



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

46AB 913560

2-258230/21

25/2/21

Certify that the document is admitted to registration. The stamp duty, charges & the registration fee paid with this document are the part of this document.

[Signature]

Additional District Sub-Registrar
Rajmahal, New Town, North 24-Pgs.

25 FEB 2021
Conveyance

1. Date: 25th February, 2021
2. Nature of Document: Deed of Sale.

[Signature]

[Signature]

3230

17-12-2020

19-

M. Zutta, Adv
High Court Calcutta

Ranjita Pan

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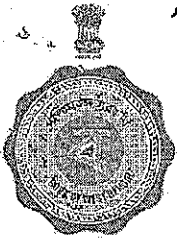
0 - DEC 2020

500000



Registrar of Companies
Rajshahi, New Tower, No. 6, 24-25.

25 FEB 2021



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

GRN Details

GRN: 192020210233017371 Payment Mode: Online Payment
GRN Date: 23/02/2021 12:27:20 Bank/Gateway: State Bank of India
BRN : CKP6178790 BRN Date: 23/02/2021 13:02:09
Payment Status: Successful Payment Ref. No: 2000258230/8/2021 ✓
[Query No*/Query Year]

Depositor Details

Depositor's Name: WEST BENGAL HOUSING BOARD
Address: 105 S N BANERJEE ROAD KOLKATA 14
Mobile: 9903992578
EMail: realty.accounts@ambujaneotia.com
Contact No: 6292121232
Depositor Status: Advocate
Query No: 2000258230
On Behalf Of: Mr M Dutta
Identification No: 2000258230/8/2021
Remarks: Sale, Sale Document Payment No 8
Period From (dd/mm/yyyy): 23/02/2021
Period To (dd/mm/yyyy): 23/02/2021

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000258230/8/2021	Property Registration- Stamp duty	0030-02-103-003-02	45056
2	2000258230/8/2021	Property Registration-Registration Fees	0030-03-104-001-16	9021
3	2000258230/8/2021	Mutation/Conversion -Receipt	0029-00-800-028-27	80

Total 54157

IN WORDS: FIFTY FOUR THOUSAND ONE HUNDRED FIFTY SEVEN ONLY.



3. Parties:

3.1 **VENDOR:** SINEWY REALTY DEVELOPER PRIVATE LIMITED, (PAN:AAAMCS2174A), a Company incorporated under the Companies Act, 1956 and having its registered office at 20, N.S. Road, 1st Floor, Block-A, R.No.15, Kolkata-700001, under Post Office G.P.O., Police Station-Hare Street, represented by its Authorized Signatory, Mr. Rajesh Kumar Arora, (PAN: ADAPA5432D),(AADHAR:735487166124), son of Late Ghanshyam Das Arora, residing at 172, Bangur Avenue, Block-B, P.O. Bangur, P.S. Lake Town, Kolkata-700055,

3.2 **PURCHASER:** WEST BENGAL HOUSING BOARD, (PAN-AAAJW0019K) a Statutory Body Corporate constituted under the West Bengal Housing Board Act, 1972 (Act XXXII of 1972) having its office at 105, S. N. Banerjee Road, Kolkata - 700 014 under Post Office Taltolla, Police Station Taltolla represented by its Authorised Signatory Mr. Krishna Mazumdar son of Mr.Kartik Chandra Mazumder working for gain at 105, S.N.Banerjee Road, Kolkata - 700 014 under Post Office Taltolla, Police Station Taltolla.

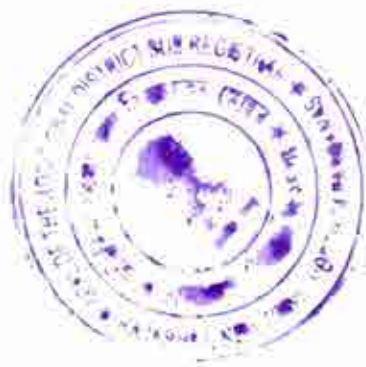
3.3 The terms Vendor, Purchaser shall include their respective successors-in-interest.

4. **Subject matter of sale :** Total land measuring 2.0016 Decimals more or less comprised of 0.834 decimals out of 10 decimals of land as classification Pukur in R.S/L.R Dag No 305 and 1.1676 decimals out of 14 decimals of land as classification Bagan in R.S/L.R Dag No 306 both are under LR Khatian No 3006 in Mouza Sulanguri, J.L No 22, within the limits of the Jangra-Hatiara 2 Gram Panchayat, under Police Station Rajarhat, in the District of 24 Parganas (North) together with all easement right attached or belonged thereto.

