

5624/22

I - 5651/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

8-2/2776082

U 790010

12-15/22
20/09/22

Certified that Signature Sheet
Attached herewith are part
of the documents.

Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

20 SEP 2022

DEED OF CONVEYANCE

**THIS DEED OF CONVEYANCE is made on this
the 20th day of September, 2022**

BETWEEN

SRI UDAY SHANKAR MANNA, son of Late Sripati Manna, by faith - Hindu, Citizen - Indian, by occupation - Business, residing at Nichupatti, P.O. & P.S. - Chandannagar, District - Hooghly, PIN - 712136, having Permanent Account Number (PAN) - AECPM7093P, hereinafter called and referred to as the "**VENDOR**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, successors, administrators, executors, legal representatives and/or assigns) of the **ONE PART**.

A N D

M/S. JAI HANUMAN RESIDENCY PVT. LTD., a Company incorporated under the Companies Act, 1956 having its Registered Office at Room No. 410, Fourth Floor, 21, Hemanta Basu Sarani, P.O. - G.P.O., P.S. - Hare Street, Kolkata - 700001, having Permanent Account Number (PAN) - AADCJ1357M, being represented by it's Directors namely a) **Sri Vinod Kumar Jajoo**, son of Late Phoos Raj Jajoo, by faith - Hindu, Citizen - Indian, by occupation - Business, residing at Flat No. 3D, Third Floor, Radha Gobinda Apartment, 22, R. G. Nagar Road, P.O. - Hindmotor, P.S. - Uttarpara, District - Hooghly, PIN - 712233, having Permanent Account Number (PAN) - ACSPJ4673Q, b) **Sri Moloy Sadhukhan**, son of Sri Kanailal Sadhukhan, by faith - Hindu, Citizen - Indian, by occupation - Business, residing at 2, Baidikpara Ghat Lane, P.O. - Hindmotor, P.S. - Uttarpara, District - Hooghly, PIN - 712233, having Permanent Account Number (PAN) - AVNPS3686A and c) **Sri Durga Prasad Chowdhuri**, son of Late Sambhu Nath Chowdhuri, by faith - Hindu, Citizen - Indian, by occupation - Business, residing at 61, Hem Chandra Lane, P.O. - Bhadrakali, P.S. - Uttarpara, District - Hooghly, PIN - 712232, having Permanent Account Number (PAN) - ABYPC5192Q, hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include it's legal representatives, successors-in-office, executors, administrators and / or assigns) of the **OTHER PART**.

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WHEREAS ALL THAT piece and portion of Housing Complex Land measuring land area more or less 2.4110 Acre equivalent to 145 (one forty five) Cottahs 13 (thirteen) Chittacks, togetherwith building standing thereon, lying in Mouza - Konnagar, J. L. No. 7, comprised in R. S. Dag Nos. 8168, 8176, 8177, 8170/8182, 8171/8209, 8170, 8170/8196, 8172, 8171/8208, 8172/8240, 8173, 8173/8241, 8169 & 8175 under R. S. Khatian Nos. 1199, 2121, 2123, 3361, 1886, 2981 & 2767 corresponding to L. R. Dag No. 13882 under L. R. Khatian No. 1251, being Municipal Holding No. 3, P. D. Ghat Lane (Panchu Dutta Ghat Lane), within the ambit of Ward No. 16 of the Konnagar Municipality, P.O. - Konnagar, P.S. - Uttarpara, A.D.S.R. Office - Uttarpara, District - Hooghly, PIN - 712235, alongwith all easement rights attached thereto, which is specifically mentioned in the Schedule hereinunder written and hereinafter referred to as the 'said property', is the absolute property of the Vendor herein.

AND WHEREAS by virtue of a registered Deed of Sale executed on 18.05.1984 one Sri Sunirmal Chattopadhyay, son of Late Indranath Chattopadhyay, sold, conveyed and transferred a part and portion of the Schedule mentioned property in favour of Sri Rabi Manna, son of Sri Sripati Manna, residing at Nichupatti, Chandernagore, P.O. and P.S. - Chandernagore, District - Hooghly, and the said Deed of Sale was duly registered before the office of the 2nd Joint Sub-Registrar of Serampore at Singur, District - Hooghly and recorded therein in Book No. I, Volume No. 46, Pages from 25 to 30, Being No. 2051 for the year 1984.

