatian No. 91, L.R. Khatian Nos. 254, in Mouza-Raghavpur, Post Office- Dakshin Jagaddal , Police Station-Sonarpur, R.S. Dag No. 251, L.R. Dag No. 258, District-Sub-Registration Office at Baruipur (Now Sonarpur), presently within Polghat Gram Panchayet, morefully and particularly described in the FIRST SCHEDULE hereunder written and hereinafter referred to as the LARGER LAND";

147989

Sl. No. .... Sold to..... RAGHUNATH GHOSE

Address..... R. N. GHOSE & ASSOCIATES  
ADVOCATES

**A. K. Maity**  
Licensed Stamp Vendor  
10, Old Post Office Street  
Kolkata - 700001

10, OLD POST OFFICE STREET  
1ST FLOOR, ROOM NO.-36A  
KOLKATA-700001

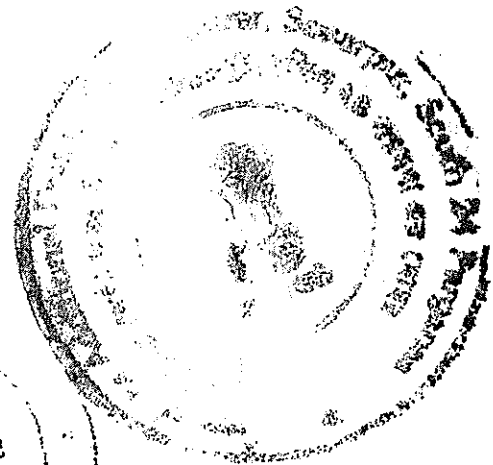
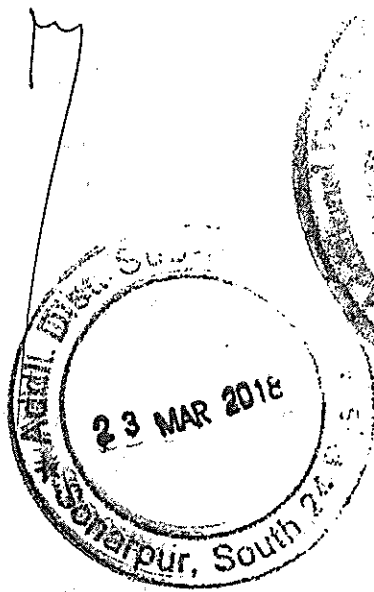


Rs. 1000/- (Rupees One Thousand) only

Issue Date:....., Sign.....

3 — 3000/-  
1 — 100/-  
3100/-

- 8 MAR 2018





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 529368

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- B. The said Abdul Rahim Naskar died intestate leaving behind him surviving his one son Md. Samsul Alam Naskar and one daughter as his legal heiress and heirs who jointly inherited the Larger Land as per Mohamadan Law of Succession.
- C. By a Bengali Kobala (Deed of Sale) dated 26<sup>th</sup> December, 2017 made between the said Md. Samsul Alam Naskar, therein referred to as the Vendor of the One Part and the Vendor herein therein referred to as the Purchaser of the other Part and registered in the Office of the Additional District Sub registrar at Sonarpur in Book No. I, Volume No. 1608-2017, at Pages from 128893 to 128912, Being No. 160805826 for the year 2017 the Vendor therein for the consideration therein mentioned

147989

Sl. No. .... Sold to..... **RAGHUNATH GHOSE**  
ADVOCATE  
Address..... **R. N. GHOSE & ASSOCIATES**  
ADVOCATES  
**A. K. Maity**  
Licensed Stamp Vendor  
10, Old Post Office Street  
Kolkata - 700001

10, OLD POST OFFICE STREET  
1ST FLOOR, ROOM NO.-36A  
KOLKATA-700001

Rs. 100/- (Rupees One Hundred) only

Issue Date:....., Sign.....