5. Background :

5.1 One Shiburam Mondal son of Late Nani Lal Mondal was the recorded owner of land measuring 1.0008 Decimals more or less comprised of





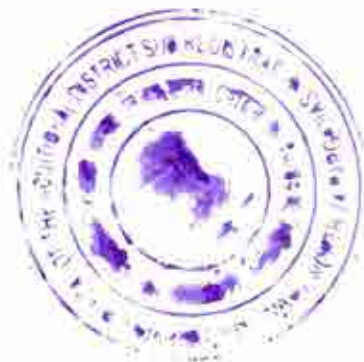
Amritha, District Registrar
Rajahmundry, North 2A, Pgs.

25 FEB 2021

0.417decimals out of 10 decimals of land as classification **Pukur** in R.S/L.R Dag No 305 and 0.5838 decimals out of 14 decimals of land as classification **Bagan** in R.S/L.R Dag No 306 both are under L.R Khatian No 444 in Mouza Sulanguri, J.L No 22, within the limits of the Jangra-Hatiara 2 Gram Panchayat, under Police Station Rajarhat, in the District of 24 Parganas (North) together with all easement right attached or belonged thereto and hereinafter referred to as the **FIRST LAND.**

- 5.2 By a Deed of Gift dated the 05th December, 2011 and registered in the Office of the Additional District Sub-Registrar-Bidhannagar, Saltlake City, and recorded in Book No. I, Volume No.22, at Pages 7863 to 7875, Being No.13628 for the year 2011, said Shiburam Mondal son of Late Nani Lal Mondal gifted the **First Land** to his sons named Sri Palash Mondal, Ashok Mondal and Swapan Mondal, free from all encumbrances whatsoever and hereinafter referred to as the said **DEED OF GIFT.**
- 5.3 By virtue of the Said Deed of Gift, the Sri Palash Mondal, Ashok Mondal and Swapan Mondal the lawful owners are seizes and possessed of or otherwise well and sufficiently entitled to the **First Land** as an absolute owner and indefeasible estate in fee simple or an estate equivalent thereto free from all encumbrances and recorded their names in the record of Block Land and Reforms Office, Rajarhat in L.R.Khatian no. 1455, 1454 & 1456 respectively and accordingly pay their proportionate annual rent to the concern Authority.
- 5.4 By a Deed of Conveyance dated the 27th November,2019 and registered in the Office of the Additional District Sub-Registrar-Rajarhat, New Town and recorded in Book No. I, Volume No.1523-2019, at Pages 565550 to 565580, Being No.152314102 for the year 2019, said Palash Mondal, Ashok Mondal and Swapan Mondal all sons of Shiburam Mondal sold and transferred the **First Land** to the Vendor





Auditor, District Office
Rajahmundry, New Town, Surat 44-835.

25 FEB 2021

herein free from all encumbrances whatsoever and hereinafter referred to as the said **FIRST CONVEYANCE**.

- 5.5 Another one Jyotiram Mondal alias Panchu Mondal son of Late Nani Bhusan Mondal was the recorded owner of land measuring 1.0008 decimals more or less comprised of 0.417 decimals out of 10 decimals of land as classification **Pukur** in R.S/L.R Dag No 305 and 0.5838 decimals out of 14 decimals of land as classification **Bagan** in R.S/L.R Dag No 306 both are under L.R Khatian No 151 in Mouza Sulanguri, J.L No 22, within the limits of the Jangra-Hatiara 2 Gram Panchayat, under Police Station Rajarhat, in the District of 24 Parganas (North) together with all easement right attached or belonged thereto , hereinafter referred to as the **SECOND LAND**
- 5.6 On 02nd February, 2003 the said Jyotiram Mondal alias Panchu Mondal died intestate leaving behind his sons and daughters named Rampada Mondal, Lakshman Mondal, Dipak Mondal, Bharat Mondal, Tagarbala Mondal and Rekha Naskar as his legal heirs and successors.
- 5.7 Renubala Mondal wife of Jyotiram Mondal alias Panchu Mondal died on 17.11.2001, long before Jyotiram Mondal alias Panchu Mondal's death.
- 5.8 After the death of Jyotiram Mondal alias Panchu Mondal, the legal heirs of Jyotiram Mondal, are Rampada Mondal, Lakshman Mondal, Dipak Mondal, Bharat Mondal, Tagarbala Mondal and Rekha Naskar, became the lawful owners are seized and possessed of or otherwise well and sufficiently entitled to the **Second Land** as an absolute owner and indefeasible estate in fee simple or an estate equivalent thereto free from all encumbrances and accordingly pay proportionate annual rent to the Concern Authority.
- 5.9 By a Deed of Conveyance dated the 14th January, 2020 and registered in the Office of the Additional District Sub-Registrar-Rajarhat, New Town and recorded in Book No. I, Volume No.1523-2020, at Pages





