



4/3/20

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

36AB 252567

335196/20

THIS DEED OF CONVEYANCE made on this the 04<sup>th</sup> day of March, TWO THOUSAND AND TWENTY (2020).

BETWEEN

(i) **SIMPLICITY DEVELOPERS PVT. LTD** (PAN No.AALCS5585N) a company incorporated within the meaning of the Companies Act, having its registered office at BF-300, Salt Lake City, Sector-1, P.O.- CC Block, P.S.- Bidhannagar(North), Kolkata-700064, represented by its Director **URMILA MIMANI**, (PAN No. AENPM6478H) wife of Sri Bulaki Das Mimani residing at BF-300 Salt Lake City, Sector-I, P.O.- CC Block, P.S.- Bidhannagar(North), Kolkata-700064, by religion Hindu, Nationality Indian, by Occupation Business, hereinafter referred to as the **VENDOR** (which terms or expression shall unless excluded by or repugnant

certified that the document is admitted for registration. The signature sheet / sheet's of the endorsement of the document's attached with this document are the part of this document.

*[Signature]*

Additional District Sub-Registrar, Rajarhai New town, North 24-Pgs.

11 MAR 2020



74

02.3.20  
10/-

নং- তাং- মূল্য-  
ক্রেতার নাম ও সাং.....

স্টাম্প ভেডার স্বাক্ষর.....

বিধান নগর (সেন্ট্রাল মিটি) এ.ডি.এস.আর.ও

মোট স্টাম্প ক্রয় তাং.....

ঢালান নং.....মেটে কত টাকা খরিদ.....

ট্রেডারী-বারাকপুর, ভেডার-মিতা দত্ত

Smartchomp Business Pvt. Ltd  
BF-300, Salt Lake City,  
Sector-I  
Kolkata - 700064

27 JAN 2020

580000

✓ *Urmila Mimani*

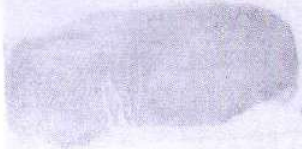


1607

SIMPLICITY DEVELOPERS PVT. LTD.

*Urmila Mimani*

Director



1605



*Urmila Mimani*



1608

Identified By Me-  
*Rahul Roy*

RAHUL ROY

S/o-T. ROY

CF-305, SALT LAKE CITY, SECTOR-I,

P.O.-CG BLOCK, P.S.- BIDHANNAGAR (NORTH)

KOLKATA-700 084

OCCUPATION - SERVICE

Additional District Sub-Registrar  
Salt Lake, New Town, North 24 P.S.

04 MAR 2020



to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **FIRST PART** ;

**AND**

- (ii) **SMARTCHAMP BUSINESS PVT. LTD** (PAN No.AATCS3730K) a company incorporated within the meaning of the Companies Act, 1956, having its registered office at BF-300, Salt Lake City, Sector-I, P.O.- CC Block, P.S.- Bidhannagar(North), Kolkata-700064, represented by its Director **MONALISA MIMANI**, (PAN No. AFCPG2995K) wife of Sri Sudarshan Mimani residing at BF-300 Salt Lake City, Sector-I, P.O.- CC Block, P.S.- Bidhannagar(North), Kolkata-700064, by religion Hindu, Nationality Indian, by Occupation Business, hereinafter referred to as the "**PURCHASER**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors, successor-in-office administrators, representatives and assigns) of the **SECOND PART** ;

**WHEREAS :**

- A) By virtue of absolute ownership Khitish Mondal is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property of sali land measuring an area of 3.50 Decimals(0.1250 Share) out of 28.00 Decimals comprised in R.S./L.R. Dag No. 1308 and sali land measuring an area of 5.1832 Decimals(0.0836 Share) out of 62.00 Decimals comprised in R.S./L.R. Dag No. 1316 under L.R. Khatian No. 3346 of Mouza - Jamalpara, J.L. No. 42, R.S. No. 124,



Touzi No. 173 at present 10, within the jurisdiction of Rajarhat-Bishnupur (RB-II) Gram Panchayet, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the district of North 24-Parganas.

