

10941/12

1620/2018

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

026029

1/10

2353/07

M.v 25,69,695/-

Q-1-125616/18

Adtl Registrar of Assurances - II
Kolkata

(94543)

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of the Document.

(4285)

10/05/18

DEED OF CONVEYANCE

THIS INDENTURE made on this 1st day of October, Two Thousand and Seven

BETWEEN

BRAJA KUNDU son of LATE SHYAM SUNDAR KUNDU by faith Hindu by occupation Business residing at 507/17, JESSORE ROAD, KOLKATA - 700 074 hereinafter called the 'VENDOR' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, representative, executors, administrators and assigns) of the ONE PART.

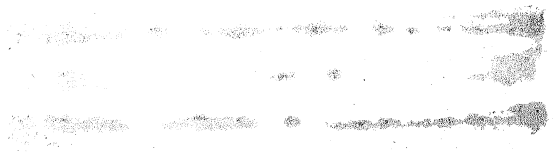
4235
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4826

पञ्जाब नगर (कॉन्सल्टिंग एंजिंग) लि. एम. आर. ०
मोटा स्टाम्प कम तां
छावने नं. मोटा बड टाका थरिद

© M. S. ...
Karl.

19 SEP 2007

पञ्जाबी बाराकपुर डेडर मिता दड / 680000.



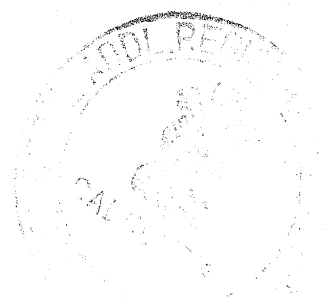
- Braja Kundu.



2153

ASSI. Registrar of Assurances
Kath 1/10/07

- Braja Kundu.



[Handwritten signature]

Jayanta Chakraborty
s/o. Sri Birendra Chakraborty
West Nabanagar.
P.O. Birati, Kal-Si.
Business.

ASSI. Registrar of Assurances
Kath 1/10/07

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

GRN: 19-201819-023571321-1 Payment Mode Online Payment
GRN Date: 09/05/2018 17:53:31 Bank: ICICI Bank
BRN: 1448956167 BRN Date: 09/05/2018 17:56:12

DEPOSITOR'S DETAILS

Id No. : 19021000125616/4/2018
[Query No./Query Year]
Name : Sattyaahomes Development Pvt Ltd
Contact No. : 9874444992 Mobile No. : +91 9874444992
E-mail : raju@hilandcal.com
Address : 225c ajc bose road 4th floor kolkata 700020
Applicant Name : Mr Braja Kundu
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	19021000125616/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	134917 ✓
2	19021000125616/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	24031 ✓

In Words : Rupees One Lakh Fifty Eight Thousand Nine Hundred Forty Eight only
Total 158948



AND

RAULI TREES MERCHANTS PVT. LTD., represented by its Director, being a Company incorporated under the Companies Act, 1956 and having its registered office situated at 27/A/3, SURATH CHANDRA BANERJEE LANE, P.O. – KONNAPARA, P.S. – UTTARPARA, DIST. – HOOGHLY, PIN 712235 hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject and context be deemed to mean and include its successors-in-office, legal representatives, administrators and assigns) of the **OTHER PART**.

WHEREAS one BRAJA KUNDU, the vendor herein, is the recorded owner of agricultural land measuring 21.20 Satak out of 80 Satak in R.S.DAG NO. 785 under L.R. KHATIAN NO.1088 situated at Mouza GENRAGARI, J.L.No. 37 under Rajarhat P.S., North 24- Paraganas.

AND WHEREAS BRAJA KUNDU, the vendor herein, is the absolute owner of the said land and enjoy a good and marketable title on the said land which he proposes to transfer onto the purchaser herein for good and valuable consideration.

AND WHEREAS the vendor has agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 21.20 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 385500/- (Rupees THREE LAC EIGHTYFIVE THOUSAND FIVE HUNDRED) only and on the terms and conditions hereunder.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement between the parties and in consideration of a sum of Rs. 385500/- (RUPEES : THREE LAC EIGHTYFIVE THOUSAND FIVE HUNDRED) paid by the purchaser to the vendor before the execution of this present (the receipt of which the vendor doth hereby acknowledge) the vendor doth hereby grant convey and transfer unto the purchaser all that piece or parcel of the said plot of agricultural land more fully described in Schedule I with all sewers, drains, common fences, rights, liberties, privileges, easements and appurtenances whatsoever to the land hereditaments belonging or in anywise or usually held or enjoyed herewith or reputed to belong or to be appurtenant thereto AND ALL THAT ESTATE right title interest claim and demand whatsoever or the vendors into or upon the said land hereditaments and premises or any part thereof TOGETHER WITH All deeds pattahs and muniments to title whatsoever exclusively relating to or concerning with the said hereditaments and premises or any part thereof which nor are or hereafter shall or may be in the possession or power or control of the vendor or any other person from whom it they or any of them any procure the same without any action or suit TO HAVE AND TO HOLD the said land hereditaments and premises hereby granted or expressed on to be unto and to the use of the purchaser absolutely and forever but subject to the payment of the said fixed annual rent and the vendor doth hereby covenant the purchaser that notwithstanding any act deed or things by the vendor does executed or knowingly suffered to the contrary the vendor is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereditaments and premises hereby granted or expressed to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner of condition use trust or otherwise whatsoever or after defeat encumber or make void the same and subject only to the payment of the said fixed annual rent and NOTWITHSTANDING any such act deed or things whatsoever as aforesaid the vendor hath in himself has good right and full power to grant the said land hereditaments and premises hereby granted or expressed to be unto and to the use of the purchaser in manner aforesaid and the purchaser shall and may at all times hereafter peacefully and quietly possesses and enjoy the said land hereditaments and premises and