- 8 MAR 2018

3c — 3000/-  
1 — 100/-  
3100/-





sold transferred and conveyed the share of the said Md. Samsul Alam Naskar in the Larger Land being **ALL THAT** the piece and parcel of Danga Land, admeasuring 0.00444 acres, more or less in Pargana-Magura, J.L. No. 74, RS No. 235, Touzi No. 119, R.S Khatian No. 91, L.R. Khatian Nos. 254, in Mouza-Raghavpur, Post Office- Dakshin Jagaddal , Police Station-Sonarpur, R.S. Dag No. 251, L.R. Dag No. 258, District-Sub-Registration Office at Baruipur (Now Sonarpur), presently within Polghat Gram Panchayet, morefully and particularly described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as the **SAID LAND**”

- D. The Vendor has represented to the Purchaser that :
- i) The entirety of the Said Land is in the Khas and vacant possession of the Vendor and no persons other than the Vendor has any right, title and/or interest of any nature whatsoever in the Said Land or any part thereof;
  - ii) There are no suits, litigations or legal proceedings pending in respect of the Said Land or any part thereof;
  - iii) The right, title and interest of the Vendor in the Said Land is free from all encumbrances and the Vendor has a marketable title thereto;



- iv) The Said Land and/or any part thereof is at present not affected by any requisition or acquisition of any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Vendor;
  - v) Neither the Said Land nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law and due to income tax, revenue and any other public demands;
  - vi) The Vendors have not in any way dealt with the Said Land whereby the right, title and interest of the Vendor as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever;
- E. The Vendor has agreed to sell and the Purchaser relying on the representation of the Vendor have agreed to purchase the Said Land, more fully and particularly described in the **SECOND SCHEDULE** hereunder written and delineated on the map or plan annexed hereto for the consideration and on the terms and conditions hereinafter mentioned;



**NOW THIS DEED WITNESSETH** as follows :

1. **THAT** in pursuance of the said agreement **AND** in consideration of an aggregate sum of Rs.60,000/- (Rupees Sixty Thousand only) of the lawful money of the Union of India paid by the Purchaser to the Vendor as will appear from the memo of consideration hereunder written (the receipt whereof the Vendor doth hereby admit and acknowledge to have been received) and of and from the payment of the same and every part thereof do hereby acquit release and discharge the Purchaser as well as the Said Land hereby intended to be sold transferred and conveyed) the Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser the Said Land i.e. **ALL THAT** the piece and parcel of Danga Land, admeasuring 0.00444 acres, more or less in Pargana-Magura, J.L. No. 74, RS No. 235, Touzi No. 119, R.S Khatian No. 91, L.R. Khatian Nos. 254, in Mouza-Raghavpur, Post Office- Dakshin Jagaddal, Police Station-Sonarpur, R.S. Dag No. 251, L.R. Dag No. 258, District-Sub-Registration Office at Baruipur (Now Sonarpur), presently within Polghat Gram Panchayet, morefully and particularly described in the **SECOND SCHEDULE** hereunder written and also all dwelling units and structures thereon absolutely and forever, free from all encumbrances charges liens lispensens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lis pendens **OR HOWSOEVER OTHERWISE**



the Said Land or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all benefits and advantages of ancient and other rights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the Said Land or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the Said Land and of any and every part thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendor into or upon and in respect of the Said Land and/or any and every part thereof herein comprised and hereby granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the Said Land or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the Said Land





hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchasers absolutely and forever free from all encumbrances charges liens claims demands mortgages leases licences liabilities trusts attachments acquisitions requisitions executions prohibitions restrictions easements and lis pendens whatsoever.

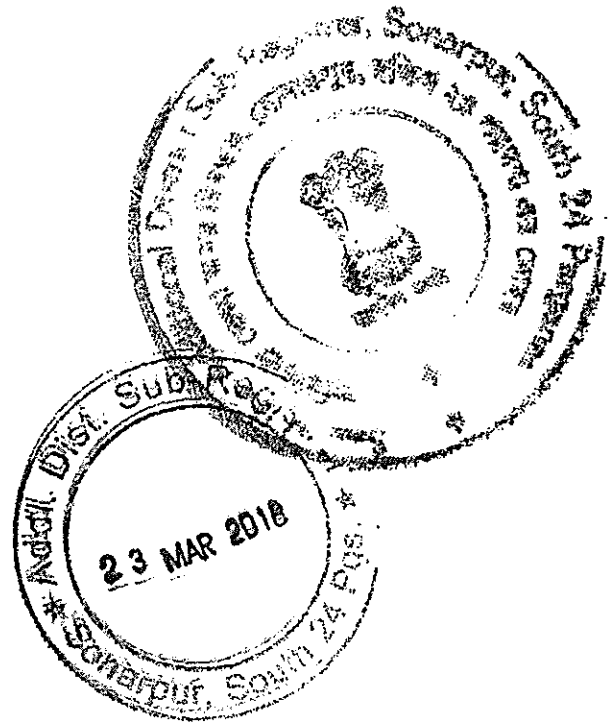
2. **AND** the Vendors and each one of them doth hereby covenant with the Purchaser that the Vendor is the absolute and lawful owners of and well and sufficiently seized and possessed of and entitled to the Said Land and every part thereof, free from all encumbrances charges and liabilities of whatsoever nature **AND** the Vendor doth hereby covenant with the Purchaser that the Vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the Said Land hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the Said Land or any part thereof in the manner aforesaid **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents are the absolute and lawful owner of and/or otherwise well and