- B) By a Deed of Conveyance dated 05.07.2016, duly registered at Additional District Sub Registrar New Town, Rajarhat, copied in Book No.- I, Volume No. 1523-2016, Pages from 228577 to 228600, Being Deed No. 07410 for the year 2016, Khitish Mondal, described therein called the Vendor, sold, granted, transferred and conveyed to Simplicity Developers Pvt.Ltd, described therein called the Purchaser, **ALL THAT** piece and parcel of land measuring an area of 3.50 Decimals(0.1250 Share) out of 28.00 Decimals comprised in R.S./L.R. Dag No. 1308 and sali land measuring an area of 5.1832 Decimals(0.0836 Share) out of 62.00 Decimals comprised in R.S./L.R. Dag No. 1316 under L.R. Khatian No. 3346 of Mouza - Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10, within the jurisdiction of Rajarhat-Bishnupur (RB-II) Gram Panchayet, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the district of North 24-Parganas, fully described in the Schedule hereunder written .
- C) After the said purchase Simplicity Developers Pvt.Ltd duly mutated its name in the records of B.L. & L.R.O. under LR Khatian No. 3380 in respect of land measuring an area of 3.50 Decimals(0.1250 Share) out of 28.00 Decimals comprised in R.S./L.R. Dag No. 1308 and sali land measuring an area of 5.1832 Decimals(0.0836 Share) out of 62.00 Decimals comprised in R.S./L.R. Dag No. 1316 of Mouza - Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10, within the jurisdiction of Rajarhat-Bishnupur (RB-II) Gram Panchayet



D) Thus the said Simplicity Developers Pvt.Ltd is became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property an absolute estate in fee simple possession to the said land measuring an area of 3.50 Decimals(0.1250 Share) out of 28.00 Decimals comprised in R.S./L.R. Dag No. 1308 and sali land measuring an area of 5.1832 Decimals(0.0836 Share) out of 62.00 Decimals comprised in R.S./L.R. Dag No. 1316 under L.R. Khatian No. 3380 of Mouza - Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10, within the jurisdiction of Rajarhat-Bishnupur (RB-II) Gram Panchayet of Mouza - Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10, within the jurisdiction of Rajarhat-Bishnupur (RB-II) Gram Panchayet, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the district of North 24-Parganas, fully described in the Schedule hereunder written and (hereinafter for the sake of brevity referred to as the 'said Property').

E) The Vendor has agreed to sell and transfer the Said Properties and the Purchaser has agreed to purchase and acquire the Said Properties, free from all encumbrances and charges being **ALL THAT** land measuring an area of 3.50 Decimals(0.1250 Share) out of 28.00 Decimals comprised in R.S./L.R. Dag No. 1308 and sali land measuring an area of 5.1832 Decimals(0.0836 Share) out of 62.00 Decimals comprised in R.S./L.R. Dag No. 1316 under L.R. Khatian No. 3380 of Mouza - Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10, within the jurisdiction of Rajarhat-Bishnupur (RB-II) Gram Panchayet, **Together with** all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, drain, 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 Properties or any part or portion thereof belonging thereto or in any ways appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto, free from all encumbrances and charges for the consideration and subject to the terms and conditions hereinafter appearing.

- F) At or before execution of this Indenture the Vendor has assured and represented to the Purchaser as follows:
- G) **That** the Vendor alone is the sole and absolute owner of the Said Properties.
- H) **That** the Vendor has not entered into any agreement for sale and transfer and/or lease nor has created any interest of any third party into or upon the Said Properties.
- I) **That** the Said Properties are free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars, bhagchashi and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Properties is free, clear and marketable.
- J) **That** the Said Properties are not being cultivated and/or the Vendor has not been cultivating the Said Properties.
- K) **That** there is no legal bar or impediment on the part of the Vendor in selling and/or transferring the Said Properties.
- L) **That** the Said Properties are not subject to any notice of acquisition and/or requisition.