AND WHEREAS by virtue of a registered Deed of Sale executed on 18.05.1984, Smt. Binapani Das, wife of Late Harihar Das, Sri Siddheswar Das and Sri Jogesh Chandra Das, both sons of Late Harihar Das, sold, conveyed and transferred a part and portion of the Schedule mentioned property jointly in favour of Sri Uday Shankar Manna and Sri Rabi Manna, both sons of Sri Sripati Manna, both residing at Nichupatti, Chandernagore, P.O. and P.S.

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- Chandernagore, District - Hooghly, and the said Deed of Sale was duly registered before the office of the 2nd Joint Sub-Registrar of Serampore at Singur, District - Hooghly and recorded therein in Book No. I, Volume No. 44, Pages from 21 to 26, Being No. 2052 for the year 1984.

AND WHEREAS by virtue of a registered Deed of Sale executed on 21.05.1984 aforesaid Sri Sunirmal Chattopadhyay, son of Late Indranath Chattopadhyay, sold, conveyed and transferred a part and portion of the Schedule mentioned property in favour of said Sri Uday Shankar Manna, son of Sri Sripati Manna, residing at Nichupatti, Chandernagore, P.O. and P.S. - Chandernagore, District - Hooghly, and the said Deed of Sale was duly registered before the office of the 2nd Joint Sub-Registrar of Serampore at Singur, District - Hooghly and recorded therein in Book No. I, Volume No. 50, Pages from 45 to 51, Being No. 2389 for the year 1984.

AND WHEREAS in the aforesaid manner by virtue of the abovementioned three separate registered Deed of Sale said Sri Rabi Manna and Sri Uday Sankar Manna jointly became the absolute, and sixteen annas owners of the Schedule mentioned property having equal share each in it.

AND WHEREAS by virtue of a Deed of Partnership executed on 07.08.1984 aforesaid Sri Uday Sankar Manna and Sri Rabi Manna jointly constituted a partnership as per the terms and conditions mentioned therein under the name and style of M/s. J. N. M. Bricks to be carried on at 3, Panchu Dutta Ghat Lane, P.O. - Konnagar, P.S. - Uttarpara, District - Hooghly, PIN - 712235, with its Head Office at "Manna Bari" lying and situated at Nichupatti, Chandernagore, P.O. and P.S. - Chandernagore, District - Hooghly, deemed to have been commenced with effect from 01.06.1984, in the field of Manufacturing and Selling of Bricks and other allied Businesses.

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AND WHEREAS after forming of the aforesaid partnership business it was carrying on by both the partners and thereafter said Sri Rabi Manna decided to retire from the said partnership and finally by virtue of a Registered Deed of Retirement executed on 10.11.1990 said Sri Rabi Manna being the Retiring Partner left the said partnership business as per the terms and conditions mentioned therein, whereas said Sri Uday Sankar Manna was the Continuing Partner and the said Deed of Retirement was registered before the office of the 2nd Joint Sub-Registrar of Serampore at Singur, District - Hooghly and recorded therein in Book No. IV, Volume No. 2, Pages from 285 to 298, Being No. 118 for the year 1990.

AND WHEREAS said Sri Rabi Manna sold, conveyed and transferred his undivided $\frac{1}{2}$ (half) share of the said property in favour of his brother namely said Sri Uday Sankar Manna by virtue of a registered Deed of Sale executed on 29.04.1990 and duly registered before the office of the A.D.S.R. - Sadar, Hooghly and recorded therein in Book No. I, Volume No. 28, Pages from 171 to 178, Being No. 1997 for the year 1990.

AND WHEREAS in the aforesaid way said Sri Uday Sankar Manna, the Vendor herein, has become the absolute and sixteen annas owner of the Schedule mentioned property with absolute khas possession thereon and thereafter he mutated his name in the records of local Konnagar Municipality and also in the office of the B. L. & L. R. O. by paying relevant taxes and rents therein in his own name.

AND WHEREAS thereafter after closing down the business of said M/s. J. N. M. Bricks said Sri Uday Sankar Manna, the Vendor herein, has applied on 28.03.2022 before the Office of the District Land & Land Reforms Officer, Hooghly, Government of West Bengal, to change of character of land from existing Class as per

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ROR - Itkhola to the proposed - Housing Complex in respect of his aforesaid landed property lying and situated at Mouza - Konnagar, J. L. No. 7, L. R. Khatian No. 1251, L. R. Dag No. 13882, Share - 1.0000 and Land Area - 2.4110 Acres, and the said prayer has been allowed in connection with the Case No. CN/2022/0609/403 and in this effect the concern authority issued the appropriate certificate in favour of the Vendor herein on 28.07.2022.

