

09918/21

I- 9916/2021



पश्चिम बंगाल WEST BENGAL

59AB 347927

28/10/21
 2186455/21
 Q2

Certified that the document is admitted to registration, the signature sheets and the enclosures, if any, attached with this document are the part of this document.

District Sub-Registrar-II
 Alipore, South 24 Parganas

29 OCT 2021

THIS INDENTURE OF CONVEYANCE made this the 28th day of
 October, TWO THOUSAND AND TWENTY ONE
 BETWEEN

20454

09 AUG 2021

No. Rs. **10/-** Date

Name:

Address:

Vendor:

Alipur Collectorate, 24 Pgt. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

Chanchal Hazumda



8503

DEBJYOTI GHOSH
ADVOCATE
SEALDAH CIVIL COURT
ROOM NO -411 (4TH FLOOR)
KOLKATA-700 014

For ROCKYHILL VANIYA PVT. LTD.

Chanchal Hazumda

Director / Authorized Signatory



8504



KUSHIYARA DEVELOPERS LLP

Krishanu Jana

Designated Partner/Authorized Signatory



8505

Identified by me

Nilesh Kundu.

S/O. Lt. N.G. Kundu.

36/1A, Elgin Rd.

Kolkata - 700020.

District sub-Registrar
Album, with 32 pages
20 OCT 2021

ROCKYHILL VANIJYA PVT LTD, PAN AAHCRO502J, a company incorporated under the Companies Act, 1956 having its registered office at Pashchatya Para Lane, Ward-9, Sonarpur, P.O.- Rajpur, P.S - Sonarpur, District- South 24 Parganas, Kolkata - 700 149, being represented by its authorized representative **MR ChanchalMozumder, (PAN AHCPM2290B, Adhar No. 9894 2962 0217), (Phone No. 9330110512)**, son of Late BiswaSundarMozumder by Nationality- Indian, Residing at 41, Kansari Road, P.O. Bhawanipore, P.S. Kalighat, Kolkata-700025 hereinafter referred to as the **VENDOR** (which expression shall unless otherwise executed by or repugnant to the subject or context be deemed to mean and include each one of them and each of their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**

AND

KUSHIYARA DEVELOPERS LLP (LLPIN: AAX-3559) (PAN AAXFK4349P) a Limited Liability Partnership Firm having its regd. Office at 41, Kansari Para Road, P.O. Bhawanipore, P.S. Kalighat, Kolkata - 700025, being represented by **KRISHANU JANA (PAN NO.ANYP.3721A), (ADHAAR NO.5476 6157 2831), (MOBILE NO. 8584040508)**, son of **PULAKESH JANA**, residing at VILL- Guaberia, P.O- Tabakhali, P.S- Guaberia, Purba Medinipur, West Bengal- 721635, hereinafter referred to as the **PURCHASER** (which expression shall unless otherwise executed by or repugnant to the subject or context be deemed to mean and include each one of them and each of their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**;

WHEREAS

By virtue of a Deed of Conveyance being no. 4940 for the year 2008, registered in Book No. 1, CD Volume No. 12, Pages 4464 to 4489, registered in the office of Additional District Sub Registrar - Sonarpur, M/s. B K



[Handwritten signature]

District sub-Registrar

Alibon, South 24 Parganas

28 OCT 2021

Consortium Engineers Pvt Ltd purchased from Mr. Santosh Kumar Pathak and Kumari Bithika Pathak all that piece and parcel of land admeasuring 6.18 Acres of land in various R.S. & L.R. Dags of Mouza Jagaddal, J. L. No. 71 and 6.85 Acres of land in various R.S. & L.R. Dags of Mouza Elachi, J L No. 70 aggregating to 13.03 Acres of land be the same a little more or less and recorded its name in L.R Khatian no. 2595 of Mouza Jagaddal and L.R. Khatian No. 1270 of Mouza: Elachi, Police Station Sonarpur, District South 24 Parganas, herein after referred to as the **'EntireProperty'**.