- M) **That** the Vendor is in khas possession of the entirety of the Said Properties.
- N) **That** no person excepting the Vendor has any right of easement or any other right whatsoever or howsoever over and in respect of the Said Properties.
- O) **That** nobody has any right of easement over and in respect of the Said Properties or any part thereof.
- P) The Purchaser relying upon the above representations has agreed to execute this Deed and to make payment of the amount of consideration as hereinafter appearing or enjoyed therewith or reputed to belong or appertain thereto.

**NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS.**

- I) **That** in consideration of a sum of **Rs. 21,70,800/- (Rupees Twenty One Lacs Seventy Thousand and Eight Hundred only)** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor, receipt of which the Vendor doth hereby and also by the receipt hereunder written, admits and acknowledges to have been received and of and from the payment of the same and every part thereof doth hereby acquit, release and discharge the Purchaser and the Said Properties, being the Said Properties, and/or the entirety of the right title interest of the Vendor into or upon the Said Properties hereby intended to be sold, transferred and conveyed and the Vendor hereby indefeasibly grant, sell, transfer, convey, assign and assure unto and to the Purchaser being **ALL THAT** land an area of 3.50 Decimals(0.1250 Share) out of 28.00 Decimals comprised in R.S./L.R. Dag No. 1308 and sali land measuring an area of 5.1832 Decimals(0.0836 Share) out of 62.00 Decimals comprised in R.S./L.R.



Dag No. 1316 under L.R. Khatian No. 3380 of Mouza - Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10, **Together With** all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, drain, 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 Properties or any part or portion thereof belonging thereto or in anyways appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto, free from all encumbrances and charges for the consideration and subject to the terms and conditions hereinafter appearing or enjoyed therewith or reputed to belong or appertain thereto **And** the reversion or reversions remainder or remainders and the rents issues and profits of the Said Properties and every part or portion thereof **And** all the legal incidences thereof **And** all the estate right, title, interest, inheritance, possession, use, trust, property, claims and demands whatsoever both at law and in equity of the Vendor into or upon and in respect of the Said Properties or any and every part thereof herein comprised and hereby sold, granted and transferred **Together With** all deeds, pattahs, muniments and evidences of title which are anyways exclusively relates to or concerns the Said Properties or any part or parcel thereof which now are or hereafter shall or may be in the custody, power, possession or control of the Vendors 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 Properties 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 Purchaser



absolutely and forever free from all encumbrances, charges, liens, claims, demands, mortgages, leases, licenses, liabilities, trust, attachments, acquisitions, requisitions, prohibitions, restrictions, easements and lispenses whatsoever.

- II) And** the Vendor doth hereby further covenants with the Purchaser that the Vendor is the absolute and lawful owner of the Said Properties and every part thereof and entitled each and every part or portions comprised therein and forming part thereof, free from all encumbrances, charges and liabilities of whatsoever nature **And** the Vendor doth hereby covenants with the Purchaser that it 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 the reason whereof the Said Properties 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 Properties or any part thereof in the manner as aforesaid.
- III) And That Notwithstanding** any acts, deeds, matters or things by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently entitled to and absolutely seized and possessed of and/or entitled to the Said Properties **And** the Said Properties 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 acts, deeds, matters or things whatsoever as aforesaid the Vendor now has good right, full and absolute power and authority to grant sell, convey, transfer, assure and assign the Said Properties hereby granted sold, conveyed, transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner as aforesaid and on the terms and conditions as aforesaid **And That** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold, possess and enjoy the same and receive and take all the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from under or in trust for any of his predecessors in title.