AND WHEREAS as per the aforesaid conversion certificate the Schedule mentioned property has been recorded as Housing Complex measuring land area more or less 2.4110 Acre equivalent to 145 (one forty five) Cottahs 13 (thirteen) Chittacks in the name of Sri Uday Shankar Manna, son of Late Sripati Manna, the Vendor herein, having Mouza - Konnagar, J. L. No. 7, comprised in L.R. Dag No. 13882 under L. R. Khatian No. 1251.

AND WHEREAS the Vendor herein is now in absolute khas possession of the Schedule mentioned property and also by exercising each of his right, title and interest as sixteen annas owner thereon without any interruption from any corner, whatsoever.

AND WHEREAS the Vendor herein hereby declares that the Schedule mentioned property is free from all sorts of encumbrances and attachments, whatsoever.

AND WHEREAS due to urgent need of money the Vendor herein is agreed to sale in favour of the Purchaser herein the said property being land area more or less 2.4110 Acre equivalent to 145 (one forty five) Cottahs 13 (thirteen) Chittacks, togetherwith building standing thereon, lying in Mouza - Konnagar, J. L. No. 7, comprised in R. S. Dag Nos. 8168, 8176, 8177, 8170/8182, 8171/8209, 8170, 8170/8196, 8172, 8171/8208, 8172/8240, 8173, 8173/8241, 8169 & 8175 under R. S. Khatian Nos. 1199, 2121, 2123, 3361, 1886, 2981 & 2767 corresponding to L. R. Dag No. 13882 under L. R. Khatian No. 1251, being Municipal Holding No.3, P. D. Ghat Lane (Panchu Dutta Ghat Lane), within

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the ambit of Ward No. 16 of the Konnagar Municipality, P.O. - Konnagar, P.S. - Uttarpara, A.D.S.R. Office - Uttarpara, District - Hooghly, PIN - 712235, alongwith all easement rights attached thereto, which is specifically mentioned in the Schedule written hereinbelow, which is free from all encumbrances and that property thus shown in the plan annexed herewith and bordered by the '**RED**' Colour therein in the plan, which do form a part of this deed, at the total consideration of Rs. 6,41,57,000/- (Rupees Six Crore Forty One Lac Fifty Seven Thousand) only.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of Rs. 6,41,57,000/- (Rupees Six Crore Forty One Lac Fifty Seven Thousand) only paid to the Vendor by the Purchaser in the manner mentioned in the consideration clause hereinunder written at or before the execution of these presents (the receipt whereof the Vendor doth hereby admit acknowledge and of and from the payment of the same the Vendor hereby acquit, release and forever discharge the Purchaser the said property conveyed hereby and every part thereof) and the Vendor doth hereby grant transfer sell convey assign and assure to the Purchaser all that the said property being land area more or less 2.4110 Acre equivalent to 145 (one forty five) Cottahs 13 (thirteen) Chittacks, togetherwith building standing thereon, lying in Mouza - Konnagar, J. L. No. 7, comprised in R. S. Dag Nos. 8168, 8176, 8177, 8170/8182, 8171/8209, 8170, 8170/8196, 8172, 8171/8208, 8172/8240, 8173, 8173/8241, 8169 & 8175 under R. S. Khatian Nos. 1199, 2121, 2123, 3361, 1886, 2981 & 2767 corresponding to L. R. Dag No. 13882 under L. R. Khatian No. 1251, being Municipal Holding No. 3, P. D. Ghat Lane (Panchu Dutta Ghat Lane), within the ambit of Ward No. 16 of the Konnagar Municipality, P.O. - Konnagar, P.S. - Uttarpara, A.D.S.R. Office -

Uttarpara, District - Hooghly, PIN - 712235 alongwith all easement rights attached thereto, together with all liberties, privileges, easements and appurtenances whatsoever attached to the said property belonging to the Vendor **AND THE** estate right title interest claim and demand whatsoever of the Vendor into or upon the "said property" or any part thereof together with all right, pattas and muniments of title whatsoever what solely or exclusively relates to the said property or any part thereof which now in possession or control of the Vendor **TO HAVE AND TO HOLD** the said property to and unto the use of the Purchaser, its successors-in-interest, executors, legal representatives, administrators and / or assigns absolutely and forever and free from all encumbrances and the Vendor doth hereby covenants with the Purchaser, its successors-in-interest, legal representatives, executors, administrators and assigns that notwithstanding any acts, deeds or things by the Vendor done executed knowingly suffered to the contrary the Vendor is now lawfully and absolutely entitled to the said property hereby sold out or granted every part thereof free from all encumbrances to and unto the use of the Purchaser and the Vendor has now good right and full power and lawful and absolute authority to grant, sell, convey, transfer and assure the said property hereby granted or expressed so to be unto and to the use of the Purchaser in manner aforesaid and that the Purchaser shall at all time hereafter peaceably and equitably posses and enjoy the said property together with all rights, liberties, privileges, easements whatsoever to the said property in the manner aforesaid without any lawful interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from and under or in trust for him **AND** the Vendor hereby freely

