

1345+

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2-12865/17

द्वितीय गैर न्यायिक

एक सौ रुपये

₹ 100

100



HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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12/12
4.20
17/12/21

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

Additional District Sub-Registrar
Rajahat, New Town, North 24-Pas

21 DEC 2017

1-COPY

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the 20th day of December, Two Thousand Seventeen (2017)

BETWEEN

Negus

13

3469

18.12.2017

1001
ক্রেতার নাম

Negus Services Private
18 R.N. Mukherjee Road,
K O I - 700001

স্টাম্প ভেডার স্বাক্ষর

বিধান নগর (সেন্ট্রাল সিটি) এ. ডি. এম. পুর. ও

মোট স্টাম্প ক্রয় আং

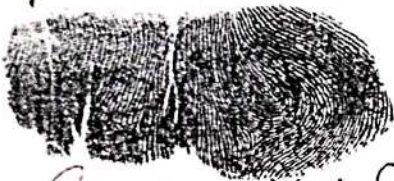
মোট কত টাকা

27 NOV 2017

বাংলা বারাকপুর ভেডার-যিতা দত্ত

410000

Siddhanti ul Singhel



6952

Siddhanti ul Singhel

M. K. Baidya



Additional District Sub-Registrar,
Rajshahi, New Town, North 24-Pes

20 DEC 2017

স্বাক্ষরিত

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স্বাক্ষরিত

RAJARHAT ESTATES PRIVATE LIMITED (having PAN : AACCR7671R) a Company incorporated under the Companies Act. 1956, having its registered office at 113, N.S. Road, 4th floor, Room No. 59, P.S. Hare Street, Kolkata- 700001, represented by its Director Shri GIRDHARI LAL SINGHAL son of Late Fatehchand Singhal, resident of GC-37, Salt Lake City, Sector-III, Kolkata- 700106, P.S. South Bidhannagar, District North 24 Parganas by faith Hindu, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in its office for the time being in force and assigns) of the **ONE PART**.

- AND -

NEGUS SERVICES PRIVATE LIMITED. (having PAN : AABCN5422D) a Company, incorporated under the Companies Act. 1956, having its Registered Office at 18, R. N. Mukherjee Road, 2nd floor, P.S. Hare Street, Kolkata- 700001, represented by its Director - Sri **MANOJ KUMAR BUDHIA** (having PAN : AFAPB5130P) son of Prabhu Dayal Budhia, resident of 18, R N Mukherjee Road, 2nd floor, P.S. Hare Street, Kolkata- 700001, by faith Hindu, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in its office for the time being in force and assigns) of the **OTHER PART**;

WHEREAS:

A) The Vendor herein is the owner and possessor of a plot of shali land admeasuring an area of **24.20 Decimals** more or less comprised in R.S. & L.R. Dag Nos. 3843, 4097, 4109 & 3848 under R.S. Khatian No. 33, L.R. Khatian Nos. 1950, 759, 3400 & 1418, lying and situated at Mouza-BISHNUPUR, J.L. No. 44, R.S. No. 126, at present Touzi No. 10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, by virtue of two separate purchase i.e. (1) land area 23.20 Decimals comprised in R.S. Dag Nos. 3843, 4097 & 4109 under R.S. Khatian No. 33, L.R. Khatian No. 1950, 3400 & 759 purchased from one Sibhas Jhuri son of Late Adaitya Jhuri (ii) Bibhas Jhuri son of late Adaitya Jhuri (iii) Gobinda Jhuri (iv) Ashok Jhuri (v) Sandhya Ghosh alias Jhuri all sons and daughter of late Kanai Lal Jhuri all of Chandpur, P.S. Rajarhat, District North 24 Parganas, by a registered Deed of Sale recorded in Book No. I, Being No. 03530 in the year 2006 which executed on 18/10/2005 and (2) land area 01.00 Decimals comprised in R.S. Dag No. 3848 under L.R. Khatian No. 1418 purchased from one Hassanur Molla, son of Late Didar Box Molla, resident of Lauhati, P.S. Rajarhat, District North 24 Parganas, by a registered Deed of Sale recorded in Book No. I, Being No. 02461 in the year 2006 which executed on 24/09/2004 both registered at A.D.S.R. office, Bidhannagar (Salt Lake City) against valuable consideration mentioned thereon.