- IV) **And That** the Purchaser shall be freed and cleared 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, licenses, liabilities, trusts, attachments, executions, prohibitions, restrictions, easements and lispense whatsoever suffered or made or liabilities created in respect of the Said Properties by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or his predecessors in title or any of them as aforesaid or otherwise **And That** all rates, taxes and other impositions and/or outgoings payable in respect of the Said Properties upto the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the Vendor and those



relating to the period subsequent to the date of execution of these presents in respect of the Said Properties will be payable by the Purchaser **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 Property or any part or portion 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 Properties 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 of 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 Properties or any part thereof **And That** no suit and/or proceeding is pending in any Court of law affecting the Said Properties 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 Properties 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 further and lawful acts, deeds, matters and things whatsoever for further better and more perfectly and effectually granting and assuring the Said Properties and every part thereof unto and to the use the Purchaser as shall or may be reasonably required.



- V) **And This Deed Further Witnesseth** that hereinafter the Purchaser shall be entitled to hold, possess and enjoy the Said Properties in common with the other co-owners of the said Dags, without any interruption or hindrance by the Vendor or any person and/or persons claiming through or under the Vendor.



**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :**

**ALL THAT** piece or parcel of Shali land measuring an area of 3.50 Decimals(0.1250 Share) out of 28.00 Decimals comprised in R.S./L.R. Dag No. 1308 and sali land measuring an area of 5.1832 Decimals(0.0836 Share) out of 62.00 Decimals comprised in R.S./L.R. Dag No. 1316 under L.R. Khatian No. 3380 **Totalling To 8.6832 Decimals** of Mouza - Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10, within the jurisdiction of Rajarhat-Bishnupur (RB-II) Gram Panchayet,, Additional District Sub-Registration Office Rajarhat, New Town under Rajarhat Police Station in the district of North 24-Parganas.

<b>DAG NO.</b>	<b>TOTAL AREA</b>	<b>LR.KH.NO.</b>	<b>SHARE</b>	<b>AVAIL.AREA</b>
1308	28 DECIMAL	3380	1250	3.5000 DEC.
1316	62 DECIMAL	3380	836	5.1832 DEC.
			<b>TOTAL</b>	<b>8.6832 DEC.</b>

The said property is butted and bounded as follows :

ON THE NORTH : By Others Dag  
 ON THE SOUTH : By Others Dag  
 ON THE EAST : By Others Dag  
 ON THE WEST : By Others Dag



**IN WITNESS WHEREOF** the Parties have hereunto set and subscribed his hands the day month and year first above written.

**SIGNED, SEALED AND DELIVERED** by

the **PARTIES** at Kolkata

in the presence of :

**WITNESSES :**

1. *Rahul Roy*  
*Salt Lake*

SIMPLICITY DEVELOPERS PVT. LTD.

*Urmila Mimani*  
Director

**SIGNATURE OF THE VENDOR**

2. *Jagabandhu Mondal*  
*NEW TOWN, KOL - 156*

*Manish Maniari*  
**PURCHASER**

**Draft Prepared by me: -**

*MD Manir Uz Jaman*

**MD. MANIR UZ JAMAN**

**Licence No. DW- I - 33.**

Residence: Mahammadpur

Rajarhat, Kolkata-700135

District - North 24-Parganas



**RECEIVED** of and from within named Purchaser the within mentioned sum of **Rs. 21,70,800/- (Rupees Twenty One Lacs Seventy Thousand Eight Hundred only)** in full payment of the consideration money as per Memo below :

**MEMO OF CONSIDERATION**

Date	Cheque No.	Bank's Name	Amount(Rs.)
02.03.2020	000015	HDFC, 1 India Exchange Place, Kol-1	4,70,800/-
22.03.2020	000016	HDFC, 1 India Exchange Place, Kol-1	4,00,000/-
12.04.2020	000017	HDFC, 1 India Exchange Place, Kol-1	4,00,000/-
22.04.2020	000018	HDFC, 1 India Exchange Place, Kol-1	4,00,000/-
12.05.2020	000019	HDFC, 1 India Exchange Place, Kol-1	5,00,000/-
		<b>TOTAL</b>	<b>21,70,800/-</b>

(Rupees Twenty One Lacs Seventy Thousand Eight Hundred only)

**WITNESSES :**

1. *Rahul Roy*  
Salt Lake

SIMPLICITY DEVELOPERS PVT. LTD.