By virtue of a Deed of Conveyance being no. 03421 for the year 2015, registered in Book No. I, CD Volume No. 11, Pages 4077 to 4089, registered in the office of District Sub Registrar - IV, South 24 Paraganas, M/s. ROCKYHILL VANIJYA PVT LTD the vendor herein therein referred to as the purchaser purchased from M/s. B.K. Consortium Engineers Pvt Ltd all that the undivided and undemarcated piece and parcel of shali land admeasuring 7 decimal out of 27 decimal of land in R.S. Dag No. 816 corresponding to L.R. Dag No. 966 and 3 decimal out of 23 decimal in R.S. Dag 815 corresponding to L.R. Dag 965 of Mouza Jagaddal, J. L. No. 71 aggregating to 10 Decimal be the same a little more or less and recorded its name in L.R Khatian no. 3563 of Police Station Sonarpur, District South 24 Parganas, herein after referred to as the **'SAID LAND'**.

Thus the said M/s ROCKYHILL VANIJYA PVT LTD, became owner of **ALL THAT** the undivided and undemarcated piece and parcel of shali land admeasuring 7 decimal out of 27 decimal of land in R.S. Dag No. 816 corresponding to L.R. Dag No. 966 and 3 decimal out of 23 decimal in R.S. Dag 815 corresponding to L.R. Dag 965, appertaining to L.R. Khatian no. 3563, aggregating to 10 Decimal be the same a little more or less, of landlying and situate at Mouza Jagaddal, J.L. No. 71, Police Station Sonarpur under the jurisdiction of Rajpur Sonarpur Municipality, District South 24 Parganas, more fully and particularly described in the Schedule (A) hereunder written and herein after referred to as the **"SAID LAND"**.



District sub-Registrar

Alibore, South 24 Parganas

20 OCT 2024

THAT now the Vendor have represented to the PURCHASER that the said Property is free from all encumbrances marketable and they have a good title to the same.

The Vendor shall help to obtain permission and/or necessary NOC from various departments such as Airport Authority of India, Provisional Fire NOC and agrees to grant unto the PURCHASER the absolute right and benefit of the permissions and NOCs and the plan.

The Vendor also assured the PURCHASER herein that it has not stood as guarantor in respect of any third party liability and/ or have given any undertaking in favour of any third party

The Vendor also undertake to sign and execute any further papers and/or documents which the PURCHASER may require for the purpose of carrying out development of the land without any further financial liability.

The Vendor have agreed to sell, transfer and convey and the PURCHASER have agreed to purchase **ALL THAT** the undivided land admeasuring about 7 decimal undivided and undemarcated piece and parcel of shali land out of decimal out of 27 decimal of land in R.S. Dag No. 816 corresponding to L.R. Dag No. 966 and 3 decimal out of 23 decimal in R.S. Dag 815 corresponding to L.R. Dag 965 aggregating to 10 Decimal appertaining to L.R Khatian No. 3563, lying and situate at Mouza Jagaddal, J.L. No. 71, Police Station Sonarpur under the jurisdiction of Rajpur Sonarpur Municipality, District South 24 Parganas, Post office South Jagaddal and Police Station- Sonarpur i.e the "SAID LAND" which is morefully and particularly mentioned in Schedule A herein below herein after referred to as the "**Demised Land**", free from all encumbrances, liens, dispendens, charges, acquisitions, requisitions, attachments and trusts of whatsoever nature alongwith the benefit of the permissions and/or NOC at and for the consideration of a sum of **Rs. 46,00,000/- (Rupees Forty Six Lacs) only**



District sub-Registrar-II

Alipore, South 24 Parganas

20 OCT 2021

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 46,00,000/- (Rupees Forty Six Lacs) only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor do and each of them doth hereby as also by the receipt hereunder written admit acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser and the said land) the Vendor do and each of them doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser **ALL THAT** the piece and parcel of land comprising to R.S Dag no. 815& 816 corresponding to L.R. Dag no. 965 & 966 mentioned in the Schedule- A herein below morefully, and the same is shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (hereinafter referred to as the said land) **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or heretofore was situated, called, known, numbered, described and distinguished Together With all boundary walls areas sewers drains ditches ancient and other rights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby sold granted, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendor do and each of them doth hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing by the



[Handwritten signature]

District sub-Registrar

Altona, South 24 Parganas

20 OCT 2021

vendor or their predecessors - in - title done or 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 hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof 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 have now in themselves good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchasers in manner aforesaid AND the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for them AND that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid AND further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any 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 and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the purchaser in manner aforesaid as shall or may reasonably required.