B) While seized and possessed of the said plot of land, the said Vendor recorded its name to the BL & LR office, at the time of L.R. Settlement Operation being L.R. Khatian No. 8786, in respect of said land measuring 01 Decimal comprised in R.S. & L.R. Dag No. 3848, at Mouza- Bishnupur, P.S. Rajarhat, District North 24 Parganas as absolute owner and possessor thereof.

C) Since then, the Vendor herein is seized and possessed of the aforesaid plot of shali land measuring an area of 24.20 Decimals more or less more fully described in the Schedule hereinafter written by virtue of above Purchase and L.R. Record of rights and has been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in its name as absolute owner and possessor thereof and has the full right to dispose or transfer the same to others as the Vendor herein shall think fit and proper.

D) Now, the Vendor herein has agreed to sell due to urgent need of money and the Purchaser herein has agreed to purchase the said plot of land measuring an area of 12.45 Decimals more or less out of 24.20 Decimals comprised in R.S. & L.R. Dag Nos. 3843, 4097 & 4109 under R.S. Khatian No. 33, L.R. Khatian Nos. 759, 3400, lying at Mouza-BISHNUPUR, J.L. No. 44, R.S. No. 126, at present Touzi No. 10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas more fully described in the schedule hereinafter written, at or for the total consideration of Rs. 24,45,000/- (Rupees twenty four lakhs forty five thousand) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of Rs. 24,45,000/- (Rupees twenty four lakhs forty five thousand) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at or before the execution hereof, the receipt whereof, the Vendor do hereby as also by the receipt and Memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold, conveyed, transferred, assigned and assured or

expressed or intended so to be, the Vendor do hereby grant sell, convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the aforesaid plots of land admeasuring an area of **12.45 Decimals** more or less out of 24.20 Decimals comprised in comprised in R.S. & L.R. Dag Nos. 3843, 4097 & 4109 under R.S. Khatian No. 33, L.R. Khatian Nos. 759, 3400, lying at Mouza- **BISHNUPUR**, J.L. No. 44, R.S. No. 126, at present Touzi No. 10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas more fully and particularly described in the Schedule hereunder written and hereinafter referred to as '**the SAID LAND**' together with all easement rights of compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water courses lights and all manner of former and other right liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel of member thereof which now is or are or hereto before were or was held used occupied or enjoyed therewith AND reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof AND all the Raiyati and entire share estate right title interest inheritance use trust possession land claim easements quasi easements privileges claims and demands whatsoever of the Vendor out of or upon the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds paths muniments writings and evidences of title in anywise relating to or connected with the said land or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor or any of him may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other

thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges leases tenancies occupancy rights liens lispendences attachments bargaders trusts claims demands acquisition requisition vesting alignment claims demands and liabilities whatsoever or howsoever.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER:-

1. That free and clear and freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the cost and expenses of the Vendor is and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispendences, attachments whatsoever.
2. That the Purchaser shall hereinafter peacefully and quietly possess and enjoy the said land in khas without any claim or demand whatsoever from the Vendor or its legal heirs, executors, administrators, representatives, nominees and assigns.
3. That no notice issued under the public demand recovery act has been served on the Vendor not any such notice has been published.
4. That the land fully described in the schedule below stands retained by the Vendor 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 Vendor that the said land which described in the schedule hereinafter written is the self acquired land of the Vendor and that she is not the benamder of any one.

7. It is hereby declared that the said Purchaser has the absolute right to mutate its name in respect of the present purchased land.

8. All the taxes land revenue and impositions payable in respect of the said land up to date of these presents have been fully paid by the Vendor 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 Vendor and realizable from the Vendor.

9. It is hereby declared by the Vendor that the said land is absolutely free from all encumbrances and that is not the benamder of anyone and the same is not the **DEBATTOR** or **PIROTTOR** property/land or is not subject matter of any court case or not any litigation from any corners whatsoever.

10. That the Vendor has not yet taken any loan or financial benefits from any bank or financial institutions or any corners in respect of the schedule mentioned land.

