

1620-080048139/17

I-1104/17



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

X 918708

Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with this document are the part of this document.

*[Signature]*  
District Sub-Registrar-V  
Alipore, South 24 Parganas

10 APR 2017

DEED OF CONVEYANCE

1. Date : This Indenture is made on this the 10<sup>th</sup> Day of April, 2017.
2. Nature of Document : Deed of Conveyance.

31 MAR 2017

1369

..... Date .....  
Sold to .....  
of .....  
Rupees (Rs) .....

ELCOMSBIITY INFRASTRUCTURE PVT. LTD.

New Town, etc

Samiren Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kol-9\*



Puspendu Das  
Dhanansoy Das  
Rashtala PS - Bishnupur  
Pin-743398

District Sub-Registrar-V  
Alipore, South 24 Parganas

10 APR 2017

3. Parties :

- 3.1. BLOOMSBURY INFRASTRUCTURE PVT. LTD., [PAN NO. AAFCB5798N], a Private Limited Company incorporated under the Companies Act, 1956 Vide Certificate of Incorporation No. U70102WB2013PTC195106, having its corporate office at AE- 29, 4<sup>th</sup> Floor, Street No-78, Action Area I, Post Office & Police Station- New Town, Kolkata-700156, duly represented by its Directors MR. SAMBIT BASU, [PAN NO. ANCPB9442Q], son of Dr. Sabyasachi Basu, by faith Hindu, by occupation Business, residing at Samannoy Park, Post Office- Joteshibrampur, Police Station- Maheshtala, Kolkata-700141, hereinafter called and referred to as the "OWNER/DEVELOPER" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, and assigns) of the ONE PART.
- 3.2. MR. UTPALENDU GHOSH, [PAN NO. AJBPG7498L], son of Mr. Nirmalendu Ghosh, by occupation Service, by faith Hindu, by Nationality Indian, resident of Flat- 4D, Block- A, 4<sup>th</sup> Floor, Narayani Tower, 8 A & 8 B Kabi Bharat Chandra Road, Post Office & Police Station- Dum Dum, District- 24 Parganas North, Pin- 700028, State- West Bengal, hereinafter called and referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs executors, administrators, representatives, successors, nominees and assigns) of the OTHER PART.

4. Background : Whereas

- 4.1. The Owner Company and its subsidiary/group Companies (hereinafter collectively referred to as "Owners"), during the course of its business have bought a large chunks of land and became the absolute owners and seized and possessed of or otherwise well and sufficiently entitled to those lands comprising in various R.S. Dags under various Khatians, J.L. No.09 under Mouza Hatishala, Police Station Bhangore now Kolkata Leather Complex (K.L.C.) District 24 Pargaras (S), Pin No. 700135 by virtue of separate registered Deeds.
- 4.2. The Owner cum Developer Company herein being desirous of developing the said lands and in relation to promotion thereon including development, dressing, making plots, paths, passages and to sell the said plots to the intending buyers, inter-alia, agreed that the owner cum developer would promote and develop the said entire land thereby erecting large number of plots at its own cost and sell the same to the intending buyer(s) and then to develop villas thereon with path and passages thereby forming a villa cum Housing Complex which shall be popularly and commonly known as "CONVICITY" at the cost and to the account of the said intending buyer(s) and in pursuance thereof the Owner cum Developer has conceived, planned and is in the process of erecting such Villa cum Housing Complex known as "CONVICITY" ("hereinafter referred to as Project").
- 4.3. That pursuant to developer's announcement and invitation of application for the provisional allotment and booking of the plots within the said integrated Township "Convicity", the Purchaser have approached the Developer and expressed their desire and readiness to

purchase a Plot Being No. 58, comprising of land measuring about 1.5 Cottah or 1080 Sq. Ft. (hereinafter referred to as "Plot"), and more or less 144 Sq. Ft. (hereinafter referred to as Structure), appertaining to R.S. Dag No. 881, corresponding to R. S. Khatian No. 129, J.L. No. 09 under Mouza Hatishala, Police Station Bhangore now Kolkata Leather Complex (K.L.C.) District 24 Parganas (S), Pin No. 700135 being owned by the owner herein, the background whereof is mentioned below.