স্বর্ণাম্বুর জেলা উপ-রেজিস্ট্রার
স্বর্ণাম্বুর, পশ্চিমবঙ্গ, ভারত

25 FEB 2021

26262 to 26306, Being No.152300316 for the year 2020, said Rampada Mondal, Lakshman Mondal, Dipak Mondal, Bharat Mondal, Tagarbala Mondal and Rekha Naskar all sons and daughters of Jyotiram Mondal alias Panchu Mondal sold and transferred the **Second Land** to the Vendor herein free from all encumbrances whatsoever and hereinafter referred to as the said **SECOND CONVEYANCE**.

- 5.10 By virtue of the said First Conveyance and Second Conveyance the Vendor herein become the lawful owner and seizes and possessed of or otherwise well and sufficiently entitled to the **First Land** and **Second Land** as an absolute owner and indefeasible estate in fee simple or an estate equivalent thereto free from all encumbrances and recorded the **First Land** and **Second Land** in its name in the record of Block Land and Land Reforms Office, Rajarhat in **L.R.Khatian no. 3006** and accordingly pay its proportionate annual rent in respect of the **First Land** and **Second Land** to the concern Authority and the **First Land** and **Second Land** hereinafter collectively referred to as the "**SAID LAND**" and morefully and particularly mentioned in the **SCHEDULE** herein below.
- 5.11 The Vendor herein decided to sell and the Purchaser herein decided to purchase the Said Land free from all encumbrances at and for the consideration mentioned in Clause 6.2, herein below.
- 5.12 The Vendor convinced the Purchaser to purchase the Said Land at the aforesaid consideration and has further confirmed and assured the purchaser to give peaceful vacant possession of the Said Land and in pursuance of the offer and acceptance by the parties herein and the Purchaser upon relying on the aforesaid representation, confirmation and assurances and believing the same to be true has agreed to purchase the Said Land free from all encumbrances at and for the said consideration.
- 5.13 The Vendor has represented to the Purchaser that the Vendor is the absolute owner of the Said Land, and the Said Land is free from all





Abolition District Sub-Registry
Rajahmundry, New Town, Andhra Pradesh

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encumbrances of any and every nature whatsoever including, but not limited to, lispendens, attachments, liens, charges, mortgages, trusts, debutters, leases, tenancies, thika tenancies, reversionary rights, claims or statutory prohibitions.

- 5.14 The Purchaser has satisfied about the Vendor's title of the Said Land.
- 5.15 The Purchaser has now approached the Vendor to convey the Said Land in favour of the Purchaser and the Vendor have agreed to do the same to give effect to the transfer of the Said Land by the Vendor to the Purchaser at or total consideration as mentioned hereinabove.
- 5.16 Now this Conveyance is being executed to give effect to the transfer of the Said Land by the Vendor to the Purchaser.

6. **Now this deed witnesses:**

- 6.1 **Transfer:** At and for the consideration mentioned in Clause 6.2, herein below, the Vendor hereby sells and conveys to the Purchaser the Said Land, absolutely and free from all encumbrances which the Purchaser shall have and hold forever hereafter.
- 6.2 **Consideration:** This sale and transfer of the Said Land is being made by the Vendor at and for the consideration of Rs. 9,00,000/- (Rupees Nine Lakhs) only, the entirety of which has been paid by the Purchaser to the Vendor at or before execution hereof,.
- 6.3 **Sale:** The transfer being effected by this Deed is a sale within the meaning of the Transfer of Property Act, 1882.
- 6.4 **Possession:** Vacant and peaceful possession of the Said Land have been handed over by the Vendor to the Purchaser at or before the execution hereof, which the Purchaser admits and acknowledges.
- 6.5 **Covenant of the Vendor:** The vendor, in future, shall, at the request and cost of the Purchaser, execute such and all other deeds and/or





Attorney at Law
Rajahmundry, New Town, near 24-PGS.