sufficiently seized and possessed of and entitled to the Said Land hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendor now has in themselves good right full and absolute power to grant sell convey transfer assure and assign the Said Land hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid **AND THAT** the Vendor has duly made over possession of the Said Land to the Purchaser herein and the Purchaser has received and accepted the same without any dispute, demand or claim whatsoever against the Vendor in respect of the nature and/or occupancy of the constructions on the land comprised in the Said Land or otherwise.

3. **AND THAT** the Purchaser shall and may at all times hereafter at their own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of his predecessors in title or any one of them **AND THAT** the Purchaser shall be

Handwritten scribble or signature



free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases licences liabilities trusts attachments executions prohibitions restrictions easements and lis pendens whatsoever suffered or made or liabilities created in respect of the Said Land by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or their predecessors in title or any of them as aforesaid or otherwise.

4. **AND THAT** all rates taxes and other impositions and/or outgoings payable in respect of the Said Land upto the date of execution of these presents as and when assessed by the authorities concerned shall be payable by the Vendor and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.
5. **AND THAT** the Vendor never held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the Said Land or any part thereof has not been affected or vested under the Urban Land (Ceiling & Regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the



Income Tax Act 1961 **AND THAT** no notice, which is or may be subsisting, has been served on the Vendor for the acquisition of the Said Land or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed thereunder and the Vendor has no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the Said Land or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the Said Land and/or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or Revenue Authority **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the Said Land or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the Said Land and every part thereof unto and to the use of the Purchasers as shall or may be reasonably required.

**AND IT IS HEREBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the Vendor covenants and assures the Purchaser that unless prevented by fire or some other inevitable accident from time to time and at all times hereafter and upon every request and at the cost of the Purchaser shall produce or caused to





be produced to the Purchaser or their Attorneys or Agents or at any trial commission examination or otherwise as occasion shall require all or any of the original title deeds documents and writings and also at the like request and cost deliver to the Purchaser such attested or other copies or extracts of and from the said Deeds and writings or any one of them as the Purchaser may require and will in the meantime unless prevented as aforesaid keep the said deeds documents and/or writings safe unobliterated and uncanceled.

### THE FIRST SCHEDULE

#### (The Larger Land)

ALL THAT the piece and parcel of Danga Land, admeasuring <sup>undivided</sup> 0.00667 acres, more or less <sup>out of 10 Decimal</sup> in Pargana-Magura, J.L. No. 74, RS No. 235, Touzi No. 119, R.S Khatian No. 91, L.R. Khatian Nos. 254, in Mouza-Raghavpur, Post Office- Dakshin Jagaddal , Police Station- Sonarpur, R.S. Dag No. 251, L.R. Dag No. 258, District-Sub-Registration Office at Baruipur (Now Sonarpur), presently within Polghat Gram Panchayet with road width approximately 6 (six) feet and butted and bounded in the manner as follows :

<u>ON THE NORTH</u>	:	By R. S. Dag No. – 245;
<u>ON THE EAST</u>	:	By R. S. Dag Nos. – 249 and 250;
<u>ON THE SOUTH</u>	:	By R. S. Dag No. – 252;
<u>ON THE WEST</u>	:	By R. S. Dag Nos. – 239 and 240;