- 4.4. **WHEREAS** said **BLOOMSBURY INFRASTRUCTURE PVT. LTD.**, a Private Limited Company incorporated under the Companies Act, having its corporate office at AE- 29, 4<sup>th</sup> Floor, Street No-78, Action Area I, P.O. & P.S. New Town, Kolkata-700156, becoming the owner of a large piece and parcel of land by virtue of several registered Deed of Conveyance as duly registered in the office of D.S.R.- V, at Alipore, with valuable consideration respect of R.S. Dag No. 881, R. S. Khatian No.- 129, Mouza - Hatishala, J. L. No.- 09, under P. S.- Kolkata Leather Complex, Dist.- 24 Parganas (S), and one of those Deed No 2659, for the year 2016, The said Deed was entered in Book No. I, Volume No. 1630- 2016, Pages from 76867 to 76892.
- 4.5. **AND WHEREAS** there after the vendor made a concrete one storage building structure more or less 144 Sq. Ft. covered by "TALI" on that land by their own cost
- 4.6. The said plot is free from all encumbrances, charges, liens, dependences, mortgage and / or any other nature whatsoever and has no acquisition or requisition and no legal proceedings either under civil or

criminal law of the land is pending in any Learned Court or elsewhere in respect thereof.

- 4.7. The vendor/developer has agreed to sell the said Plot as described in the schedule written hereunder at the agreed consideration of Rs. 12,00,000/- (Rupees Twelve Lakhs) only as specifically mentioned in the Memo of Consideration written hereunder.

1. **NOW THIS INDENTURE WITNESSETH**

- 1.1. **Transfer** - That in pursuance of the said agreement and in consideration of the said sum of Rs. 12,00,000/- (Rupees Twelve Lakhs) only to be true and lawful money of the Union of India in hand to the developer herein paid by the Purchaser at or before the execution of these presents, the receipt whereof the developer do hereby by the receipt hereunder written admitted, acknowledged of the same and hereby acquit, release and forever discharge the Purchaser as well as ALL THAT piece and parcel of Plot No. 58, comprising of land measuring about 1.5 Cottah / more or less 1080 Sq. Ft. (hereinafter referred to as "Plot"), and more or less 144 Sq. Ft. (hereinafter referred to as Structure), appertaining to R.S. Dag No. 881, corresponding to R.S. Khatian No. 129, in Mouza - Hatishala, J. L. No. - 09, A. D. S. R. Office - Bhangore, under Police Station - Bhangore now Kolkata Leather Complex (K.L.C.) District 24 Parganas (S), Pin No. 700135 more fully and particularly described in the schedule written hereunder and hereafter called and referred to as the "said Plot" the Owner/developer does hereby grant, transfer, convey, sell, assign and assure to and unto and in favor of the Purchaser free from all encumbrances all that the schedule plot with all rights, liberties,

easements, quasi-easements, appendages, appurtenances and estate right, title, interest, property claim whatsoever of Owner/developer's in the said plot free from all encumbrances to hold the same absolutely and forever or HOWSOEVER OTHERWISE the said plot now is or are at any time heretofore was or were situated, bounded, called, known, numbered, described or distinguished together with all and singular erections, fixtures and fittings, sewers, drains, paths, passages, lights, rights, benefits of ancient or other rights, liberties, easements, privileges, profits, advantages and appurtenances whatsoever thereto belonging to or in anywise appertaining to or with the same or any part thereof now are or at any time heretofore were held, used, occupied or enjoyed therewith or reputed to belong or taken or known as part and parcel of number thereof or appurtenant thereto with their and every of their appurtenances and the reversion and reversions, remainder and remainders and the rents, issues, profits of and from the said plot in entirety hereby granted, sold, transferred, conveyed, assigned and assured or intended so to be and every part thereof AND all the estate, right, title, interest, inheritance, use, trust, property claim and demand whatsoever both at law and in equity of the Owner/developer or in and upon the said plot to be used by the Purchaser for any law full purposes only hereby granted, sold, transferred, conveyed, assigned or and/or intended so to be and also to the production and/or inspection for all lawful purposes upon payment of all costs and expenses thereof upon reasonable notice of all deeds, pattahs, monuments, writings and evidences of title whatsoever relating to or concerning the said plot or any part thereof concerning the said plot at any time heretofore were or was or hereafter shall or may be in the custody or power of the