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and clearly and absolutely discharges the said property and shall save harmless and kept indemnified the Purchaser against all disputes in title or any claim, demand or interest created by the Vendor or all person or persons lawfully or equitably claiming from or under or in trust from him **AND** further that the Vendor and all persons having lawfully or equitably claiming any estate right or interest to the said property or any part thereof from under or in trust for him and the Vendor or his legal heirs, successors, legal representatives, executors, administrators and / or assignees shall and will from time to time and all times hereafter at the request of the Purchaser do or execute or cause to be done or execute all acts, deeds or things whatsoever for further and more perfectly assuring and conveying the said property and all the rights and every part thereof unto and to use of the Purchaser in the manners as mentioned aforesaid or which reasonably required **AND** the Purchaser from time to time and at all times hereafter shall use hold, posses and enjoy the said property and every part thereof and shall receive the rents issues and profits thereof without any interruption disturbances claim and demand from the Vendor or any person whatsoever and the Vendor will also sign separate application made by the Purchaser for mutation of its name. The Vendor further undertakes to execute any Deed of Rectification, if required, for the benefit of the Purchaser at the cost of the Purchaser. The Purchaser shall have all the right to use the Schedule mentioned property as the absolute owner. That on this day of execution of this Deed of Conveyance the Vendor herein handed over the vacant possession of the Schedule mentioned property in favour of the Purchaser herein.

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SCHEDULE ABOVE REFERRED TO
(Description of the "said property")

ALL THAT piece and portion of Housing Complex Land measuring land area more or less 2.4110 Acre equivalent to 145 (one forty five) Cottahs 13 (thirteen) Chittacks, togetherwith cement flooring two-storied Pucca building (office) standing thereon, having its covered area more or less 3000 Sq. Ft. (Ground Floor 1500 Sq. Ft. & First Floor 1500 Sq. Ft.), lying in Mouza - Konnagar, J. L. No. 7, comprised in R. S. Dag Nos. 8168, 8176, 8177, 8170/8182, 8171/8209, 8170, 8170/8196, 8172, 8171/8208, 8172/8240, 8173, 8173/8241, 8169 & 8175 under R. S. Khatian Nos. 1199, 2121, 2123, 3361, 1886, 2981 & 2767 corresponding to L. R. Dag No. 13882 under L. R. Khatian No. 1251, being Municipal Holding No. 3, P. D. Ghat Lane (Panchu Dutta Ghat Lane), within the ambit of Ward No. 16 of the Konnagar Municipality, P.O. - Konnagar, P.S. - Uttarpara, A.D.S.R. Office - Uttarpara, District - Hooghly, PIN - 712235, which is bordered with the "**RED**" Colour in the annexed map attached herewith, alongwith all easement rights attached thereto.

As the road namely P. D. Ghat Lane (Panchu Dutta Ghat Lane) has not been incorporated in the computerized system for obtaining e-Assessment Slip, hence e-Assessment Slip has been obtained showing such road as unassessed/unlisted road under Konnagar Municipality.

The Annual Rent of the property is payable to the Government of West Bengal through the B.L. & L.R.O. - at Serampore, District - Hooghly.

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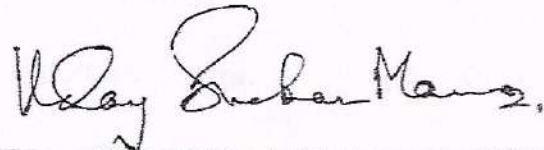
IN WITNESSES WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the abovenamed parties
in presence of :

WITNESSES :

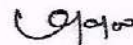
1. Prasanta Bera
Uttarpara, Hooghly



Signature of the VENDOR

2. Sanjit Bhatta
Uttarpara, Hooghly

JAIHANUMAN RESIDENCY PVT. LTD



Mohy Sadkhan
Durgaprasad Chowdhury

Director

Signature of the PURCHASER

MEMO OF CONSIDERATION

Received from the within named Purchaser the said sum of Rs. 6,41,57,000/- (Rupees Six Crore Forty One Lac Fifty Seven Thousand) only being the full amount of consideration as per memorandum below.

