

Natural Developers Pvt. Ltd

2862

110-26

D-2810/2020



पश्चिम बंगाल WEST BENGAL

36AB 252565

335126/20

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, 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 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

11 MAR 2020

1/3/20  
I have verified that the document is genuine and correct. The stamp is duly affixed and the documents are the part of this document.

Additional District Registrar  
Barnal New town, North 24-Pgs

72

02-3-20

10/

নং-

তাং-

মূল্য-

ক্রয়কার নাম ও সাং.....

স্ট্যাম্প ভেডার স্বাক্ষর.....

বিধান নগর (কলকাতা সিটি) এন্ড এম.আর.ও

মোট স্ট্যাম্প ক্রম-তাং.....

ঢালান নং.....

মোর্ট কত টাকা খরিদ.....

ক্রয়কারী-বারাকপুর, ভেডায়-মিতা দত্ত

Urmila Miman

Natural Development Pvd. Ltd

28/3/N/1, Ram Koushik Samadhi Road

PO - Kakurgachi

Kolkata - 700054

27 JAN 2020

580000



1607

IMPLICITY DEVELOPERS PVT. LTD.

Urmila Miman

Director



1605

Koushik Miman



1608

Identified By Me-

Rahul Roy

RAHUL ROY

S/O-T.ROY

10/10/2019

10/10/2019

Additional District Sub-Registrar  
Meharal, New Town, North 24-Pat



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

**AND**

- (ii) **NATURAL DEVELOPERS PVT. LTD** (PAN No. AACCN7049R) a company incorporated within the meaning of the Companies Act, 1956, having its registered office at 28/3/N/1, Ram Krishna Samadhi Road, P.O.- Kakurgachi, P.S.-Phoolbagan Kolkata-700054, 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 Bijal 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 10.50 Decimals(0.5000 Share) out of 21.00 Decimals comprised in R.S./L.R. Dag No. 1309 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. 3345 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 228553 to 228576, Being Deed No. 07409 for the year 2016, Bijal 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 10.50 Decimals(0.5000 Share) out of 21.00 Decimals comprised in R.S./L.R. Dag No. 1309 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. 3345 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. 3379 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 10.50 Decimals(0.5000 Share) out of 21.00

Decimals comprised in R.S./L.R. Dag No. 1309 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 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 10.50 Decimals(0.5000 Share) out of 21.00 Decimals comprised in R.S./L.R. Dag No. 1309 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. 3379 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** Sali land measuring an area of 10.00 Decimals(0.4761 Share) out of 21.00 Decimals comprised in R.S./L.R. Dag No. 1309 under L.R. Khatian



No. 3379 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.

transferred and conveyed and the Vendor hereby indefeasibly grant, sell, transfer, convey, assign and assure unto and to the Purchaser being **ALL THAT** Sali land measuring an area of 10.00 Decimals(0.4761 Share) out of 21.00 Decimals comprised in R.S./L.R. Dag No. 1309 under L.R. Khatian No. 3379 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 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 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 lispensenses 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 lispendense 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

aforsaid 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 10.00 Decimals(0.4761 Share) out of 21.00 Decimals comprised in R.S./L.R. Dag No. 1309 under L.R. Khatian No. 3379 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.

DAG NO.	TOTAL AREA	LR.KH.NO.	SHARE	AVAIL.AREA
1309	21 DECIMAL	3379	4761	10.00 DEC.
			<b>TOTAL</b>	<b>10.00 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 Ray*  
*Salt Lake*

SIMPLICITY DEVELOPERS PVT. LTD.

*Urmila Mirmari*  
Director

SIGNATURE OF THE VENDOR

2. *Jaga bandhu Mondal*  
*NEW TOWN, KOL-156*

*Manisha Mirmari*  
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. 25,00,000/- (Rupees Twenty Five Lacs 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	027927	HDFC, Sec-II, Kol-91	5,00,000/-
22.03.2020	027928	HDFC, Sec-II, Kol-91	4,00,000/-
12.04.2020	027929	HDFC, Sec-II, Kol-91	4,00,000/-
22.04.2020	027930	HDFC, Sec-II, Kol-91	4,00,000/-
12.05.2020	027931	HDFC, Sec-II, Kol-91	4,00,000/-
22.05.2020	027932	HDFC, Sec-II, Kol-91	4,00,000/-
		<b>TOTAL</b>	<b>25,00,000/-</b>

(Rupees Twenty Five Lacs only)

**WITNESSES :**

1. *Rahul Ray*  
Salt Lake

2. *Jagabandhu Mondal*  
NewTown, Kol-156

SIMPLICITY DEVELOPERS PVT. LTD.

*Urmila Munani*
























Director

**SIGNATURE OF THE VENDOR**



SPECIMEN FOR TEN FINGERPRINTS

Sl. No.    Signature of the  
              Executans.