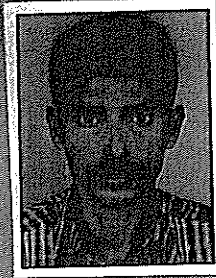
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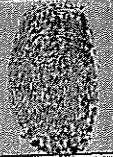
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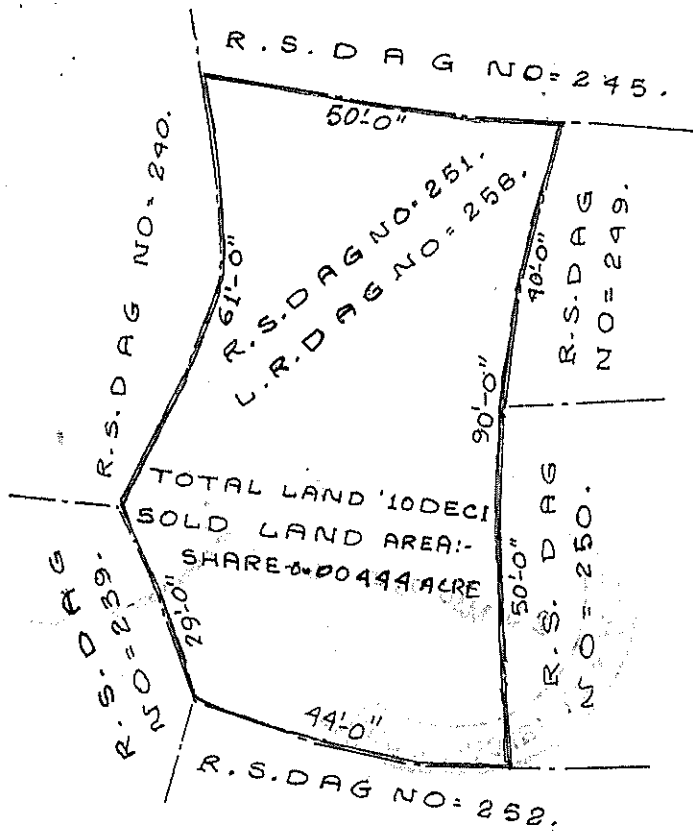
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SITE PLAN OF UNDIVIDED LAND AT MOUZA-  
RAGHABPUR. J.L.NO=74. PART OF R.S.DAG NO-251.  
L.R.DAG NO=258. L.R.KHATIAN NO= 254. UNDER  
POLEGHAT GRAM PANCHAYET. P.S.SONARPUR.DIST-24 PGS(S).

SCALE-1"=25'-0"



**GALADEVA INFRACON (P) LTD,**

*[Signature]*  
**Director/Authorised Signatory**

*[Signature]*

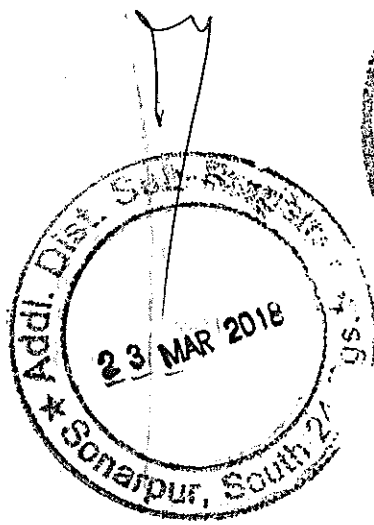
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Traced by:

*PL Ghosh.*

**MOHAN KUMAR GHOSH**  
 Rajpur-Sonarpur Municipality  
 Harinavi, D1, Sahapur Lane  
 Not-700148, E.B.S. No:....79.....

12-3-18



STATE BANK OF INDIA

STATE BANK OF INDIA



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

KCT0747311



নির্বাচকের নাম : মৃত্যুঞ্জয় গোস্বামী

Elector's Name : Mritunjoy Goswami

পিতার নাম : চিত্তরঞ্জন গোস্বামী

Father's Name : Chittaranjan Goswami

লিঙ্গ/Sex : পু/ M

জন্ম তারিখ  
Date of Birth : XXXX/1974

KCT0747311

ঠিকানা:  
দেশপ্রিয় ব্লক, রাজপুর সোনারপুর, সোনারপুর, দক্ষিণ 24  
পারগানা-700149

Address:  
DESHAPRIY BLOCK, RAJPUR  
SONARPUR, SONARPUR, SOUTH 24  
PARGANAS-700149

Date: 22/11/2012

147-সোনারপুর দক্ষিণ নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুকৃতি  
Facsimile Signature of the Electoral  
Registration Officer for  
147-Sonarpur Dakshin Constituency


ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম তোলার ও একই  
সময়ের নতুন পত্র পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট কর্তৃক 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.