*Urmila Mimani*

Director
























**SIGNATURE OF THE VENDOR**

2. *Jaganbandhu Mondal*  
New Town, Kol-156



SPECIMEN FOR TEN FINGERPRINTS

Sl. No.    Signature of the  
                 Executans.

 <i>Manalika Kumar</i>					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
 <i>Urmila Miman</i>					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
 <i>Rahul Ray</i> IDENTIFIED BY ME	IDENTIFIED BY ME				
	S	R	M (Left Hand)	I	T
	IDENTIFIED BY ME				
	T	I	M (Right Hand)	R	S



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SMARTCHAMP BUSINESS PRIVATE  
LIMITED



18/07/2013

Permanent Account Number

AATCS3730K

31072013



आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

MONALISA MIMANI  
 KAMAL KISHORE GANDHI  
 01/05/1982

Permanent Account Number  
**AFCPG2995K**

*Monalisa Mimani*  
 Signature



For Registration of Jamalfara land  
 Monalisa Mimani

In case this card is lost / found, kindly inform / return to  
 Income Tax PAN Services Unit, UTTISI  
 Plot No. 3, Sector 31, CBD Belapur,  
 Navi Mumbai - 400 614.

इस कार्ड के खाने/पाने पर कृपया सूचित करें/लौटाएं  
 आयकर पैन सेवाएँ इकाई, उत्तिसी  
 प्लॉट नं: 3, सेक्टर 31, सीडीबी बेलपुर,  
 नवी मुंबई - 400 614.



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SIMPLICITY DEVELOPERS PRIVATE  
LIMITED



05/09/2007

Permanent Account Number

AALCS5585N

17082011

SIMPLICITY DEVELOPERS PVT. LTD.

✓ *Urmila Mimani*

Director



इस कार्ड को खोने / पाते पर कृपया सूचित करें / लौटाने  
आयकर सेवा केंद्र, एन.एस.डी.  
तीसरी मंजील, सफ़ायर चेंबर,  
बैंक टेलिफोन एक्चेंज के सामने,  
बंगलूर, पुना - 411 045

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

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

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [info@nsdl.co.in](mailto:info@nsdl.co.in)





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AENPM6478H



नाम Name  
URMILA MIMANI

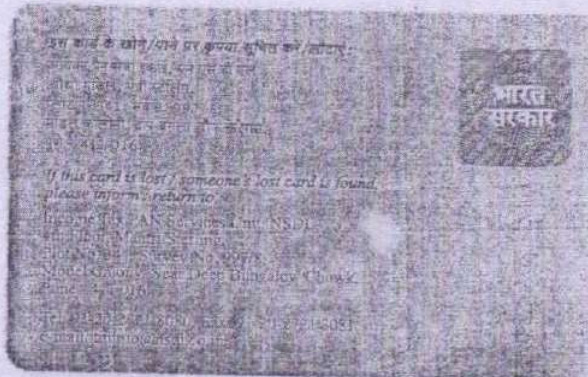
पिता का नाम / Father's Name  
GOVIND NARAYAN SOMANI

02072019

जन्म तिथि / Date of Birth  
07/11/1947

हस्ताक्षर / Signature  
Urmila Mimani

Urmila Mimani







ভারতের নির্বাচন কমিশন  
পরিচয় পত্র

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

LMW5021203



নির্বাচকের নাম : রাহুল রায়

Elector's Name : Rahul Ray

পিতার নাম : মিলন কুমার রায়

Father's Name : Milon Kumar Ray

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ : 07/11/1987  
Date of Birth

IDENTIFIED BY ME

Rahul Ray

LMW5021209

ঠিকানা:  
এ-১৫১ ব্রহ্মপুর মোর কোলকাতা সিটিমিকশন কর্পোরেশন  
রিজেন্ট পার্ক সউথ ২৪ পর্গানা ৭০০০৯৬