<u>SL. No.</u>	<u>Cheque/ D.D. No./RTGS</u>	<u>Dated</u>	<u>Bank & Branch Name</u>	<u>Amount (Rs.)</u>
1.	001168	15.12.2021	HDFC, Stephen House	50,00,000/-
2.	001166	15.12.2021	HDFC, Stephen House	50,00,000/-
3.	RTGS	29.08.2022	HDFC, Stephen House	40,00,000/-
4.	RTGS	09.09.2022	HDFC, Stephen House	40,00,000/-
5.	303122	16.09.2022	HDFC, Stephen House	4,00,00,000/-
6.	001182	16.09.2022	HDFC, Stephen House	55,15,430/-
7.	TDS Deducted	19.09.2022	HDFC, Stephen House	6,41,570/-
TOTAL Rs. :				6,41,57,000/-

(Rupees Six Crore Forty One Lac Fifty Seven Thousand) only.

WITNESSES :

1. *Prasanta Bera*
Uttarpara, Hooghly

2. *Sanjib Datta*
Uttarpara, Hooghly

Uday Subbar Manoj

Signature of the VENDOR

Drafted by :

Arindam Datta
(Arindam Datta)
Advocate,

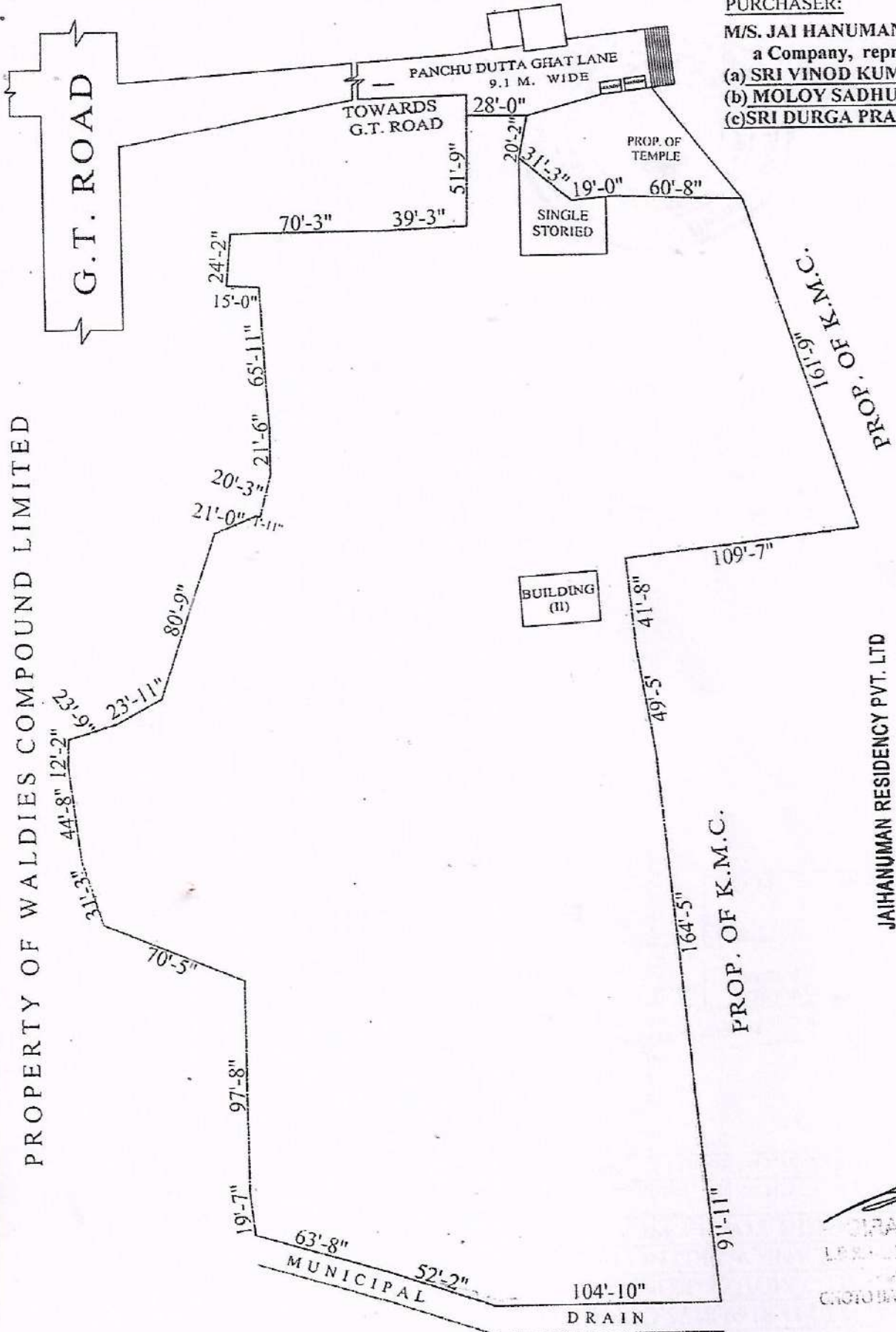
High Court, Calcutta.
Enrollment No. WB/499/2000.