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documents that may be required for perfecting or bettering the title of the Purchaser to the Said Land or more effectually transferring the Said Land to the Purchaser.

- 6.6 **Indemnity** : The Vendor hereby indemnifies and agrees to keep the Purchaser saved, harmless and indemnified against all actions, proceedings, claims, demands, costs or expenses that the Purchaser may suffer or incur hereafter by virtue of any claims of any nature whatsoever in respect of any liabilities arising in connection with the Said Land, statutory or contractual, and the Vendor hereby further undertakes and covenants to forthwith pay, reimburse and/or make good such losses, expenses or costs incurred by the Purchaser.

THE SCHEDULE ABOVE REFERRED TO

(SAID LAND)

ALL THAT the Land measuring 2.0016 Decimals more or less comprised of 0.834 Decimals out of 10 decimals of land as classification Pukur in R.S./L.R Dag No 305 and 1.1676 Decimals out of 14 decimals of land as classification Bagan in R.S./L.R Dag No 306 both are under LR Khatian No 3006 in Mouza Sulanguri, J.L No 22, within the limits of the Jangra-Hatiara 2 Gram Panchayat, under Police Station Rajarhat, in the District of 24 Parganas (North) within the jurisdiction of the office of the Additional District Sub-Registrar, Rajarhat. **TOGETHER WITH** all easement right attached or belonged thereto **AND FURTHER TOGETHERWITH** the proportionate annual rent of Rs.----- in respect of the Said Land payable to the Collectorate of North 24 Parganas, on behalf of the Government of West Bengal and delineated on Plan Annexed hereto and bordered in Colour "**RED**" thereon and butted and bounded in the manner as follows:

ON THE NORTH : R.S./L.R. Dag No.306 & 305.

ON THE SOUTH : Mouza Ghuni.

ON THE EAST : R.S./L.R. Dag No.305.

ON THE WEST : R.S./L.R. Dag No.306.

4





ఆధికారి డి.ఎస్.ఆర్.ఆఫీసు
రాజామహేంద్రవరం, తూర్పు గోదావరి జిల్లా, ఆంధ్రప్రదేశ్.

25 FEB 2021

7. **Execution and delivery:** In witness whereof the parties hereto have executed this Deed of Conveyance on the date, month and year first above written.

SIGNED AND DELIVERED by the
Vendor in the presence of:

1. *MAMAS SUBHA*
Adv.
10D Borey TANKS LANE
KOL-700030
2. *Xebastus Roy*
167A, Mission Anchal.
KOL-93

SINERGY REALTY DEVELOPERS PVT. LTD.

Rajesh Kumar Arora
Authorized Signatory

Krishna Majumdar

SIGNED AND DELIVERED by the
purchaser in the presence of:

1. *MAMAS SUBHA*
- 2.

Kanungo
West Bengal Housing Board

Drafted By :

MAMAS SUBHA
Advocate
High Court, Cal
NB/2047/95

172-10
10/10/20
10/10/20



Additional District Magistrate
Rajahmundry, Andhra Pradesh

25 FEB 2021

RECEIPT AND MEMO OF CONSIDERATION

The Vendor confirms having received from the Purchaser the sum of Rs. ^{9,00,000/-}-----/-
 (Rupees ^{Nine Lacs}-----) only towards full and final payment for the Sale of the Said
 Land in the manner following:

<u>Date</u>	<u>Mode</u>	<u>Number</u>	<u>Bank</u>	<u>Amount (Rs.)</u>
24.2.2021	Chq	473955	Yes Bank	9,00,000/- ✓

GINEVY REALTY DEVELOPERS PVT. LTD.

Rajesh Kumar
 Authorised Signatory

Vendor.Witnesses:1. *MANAS LUTRA*2. *Sebastian Roy*

21 4
14 11 2021
11 21



25 FEB 2021

25 FEB 2021

**SITE PLAN OF R.S/L.R.DAG NO-305,306.R.S.KH. .
L.R.KHATIAN.NO-1306. AT MOUZA- SULANGARI.J.L.
NO-22,P.S.- NEW TOWN.DIST. NORTH 24 PARGANAS.
UNDER - JYANGRA-HATIARA NO-2 GRAM PANCHAYET..**

RECIVER - (SECOND PARTY).