11. It is transpired that the said property/land hereby sold, conveyed and transferred and assigned by the Vendor, if not free from all encumbrances as herein covenant, the Vendor shall be bound to refund to the Purchaser, the full consideration money paid hereunder together with cost of the stamp and registration charges incurred by the Purchaser herein and if any typographical

mistake is discovered in later 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 deliver this day khas possession of the said land unto the Purchaser herein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

(Description of land hereby sell by the Vendor)

ALL THAT piece or parcel of three plots of rayati dakhali swattiya bisistha shali land admeasuring an area of **12.45 Decimals** more or less comprised in comprised in R.S. & L.R. Dag Nos. 3843, 4097 & 4109 under R.S. Khatian No. 33, L.R. Khatian Nos. 1950, 759 & 3400, which is clearly as under as per Dag & Khatian wise -

R.S. & L.R. Dag No.	R.S. Khatian No.	L.R. Khatian No.	Out of total land	Share of land	Saleable land area	Nature
4109	-	3400 & 1950	15 Decimals	0.2500	03.75 Decimals	Shali
3843	33	759	15 Decimals	0.1500	02.25 Decimals	Shali
4097	33	759	28 Decimals	0.1500	04.20 Decimals	Shali
4109	-	759	15 Decimals	0.1500	02.25 Decimals	Shali

Total Saleable land area **12.45 Decimals**

the aforesaid land lying and situated at Mouza- **BISHNUPUR**, J.L. No. 44, R.S. No. 126, at present Touzi No. 10, within the local limits of **Chandpur Gram Panchayet**, within the jurisdiction of Rajarhat Police Station, under A.D.S.R. office Rajarhat New Town, in the District of North 24 Parganas, in the State of West Bengal.

It is clearly stated herein that the Vendor hereby sell the aforesaid land admeasuring an area of **12.45 Decimals** together with all easement rights of the same unto and in favour of the Purchaser herein and the said land is butted and bounded as under :-

R.S. & L.R. Dag No. 4097 is butted and bounded:-

- ON THE NORTH BY : R.S. & L.R. Dag No. 4049
- ON THE SOUTH BY : R.S. & L.R. Dag No. 4097 (P)
- ON THE EAST BY : R.S. & L.R. Dag No. 4097(P)
- ON THE WEST BY : R.S. & L.R. Dag No. 4098

The annual proportionate rent will be payable as per State Government Rules and Regulations.

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed its Director's hands after going through the contents of this Deed of Conveyance on the day, month and year first above written.

SIGNED SEALED AND DELIVERED
by the Parties at Kolkata in Presence of :-

1. *Handwritten signature*

Handwritten notes

2. *Handwritten signature*

Handwritten notes

for RAJARHAT ESTATES (P) LTD

Handwritten signature

SIGNATURE OF THE VENDOR

NEGUS SERVICES PVT. LTD

Handwritten signature

SIGNATURE OF THE PURCHASER

Director

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchaser, a sum of **Rs. 24,45,000/-** (Rupees twenty four lakhs forty five thousand) only being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

Date	Mode of payment	Drawn on	Amount (Rs.)
06.12.17	Ch-171127	Federal Bank R.N. Mulcheri Rd, Road K01-70001	24,45,000/-

Rs. 24,45,000/-

(Rupees twenty four lakhs forty five thousand) only

WITNESSES:

1. (Signature)
 (Signature)
 (Signature)

2. (Signature)
 (Signature)
 (Signature)

Deed prepared by:

(Signature)

(MRINAL KANTI MUKHERJEE)

Advocate

WB/296/1989

HIGH COURT at Calcutta

FOR RAJARHAT ESTATES (P) LTD

(Signature)
 Director

SIGNATURE OF THE VENDOR**Composed by:**

(Signature)
 (Rahamat Shaikh)

TYPISTS' ASSOCIATION ROOM, A.D.S.R. Office - Bidhannagar
 Kolkata-91



NEGUS SERVICES PVT. LTD

M. V. Radhika,

Director

नाम / लेखा संख्या / PERMANENT ACCOUNT NUMBER
AFAPB5130P

नाम / NAME
MANOJ KUMAR BUDHIA

पिता का नाम / FATHER'S NAME
PRABHU DAYAL BUDHIA

जन्म तिथि / DATE OF BIRTH
24-12-1964

हस्ताक्षर / SIGNATURE
M.K. Budhia

आयकर आयुक्त, प. नं. 111
COMMISSIONER OF INCOME TAX, W.B. - III

M.K. Budhia

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJARHAT ESTATES PRIVATE
LIMITED



01/07/2004

Permanent Account Number

AACGR7671R

28122005

ATTESTED



इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर
कृपया सूचित करें / लौटावें।
आयकर पैन सेवा इकाई, एन एस डी एल
तीरसरी मंजिल, ट्रेड वर्ल्ड, ए विंग, कमला मिल्स कंपाउंड
एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.