Typed by :

Kanima Raha
(Kanima Raha)
Bhadrakali, Hooghly.

PLAN UNDER R.S. DAG NO.-8168, 8176,8177,8170/8182, 8171/8209, 8170/8196, 8172, 8170,
 8173, 8172/8240,8173/8241,8169,8175,CORRESPONDING TO L.R. DAG NO-13882,UNDER
 KHATIAN NO-1251,J.L. NO.-7,MOUZA-KONNAGAR COMPRISING MUNICIPAL HOLDING
 PANCHU DUTTA GHAT LANE, WARD NO-16, UNDER KONNAGAR MUNICIPALITY,
 UTTARPARA, DIST. - HOOGHLY(W.B.) (SCALE-1'=64") R.S. KHATIAN NOS. 1199, 2121, 2123, 3361,
 1886, 2981, 2767
 AVAILABLE AREA OF LAND = 145 KA.-13 CH.-0 SFT. (M/L.) or 2.411 ACRES
 AVAILABLE COV. AREA OF BUILDING(Office)=Ground FL.-1500 sft. & 1st. FL.-1500 SFT.
 AREA BOUNDED BY RED

SELLERS:
 UDAY SHANKAR MANNA



PURCHASER:
 M/S. JAI HANUMAN RESIDENCY PVT. LTD.,
 a Company, represented by its Directors
 (a) SRI VINOD KUMAR JAJOO
 (b) MOLOY SADHUKHAN
 (c) SRI DURGA PRASAD CHOWDHURI

PROPERTY OF WALDIES COMPOUND LIMITED

JAIHANUMAN RESIDENCY PVT. LTD

Moloy Sadhukhan
Durgaprasad Chowdhuri
Uday Shankar Manna

Director

SIGN. OF SELLERS:

SIGN. OF PURCHASER

Mandal
 RAJULUDDIN HANDAL
 L.R. NO. 2303/22-23
 CHOTOBIBER, ...

FORM OF TEN FINGER PRINTS OF BOTH HANDS

Signature of the Executants / Presentants :



V Jay Shukar Maurya

Little	Ring	Middle	Fore	Thumb
(LEFT HAND)				
Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)				

Signature of the Executants / Presentants :



V Jay Shukar Maurya

Little	Ring	Middle	Fore	Thumb
(LEFT HAND)				
Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)				

Signature of the Executants / Presentants :



M Bloy Sathukhan

Little	Ring	Middle	Fore	Thumb
(LEFT HAND)				
Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)				

Signature of the Executants / Presentants :



Durgaprasad Choudhary

Little	Ring	Middle	Fore	Thumb
(LEFT HAND)				
Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)				



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

GRN Details

GRN: 192022230123455028
GRN Date: 16/09/2022 17:55:29
BRN: 8942200375823
Gateway Ref ID: 222595642540
Payment Status: Successful

Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 16/09/2022 17:57:06
Method: HDFC Retail Bank NB
Payment Ref. No: 2002776082/4/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Ms Jai Hanuman Residency Pvt Ltd
Address: 21, H B Sarani, 4th Floor, Kolkata-700001
Mobile: 9831168293
EMail: vkjajoo_co@yahoo.com
Period From (dd/mm/yyyy): 16/09/2022
Period To (dd/mm/yyyy): 16/09/2022
Payment ID: 2002776082/4/2022
Dept Ref ID/DRN: 2002776082/4/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002776082/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	3570128
2	2002776082/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	714236
			Total	4284364

IN WORDS: FORTY TWO LAKH EIGHTY FOUR THOUSAND THREE HUNDRED SIXTY FOUR ONLY.