WEST BENGAL HOUSING BOARD

GIVER - (FIRST PARTY).

SINEWY REALTY DEVLOPER PVT. LTD.

LAND AREA - 2.00 DECIMAL(M/L).

(R S DAG NO- 305 - 0.83 Decimal)

(R S DAG NO- 306 - 1.17 Decimal)

TOTAL AREA - 2.00 Decimal)



Krishna Majumdar

Kanungo

West Bengal Housing Board

SECOND PARTIES SIGNATURE

SINEWY REALTY DEVELOPERS PVT. LTD.

Rajesh Kumar Asan

Authorised Signatory

FIRST PARTIES SIGNATURE

CHANDRANANDAN

66981























Signature verified
COPIED BY



राजर्हाट (पश्चिम) नगरपालिका
Rajarhat (West) Urban Municipality

25 FEB 2021

All the finger prints & passport size colour photographs of the executants concerned are hereby attested accordingly, individually.

PHOTOGRAPH			
LTI			
LIFI			
LMFI			
LRFI			
LLFI			
RTI			
RIFI			
RMFI			
RRFI			
RLFI			
SIGNATURE	SINIFY REALTY DEVELOPERS PVT. LTD Rajesh Kumar Aroon	Krishna Majumdar	

Authorised Signatory

Kanungo
West Bengal Housing Board



Additional District Sub-Registrar
Rajahmundry, New Town, North 24-Pg.

25 FEB 2021

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SINEWY REALTY DEVELOPERS PRIVATE
LIMITED



14/07/2008

Permanent Account Number

AAMCS2174A

2201/2010



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

WEST BENGAL HOUSING BOARD

07/05/1972

Permanent Account Number

AAAJW0019K

Signature

FOR MORE INFORMATION, CONTACT THE NATIONAL ARCHIVES / RECORDS ADMINISTRATION
RECORDS DIVISION, 8600 COLLETT DRIVE, COLLETTVILLE, MISSISSIPPI 38922
TEL: 662-893-2000 (TOLL FREE) OR 662-893-2001 (LOCAL)
WWW.NATIONALARCHIVES.GOV
NATIONAL ARCHIVES / RECORDS ADMINISTRATION
8600 COLLETT DRIVE, COLLETTVILLE, MISSISSIPPI 38922
TEL: 662-893-2000 (TOLL FREE) OR 662-893-2001 (LOCAL)



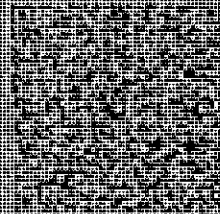
ভারত সরকার

Government of India

ভারত সরকার (Government of India) No. 141575009738

ভারত সরকার
সংসদ ভবন
লোক সভা
ভবন
ভারত সরকার
সংসদ ভবন
লোক সভা
ভবন

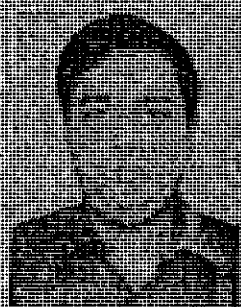
भारत सरकार
संसद भवन
लोक सभा
भवन



আপনার আধার নম্বর / Your Aadhaar No.

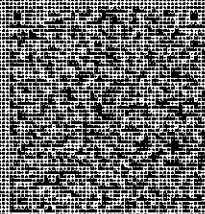
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আধার - সাধারণ মানুষের জীবিকা



ভারত সরকার
সংসদ ভবন
লোক সভা
ভবন

7354 8716 6124



আধার - সাধারণ মানুষের জীবিকা

UNIQUE

- To provide a unique identity to every citizen of India
- To provide a unique identity to every citizen of India

INFORMATION

- Aadhaar is a proof of identity, not of citizenship
- To establish identity, authenticate online

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- To establish identity, authenticate online
- Aadhaar will be helpful in availing Government and Non-Government services in future



Unique Identification Authority of India

Address
 12, Block B, Gandhinagar
 New Delhi, South Delhi (N)
 110061, India
 Phone: 011-26129729
 Fax: 011-26129730
 Email: uidai@uidai.gov.in