Address:  
A/51 Brahmapur More Kolkata  
Municipal Corp. Regent Park SOUTH 24  
PARGANAS 700096

Date: 12/02/2008  
108-ব্রহ্মপুর নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক  
আধিকারিকের ক্ষমতায় স্বাক্ষরিত  
Facsimile Signature of the Electoral  
Registration Officer for  
108-Jadavpur Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় তেঁাটের নিচেই নাম  
সেহারা ও নতুন সমুহের নতুন সঠিক পরিচয়পত্র পাওয়ার  
জন্য নিম্নলিখিত ফর্মে এই পরিচয়পত্রের নকলটি উঠেপ কামন।  
In case of change in address mention the 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.

236/1045



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

GRN: 19-201920-020492971-1 Payment Mode Online Payment  
GRN Date: 04/03/2020 16:12:06 Bank: State Bank of India  
BRN: CKM3964915 BRN Date: 04/03/2020 16:13:26

DEPOSITOR'S DETAILS

Id No. : 15230000335196/3/2020  
(Query No./Query Year)

Name : MD MANIR UZ JAMAN  
Contact No. : Mobile No. : +91 9830538095  
E-mail :  
Address : SP SUKHOBISTI AAIII NEWTOWN  
Applicant Name : Mr MD MANIR UZ JAMAN  
Office Name :  
Office Address :  
Status of Depositor : Deed Writer  
Purpose of payment / Remarks : Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	15230000335196/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	108550
2	15230000335196/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	21722
<b>Total</b>				<b>130272</b>

In Words : Rupees One Lakh Thirty Thousand Two Hundred Seventy Two only



### Major Information of the Deed

Deed No :	I-1523-02809/2020	Date of Registration	11/03/2020
Query No / Year	1523-0000335196/2020	Office where deed is registered	
Query Date	22/02/2020 1:52:16 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	MD MANIR UZ JAMAN SP SHUKHOBRIHTI, AA-III, NEW TOWN, Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700156, Mobile No. : 9830538095, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 21,70,800/-	Rs. 21,70,800/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,08,560/- (Article:23)	Rs. 21,722/- (Article:A(1), E)		
Remarks			

#### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-II, Mouza: Jamalpara, JI No: 42, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1308 (RS :-)	LR-3379	Bastu	Shali	3.5 Dec	8,75,000/-	8,75,000/-	
L2	LR-1316 (RS :-)	LR-3379	Bastu	Shali	5.1832 Dec	12,95,800/-	12,95,800/-	
		<b>TOTAL :</b>			<b>8.6832Dec</b>	<b>21,70,800 /-</b>	<b>21,70,800 /-</b>	
		<b>Grand Total :</b>			<b>8.6832Dec</b>	<b>21,70,800 /-</b>	<b>21,70,800 /-</b>	

#### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SIMPLICITY DEVELOPERS PRIVATE LIMITED</b> BF-300, SALT LAKE CITY,SECTOR-I, P.O:- CC BLOCK, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.:: AALCS5585N,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	<b>SMARTCHAMP BUSINESS PRIVATE LIMITED</b> BF-300, SALT LAKE CITY,SECTOR I, P.O:- CC BLOCK, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.:: AATCS3730K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>URMILA MIMANI (Presentant )</b> Wife of Shri BULAKI DAS MIMANI BF-300 SALT LAKE CITY, SECTOR-I, P.O:- CC BLOCK, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AENPM6478H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SIMPLICITY DEVELOPERS PRIVATE LIMITED (as DIRECTOR)
2	<b>MONALISA MIMANI</b> Wife of Shri SUDARSHAN MIMANI BF-300 SALT LAKE CITY, SECTOR-I, P.O:- CC BLOCK, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFCPG2995K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SMARTCHAMP BUSINESS PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>RAHUL ROY</b> Son of TAPAN ROY CF 305, SALLAKE CITY, SECTOR -I, P.O:- CC BLOCK, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India. PIN - 700064			
Identifier Of URMILA MIMANI, MONALISA MIMANI			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	SIMPLICITY DEVELOPERS PRIVATE LIMITED	SMARTCHAMP BUSINESS PRIVATE LIMITED-3.5 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	SIMPLICITY DEVELOPERS PRIVATE LIMITED	SMARTCHAMP BUSINESS PRIVATE LIMITED-5.1832 Dec