[Handwritten signature]

District sub-Registrar-II

Alhoori, South 24 Parganas

28 OCT 2021

THE SCHEDULE ABOVE REFERRED TO
SCHEDULE A
(SAID LAND/DEMISED LAND)

ALL THAT the undivided and undemarcated piece and parcel of shali land admeasuring 7 decimal out of 27 decimal of land in R.S. Dag No. 816 corresponding to L.R. Dag No. 966 and 3 decimal out of 23 decimal in R.S. Dag 815 corresponding to L.R. Dag 965, appertaining to L.R. Khatian no. 3563, aggregating to 10 Decimal more or less lying and situate at Mouza Jagaddal, J.L. No. 71, Post Office: South Jagaddal, Police Station Sonarpur under the jurisdiction of Rajpur Sonarpur Municipality, District South 24 Parganas as delineated and shown in the map or plan annexed hereto and bordered in colour Red thereon (Dr. B.C. Roy Road)

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written

SIGNED AND DELIVERED

BY THE VENDOR at Kolkata

in the presence of:

1. Anuj Jalan
36/1A ELGIN ROAD
Kolkata - 70020.
2. Barab K. Sutrachar
36/1A, Elgin Road, Kol-20.

For ROCKYHILL VANUJA PVT. LTD.
Chanchal Hoque
 Director / Authorized Signatory

SIGNED AND DELIVERED

BY THE PURCHASER at Kolkata

in the presence of:

1. Anuj Jalan
2. Barab K. Sutrachar

KUSHIYARA DEVELOPERS LLP
Krishanu Jana
 Designated Partner/Authorized Signatory

Drafted by me: -

(As per instruction)
Debojit Ghosh
 Advocate

Sealdah Civil Court
 Kolkata- 700014

NB/547/09



[Handwritten signature]

District sub-Registrar - II

Alford, South 24 Parganas

20 OCT 2021

MEMO OF CONSIDERATION

RECEIVED of and from the within- named PURCHASER the within-mentioned sum of *Rs. 46,00,000/- (Rupees Forty Six Lacs) only*

WITNESSES :

1) *Amij Jalan.*

2) *Branab M. Sathadhas*

For ROCKYHILL VANUVA PVT. LTD.

Chanchal Mozumder

Director / Authorized Signatory

VENDORS



[Handwritten signature]

District sub-Registrar-II

Almorha, South 24 Parganas

20 OCT 2024

SALE DEED PLAN (As Per R.S. Mouza Map)

RS.DAG.NO.- 815,816, LR.DAG.NO.- 965, 966

MOUZA - JAGADDAL, JL.NO.-71,PS.-SONARPUR,

DIST.- 24 PARGANAS SOUTH,

N



For ROCKYHILL VANIYA PVT. LTD.

Chanchal Hazumale

Director / Authorized Signatory

KUSHIYARA DEVELOPERS LLP

Krishanu Jana

Designated Partner/Authorized Signatory



[Handwritten signature]

District sub-Registrar

Alipore, South 24 Parganas

20 OCT 2021

FINGERPRINTS



Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Name: CHANCHAL MOZUMDER

Signature: Chanchal Mozumder



Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Name: KRISHANU JANA

Signature: Krishanu Jana

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Name:

Signature:



[Handwritten signature]

District sub-Registrar-II

Alipore, South 24 Parganas

20 OCT 2024



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

GRN Details

GRN: 192021220102212821 Payment Mode: Online Payment
GRN Date: 27/10/2021 17:41:12 Bank/Gateway: ICICI Bank
BRN : 69357468 BRN Date: 27/10/2021 17:10:15
Payment Status: Successful Payment Ref. No: 2002136455/1/2021
[Query No/*Query Year]