Government of West Bengal
Office of the District Land & Land Reforms Officer
হুগলী



To

উদয় শংকর মাল্লা

পিতা/স্বামীর নাম: শ্রীপতি মাল্লা

বিজ

P.S.: উত্তরপাড়া

District: হুগলী

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

Ref: His/Her application dated: 28/03/2022

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 25/07/2022 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/2022/0609/403)

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
কোল্লগর, 7, উত্তরপাড়া	1251	13882		10000	2.4110	ইউআরবি	হাউসিং কমপ্লেক্স


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

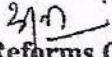
&

District Land & Land Reforms Officer

Memo: W-2/21(comm)/4384/43/S

Dated: ²⁸~~25~~/07/2022

- (i) The BL&LRO, বীরামপুর for information and taking necessary action.
(ii) The RI, of the কোলগর for information and taking necessary action.
(iii) Office copy of the certificate to be kept with the relevent case Record


District Land & Land Reforms Officer



Major Information of the Deed

Deed No :	I-0621-05651/2022	Date of Registration	20/09/2022
Query No / Year	0621-2002776082/2022	Office where deed is registered	
Query Date	16/09/2022 10:38:20 AM	A.D.S.R. UTTARPARA, District: Hooghly	
Applicant Name, Address & Other Details	Arindam Datta 26, Charakdanga Street, Thana : Uttarpara, District : Hooghly, WEST BENGAL, PIN - 712258, Mobile No. : 6291928230, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 6,41,57,000/-	Rs. 7,14,22,159/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 35,71,128/- (Article:23)	Rs. 7,14,236/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: Hooghly, P.S:- Uttarpara, Municipality: KONNAGAR, Road: Unassessed/Unlisted Road, Road Zone : (Holding under Konnagar Municipality – Holding under Konnagar Municipality) , Mouza: Konnagar, , Ward No: 16 JI No: 7, Pin Code : 712235

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-13882 (RS :-)	LR-1251	Proposed Industrial Use	Industrial /Promoting	2.411 Acre	6,23,57,000/-	6,83,84,659/-	Property is on Road
Grand Total :					241.1Dec	623,57,000 /-	683,84,659 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	18,00,000/-	30,37,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1500 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1500 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		3000 sq ft	18,00,000 /-	30,37,500 /-	



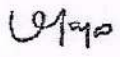


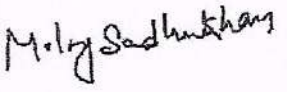
Details :

Name Address,Photo,Finger print and Signature			
SI No	Name	Photo	Signature
1	Shri Uday Shankar Manna Son of Late Sripati Manna Executed by: Self, Date of Execution: 20/09/2022 , Admitted by: Self, Date of Admission: 20/09/2022 ,Place : Office	 20/09/2022	 LTI 20/09/2022
Signature:  20/09/2022			
Nichupati, City:- , P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/09/2022 , Admitted by: Self, Date of Admission: 20/09/2022 ,Place : Office			



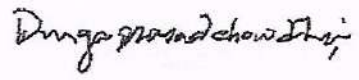
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	JAI HANUMAN RESIDENCY PRIVATE LIMITED Room No. 410, Fourth Floor, 21, Hemanta Basu Sarani, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



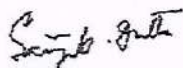
Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Finger Print	Signature
1	Shri Vinod Kumar Jajoo Son of Late Phoos Raj Jajoo Date of Execution - 20/09/2022, , Admitted by: Self, Date of Admission: 20/09/2022, Place of Admission of Execution: Office	 Sep 20 2022 1:13PM	 LTI 20/09/2022	Signature:  20/09/2022
Flat No. 3D, Third Floor, Radha Gobinda Apartment, 22, R. G. Nagar Road, City:- , P.O:- Hindmotor, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712233, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : JAI HANUMAN RESIDENCY PRIVATE LIMITED (as Director (Represents as Purchaser))				
2	Shri Moloy Sadhukhan Son of Shri Kanailal Sadhukhan Date of Execution - 20/09/2022, , Admitted by: Self, Date of Admission: 20/09/2022, Place of Admission of Execution: Office	 Sep 20 2022 1:15PM	 LTI 20/09/2022	Signature:  20/09/2022

Baidikpara Gnat Lane, City:- , P.O:- Hindmotor, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712233, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx6A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : JAI HANUMAN RESIDENCY PRIVATE LIMITED (as Director (Represents as Purchaser))