 <i>Krunalika Minzai</i>					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
 <i>Chinita Minzai</i>					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
 <i>Rahul Roy</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

NATURAL DEVELOPERS PRIVATE  
LIMITED



11/09/2007

Permanent Account Number

A.ACCN7049R


13082006

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 Jamafarac band  
Monalisa Mimani

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

इस कार्ड को खोजे/प्राप्त पर कृपया सूचित करें/सीटीएस।  
आयकर पैन सेवाएँ/यूटीआई,  
प्लॉट नं. 3, सेक्टर-2, सीडीबी बेलपुर,  
नवी मुंबई-400 614

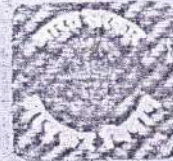


आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SIMPLICITY DEVELOPERS PRIVATE  
LIMITED



05/09/2007

Permanent Account Number

AALCS5585N

17083011

SIMPLICITY DEVELOPERS PVT. LTD.

*Urmita Muvani*

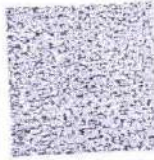
Director

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

संघर्ष संख्या  
Dispute No.  
07/11/947

Urmila Mimani  
Signature

✓ Urmila Mimani

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटार

संपर्क नं. 011-2321 5021, 1 बंगला टी. 1/2  
सी. 011-2321 5021  
प्लॉट नं. 241, सिंगींग नं. 4/2/1  
नई दिल्ली, भारत  
पिन - 110 016

If this card is lost, someone's lost card is found,  
please inform us in this way.

Income Tax PAN Services Unit, NSD,  
24th Floor, Ministry Building,  
Plot No. 241, Singing No. 4/2/1,  
New Delhi Colony, Near Tughlakabad Club,  
Delhi - 110 016

Tel. 011-2321 5021, Extn. 011-2321 5021  
e-mail: [pan@nsd.gov.in](mailto:pan@nsd.gov.in)





ভারতের নির্বাচন কমিশন  
পরিচয় পত্র

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

LMW5021209



নির্বাচকের নাম : রাহুল রায়

Elector's Name : Rahul Ray

পিতার নাম : মিলন কুমার রায়

Father's Name : Milan Kumar Ray

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ / Date of Birth : 07/11/1987

IDENTIFIED BY ME

Rahul Ray

LMW5021209

ঠিকানা:  
A/81 ব্রাহ্মপুর মোর কোলকাতা সিটি কর্পোরেশন  
ব্রাহ্মপুর দক্ষিণ 24 পরগণা 700096

Address:  
A/81 Brahmapur More Kolkata  
Municipal Corp. Regent Park SOUTH 24  
PARGANAS 700096

Date: 12/02/2008  
108-জাদবপুর বিধান সভার নির্বাচন অফিস  
ফ্যাক্সিমেইল স্বাক্ষর  
Facsimile Signature of the Electoral  
Registration Officer for  
108-Jadavpur Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় যেতে হবে।  
যদি ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় যেতে হবে।  
In case of change in address mention this Card No.  
in the relevant form for including your name in the  
roll at the changed address and to obtain the card  
with same number.



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

GRN: 19-201920-020500968-1

Payment Mode Online Payment

GRN Date: 04/03/2020 16:55:15

Bank: State Bank of India

BRN: CKM3974766

BRN Date: 04/03/2020 16:56:12

DEPOSITOR'S DETAILS

Id No. : 15230000335126/3/2020

[Query No /Query Year]

Name : MD M JAMAN

Contact No. :

Mobile No. : +91 9830538095

E-mail :

Address : SP SUKHO BRISTI 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	15230000335126/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	125010
2	15230000335126/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	25014

Total

150024

In Words : Rupees One Lakh Fitty Thousand Twenty Four only

### Major Information of the Deed

Deed No :	I-1523-02810/2020	Date of Registration	11/03/2020
Query No / Year	1523-0000335126/2020	Office where deed is registered	
Query Date	22/02/2020 1:32:45 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 25,00,000/-	Rs. 25,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,25,020/- (Article:23)	Rs. 25,014/- (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-1309 (RS - )	LR-3379	Bastu	Shali	10 Dec	25,00,000/-	25,00,000/-	
Grand Total :					10Dec	25,00,000 /-	25,00,000 /-	

#### 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>NATURAL DEVELOPERS PRIVATE LIMITED</b> RAM KRISHNA SAMADHI ROAD P O - KAKURGACHI, P S - Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054, PAN No. AA-CD7991C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by : Representative



**Representative Details :**

Sl 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: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFCPG2995K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NATURAL DEVELOPERS PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>RAHUL ROY</b> Son of TAPAN ROY CF 305 SALT LAKE 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**

Sl.No	From	To. with area (Name-Area)
1	SIMPLICITY DEVELOPERS PRIVATE LIMITED	NATURAL DEVELOPERS PRIVATE LIMITED-10 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:- 1309, LR Khatian No:- 3379	Owner:সিম্পলিসিটি ডেভলপার্স প্রা লি ., Gurdian:সফ ডাইরেক্ট, Address:CF-300, সল্ট লেক সিটি, সেক্টর - ১ ব্লক - ৬৪, Classification শানি, Area:0.11000000 Acre.	SIMPLICITY DEVELOPERS PRIVATE LIMITED