Depositor Details

Depositor's Name: KUSHIYARA DEVELOPERS LLP
Address: 41, Kansaripara Road KOLKATA - 700025
Mobile: 9836016301
Depositor Status: Buyer/Claimants
Query No: 2002136455
Applicant's Name: Mr DEBJYOTI GHOSH
Identification No: 2002136455/1/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002136455/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	196374
2	2002136455/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	49105
			Total	245479

IN WORDS: TWO LAKH FORTY FIVE THOUSAND FOUR HUNDRED SEVENTY NINE ONLY.











Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16022002136455/2021

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
1	Mr Chanchal Mozumder 41, Kansari Road,, City:- Not Specified, P.O:- Bhawanipore, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025	Represent ative of Seller [ROCKYH ILL VANIJYA PRIVATE LIMITED]			Chanchal Mozumder 28/10/21
2	Mr KRISHANU JANA VILL- Guaberia, City:- Not Specified, P.O:- Tabakhali, P.S:- Sutahata, District:-Purba Midnapore, West Bengal, India, PIN:- 721635	Represent ative of Buyer [KUSHIYA RA DEVELOP ERS LLP]			Krishanu Jana 28/10/21
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr NILESH KUNDU Son of Late N G KUNDU 36/1A ELGIN ROAD, City:- Not Specified, P.O:- L R SARANI, P.S:-Bhawanipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700020	Mr Chanchal Mozumder, Mr KRISHANU JANA			Nilesh Kundu 28-10-2021.



District sub-Registrar-II

Allpore South 24 Parganas

20 OCT 2024

(Samar Kumar Pramanick)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -I

I SOUTH 24-PARGANAS

South 24-Parganas, West

Bengal



District sub-Registrar-II

Alipore, South 24 Parganas

28 OCT 2021

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
ROCKHILL VANKYA PRIVATE LIMITED

D4088/2014

AAVCR0502



For ROCKHILL VANKYA PVT. LTD.

C. Hojwadekar

Director / Authorized Signatory



ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAXFK4349P

नाम / Name	KUSHIYARA DEVELOPERS LLP		
निगमन / गठन की तारीख / Date of Incorporation/Formation	10/06/2021		
		Validity unknown Signed by : Income Tax PAN Services Unit, UTISEL Date : 14/06/2021 09:53:37 Reason : Document Signer Location : India	

- ✓ Permanent Account Number (PAN) facilitates Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक कस्टमर से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, देयता बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व पहचान आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है। (आयकर विभाग, 1962 के नियम 114B, का संदर्भ लें।)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) कर रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ This e-PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "PAN QR Code Reader"
इस ई-स्थायी लेखा संख्या (e-PAN) कार्ड में वर्धित क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "PAN QR Code Reader" है।

Cut

Fold

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number Card

AAXFK4349P

नाम / Name

KUSHIYARA DEVELOPERS LLP



निगमन / गठन की तारीख /

Date of Incorporation/Formation
10/06/2021



If this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTISEL,
Plot No. A, Sector 11, CBD Belapur,
New Mumbai - 400 614.

यदि कार्ड खोया/प्राप्त हो, कृपया सूचित करें/वापस करें।
आयकर पैन सेवा यूनिट, UTISEL,
प्लॉट नं. A, सेक्टर 11, सीडीबी बेलपुर,
नई मुंबई - 400 614.