If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
3rd Floor, Trade World, A Wing,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
email: tininfo@nsdl.co.in

RAJARHAT ESTATES (P) LTD.

(Signature)
Director.

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
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>M. V. Reddy</i>	LH					
	RH.					

NEGUS SERVICES PVT. LTD,

ATTESTED :- *M. V. Reddy*

Director

 <i>Laxman Lal Singh</i>	LH					
	RH.					

for RAJARHAT ESTATES (P) LTD

ATTESTED :- *Laxman Lal Singh*

Director

PHOTO	LH					
	RH.					

ATTESTED :-

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

GRN: 19-201718-013686071-1

Payment Mode Online Payment

GRN Date: 18/12/2017 11:27:17

Bank : State Bank of India

BRN : IK00KHQAK7

BRN Date: 18/12/2017 11:28:10

DEPOSITOR'S DETAILS

Id No. : 15230001711251/1/2017

[Query No./Query Year]

Name : MRINAL KANTI MUKHERJEE

Contact No. : Mobile No. : +91 9734822046

E-mail :

Address : HIGH COURT CALCUTTA KOLKATA 700001

Applicant Name : Mr MANOJ KUMAR BUDHIA

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230001711251/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	122170
2	15230001711251/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	24464
3	15230001711251/1/2017	Mutation/Conversion -Receipt	0029-00-800-028-27	498
Total				147132

In Words : Rupees One Lakh Forty Seven Thousand One Hundred Thirty Two only

Major Information of the Deed

Deed No :	I-1523-12865/2017	Date of Registration	21/12/2017
Query No / Year	1523-0001711251/2017	Office where deed is registered	
Query Date	12/12/2017 9:57:43 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	MANOJ KUMAR BUDHIA 18 R N MUKHERJEE ROAD 2nd FLOOR, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836048243, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 24,45,000/-	Rs. 24,45,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,22,270/- (Article:23)	Rs. 24,464/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Bishnupur

Sch No	Plot Number	Khatian Number	Land Use Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4109	LR-3400	Bastu	Shali	3.75 Dec	7,50,000/-	7,50,000/-	
L2	LR-3843	LR-759	Bastu	Shali	2.25 Dec	4,05,000/-	4,05,000/-	
L3	LR-4097	LR-759	Bastu	Shali	4.2 Dec	8,40,000/-	8,40,000/-	
L4	LR-4109	LR-759	Bastu	Shali	2.25 Dec	4,50,000/-	4,50,000/-	
		TOTAL :			12.45Dec	24,45,000 /-	24,45,000 /-	
		Grand Total :			12.45Dec	24,45,000 /-	24,45,000 /-	



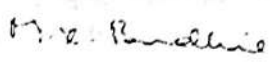
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RAJARHAT ESTATES PRIVATE LIMITED 113 N S ROAD 4th FLOOR ROOM NO 59, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AACCR7671R, Status :Organization, Executed by: Representative, Executed by: Representative

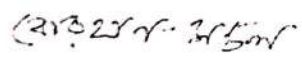
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NEGUS SERVICES PRIVATE LIMITED 18 R N MUKHERJEE ROAD 2nd FLOOR, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AABCN5422D, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Mr GIRDHARI LAL SINGHAL (Presentant) Son of Late FATEH CHAND SINGHAL GC 37 SALT LAKE CITY, Block/Sector: III, P.O:- BIDHANNAGA, P.S:- South Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : RAJARHAT ESTATES PRIVATE LIMITED (as DIRECTOR)			
2	Name Mr MANOJ KUMAR BUDHIA Son of PRAVHU DAYAL BUDHIA Date of Execution - 20/12/2017, , Admitted by: Self, Date of Admission: 21/12/2017, Place of Admission of Execution: Office	Photo  Dec 21 2017 2:06PM	Finger Print  LTI 21/12/2017	Signature  21/12/2017
	18 R N MUKHERJEE ROAD 2nd FLOOR, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : NEGUS SERVICES PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name & address	
BROHAN MONDAL Son of MOTALEB MONDAL LAUHATI, P.O:- LAUHATI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male. By Caste: Muslim, Occupation: Business, Citizen of: India, , Identifier Of Mr GIRDHARI LAL SINGHAL, Mr MANOJ KUMAR BUDHIA	
	21/12/2017