Owner/developer **TO HAVE AND TO HOLD** the said plot hereby granted, sold, transferred, conveyed, assigned and assured, or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate or inheritance without any manner of condition use trust or other thing whatsoever and the Owner/developer do hereby covenant with the Purchaser that notwithstanding any act, deed, matter, assurance or thing whatsoever by the Owner/developer made, done, executed, occasioned or suffered to the contrary the Owner/developer are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said plot hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser for a perfect and indefeasible estate or inheritance without any manner or hindrance, lawful eviction, interruption, claim or demand whatsoever from or by the Owner/developer or any person(s) lawfully or equitably claiming or to claim from under or in trust for the owners the right and privileges and that free and clear and freely and clearly and absolutely acquitted, exonerated or discharged or otherwise by the Owner/developer well and sufficiently saved and kept harmless and indemnified of from and against all and manner of former or other estates encumbrances, claims, demands, charges, liens, lispendensis, debts and attachments, whatsoever and made done executed occasioned or suffered by the Owner/developer or any person or to claim from under or in trust for the Owner/developer and that free and clear and freely and clearly and absolutely acquitted, executed, discharged, or otherwise by the Owner/developer well and sufficiently saved and kept harmless and



indemnified or otherwise estates, right, title, lease, mortgage, charges, trusts, waft, debit tax, attachments, executions, dispendensis, claim, demand and encumbrances, whatsoever made done occasioned or suffered by the Owner/developer or any person or persons lawfully or equitably claiming or to claim by from through under or trust for the Owner/developer further that the Owner/developer and all persons having or lawfully claiming any estate, right, title, interest whatsoever in the said plot hereby granted, sold, transferred, conveyed, assigned and assured or any part thereof from under or in trust for the Owner/developer shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute all such deeds, acts, matters, assurances and things whatsoever for further better or more perfectly and effectually granting, transferring, conveying, assigning and assuring the said plot hereby granted, sold, transferred, conveyed, assigned, assured and confirmed and every part thereof unto and to the use of the Purchaser in the manner aforesaid shall or may be reasonably required AND that the Purchaser hereby covenants that the Purchaser will and shall maintain the said plot and shall keep the same in good condition so that it may not cause and danger and/or prejudicially affect the other adjoining landowners or the persons claiming or to claim from through the Owner/developer or in trust for the Owner/developer into and upon the adjoining area of land belonging to the Owner/developer other than the said plot hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever as aforesaid the Owner/developer

has now in itself good rightful power and absolute authority to grant, sale, transfer, convey, assign and assure by these presents the said plot hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and that the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold, use, possess and enjoy the said plot hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and to receive the rents, issuance and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Owner/developer or of the said plot and that the Purchaser upon mutation in respect thereof will pay the rates and taxes relating to the said plot.

1.2. **Purchaser's covenants** - The Purchaser doth hereby covenant with the Developer as follows

- a. **Outgoings:** The Purchaser shall and will at all times hereafter pay the following amounts and outgoings in respect of or relating to the said plot
  - a.1. Proportionate share of the fees, costs, Charges and expenses for providing any additional or extra common facility or utility to all the plot owners in the said complex.
  - a.2. Betterment fees, development charges, service taxes, sales tax/VAT and any other applicable duties and statutory liabilities that may be charged by any government or statutory bodies or authorities and/or any service providers on the said plot or the said complex and accruing only as from or after the date of execution hereof.

- b. **Satisfaction of ownership documents:** The Purchaser have inspected all the ownership documents in respect of the said plot, the said complex and confirms to have satisfied himself thereabout and also to have examined the plot and the complex Common Portions and the utilities, facilities, accessibility and infrastructure provided in the said complex and shall not raise any question or objection or make any claim or demand whatsoever with regard to any of the said matters.
- c. **Rates & Taxes:** All panchayat and B.L. & L.R.O rates and taxes outgoings on the said plot shall be borne paid and discharged by the Purchaser. Further, if there is any additional levy, rate or charge of any kind attributable to the plot, as a consequence of any order of Government/Statutory or other local Authority, the same, if applicable, shall also be payable by the second party, on pro-rata basis.
- d. **General Restrictions, rules and regulations:** As a matter of necessity, the Purchaser, in using and enjoying the said plot and the complex's Common Portions, binds himself and covenants with the developer, the Maintenance In-charge and with all the other Occupants to observe fulfil and perform the rules regulations obligations covenants and restrictions framed and made applicable by the developer from time to time from and/or which may time to time be in force for the quiet and peaceful use enjoyment and management of the said complex and other common purposes.
- e. **Compliance:** That with effect from the date of execution hereof, it shall be the obligation and liability of the Purchaser to ensure the compliance of all applicable rules, regulations, restrictions, terms and conditions

applicable to the plot and if there be any delay or default in such compliance, then the Purchaser shall be liable for all liabilities and consequences of any such delay or default.