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

CHANGHAL MOZUMDER

BISWA SUNDAR MOZUMDER

12/12/1964

Permanent Account Number

AHCPM2290B

Changhal Mozumder

Signature





भारत सरकार
Government of India



9894 2962 0217
Deviyani Manohar
जन्म तिथि: 009-12-12-1964
पुरुष / Male



9894 2962 0217

मेरा आधार, मेरी पहचान



भारतीय पहचान प्रणाली
Indian Identification Authority of India

एन. डी. लि. बंगलूर
आधार: 41, 42वीं फ्लोर, 43
महामंदिर, बंगलूर
सिडपल, 42ए बंगलूर
700075

आधार डी.डी. बंगलूर
आधार: 21, 42वीं फ्लोर, 43
महामंदिर, बंगलूर
सिडपल, बंगलूर 700075

9894 2962 0217



आयकर विभाग

INCOME TAX DEPARTMENT

KRISHANU JANA

PULAKESH JANA

21/06/1982

Permanent Account Number

ANYPJ321A

Krishanu Jana

संख्या





ভারত সরকার
 Government of India

সিএমআর নং/সিএমআর/ইউএনএন/ইআইডি: 5476/6157/2831

সিএমআর নং/সিএমআর/ইউএনএন/ইআইডি: 5476/6157/2831

To
 KRISHAM JANA
 S/O Pradyumn Jana
 P.O. Jambhura
 P.S. - Sahaspur
 Dist. - Jharsuguda
 Jharkhand - 751035



আসনার আইডি নম্বর/Your Aadhaar No

5476 6157 2831

আসনার আইডি, আসনার পরিচয়



ভারত সরকার
 Government of India



নাম
 KRISHAM JANA
 S/O Pradyumn Jana
 P.O. Jambhura



5476 6157 2831

আসনার আইডি নম্বর/আসনার পরিচয়



- এটি একটি আনুষ্ঠানিক সরকারি নথি।
- এটিতে একটি আইডি নম্বর রয়েছে যা কেবল আপনার জন্য।
- এটি হল আনুষ্ঠানিক পরিচয় নথি।

INFORMATION

- Aadhaar is a proof of identity issued by the Government of India.
- It establishes identity electronically online.
- This is electronic all-governance letter.

- এটি হল আনুষ্ঠানিক সরকারি নথি।
- এটিতে একটি আইডি নম্বর রয়েছে যা কেবল আপনার জন্য।
- এটি হল আনুষ্ঠানিক পরিচয় নথি।
- Aadhaar will be helpful in availing Government and Non-Government services online.



ভারত সরকার
 Government of India

নাম
 KRISHAM JANA
 S/O Pradyumn Jana
 P.O. Jambhura



Address:
 S/O Pradyumn Jana, S/O Government, P.O.
 Jambhura, Sahaspur, Jharsuguda
 West Bengal - 751035

5476 6157 2831

আসনার আইডি নম্বর/আসনার পরিচয়

Major Information of the Deed

Deed No :	I-1602-09916/2021	Date of Registration	29/10/2021
Query No / Year	1602-2002136455/2021	Office where deed is registered	
Query Date	21/10/2021 2:53:41 PM	1602-2002136455/2021	
Applicant Name, Address & Other Details	DEBJYOTI GHOSH Thana : Entaly, District : Kolkata, WEST BENGAL, PIN - 70014, Mobile No. : 9874622772, 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. 46,00,000/-	Rs. 49,09,096/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,96,384/- (Article:23)	Rs. 49,137/- (Article:A(1), E)		
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, Road: Dr. B. C. Roy road, Mouza: Jagaddal, JI No: 71, Pin Code : 700151