Contd...3

1941 Register of Absentees

received the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the vendor or any person lawfully or equitably claiming from under or in trust for it and that free and clear freely and clearly and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the vendor or any persons lawfully equitably claiming or in trust for it AND FURTHER that the vendor and all person or persons lawfully or equitably claiming any estate part thereof from 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 do and execute or cause to be done or executed all such acts and things whatsoever for further and more perfectly assuring the said land hereditaments and premises and every part thereof unto and to use of the purchaser in manner aforesaid as shall or may be reasonably required.

The vendor doth hereby state that they are hereby executing this deed out of their free will and is not subject or any outside influences in the manner or execution of this sale deed, in a sound mind and good health and with full knowledge of the contents of this deed.

SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali Land measuring an area of **21.20 Satak** in R.S.DAG NO. 785 under L.R. KHATIAN NO.1088 within the limit of Patharghata Panchayat under Rajarhat Police Station, Additional Sub Registration Office Bidhan Nagar and according to the settlement records of rights finally published the plot is comprised at paraganas Kalikata Mouza – GENRAGARI, J. L. No. 37, TOUZI NO. 10 in the district of 24 – Paraganas (north).

The Plot of land is bounded as under : -

R.S DAG NO. 785 :

ON THE NORTH	:	R. S. DAG NO. 786 & 787
ON THE SOUTH	:	R. S. DAG NO. 784 & 783
ON THE EAST	:	PART OF R. S. DAG NO. 781
ON THE WEST	:	PART OF R. S. DAG NO 792 & 793

MEMO OF CONSIDERATION

Paid by **RAULI TREES MERCHANTS PVT. LTD.**, by cheque no.348285 dated 01.10.07 drawn on INDIAN BANK amounting Rs.385500 /- (RUPEES : THREE LAC EIGHTYFIVE THOUSAND FIVE HUNDRED ONLY)

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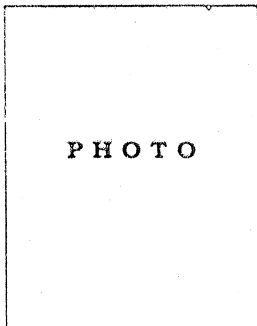
REAL ESTATE OF ASSURANCE

SPECIMEN FORM FOR TEN FINGERPRINTS

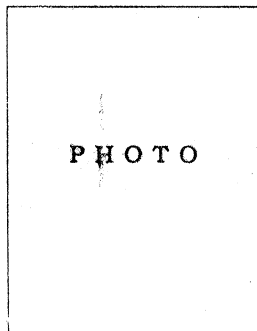


Braja Kunderu

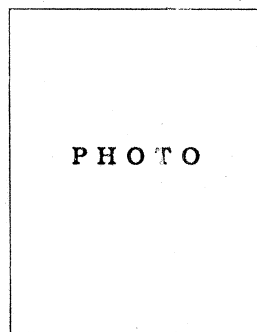
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					














REGISTRAR OF ASSURANCES
Calcutta.

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

 <i>Singh Mandeep</i>	LH					
	RH.					

ATTESTED :-

PHOTO	LH					
	RH.					

ATTESTED :-

PHOTO	LH					
	RH.					

ATTESTED :-

WITNESSES :

1. Jayanta Chakrabarty
Bisali, Kal-51.

2.  Nanda Nanda

W. Tattoula

Km-14


Braja Kundu.
SIGNATURE OF THE VENDOR

IN WITNESS WHEREOF the parties to these presents hereto set and subscribed their respective hands and seals on the day, month and year first above written.