आयकर विभाग

INCOME TAX DEPARTMENT

RAJESH KUMAR ARORA

GHANSHYAM DAS ARORA

04/09/1971

Permanent Account Number

ADAPA5432D



Signature



भारत सरकार

GOVT. OF INDIA



Rajesh Kumar Arora

2507015

Rajesh Kumar Arora

इस कार्ड के खोले/गोपनीयता का पालन करें।
अगर इस कार्ड को खोला गया है, तो सूचना दें।
5 वीं मंजिल, मन्त्री स्ट्रीट, ब्लॉक नं. 341, सरवे नं. 997/8,
मोडल कॉलोनी, गीप बंगला चौक, दिल्ली-110016

If this card is lost & someone's lost card is found,
please inform & return to
Income Tax PAN Service Unit, NSDL,
5th floor, Mantri Street,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Delhi - 110016

Tel: 91-20-2721-8080, Fax: 91-20-2721-8081
e-mail: info@pan-24.com





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাতুকুর আই ডি / Enrollment No.: 1215/80007/14266

To
কৃষ্ণ মজুমদার
Krishna Majumder
S/O: Kartick Chandra Majumder
3/8,PURBADRI CO-OPERATIVE HSG SOCIETY LTD
BL-S,,B.P.TOWNSHIP
Panchasayar
Panchasayar
Circus Avenue Kolkata
West Bengal 700094
9831490069
333466881
09/02/2016
333466881
MA334668812FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2475 7392 4724

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India

কৃষ্ণ মজুমদার
Krishna Majumder
জন্মতারিখ / DOB : 24/03/1971
পুরুষ / Male



2475 7392 4724

আমার আধার, আমার পরিচয়

Krishna Majumder



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
এস/ও: কার্তিক চন্দ্র মজুমদার,
3/8, পূর্ববাদ্রী কো-অপারেটিভ
হাউসিং সোসাইটি লিমিটেড,
ব্লক-এস, বি.পি.টোউনশীপ,
পঞ্চসায়র, কোলকাতা, পঞ্চসায়র,
পশ্চিম বঙ্গ, 700094

Address:
S/O: Kartick Chandra Majumder,
3/8, PURBADRI CO-OPERATIVE
HOUSE SOCIETY LTD, BL-S,
B.P.TOWNSHIP, Panchasayar,
Kolkata, Panchasayar, West
Bengal, 700094

2475 7392 4724



1947



help@uidai.gov.in



www.uidai.gov.in

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AHUPM8829L



नाम /NAME

KRISHNA MAJUMDER

पिता का नाम /FATHER'S NAME

KARTICK CHANDRA MAJUMDER

जन्म तिथि /DATE OF BIRTH

24-03-1971

हस्ताक्षर /SIGNATURE

Krishna Majumder

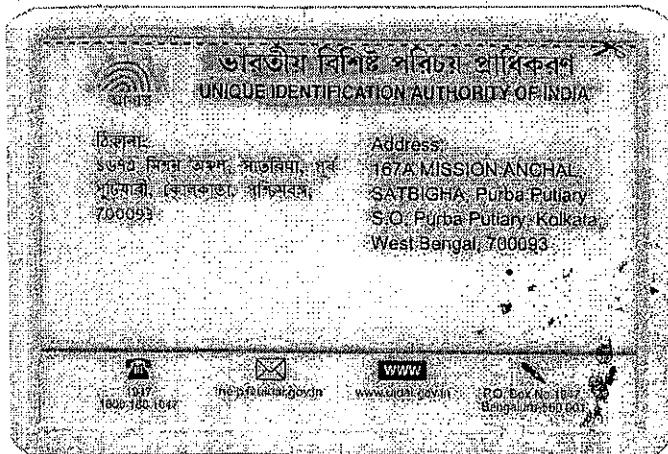
Stalin

आयकर आयुक्त, (कम्प्यू. अपा.), कोल.

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Krishna Majumder





Debarajis Roy



Major Information of the Deed

Deed No.	I-1523-02815/2021	Date of Registration	25/02/2021
Query No./Year	1523-2000258230/2021	Office where deed is registered	
Query Date	03/02/2021 11:34:06 PM	1523-2000258230/2021	
Applicant Name, Address & Other Details	M Dutta High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903066013, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 9,00,000/-	Rs. 9,00,720/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 45,066/- (Article:23)	Rs. 9,021/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, JI No: 22, Pin Code : 700157

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-305 (RS :-)	LR-3006	Bastu	Pukur	0.834 Dec	3,75,000/-	3,75,300/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road;
L2	LR-306 (RS :-)	LR-3006	Bastu	Bagan	1.1676 Dec	5,25,000/-	5,25,420/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road;
		TOTAL :			2.0016Dec	9,00,000 /-	9,00,720 /-	
		Grand Total :			2.0016Dec	9,00,000 /-	9,00,720 /-	