156C0064

*Mritunjoy Goswami*





PERMANENT ACCOUNT NUMBER  
 AFCK8353F  
 NAME  
 ARUN KUMAR KEDIA  
 NAME OF THE MEMBER'S FATHER  
 RAM KUMAR KEDIA  
 DATE OF BIRTH  
 17-08-1973  
 SIGNATURE  
  
 COMMISSIONER OF INCOME TAX, WB-11

इस कार्ड के खोल/पिला जाने पर कृपया जारी करने  
 वाले अधिकारी को सूचित/ वापस कर दें  
 सदस्य का आयकर आयुक्त  
 पी. 7  
 चौक चौबट्टा  
 कलकत्ता-700069  
 In care of card holder's name and address return to  
 the issuing authority  
 Assistant Commissioner of Income Tax  
 P-7  
 Chowbotta Square  
 Calcutta-700069





भारत सरकार  
GOVERNMENT OF INDIA



अरुण कुमार केदिया  
Arun Kumar Kedia  
जन्मतिथि/ DOB: 17/08/1973  
पुंजन / MALE



5164 8976 7218

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

००, सुहासिनी गंगुली सरणी, भवानीपुर,  
भवानीपुर, कोलकाता,  
पश्चिमवङ्ग - 700025

Address:

50, SUHASINI GANGULY  
SARANI, BHABANIPUR,  
Bhawanipore S.O, Kolkata,  
West Bengal - 700025

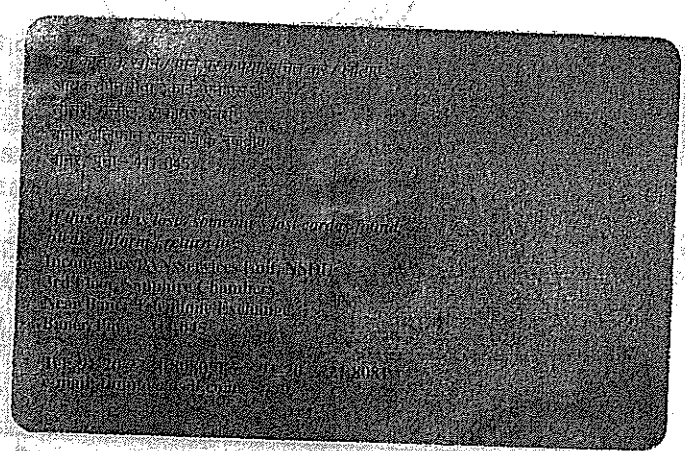
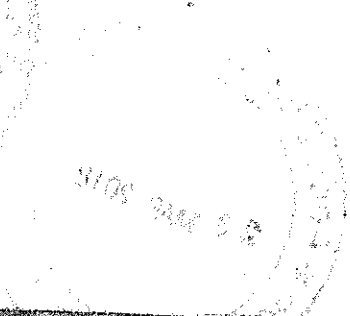
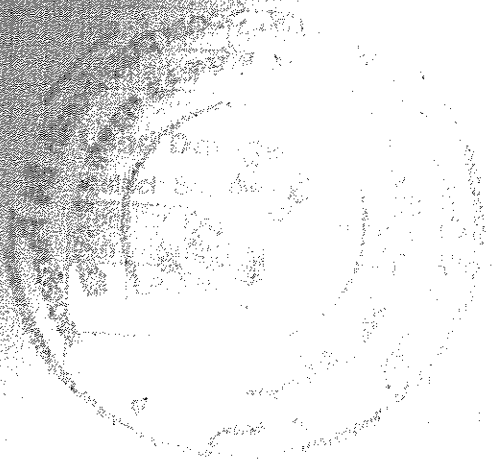