Endorsement For Deed Number : I - 152302810 / 2020

On 04-03-2020

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

Presented for registration at 15:00 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 25,00,000/-

**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, SALTLAKE 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, NATURAL DEVELOPERS PRIVATE LIMITED, RAM KRISHNA SAMADHI ROAD, P.O:- KAKURGACHI, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054

Identified by RAHUL ROY, , Son of TAPAN ROY, CF 305, SALTLAKE 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 25,014/- ( A(1) = Rs 25,000/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 25,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/03/2020 4.56PM with Govt. Ref. No: 192019200205009681 on 04-03-2020, Amount Rs: 25,014/-, Bank: State Bank of India ( SBIN0000001), Ref No: CKM3974766 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. 1,25,020/- and Stamp Duty paid by Stamp Rs 10/- by online = Rs 1,25,010/-

Description of Stamp

1 Stamp Type: Impressed, Serial no 72, 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 4:56PM with Govt. Ref. No: 192019200205009681 on 04-03-2020, Amount Rs: 1,25,010/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. CKM3974766 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 126604 to 126630

being No 152302810 for the year 2020.



Digitally signed by SANJOY BASAK  
Date: 2020.03.17 16:03:43 +05:30  
Reason: Digital Signing of Deed.

*Sanjoy Basak*

(Sanjoy Basak) 2020/03/17 04:03:43 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.



Extra for future use

খাজনার দাখিলা এবং বিবিধ তলব  
প্রজার অংশ

১। জেলার নাম	২। থানার নাম ও কোড নং	৩। সার্কেলের নাম ও ওয়াশীল ব্লক নং	৪। ভূমিসহায়কের রসিদ নং
উত্তর	বাজাল	বাজাল	১/১৪
৫। মৌজার নাম ও জে.এল. নং	৬। জমাবন্দী নং	৭। খতিয়ান নং	৮। দাগ নং
বাজাল	৪২-১৪	৩৩৫	১০৫২
৯। জমির পরিমাণ	১০। প্রজার নাম ও পিতা/স্বামীর নাম ও সাকিন	১১। কাহার দ্বারা (খাজনা) দাখিল হইয়াছে	
১০৯১	ব্রজেন চন্দ্র	জে.এম.	

প্রজার উপর সাণিয়ানা তলব

নগদ খাজনা	সার চার্জ	পণ কর	পুত কর	শিক্ষা কর	বিবিধ		গ্রামীণ কর্মসংস্থান আইনে দেয়		মোট
					আস জমি বাবদ লাইসেন্স ফি ১৭(ক)	অন্যান্য ১৭(খ)	সার চার্জ ১৮(ক)	সেস ১৮(খ)	
১২	১৩	১৪	১৫	১৬					১৯

ওয়াশীল

০৪৭২৩৫১	২০	২১	২২	২৩	২৪	২৫	২৬
	১ম সনের পূর্বকার	২য় সনের বাকি	৩য় সনের বাকি	৪য় সনের পূর্বকার	হাল	সুদ	*অগ্রিম
২৫/৪/২০২০					২০০		
সার চার্জ					২২		
পণ কর					৫৬		
পুত কর					২০		
শিক্ষা কর							
আস জমি বাবদ লাইসেন্স ফি							
অন্যান্য							
গ্রামীণ কর্মসংস্থান আইনে দেয়							
(ক) সার চার্জ					৬০		
(খ) সেস					৬০		
মোট					৩৯২		
বাল মিনাথ							

\*যে সনের বাবদ ওয়াশীল তাহা লিখুন।  
দ্রষ্টব্য : চেকের দ্বারা খাজনা দেওয়া হইলে এইখানে তাহার সবিশেষ বিবরণ লিখিতে হইবে।

মোট আদায় (কথায়)

আদায়কারী কর্মচারীর সই ও তারিখ

SPL

3/5/21



# Conversion Certificate

## Government of West Bengal

Office of the Block Land & Land Reforms Officer

রাজারহাট, উত্তর ২৪ পরগণা

To

Memo No. CON/1850/BL&LRO/RAJ/

Dated. 27/11/2020

ব্যাচুরাল ডেভেলপার্স প্রা লি

পিতা/স্বামীর নাম: পক্ষে ডাইরেক্টর

২৮/৩/এন/১, রামকৃষ্ণ সমাধি রোড, খানা-ফুলবাগান, কোলকাতা-৭০০০৫৪

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 25/11/2020 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/2020/1507/1462)

Mouza With JL No. & PS	Khatian No.(I.R)	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	3783	1309		4762	0.1000	শালি	বহুতল আবাসন

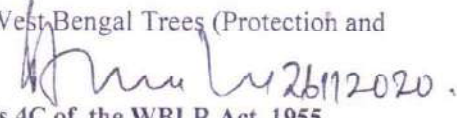
### Schedule - II

(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., Rajarhat  
North 24-Parganas  
Block Land & Land Reforms Officer

Memo:

Dated: 25/11/2020

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

Block Land & Land Reforms Officer