- f. **Apportionment:** Any apportionment of the liability of the Purchaser in respect of any item of expenses, taxes, levies and outgoings payable by the Purchaser hereunder shall be done by the developer and the same shall be final and binding on the Purchaser. In case the exact liability on any head cannot be quantified then the payment shall be according to the reasonable estimate of the developer or the Maintenance In-charge as the case may be subject to subsequent accounting and settlement within a reasonable period.
  - g. **Maintenance:** That the Purchaser shall be required to pay to the Developer/maintenance agency the applicable charges towards maintenance of the common areas and facilities.
  - h. **No claim :** Save and except the plot, the Purchaser shall have no claim or right in any nature or kind over in respect of all open spaces, and other portions of the complex except the right of use of the same in common with the other plot Owners including ingress/egress over or in respect of complex.
- 1.3. **The Purchaser shall do :-**
- a. Bear and pay all impositions levies and charges payable to the appropriate authorities, if any, becoming payable in respect of the said plot.

- b. Comply with all notices, orders requisitions of the local panchayat and B.L. & L.R.O and other competent authorities as may from time to time be given in respect of the said plot.
  - c. Abide by the laws of land, including the local laws and directions of the statutory authorities and terms and conditions of allotment. In case any penalty or fine is imposed by any government/statutory or other local authority for violation of any law by the Purchaser, the same shall be paid and satisfied by the Purchaser.
  - d. Sign all papers, applications, documents and other relevant papers, as required, in pursuance to this transfer and to do all acts, deeds and things as the first party may require in the interest of the complex, Plot owners/Occupant and/or Developer.
- 1.4. The Purchaser shall not do :-**
- a. Carry on or permit to be carried on any offensive or unlawful business or activities in the plot or any part thereof.
  - b. Throw or accumulate or cause to be thrown or accumulated any dirt rubbish or other refuse in the compound or any other portion of the said complex.
  - c. Keep or store any inflammable article or any explosives chemicals or things or any offensive article at the said plot or any portion thereof.
  - d. The Purchaser shall neither use nor permit or allow to be used, the said plot or any part thereof for any unlawful or immoral purpose.
  - e. That the Purchaser shall not use the plot for any such activities, as may cause of nuisance, annoyance or disturbance to other plot owners of the complex or those activities which are against law or any directive of the Government or the local authority.

- 1.5. **Stamp duty:** The Stamp Duty and Registration Charges in respect of this Deed shall be borne by the Purchaser.
- 1.6. **Notice:** Unless otherwise expressly mentioned herein, all notices to be served hereunder by any of the parties on the other shall be deemed to have been served if served by hand or sent by registered post with acknowledgment due at the address of the other party mentioned herein above or hereafter notified in writing and irrespective of any change of address or return of the cover sent by registered post without the same being served. None of the parties shall raise any objection as to service of the notice deemed to have been served as aforesaid.
- 1.7. **Indemnification :** The Purchaser hereby agree to indemnify the Developer/owner against all actions, suits, claims, costs and proceedings that may arise due to the act or negligence of the Purchaser.
- 1.8. **Jurisdiction :** Only the Courts having territorial jurisdiction over the concerned property in West Bengal and/or the Hon'ble High Court at Kolkata shall have the jurisdiction to entertain try and determine all actions and proceedings between the parties hereto relating to or arising out of or under this deed or connected therewith .

