

7152/18

07418/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



Z 640517

Certification that the document is admitted to Registration. The Signature Sheet and the endorsement sheet attached to this document are the part of the document.

Additional Registrar of Assurances-IV, Kolkata

Conveyance

1. Date: 2nd July '2018

- 5 JUL 2018

2. Nature of document: Deed of Conveyance.

3. Parties:

- 3.1 Vendors/Owners: (i) **SRI SUBHANKAR PRAMANIK**, (PAN-AMAPP3378E), son of Late Nanda Kumar Pramanik, (ii) **SMT. DIPTI ROY**, (PAN No. BTXPR9775E) wife of Debdas Roy (iii) **SMT. TRIPTI BATANG** (PAN No. AZPPB6050P), wife of Kartick Batang, (iv) **SMT. SMRITI NANDI**, (PAN No. AXEPN6954F), wife of Binoy Nandy, (v) **SMT. PRITI PRAMANIK** (PAN No. BENPP9875E), wife of Arun Pramanik, (vi) **SMT. MAMATA PRAMANIK**, (PAN No. CALPP9321C), wife of late Nanda Kumar Pramanik, (vii) **SMT. BINA PRAMANIK** (PAN No. BHUPP7553F), wife of late Dipankar

622 pm
7-7-18
d. 71517
02-7-18
Q.No 0-1028912/18
Mr = 11,90,000/-
V.C. case no. 1408/18
Additional Registrar of Assurances-IV, Kolkata

J1-250
J2-10
30/7/18

15191

12 MAY 2018

NO. B. C. LAHIRI
 Advocate
 SOLD TO ALIPUR JUDGES COURT
 OF KOLKATA - 21
 RS. JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
L. NO. 35TR52016



Rudramala Residency Pvt. Ltd.


 Authorised Signatory



Kuntal Mondal
 Son of Late Sardham Mondal
 Marisbadam
 16/1-102


 ADDITIONAL REGISTRAR
 OF ASSURANCE - IV, KOLKATA
 2 JUL 2018

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

GRN: 19-201819-025557563-1

Payment Mode Online Payment

GRN Date: 02/07/2018 15:59:57

Bank : Indian Bank

BRN : IB02072018076269

BRN Date: 02/07/2018 15:59:38

DEPOSITOR'S DETAILS

Id No. : 19040001028912/3/2018

[Query No./Query Year]

Name : RUDRAMALA RESIDENCY PRIVATE LIMITED
Contact No. : Mobile No. : +91 9831069412
E-mail :
Address : LANGOLPOTA Rajarhat North 24Parganas 700135
Applicant Name : Org RUDRAMALA RESIDENCY PRIVATE LIMITED
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040001028912/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	71320
2	19040001028912/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	11998
3	19040001028912/3/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	91
Total				83409

In Words : Rupees Eighty Three Thousand Four Hundred Nine only

2
2
2
2
2

7





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19040001028912/2018




I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Md SAMIRUL SARDAR HATIARA PIR SAHEB MORE, P.O:- HATIARA, P.S:- New Town, District:-North 24- Parganas, West Bengal, India, PIN - 700157	Attorney of Seller [Mr SUBHAN KAR PRAMANI K] [Mrs DIPTI ROY] [Mrs TRIPTI BATANG] [Mrs SMRITI NANDI] [Mrs PRITI PRAMANI K] [Mrs MAMATA PRAMANI K] [Mrs BINA PRAMANI K] [Mrs PURBA PRAMANI K]		4229 	<i>Md. Samirul Sardar</i> 02.07.18



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
2 JUL 2018





I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	MOHAMMAD IRFAN SARDAR HATIARA PIR SAHEB MORE, P.O:- HATIARA, P.S:- New Town, District:-North 24- Parganas, West Bengal, India, PIN - 700157	Attorney of Seller [Mr SUBHAN KAR PRAMANI K] [Mrs DIPTI ROY] [Mrs TRIPTI BATANG] [Mrs SMRITI NANDI] [Mrs PRITI PRAMANI K] [Mrs MAMATA PRAMANI K] [Mrs BINA PRAMANI K] [Mrs PURBA PRAMANI K]		 4230	 02/07/2018



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
• 2 JUL 2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr RABINDRA JHA 190, RAJA RAM MOHAN ROY ROAD, P.O:- BARISHA PS HARIDEVPUR NOW, P.S:- Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN - 700008	Represent ative of Buyer [RUDRAM ALA RESIDEN CY PRIVATE LIMITED]		4228 	 02/07/20
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr KHITISH MONDAL Son of Late SADHAN MONDAL MAHISBATHAN, P.O:- KRISHNAPUR, P.S:- East Bidhannagar, District:-North 24- Parganas, West Bengal, India, PIN - 700102	Md SAMIRUL SARDAR, MOHAMMAD IRFAN SARDAR, Mr RABINDRA JHA		 02-07-20	

(Asit Kumar Joarder)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal



ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA

2 JUL 2018

Pramanik and (viii) **SMT. PURBA PRAMANIK, (PAN No. BXXPP5965Q)**, daughter of late Dipankar Pramanick, all residing at 18/2/2, Debendra Ganguly Road, Shibpur, P.O.- Shibpur, P.S. Shibpur, Howrah- 711103, West Bengal, all by religion Hindu, Nationality Indian, by Occupation Business and Housewives, represented by their Constituted Power Attorney namely (1) **MD. SAMIRUL SARDAR (PAN No.FDXPS3333D)** and (2) **MD. IRFAN SARDAR, (PAN No.GBUPS2563H)**, both son of Aziz Sardar, both residing at Hatiara Pir Saheb More, P.O.- Hatiara. P.S.- New Town, Kolkata - 700157, District- North 24 Parganas, West Bengal, both by religion Islam, by Nationality- Indian, by Occupation- Business, hereinafter referred to as Party of the **First Part**.