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1800 300 1947

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

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





Rajour, Sonarpur, P.O. - 700149  
PIN - 700149  
86GPO6813P, State

File of Form



## Major Information of the Deed



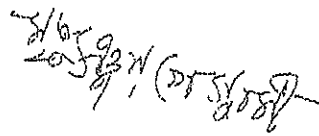
Deed No :	I-1608-01653/2018	Date of Registration	23/03/2018
Query No / Year	1608-1000059243/2018	Office where deed is registered	
Query Date	23/02/2018 12:26:53 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	P K Roy Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700150, Mobile No. : 7044384203, 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. 60,000/-	Rs. 60,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 3,100/- (Article:23)	Rs. 614/- (Article:A(1), E)		
Remarks			

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Raghobpur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-258	LR-254	Bastu	Danga	0.00444 Acre	60,000/-	60,000/-	Width of Approach Road: 6 Ft.,
<b>Grand Total :</b>					.444Dec	60,000 /-	60,000 /-	

### Seller Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	<b>Name</b> <b>Mr Mritunjoy Goswami</b> Son of Late Chittaranjan Goswami Executed by: Self, Date of Execution: 23/03/2018 , Admitted by: Self, Date of Admission: 23/03/2018 ,Place : Office	<b>Photo</b> 	<b>Fingerprint</b> 	<b>Signature</b> 
	23/03/2018	23/03/2018	LTI	23/03/2018
Deshapriya Block, Rajpur, Sonarpur, P.O:- Rajpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ASGPG6813P, Status :Individual, Executed by: Self, Date of Execution: 23/03/2018 , Admitted by: Self, Date of Admission: 23/03/2018 ,Place : Office				

Major Information of the Deed :- I-1608-01653/2018-23/03/2018



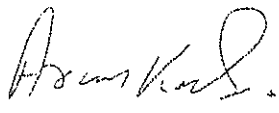





**Party Details :**

<b>Name, Address, Photo, Finger print and Signature</b>
<b>Baladeva Infracon Private Limited</b> 50 Suburban School Road, P.O:- Bhawanipore, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India PIN - 700025, PAN No.:: AAFCB3967P, Status : Organization, Executed by: Representative

**Representative Details :**

<b>Sl No</b>	<b>Name, Address, Photo, Finger print and Signature</b>			
1	<b>Name</b> Mr Arun Kumar Kedia (Presentant) Son of Mr Ram Kumar Kedia Date of Execution - 23/03/2018, , Admitted by: Self, Date of Admission: 23/03/2018, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	Mar 23 2018 3:31PM	LTI 23/03/2018	23/03/2018	
50, Suhasini Ganguly Sarani, P.O:- Bhawanipore, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFCKP8353F Status : Representative, Representative of : Baladeva Infracon Private Limited (as Representative)				

**Identifier Details :**

<b>Name &amp; address</b>	
Mr Abhijit Chakraborty Son of Mr Sourindra Mohan Chakraborty 7B, Indrani Park, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Mritunjoy Goswami, Mr Arun Kumar Kedia	
	23/03/2018

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Mritunjoy Goswami	Baladeva Infracon Private Limited-0.444 Dec

Major Information of the Deed :- I-1608-01653/2018-23/03/2018



## Details as per Land Record

South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Raghobpur

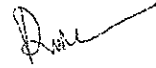
Plot & Khatian Number	Details Of Land
LR Plot No- 258(Corresponding PS Plot No- 251), LR Khatian No- 254	Owner:আব্দুল রহিম নস্কর, Gurdian:ফটিক নস্কর, Address:ভাসা, Classification:ডাঙ্গা, Area:0.01000000 Acre, Under Mutation

### Endorsement For Deed Number : I - 160801653 / 2018

On 23-02-2018

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 60,000/-



Prasanta Mukhopadhyay  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
South 24-Parganas, West Bengal

On 23-03-2018

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.

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

Presented for registration at 15:26 hrs on 23-03-2018, at the Office of the A.D.S.R. SONARPUR by Mr Arun Kumar Kedia .