SCHEDULE ABOVE REFERRED TO

(Description of plot)

ALL THAT piece and parcel of demarcated Plot No. 58, of measuring an area 1.5 Cottah or 1080 Sq. Ft. Bastu Land along with more or less 144 Sq. Ft. of <sup>the shed</sup> structure, comprised in R.S. Dag No. 881, corresponding to R.S. Khatian No. 129, in MOUZA HATISHALA, J.L. No. - 09, A. D. S. R. Office - Bhangore, under Police Station - Bhangore now Kolkata Leather Complex (K.L.C.) District 24 Parganas (S), Pin No. 700135, at present within the limits of Beonta 2 No. Gram Panchayet, That the property is not adjacent to any Metal Road, TOGETHER WITH all sorts of easement right over the passage/road and other benefits, facilities and advantages attached therein or thereto more particularly shown and delineated in the site Map or Plan annexed hereto in RED border line thereon as part and parcel of this Sale of Deed.

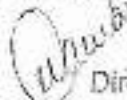
ON THE NORTH : Plot No. 77.  
ON THE SOUTH : 16 Feet Wide Kancha Common Passage.  
ON THE EAST : Plot No. 59.  
ON THE WEST : Plot No 57.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day month and year first above written.

WITNESSES:

1. Puspendu Das  
Pin-743278

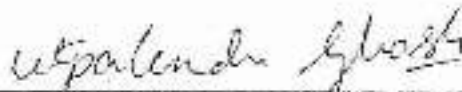
BLOOMSBURY INFRASTRUCTURE PVT. LTD.

  
Director.

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SIGNATURE OF OWNER/DEVELOPER

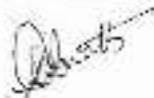
2. Puspendu Das  
Kait-156



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SIGNATURE OF PURCHASER

Drafted & Prepared By:



Avijit Debnath

(Advocate)

Enrolment No. F/240/2009

Alipore Judges Court

Computer Print



MEMO OF CONSIDERATION

RECEIVED from the within named purchaser by the within named vendors the within mentioned sum of Rs. 12,00,000/- (Rupees Twelve Lakhs) only being the full consideration money paid on account of sale under these presents in the manner following:-

1. On Dated 17.01.2016, being Cheque No. 001396.
2. On Dated 27.01.2016, being Cheque No. 001400.
3. On Dated 07.04.2017, being Cheque No. 001403.
4. On dated 07.04.2017, being Cheque No. 001404.

Total Sum of Rs. 12,00,000/- (Rupees Twelve Lakhs only).

WITNESSES:

1. Pubfendu Das  
Pin - 743398

2. Bhanu Roy  
09.156

E. DOMSBURY INFRASTRUCTURE PVT. LTD.

Director.

\_\_\_\_\_  
SIGNATURE OF OWNER/DEVELOPER

# SALE DEED PLAN

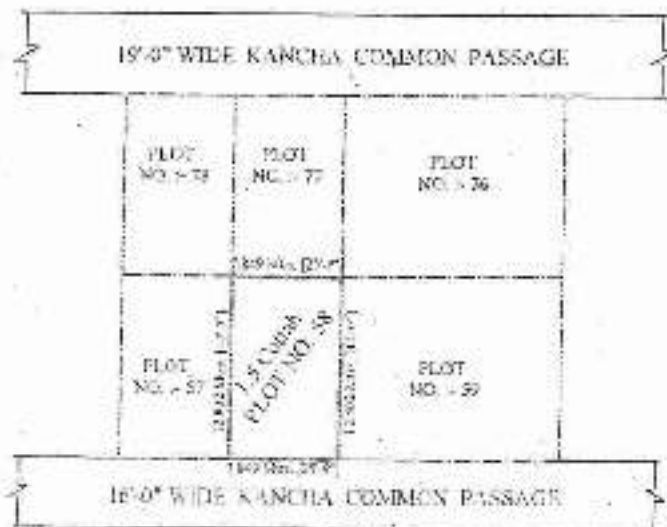
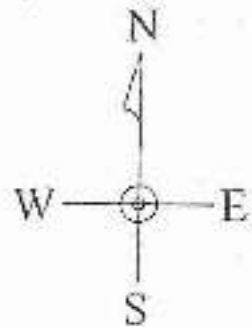
AT MOUZA :- HATISALAH, J. L. No. - 09; R.S. DAG NO. :- 881 (P) ;  
R.S. KHATAN NO. :- 129 ; SCHEME PLOT NO. :- 58 ;  
UNDER BEONTA II GRAM PANCHAYET ; P.S. :- K.L.C.  
AND DIST. - SOUTH 24 PARGANAS ;

AREA OF LAND - 1.5 COTTAH OR 1080 SFT. (More or Less)  
SHOWN IN RED MARK.