Seller Details :

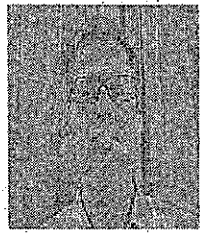

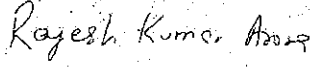
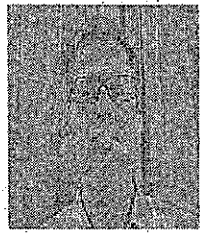

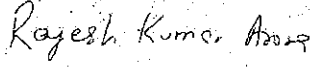
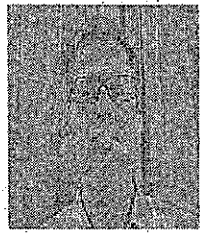

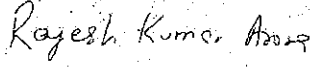
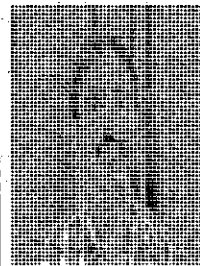

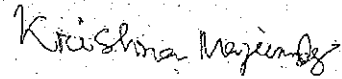
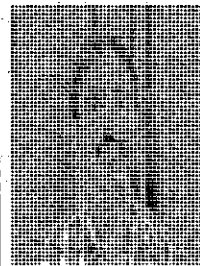

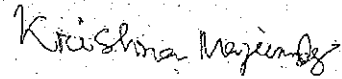
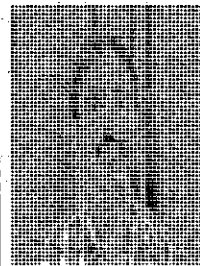

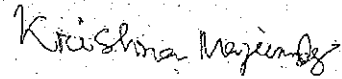
Sl No	Name,Address,Photo,Finger print and Signature
1	Sinewy Realty Developers Private Limited 20 N.S Road, 1st Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, PAN No.:: AAxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



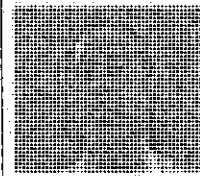

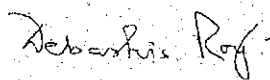
Buyer Details :

Sl No	Name Address, Photo, Finger print and Signature
1	West Bengal Housing Board 105 S.N. Banerjee Road, P.O:- Taltola, P.S:- Taltola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700014, PAN No.:: AAxxxxx9K, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative

Representative Details :

Sl No	Name Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Rajesh Kumar Arora Son of Late Ghanshyam Das Arora Date of Execution - 25/02/2021, , Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Feb 25 2021 2:32PM</td> <td>LTI 25/02/2021</td> <td>25/02/2021</td> </tr> </tbody> </table> <p>172, Bangur Avenue, Block-B, P.O:- Bangur, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ADxxxxxx2D, Aadhaar No: 73xxxxxxxx6124 Status : Representative, Representative of : Sinewy Realty Developers Private Limited (as Authorised Signatory)</p>	Name	Photo	Finger Print	Signature	Mr Rajesh Kumar Arora Son of Late Ghanshyam Das Arora Date of Execution - 25/02/2021, , Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office					Feb 25 2021 2:32PM	LTI 25/02/2021	25/02/2021
Name	Photo	Finger Print	Signature										
Mr Rajesh Kumar Arora Son of Late Ghanshyam Das Arora Date of Execution - 25/02/2021, , Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office													
	Feb 25 2021 2:32PM	LTI 25/02/2021	25/02/2021										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Krishna Majumder (Presentant) Son of Mr Kartick Chandra Majumder Date of Execution - 25/02/2021, , Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Feb 25 2021 2:32PM</td> <td>LTI 25/02/2021</td> <td>25/02/2021</td> </tr> </tbody> </table> <p>105 S.N. Banerjee Road, P.O:- Taltola, P.S:- Taltola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700014, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AHxxxxxx9L, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : West Bengal Housing Board (as Authorised Signatory)</p>	Name	Photo	Finger Print	Signature	Mr Krishna Majumder (Presentant) Son of Mr Kartick Chandra Majumder Date of Execution - 25/02/2021, , Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office					Feb 25 2021 2:32PM	LTI 25/02/2021	25/02/2021
Name	Photo	Finger Print	Signature										
Mr Krishna Majumder (Presentant) Son of Mr Kartick Chandra Majumder Date of Execution - 25/02/2021, , Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office													
	Feb 25 2021 2:32PM	LTI 25/02/2021	25/02/2021										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Debasish Roy Son of Late Saroj Kumar Roy 187A, Mission Anchal, Regent Park, P.O:- Purba Putiary, P.S:- Regent Park, District:-Kolkata, West Bengal, India, PIN - 700093			
	25/02/2021	25/02/2021	25/02/2021