This Indenture of Conveyance and the Memo of Consideration has been read over and explained to the vendors in Bengali language to which they have admitted and have understood

WITNESSES :

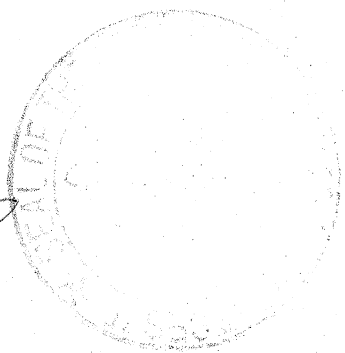
1. Jayanta Chakrabarty

2.  Nanda Nanda

Braja Kundu.
SIGNATURE OF THE VENDOR

Drafted by: MD. AMJAD ALI, Adv.
F/1234/06





REGISTRAR OF ASSURANCES
LONDON.



REGISTRAR OF ASSURANCES
LONDON.

Major Information of the Deed

Deed No :	I-1902-01620/2018	Date of Registration	10/05/2018
Query No / Year	1902-1000125616/2018	Office where deed is registered	
Query Date	01/10/2007	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Braja Kundu 507/17, JESSORE ROAD, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 8918842929, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 3,85,500/-	Rs. 25,69,695/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,54,202/- (Article:23)	Rs. 28,357/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Garagari

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	RS-785	RS-1088	Shali	Shali	21.2 Dec	3,85,500/-	25,69,695/-	Property is on Road
Grand Total :					21.2Dec	3,85,500 /-	25,69,695 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BRAJA KUNDU (Presentant) Son of Late SHYAM SUNDAR KUNDU 507/17, JESSORE ROAD, P.O:- DUM DUM, P.S:- Dum Dum, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANCPK5535B, Status :Individual, Executed by: Self, Date of Execution: 01/10/2007, Admitted by: Self, Date of Admission: 01/10/2007, Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/10/2007, Admitted by: Self, Date of Admission: 01/10/2007, Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SANJOY MONDAL DIR OF RAULI TREES Merchants Pvt Ltd Son of BIJAY GOBINDO MONDAL 27/A/3, SURATH CHANDRA BANERJEE LANE, P.O:- KONNAPARA, P.S:- Uttarpara, Hooghly-chinsurah, District:-Hooghly, West Bengal, India, PIN - 712235 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APBPM7905E, Status :Individual, Status : Not Executed, Place : Absent

Major Information of the Deed :- I-1902-01620/2018-10/05/2018

12/05/2018 Query No:-19021000125616 / 2018 Deed No :I - 190201620 / 2018, Document is digitally signed.

Identifier Details :

Name & address	
Mr JAYANTA CHAKRABORTY Son of Mr BIRENDRA CHAKRABORTY WEST NABANAGAR, P.O:- BIRATI, P.S:- Nimta, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700051, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of BRAJA KUNDU	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	BRAJA KUNDU	SANJOY MONDAL DIR OF RAULI TREES Merchants Pvt Ltd-21.2 Dec

Endorsement For Deed Number : I - 190201620 / 2018**On 01-10-2007****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 21:00 hrs on 01-10-2007, at the Private residence by BRAJA KUNDU ,Executant.

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 25,69,695/-

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

Execution is admitted on 01/10/2007 by BRAJA KUNDU, Son of Late SHYAM SUNDAR KUNDU, 507/17, JESSORE ROAD, P.O: DUM DUM, Thana: Dum Dum, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Business

Indetified by Mr JAYANTA CHAKRABORTY, , , Son of Mr BIRENDRA CHAKRABORTY, WEST NABANAGAR, P.O: BIRATI, Thana: Nimta, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

Payment of Stamp Duty

Pranay Kumar Chatterjee
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- I-1902-01620/2018-10/05/2018

12/05/2018 Query No:-19021000125616 / 2018 Deed No :I - 190201620 / 2018, Document is digitally signed.

Page 11 of 12

On 03-10-2007

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28,357/- (A(1) = Rs 28,259/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 4,326/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,54,202/- and Stamp Duty paid by Draft Rs 14,285/-

Description of Draft

1. Draft(other) No: 594543, Date: 01/10/2007, Amount: Rs.14,285/-, Bank: ,

Pranay Kumar Chatterjee

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 10-05-2018

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28,357/- (A(1) = Rs 28,259/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 24,031/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/05/2018 5:56PM with Govt. Ref. No: 192018190235713211 on 09-05-2018, Amount Rs: 24,031/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1448956167 on 09-05-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,54,202/- and Stamp Duty paid by by online = Rs 1,34,917/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/05/2018 5:56PM with Govt. Ref. No: 192018190235713211 on 09-05-2018, Amount Rs: 1,34,917/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 1448956167 on 09-05-2018, Head of Account 0030-02-103-003-02



Asit Kumar Joarder

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

Major Information of the Deed :- I-1902-01620/2018-10/05/2018

12/05/2018 Query No:-19021000125616 / 2018 Deed No :I - 190201620 / 2018, Document is digitally signed.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2018, Page from 53897 to 53909

being No 190201620 for the year 2018.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2018.05.12 13:15:24 +05:30
Reason: Digital Signing of Deed.

AK

(Asit Kumar Joarder) 12-05-2018 13:14:11
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)