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

Execution is admitted on 23/03/2018 by Mr Mritunjoy Goswami, Son of Late Chittaranjan Goswami, Deshapriya Block, Rajpur, Sonarpur, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Business

Identified by Mr Abhijit Chakraborty, , , Son of Mr Sourindra Mohan Chakraborty, 7B, Indrani Park, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by profession Service

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

Execution is admitted on 23-03-2018 by Mr Arun Kumar Kedia, Representative, Baladeva Infracon Private Limited, 50, Suburban School Road, P.O:- Bhawanipore, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025

Identified by Mr Abhijit Chakraborty, , , Son of Mr Sourindra Mohan Chakraborty, 7B, Indrani Park, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 614/- ( A(1) = Rs 600/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 614/-

Major Information of the Deed :- I-1608-01653/2018-23/03/2018



Stamp Duty

The total required Stamp Duty payable for this document is Rs. 3,020/- and Stamp Duty paid by Stamp Rs 3,100/-

Information of Stamp

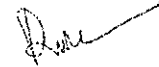
1. Stamp Type: Court Fees, Amount: Rs.10/-

2. Stamp Type: Impressed, Serial no 945270, Amount: Rs.1,000/-, Date of Purchase: 08/03/2018, Vendor name: A K

3. Stamp Type: Impressed, Serial no 945269, Amount: Rs.1,000/-, Date of Purchase: 08/03/2018, Vendor name: A K

4. Stamp Type: Impressed, Serial no 945268, Amount: Rs.1,000/-, Date of Purchase: 08/03/2018, Vendor name: A K

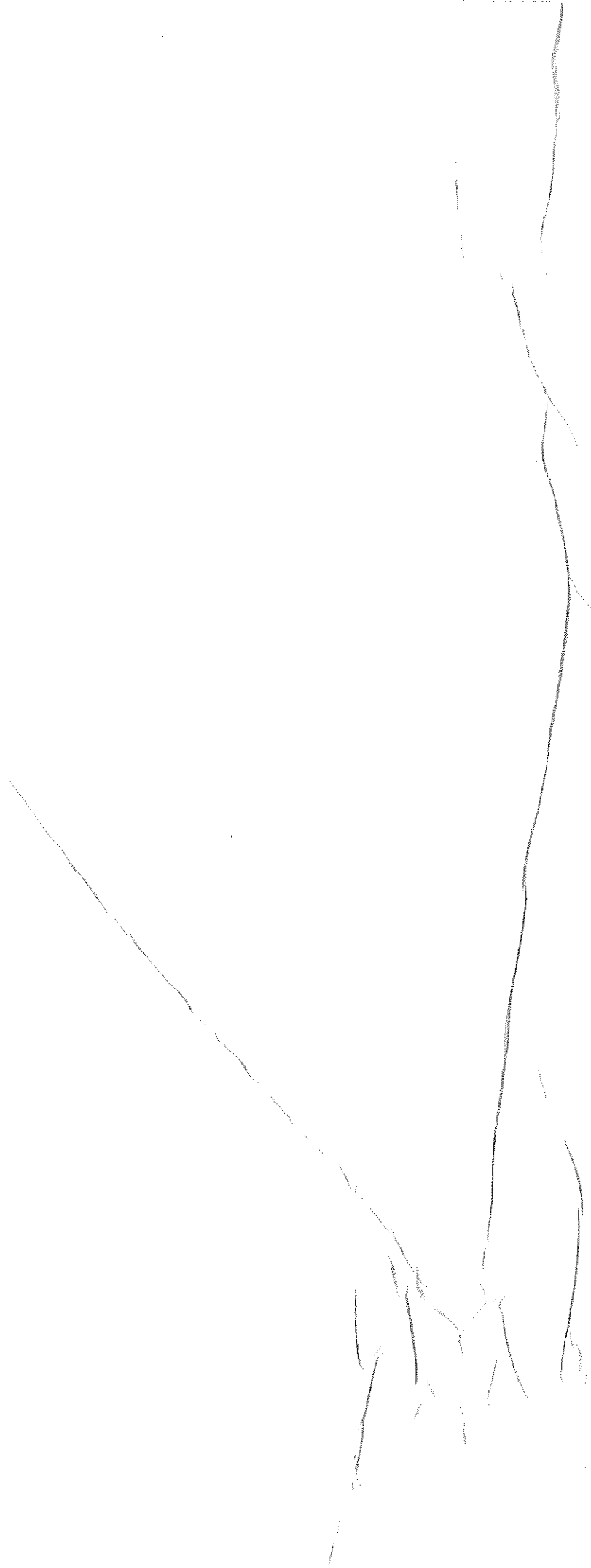
5. Stamp Type: Impressed, Serial no 529368, Amount: Rs.100/-, Date of Purchase: 08/03/2018, Vendor name: A K



Prasanta Mukhopadhyay  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1608-01653/2018-23/03/2018





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2018, Page from 38462 to 38492

being No 160801653 for the year 2018.