Scale - 1" = 40'-0"

PURCHASER














BLOOMSBURY INFRASTRUCTURE PVT. LTD.

*(Signature)*  
Director

SIGNATURE OF VENDOR

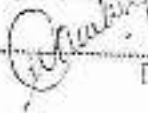
A. Patra  
ABHIJIT PATRA  
B.TECH CIVIL ENGINEER  
REG. NO. - 101250110471

DRAWN BY












		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name BLOOMSBURY INFRASTRUCTURE PVT. LTD.

Signature

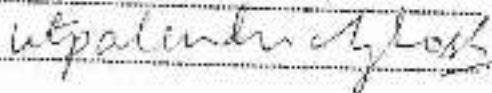


Director.

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name

Signature



		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature

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

GRN: 19-201718-000175595-1

Payment Mode: Online Payment

GRN Date: 09/04/2017 12:24:36

Bank: ICICI Bank

BRN: 1186462915

BRN Date: 09/04/2017 12:25:59

DEPOSITOR'S DETAILS

Name: Sambit Basu  
Contact No.: Mobile No.: +91 9874556830  
E-mail:  
Address: Samonay Park, Kolkata-741  
Applicant Name: Mr Avijit Debnath  
Office Name:  
Office Address:  
Status of Depositor: Seller/Executants  
Purpose of payment / Remarks: Sale, Sale Document  
Id No.: 18300000481399/1/2017  
(Query for History View)

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	18300000481399/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	12048
2	18300000481399/1/2017	Property Registration- Stamp duty	0030-02-103-005-02	69870

In Words: Rupees Seventy One Thousand Nine Hundred Sixty Six only  
Total 71918

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

BLOOMSBURY INFRASTRUCTURE  
PRIVATE LIMITED

27/06/2013

आयकर प्रमाण पत्र

AAFCB5793N

08/01/11

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

SANBIT BASU

SABYASACHI BASU

12/01/1988

ANCPBS4470

*Sanjit Basu*

Signature



19/12/2015

आयकर विभाग  
INCOME TAX DEPARTMENT  
UTPALENDU GHOSH  
NIRMALENDU GHOSH

10/09/1982  
Payment Account Number  
AJB PG7498L

*Utpalendu Ghosh*  
Signature

भारत सरकार  
GOVT. OF INDIA



आयकर विभाग / Income Tax Department  
एनएन 10/09/1982, एनएन 10/09/1982  
एनएन 10/09/1982, एनएन 10/09/1982  
एनएन 10/09/1982, एनएन 10/09/1982  
एनएन 10/09/1982, एनएन 10/09/1982

If the card is lost / misplaced / not used in fraud,  
please inform / return to:  
Income Tax EAN Services Unit, NSIC,  
3rd Floor, Saptareshi Chambers,  
Near Newer Telephone Exchange,  
Bhubaneswar - 751 045

Tel: 01-20-2721 8180, 2721 8181  
e-mail: nsic@nsic.gov.in

*Utpalendu Ghosh*

### Major Information of the Deed

Deed No :	I-1630-01104/2017	Date of Registration	10/04/2017
Query No / Year	1630-0000481399/2017	Office where deed is registered	
Query Date	09/04/2017 12:18:15 PM	D S R. - V SOUTH 24-PARGANAS, District	South 24-Parganas
Applicant Name, Address & Other Details	Avijit Debnath New Town, Action Area I, Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700156, Mobile No. : 9336957513, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Sell Forth value	Market Value		
Rs. 12,00,000/-	Rs. 12,00,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 60,020/- (Article 23)	Rs. 12,045/- (Article A(1), E, M(b), H)		
Remarks			

#### Land Details :

District: South 24-Parganas, F.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-881	RS-129	Bastu	Shali	1.5 Katha	11,00,000/-	11,00,000/-	Width of Approach Road: 16 FL.
<b>Grand Total :</b>					<b>2.475Dec</b>	<b>11,00,000 /-</b>	<b>11,00,000 /-</b>	

#### Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	144 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 144 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>144 sq ft</b>	<b>1,00,000 /-</b>	<b>1,00,000 /-</b>	