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-II, Mouza: Jamalpara, JI No: 42, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No: 1308, LR Khatian No:- 3379	Owner:সিম্পলিসিটি ডেভেলপার্স প্রা নি .. Gurdian:শঙ্ক ডাইরেক্ট, Address:CF-300, সল্ট লেক সিটি, সেক্টর - 1 কোল - 64, Classification:শালি, Area:0.03000000 Acre,	SIMPLICITY DEVELOPERS PRIVATE LIMITED



L2	LR Plot No:- 1316, LR Khatian No: 3379	Owner:সিম্পলিসিটি ডেভলপার্স প্রা পি ., Gurdian দক্ষ ডাইরেক্ট, Address:CF-300, সেন্ট লেক মিটি, সেক্টর - 1 কোল - 64, Classification:শালি, Area:0.05000000 Acre.	SIMPLICITY DEVELOPERS PRIVATE LIMITED
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On 04-03-2020

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

Presented for registration at 14:50 hrs on 04-03-2020, at the Private residence by URMILA MIMANI ,

**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 21,70,800/-

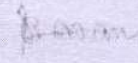
**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 04-03-2020 by URMILA MIMANI, DIRECTOR, SIMPLICITY DEVELOPERS PRIVATE LIMITED, BF-300, SALT LAKE CITY, SECTOR-I, P.O:- CC BLOCK, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064

Identified by RAHUL ROY, . . Son of TAPAN ROY, CF 305, SALT LAKE CITY, SECTOR -I, P.O: CC BLOCK, Thana: North Bidhannagar, . North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by profession Others

Execution is admitted on 04-03-2020 by MONALISA MIMANI, DIRECTOR, SMARTCHAMP BUSINESS PRIVATE LIMITED, BF-300, SALT LAKE CITY, SECTOR-I, P.O:- CC BLOCK, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064

Identified by RAHUL ROY, . . Son of TAPAN ROY, CF 305, SALT LAKE CITY, SECTOR -I, P.O: CC BLOCK, Thana: North Bidhannagar, . North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by profession Others



Sanjoy Basak

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

On 11-03-2020

**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 21,722/- ( A(1) = Rs 21,708/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21,722/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/03/2020 4:13PM with Govt. Ref. No: 192019200204929711 on 04-03-2020, Amount Rs: 21,722/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKM3964915 on 04-03-2020, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,08,560/- and Stamp Duty paid by Stamp Rs 10/- by online = Rs 1,08,550/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 74, Amount: Rs 10/-, Date of Purchase: 02/03/2020, Vendor name: MITA DUTTA  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 04/03/2020 4:13PM with Govt. Ref. No: 192019200204929711 on 04-03-2020, Amount Rs: 1,08,550/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. CKM3964915 on 04-03-2020, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2020, Page from 126178 to 126205

being No 152302809 for the year 2020.



Digitally signed by SANJOY BASAK  
Date: 2020.03.17 15:38:38 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2020/03/17 03:38:38 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)





খাজনার দাখিলা এবং বিবিধ তলব

প্রজার অংশ

১। জেলার নাম	২। থানার নাম ও তৌজি নং	৩। সার্কেলের নাম ও কলেক্টর প্রক নং	৪। ভূমিস্বত্বায়কের রসিদ নং
৩:২৪৮	৩৩৩২৫	৩৩৩২৫	২/২৩
৫। মৌজার নাম ও জে.এল. নং	৬। জমাবন্দী নং	৭। খতিয়ান নং	৮। দাগ নং
৩৩৩২৫	৪২ LR	৩৩৩২	৩৩৩৫
১০। প্রজার নাম ও পিতা/স্বামীর নাম ও সাকিন			১১। কাহার দ্বারা (খাজনা) দাখিল হইয়াছে
৩৩৩২৫			৩৩৩৫