Identifier Of Mr Rajesh Kumar Arora, Mr Krishna Majumder



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Sinewy Realty Developers Private Limited	West Bengal Housing Board-0.834 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Sinewy Realty Developers Private Limited	West Bengal Housing Board-1.1676 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, JI No: 22, Pin Code : 700157

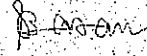
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 305, LR Khatian No:- 3006	Owner:সিনওয়ে রিয়ার্টি ডেভেলপার প্রা লি, Gurdian:পক্ষে ডায়রেক্টর, Address:২০,এন এস রোড, কোলকাতা-৭০০০০১, Classification:পুকুর, Area:0.01000000 Acre,	Sinewy Realty Developers Private Limited
L2	LR Plot No:- 306, LR Khatian No:- 3006	Owner:সিনওয়ে রিয়ার্টি ডেভেলপার প্রা লি, Gurdian:পক্ষে ডায়রেক্টর, Address:২০,এন এস রোড, কোলকাতা-৭০০০০১, Classification:বাগান, Area:0.01000000 Acre,	Sinewy Realty Developers Private Limited



On 15-02-2021

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 9,00,720/-



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

On 25-02-2021

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

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

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

Presented for registration at 14:19 hrs on 25-02-2021, at the Office of the A.D.S.R. RAJARHAT by Mr. Krishna Majumder ,

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

Execution is admitted on 25-02-2021 by Mr Rajesh Kumar Arora, Authorised Signatory, Sinewy Realty Developers Private Limited (Private Limited Company), 20 N.S Road, 1st Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001

Identified by Mr Debasish Roy, , Son of Late Saroj Kumar Roy, 167A, Mission Anchal, Regent Park, P.O: Purba Putiary, Thana: Regent Park, , Kolkata, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Service

Execution is admitted on 25-02-2021 by Mr Krishna Majumder, Authorised Signatory, West Bengal Housing Board (Others), 105 S.N. Banerjee Road, P.O:- Taltola, P.S:- Taltola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700014

Identified by Mr Debasish Roy, , Son of Late Saroj Kumar Roy, 167A, Mission Anchal, Regent Park, P.O: Purba Putiary, Thana: Regent Park, , Kolkata, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs. 9,021/- (A(1) = Rs 9,007/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 9,021/-

Description of Online Payment using Government Receipt Portal System:(GRIPS), Finance Department, Govt. of WB Online on 23/02/2021 1:41PM with Govt. Ref. No: 192020210233017371 on 23-02-2021, Amount Rs: 9,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKP6178790 on 23-02-2021, Head of Account 0030-03-104-001-16



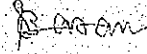
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 45,056/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 45,056/-

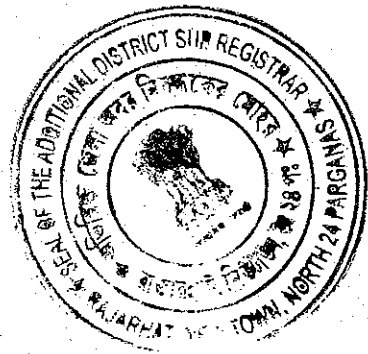
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3230, Amount: Rs.10/-, Date of Purchase: 17/12/2020, Vendor name: RANJITA PAUL

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/02/2021 1:41PM with Govt. Ref. No: 192020210233017371 on 23-02-2021, Amount Rs: 45,056/-, Bank: State Bank of India (SBIN0000001), Ref. No: CKP6178790 on 23-02-2021, 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 1523-2021, Page from 126999 to 127024

being No 152302815 for the year 2021.



Digitally signed by SANJOY BASAK
Date: 2021.03.05 11:55:38 +05:30
Reason: Digital Signing of Deed.

Basak

**(Sanjoy Basak) 2021/03/05 11:55:38 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.**

(This document is digitally signed.)