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-966 (RS :-)	LR-3563	Bastu	Shali	7 Dec	32,20,000/-	34,36,367/-	Width of Approach Road: 8 Ft.,
L2	LR-965 (RS :-815)	LR-3563	Bastu	Shali	3 Dec	13,80,000/-	14,72,729/-	Width of Approach Road: 8 Ft.,
TOTAL :					10Dec	46,00,000 /-	49,09,096 /-	
Grand Total :					10Dec	46,00,000 /-	49,09,096 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ROCKYHILL VANIJYA PRIVATE LIMITED Pashchatya Para Lane, City:- Not Specified, P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 , PAN No.:: AAxxxxxx2J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	KUSHIYARA DEVELOPERS LLP 41, Kansari Para Road., City:- Not Specified, P.O:- Bhawanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Chanchal Mozumder (Presentant) Son of Late BiswaSundar Mozumder 41, Kansari Road,, City:- Not Specified, 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.:: AHxxxxxx0B, Aadhaar No: 98xxxxxxxx0217 Status : Representative, Representative of : ROCKYHILL VANIJYA PRIVATE LIMITED (as)
2	Mr KRISHANU JANA Son of Mr PULAKESH JANA VILL- Guaberia, City:- Not Specified, P.O:- Tabakhali, P.S:-Sutahata, District:-Purba Midnapore, West Bengal, India, PIN:- 721635, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx1A, Aadhaar No: 54xxxxxxxx2831 Status : Representative, Representative of : KUSHIYARA DEVELOPERS LLP (as)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr NILESH KUNDU Son of Late N G KUNDU 36/1A ELGIN ROAD, City:- Not Specified, P.O:- L R SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020			
Identifier Of Mr Chanchal Mozumder, Mr KRISHANU JANA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ROCKYHILL VANIJYA PRIVATE LIMITED	KUSHIYARA DEVELOPERS LLP-7 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	ROCKYHILL VANIJYA PRIVATE LIMITED	KUSHIYARA DEVELOPERS LLP-3 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal, JI No: 71, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 966, LR Khatian No:- 3563	Owner:রুবিয়া বানিজ্য প্রা লি, Address:মিড Classification:বাগি, Area:0.07000000 Acre,	ROCKYHILL VANIJYA PRIVATE LIMITED
L2	LR Plot No:- 965, LR Khatian No:- 3563	Owner:রুবিয়া বানিজ্য প্রা লি, Address:মিড Classification:বাগি, Area:0.03000000 Acre,	ROCKYHILL VANIJYA PRIVATE LIMITED



Handwritten notes on the left margin, including the date "10/10/10" and some illegible text.

10

Main body of handwritten notes, including a large section with the heading "Study" and several paragraphs of text.

Two small pinkish marks or stamps at the top of the page.



On 28-10-2021

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

Presented for registration at 19:49 hrs on 28-10-2021, at the Private residence by Mr Chanchal Mozumder ,

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 49,09,096/-

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

Execution is admitted on 28-10-2021 by Mr Chanchal Mozumder , , ROCKYHILL VANIJYA PRIVATE LIMITED (Private Limited Company), Pashchatya Para Lane, City:- Not Specified, P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149

Identified by Mr NILESH KUNDU, , , Son of Late N G KUNDU, 36/1A ELGIN ROAD, P.O: L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service

Execution is admitted on 28-10-2021 by Mr KRISHANU JANA, , KUSHIYARA DEVELOPERS LLP (LLP), 41, Kansari Para Road,, City:- Not Specified, P.O:- Bhawanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Identified by Mr NILESH KUNDU, , , Son of Late N G KUNDU, 36/1A ELGIN ROAD, P.O: L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service

S.K.P.

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 29-10-2021

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 : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 49,137/- (A(1) = Rs 49,091/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 49,105/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/10/2021 5:42PM with Govt. Ref. No: 192021220102212821 on 27-10-2021, Amount Rs: 49,105/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 69357468 on 27-10-2021, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,96,384/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 1,96,374/-

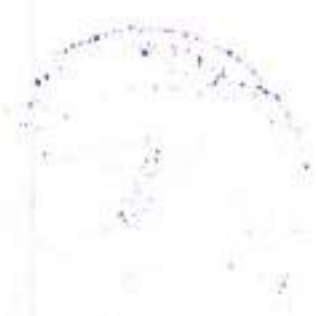
Description of Stamp

Stamp: Type: Impressed, Serial no 347927, Amount: Rs.10/-, Date of Purchase: 09/08/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/10/2021 5:42PM with Govt. Ref. No: 192021220102212821 on 27-10-2021, Amount Rs: 1,96,374/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 69357468 on 27-10-2021, Head of Account 0030-02-103-003-02

S-a

**Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 428179 to 428206

being No 160209916 for the year 2021.



Samar Kumar Pramanick

Digitally signed by Samar kumar
pramanick
Date: 2021.11.18 15:52:51 +05:30
Reason: Digital Signing of Deed.

Samar Kumar Pramanick) 2021/11/18 03:52:51 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