প্রজার উপর সালিয়ানা তলব

নগদ খাজনা	সার চার্জ	পথ কর	পূর্ত কর	শিক্ষা কর	বিবিধ		গ্রামীণ কর্মসংস্থান অধিনে দেয়		মোট
					খাস জমি বাবদ লাইসেন্স ফি ১৭(ক)	অন্যান্য ১৭(খ)	সার চার্জ ১৮(ক)	সেস ১৮(খ)	
১২	১৩	১৪	১৫	১৬					১৯

ওয়ারীশীল

০৪৪৭০৬৪	তিন সনের পূর্বকার	তৃতীয় সনের বাকি	দ্বিতীয় সনের বাকি	হাল সনের পূর্ববর্তী	হাল	সুদ	অগ্রিম
৪ ২/২১	২০	২১	২২	২৩	২৪	২৫	২৬
খাজনা					২৮০		
সার চার্জ							
পথ কর					৪৫		
পূর্ত কর					২৬		
শিক্ষা কর							
খাস জমি বাবদ লাইসেন্স ফি							
অন্যান্য							
গ্রামীণ কর্মসংস্থান অধিনে দেয়							
সার চার্জ					২৭		
(খ) সেস					৫৪		
মোট					৩৬৫		
বাদ মিনাহ							

\*যে সনের খাবদ ওয়ারীশীল তাহা লিখুন।

দ্রষ্টব্য : চেকের দ্বারা খাজনা দেওয়া হইলে এইখানে তাহার

সবিশেষ বিবরণ লিখিতে হইবে।

মোট আদায়

(কথায়)

আদায়কারী কর্মচারীর সহি

SPL

3/5/21



## Government of West Bengal

Office of the Block Land &amp; Land Reforms Officer

রাজারহাট, উত্তর ২৪ পরগণা

To

Memo No. CCN/1870/BL&amp;LRO/RAJ/

Dated. 02/12/2020

স্মার্ট চ্যাম্প বিজনেস প্রা লি

পিতা/স্বামীর নাম: পক্ষে ডাইরেক্টর

বি এক ৩০০, সল্টলেক, সেক্টর ১, থানা-বিধাননগর উত্তর, কোলকাতা-৭০০০৬৪

P.S.: রাজারহাট

District: উত্তর ২৪ পরগণা

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 05/10/2020



In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 27/11/2020 subject to the terms and condition as noted in schedule-II

## Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2020/1507/1466)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
জামালপাড়া, 42, রাজারহাট	3781	1308		1250	0.0400	শালি	বহতল আবাসন
জামালপাড়া, 42, রাজারহাট	3781	1316		836	0.0500	শালি	বহতল আবাসন

## Schedule - II

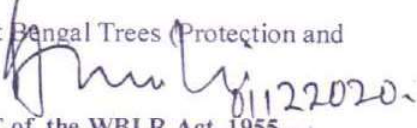
(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land ( Ceiling and Regulation ) Act , 1976 ( Act 33 of 1976 ) & the Town & Country ( Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked- if there is any- violation of the provision of prevailing laws-enforcing prevention-of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.



This conversion certificate is being issued in accordance with the notification bearing no. 4296 LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in-the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.

  
Collector u/s 4C of the WBLR Act, 1955  
B.L.&L.R.O., Rajahat  
& North 24-Parganas

Block Land & Land Reforms Officer

Memo:

Dated: 27/11/2020

- (i) The RI, of the রাজারহাটবিশুপুর-II for information and taking necessary action.  
(ii) Office copy of the certificate to be kept with the relevant case Record

Block Land & Land Reforms Officer