Digitally signed by PRASANTA  
MUKHOPADHYAY  
Date: 2018.03.29 16:59:09 +05:30  
Reason: Digital Signing of Deed.

*Prasanta*  
(Prasanta Mukhopadhyay) 29-03-2018 16:58:25  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE AD.S.R. SONARPUR  
West Bengal.

(This document is digitally signed.)



**THE SECOND SCHEDULE**

(The Said Land) *(Damaged Property)*

*undivided* ALL THAT the piece and parcel of Danga Land, admeasuring <sup>out of 10 decimal</sup> 0.00444 acres, more or less in Pargana-Magura, J.L. No. 74, RS No. 235, Touzi No. 119, R.S Khatian No. 91, L.R. Khatian Nos. 254, in Mouza-Raghavpur, Post Office- Dakshin Jagaddal , Police Station- Sonarpur, R.S. Dag No. 251, L.R. Dag No. 258, District-Sub-Registration Office at Baidipur (Now Sonarpur), presently within Polghat Gram Panchayat with road width approximately 6 (six) feet and butted and bounded in the manner as follows :

ON THE NORTH : By R. S. Dag No. - 245  
ON THE EAST : By R. S. Dag Nos. - 249 and 250  
ON THE SOUTH : By R. S. Dag No. - 252  
ON THE WEST : By R. S. Dag Nos. - 239 and 240

OR HOWSOEVER the same now are or is or heretofore were or was butted bounded called known numbered described or distinguished.

*(Signature)*



IN WITNESS WHEREOF the Parties hereto have executed these presents the day, month and year first above written.

SIGNED AND DELIVERED by the VENDOR at Kolkata in the presence of :

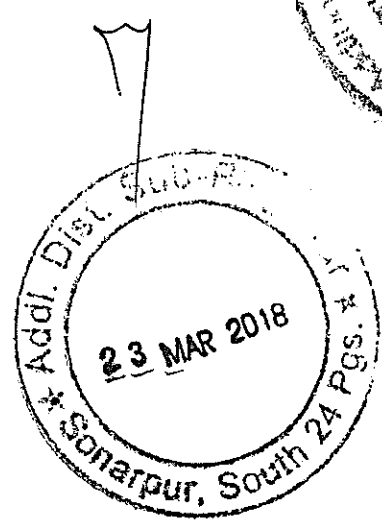
*Abhishek Chakrabarty*  
7.B. Indrani Park,  
Kolkata-700033

*Modi*  
VIKASH KR. MODI  
50, S.S. Rd.  
Kod-25

*[Signature]*  
Read over and explained the Vendor by me in his own vernacular.

SIGNED AND DELIVERED by the PURCHASER at Kolkata in the presence of :

**GALADEVA INFRACON (P) LTD.**  
*[Signature]*  
Director/Authorized Signatory



**RECEIPT AND MEMO OF CONSIDERATION**

RECEIVED from the within named Purchasers the within mentioned sum of Rs 60,000/- (Rupees Sixty Thousand only) towards full and final payment of the total Consideration for sale of the Said Land in the following manner :

Date	Bank Cheque No.	Bank & Branch	Amount	Favouring
28.02.2018	699673	UBI. H. Mukherjee Road	Rs. 60,000/-	Mritunjoy Goswami

(Rupees Sixty Thousand) only

**WITNESSES :**

*Abhinav Chakraborty*  
7B Indrani Park,  
Kolkata Fort 33  
*V. Modi*

**VENDORS**

Read over and explained to the Vendor by me in their own vernacular.

Drafted by me  
*[Signature]*  
(Raghunathi Ghose)  
Advocate  
F/803/784/80