#### Seller Details :




Sl No	Name, Address, Photo, Finger print and Signature
1	<b>BLOOMSBURY INFRASTRUCTURE PVT. LTD. ( Private Limited Company )</b> AE- 29, 4th Floor, Street No-78, Action Area I, P.O:- New Town, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156 PAN No.:AAFCB5798N Status : Organization, Executed by: Representative



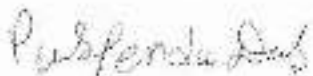
**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr UTPALENDU GHOSH</b> Son of Mr. Nirmalendu J Ghosh Executed by: Self, Date of Execution: 10/04/2017 , Admitted by: Self, Date of Admission: 10/04/2017 ,Place : Office			
		10/04/2017	LTI 10/04/2017	10/04/2017
Son of Mr. Nirmalendu Ghosh Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:AJBRG7493,Status :Individual				

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr SAMBIT BASU</b> (Presentant ) Son of Dr. Sabyasachi Basu Date of Execution - 10/04/2017, , Admitted by: Self, Date of Admission: 10/04/2017, Place of Admission of Execution: Office			
		Apr 10 2017 12:28:19	LTI 10/04/2017	10/04/2017
Samanoy Park, P.O:- Joteshibrampur, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700141, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:ANCP39442Q Status : Representative, Representative of : BLOOMSBURY INFRASTRUCTURE PVT. LTD. (as Director)				

**Identifier Details :**

Name & address	
Puspendu Das Son of Dhananjoy Das Amtala, P.O:- Kanyanagar, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743328, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mr UTPALENDU GHOSH, Mr SAMBIT BASU	10/04/2017
	

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	BLOOMSBURY INFRASTRUCTURE PVT. LTD.	Mr JTPALENDU GHOSH-2,4/5 Dec

**Transfer of property for S1**

Sl.No	From	To, with area (Name-Area)
1	BLOOMSBURY INFRASTRUCTURE PVT. LTD.	Mr UTPALENDU GHOSH-144 Sq Ft

Endorsement For Deed Number : I - 163001104 / 2017

On 10-04-2017

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

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

**Presentation(Under Section 52 & Rule 27A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 11:49 hrs. on 10-04-2017, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr SAMBIT BASU .

**Certificate of Market Value(WB PUV) rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 12,00,000/-

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

Execution is admitted on 10/04/2017 by Mr UTPALENDU GHOSH. Son of Mr Nirmalendu Ghosh, Flat- 4D, Block- A, 4th Floor, Narayani Tower, 8 A, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service

Identified by Puspendu Das, , Son of Dhananjay Das, Amtala, P.O: Kanyanagar, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743398, by caste Hindu, by profession Business

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

Execution is admitted on 10-04-2017 by Mr SAMBIT BASU. Director, BLOOMSBURY INFRASTRUCTURE PVT. LTD. (Private Limited Company), AE- 29, 4th Floor, Street No-78, Action Area I, P.O:- New Town, P.S:- New Town, District- North 24-Parganas, West Bengal, India, PIN - 700155

Identified by Puspendu Das, , Son of Dhananjay Das, Amtala, P.O: Kanyanagar, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743396, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 12,046/- ( A(1) = Rs 12,000/- , B = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 12,046/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Financs Department, Govt. of WB Online on 09/04/2017 12:25PM with Govt. Ref. No: 192017180001755851 on 09-04-2017, Amount Rs: 12,046/-, Bank: ICICI Bank ( ICIC0000066) Ref. No. 1186462915 on 09-04-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 60,020/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 50,920/-

**Description of Stamp**

1. Stamp Type: Impressed, Serial no 918703, Amount: Rs. 100/-, Date of Purchase: 31/03/2017, Vendor name: Sankar Das

Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB Online on 02/04/2017 12:25PM with Gov. Ref. No: 192017180001759851 on 08-04-2017, Amount Rs: 50,920/-, Bank: ICICI Bank (CIC0000006), Ref. No. 1100452915 on 09-04-2017, Head of Account 0030-02-103-003-02



Md Shadman

**DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-  
PARGANAS**

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2017, Page from 32441 to 32468

being No 163001104 for the year 2017.



Digitally signed by MD SHADMAN  
Date: 2017.04.11 16:02:09 +05:30  
Reason: Digital Signing of Deed.

(Md Shadman) 11-04-2017 16:02:08

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)