3	Name	Photo	Finger Print	Signature
	Shri Durga Prasad Chowdhuri (Presentant) Son of Late Sambhu Nath Chowdhuri Date of Execution - 20/09/2022, , Admitted by: Self, Date of Admission: 20/09/2022, Place of Admission of Execution: Office			
		Sep 20 2022 1:16PM	LTI 20/09/2022	20/09/2022
61, Hem Chandra Lane, City:- , P.O:- Bhadrakali, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712232, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx2Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : JAI HANUMAN RESIDENCY PRIVATE LIMITED (as Director (Represents as Purchaser))				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Sanjib Dutta Son of Late Shib Nath Dutta Uttarpara, City:- , P.O:- Uttarpara, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712258			
	20/09/2022	20/09/2022	20/09/2022
Identifier Of Shri Uday Shankar Manna, Shri Vinod Kumar Jajoo, Shri Moloy Sadhukhan, Shri Durga Prasad Chowdhuri			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Uday Shankar Manna	JAI HANUMAN RESIDENCY PRIVATE LIMITED-241.1 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Uday Shankar Manna	JAI HANUMAN RESIDENCY PRIVATE LIMITED-3000.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Uttarpara, Municipality: KONNAGAR, Road: Unassessed/Unlisted Road, Road Zone : (Holding under Konnagar Municipality -- Holding under Konnagar Municipality) , Mouza: Konnagar, , Ward No: 16 JI No: 7, Pin Code : 712235

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 13882, LR Khatian No:- 1251	Owner:উদয় শংকর মাল্লা, Gurdian:শ্রীপতি মাল্লা, Address:নিজ Classification:ইটখোলা, Area:2.41100000 Acre,	Shri Uday Shankar Manna

20-09-2022

ertificate 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 12:15 hrs on 20-09-2022, at the Office of the A.D.S.R. UTTARPARA by Shri Durga Prasad Chowdhuri .

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 7,14,22,159/-

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

Execution is admitted on 20/09/2022 by Shri Uday Shankar Manna, Son of Late Sripati Manna, Nichupati, P.O: Chandannagar, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business

Identified by Shri Sanjib Dutta, , , Son of Late Shib Nath Dutta, Uttarpara, P.O: Uttarpara, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712258, by caste Hindu, by profession Service

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

Execution is admitted on 20-09-2022 by Shri Vinod Kumar Jajoo, Director (Represents as Purchaser), JAI HANUMAN RESIDENCY PRIVATE LIMITED (Private Limited Company), Room No. 410, Fourth Floor, 21, Hemanta Basu Sarani, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Shri Sanjib Dutta, , , Son of Late Shib Nath Dutta, Uttarpara, P.O: Uttarpara, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712258, by caste Hindu, by profession Service

Execution is admitted on 20-09-2022 by Shri Moloy Sadhukhan, Director (Represents as Purchaser), JAI HANUMAN RESIDENCY PRIVATE LIMITED (Private Limited Company), Room No. 410, Fourth Floor, 21, Hemanta Basu Sarani, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Shri Sanjib Dutta, , , Son of Late Shib Nath Dutta, Uttarpara, P.O: Uttarpara, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712258, by caste Hindu, by profession Service

Execution is admitted on 20-09-2022 by Shri Durga Prasad Chowdhuri, Director (Represents as Purchaser), JAI HANUMAN RESIDENCY PRIVATE LIMITED (Private Limited Company), Room No. 410, Fourth Floor, 21, Hemanta Basu Sarani, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Shri Sanjib Dutta, , , Son of Late Shib Nath Dutta, Uttarpara, P.O: Uttarpara, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712258, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,14,236/- (A(1) = Rs 7,14,222/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7,14,236/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/09/2022 5:57PM with Govt. Ref. No: 192022230123455028 on 16-09-2022, Amount Rs: 7,14,236/-, Bank: SBI EPay (SBlePay), Ref. No. 8942200375823 on 16-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 35,71,128/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 35,70,128/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no U790010, Amount: Rs.1,000/-, Date of Purchase: 12/08/2022, Vendor name: A Rakshit

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WE

Online on 16/09/2022 5:57PM with Govt. Ref. No: 192022230123455028 on 16-09-2022, Amount Rs: 35,70,128/-,
Bank: SBI EPay (SBlePay), Ref. No. 8942200375823 on 16-09-2022, Head of Account 0030-02-103-003-02

Sravan

Sravani Bhattacharya

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Hooghly, West Bengal

Date of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0621-2022, Page from 225939 to 225964
Serial No 062105651 for the year 2022.



Digitally signed by Sraboni Bhattacharya
Date: 2022.09.20 14:58:14 +05:30
Reason: Digital Signing of Deed.

Bhattacharya

Srabani Bhattacharya) 2022/09/20 02:58:14 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. UTTARPARA
West Bengal.

(This document is digitally signed.)