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	RAJARHAT ESTATES PRIVATE LIMITED	NEGUS SERVICES PRIVATE LIMITED-3.75 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	RAJARHAT ESTATES PRIVATE LIMITED	NEGUS SERVICES PRIVATE LIMITED-2.25 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	RAJARHAT ESTATES PRIVATE LIMITED	NEGUS SERVICES PRIVATE LIMITED-4.2 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	RAJARHAT ESTATES PRIVATE LIMITED	NEGUS SERVICES PRIVATE LIMITED-2.25 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Bishnupur

Sch No	Plot & Khatlan Number	Details Of Land
L1	LR Plot No:- 4109(Corresponding RS Plot No:- 4109), LR Khatian No:- 3400	Owner:সুভাষ ঝুরি, Gurdian:অদৈতা ঝুরি, Address:চাঁদপুর, Classification:শালি, Area:0.02000000 Acre,
L2	LR Plot No:- 3843(Corresponding RS Plot No:- 3843), LR Khatian No:- 759	Owner:কানাই লাল ঝুড়ি, Gurdian:পশুপতী ঝুড়ী, Address:নিজ, Classification:শালি, Area:0.01000000 Acre,
L3	LR Plot No:- 4097(Corresponding RS Plot No:- 4097), LR Khatian No:- 759	Owner:কানাই লাল ঝুড়ি, Gurdian:পশুপতী ঝুড়ী, Address:নিজ, Classification:শালি, Area:0.02000000 Acre,
L4	LR Plot No:- 4109(Corresponding RS Plot No:- 4109), LR Khatian No:- 759	Owner:কানাই লাল ঝুড়ি, Gurdian:পশুপতী ঝুড়ী, Address:নিজ, Classification:শালি, Area:0.02000000 Acre,

Endorsement For Deed Number : I - 152312865 / 2017

On 18-12-2017

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 24,45,000/-

Uttam Garain

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

On 20-12-2017

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

Presented for registration at 16:30 hrs on 20-12-2017, at the Private residence by Mr GIRDHARI LAL SINGHAL .

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

Execution is admitted on 20-12-2017 by Mr GIRDHARI LAL SINGHAL, DIRECTOR, RAJARHAT ESTATES PRIVATE LIMITED, 113 N S ROAD 4th FLOOR ROOM NO 59, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by BROHAN MONDAL, , Son of MOTALEB MONDAL, LAUHATI, P.O: LAUHATI, Thana: Rajarhat, , North
24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

Dhar

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

On 21-12-2017

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23
of Indian Stamp Act 1899.

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

Execution is admitted on 21-12-2017 by Mr MANOJ KUMAR BUDHIA, DIRECTOR, NEGUS SERVICES PRIVATE
LIMITED, 18 R N MUKHERJEE ROAD 2nd FLOOR, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West
Bengal, India, PIN - 700001

Identified by BROHAN MONDAL, , Son of MOTALEB MONDAL, LAUHATI, P.O: LAUHATI, Thana: Rajarhat, , North
24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 24,464/- (A(1) = Rs 24,450/- , E = Rs 14/-)
and Registration Fees paid by Cash Rs 0/-, by online = Rs 24,464/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/12/2017 11:28AM with Govt. Ref. No: 192017180136860711 on 18-12-2017, Amount Rs: 24,464/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK00KHQAK7 on 18-12-2017, Head of Account 0030-03-104-001-
16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,22,270/- and Stamp Duty paid by Stamp Rs 100/-,
by online = Rs 1,22,170/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3469, Amount: Rs.100/-, Date of Purchase: 18/12/2017, Vendor name: M Dutta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/12/2017 11:28AM with Govt. Ref. No: 192017180136860711 on 18-12-2017, Amount Rs: 1,22,170/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK00KHQAK7 on 18-12-2017, Head of Account 0030-02-103-003-
02

Dhar

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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2018, Page from 2778 to 2799
being No 152312865 for the year 2017.



Digitally signed by DEBASISH DHAR
Date: 2018.01.03 12:37:00 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 01/03/2018 12:36:54 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)