3.1.1 Purchaser: RUDRAMALA RESIDENCY PRIVATE LIMITED (PAN-AAICR5755L), incorporated under the Companies Act, 2013, having its registered office at Khamar, Langolpota, Bishnupur, P.S-Rajarhat, P.O-Bishnupur, Pin: 700 135, Dist: North 24 Parganas, W.B., represented by its Authorised Signatory **MR. RABINDRA JHA (PAN No. AGEPJ0793P)**, son of Late Kamal Narayan Jha, residing at 190, Raja Ram Mohan Roy Road, P.O. Barisha. P.S. Haridevpur, Kolkata 700 008, of the **Second Part**.

3.1.2 The terms Owners/Vendors and Purchaser shall unless excluded by or repugnant to the context be deemed to mean and include its directors, office bearers, executors, legal representatives, administrators, assigns and all persons claiming under or through it.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
= 2 JUL 2018

4. Subject matter of Sale:

ALL THAT piece and parcel of Pukur land measuring an area of **2.2666** decimals, (share 0.0112) more or less out of 40.80 Decimals (2/5th share) out of 1 Acre 02 Decimals arising out of 2 Acre 04 Decimals comprised in R.S./L.R. Dag No. 505 under L.R. Khatian No. 323, of Mouza- Mahishbathan, J.L. No. 18, R.S. No. 203, Touzi No. 147 at present 10, within the jurisdiction of Bidhannagar Municipal Corporation, Additional District Sub-Registration Office Bidhannagar (Salt Lake City) under P.S.-Bidhannagar (East) at present Electronic Complex, morefully and particularly described in the "**Schedule**" and hereinafter referred to as the "**Said Land**".

5. Background/ Devolution of Title:

- A. One Lakshmikanta Pramanick is/was the absolute recorded owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the land measuring an area of 1 Acre 02 Decimals out of 2 Acre 04 Decimals comprised in R.S./L.R.Dag No. 505 under L.R. Khatian No. 323, of Mouza Mahisbathan, J.L. No. 18, R.S. No. 203, Touzi No. 147 at present 10, within the jurisdiction of Bidhannagar Municipal Corporation, Additional District Sub-Registration Office Bidhannagar (Salt Lake City) under Bidhannagar (East) at present Electronic Complex Police Station in the district of North 24-Parganas.
- B. The said Lakshmikanta Pramanick, died intestate leaving behind his surviving his only three sons namely Sri Nanda Kumar Pramanick, Sri Lalit Pramanick, Sri Aswini Kumar Pramanick, only daughter namely Smt. Padma Rani Barik and widow namely Smt. Annapurna Pramanick, as his legal heirs and successors under the Hindu Succession Act, 1956.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
= 2 JUL 2018

- C. The said Sri Nanda Kumar Pramanick, Sri Lalit Pramanick, Sri Aswini Kumar Pramanick, Smt. Padma Rani Barik and Smt. Annapurna Pramanick, were became the joint owners and absolutely seized and possessed and/or otherwise well and sufficiently entitled to the property by virtue of inheritance the said land measuring an area of 1 Acre 02 Decimals out of 2 Acre 04 Decimals comprised in R.S./L.R.Dag No. 505 under L.R. Khatian No. 323, of Mouza Mahisbathan, J.L. No. 18, R.S. No. 203, Touzi No. 147 at present 10, under Bidhannagar (East) at present Electronic Complex Police Station in the district of North 24-Parganas.
- D. The said Sri Nanda Kumar Pramanick, was became the owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of inheritance the said land measuring an area of 20.40 Decimals (1/5th share) out of 1 Acre 02 Decimals arising out of 2 Acre 04 Decimals comprised in R.S./L.R.Dag No. 505 under L.R. Khatian No. 323, of Mouza Mahisbathan, J.L. No. 18, R.S. No. 203, Touzi No. 147 at present 10, under Bidhannagar (East) at present Electronic Complex Police Station in the district of North 24-Parganas.
- E. The said Nanda Kumar Pramanick, died intestate on 04.04.2015, leaving behind him surviving his two sons namely Sri Subhankar Pramanick, Sri Dipankar Pramanick, four daughters namely Smt. Dipti Roy, Smt. Tripti Batang, Smt. Smriti Nandi, Smt. Priti Pramanick and widow namely Smt. Mamata Pramanick, as his legal heirs and successors under the Hindu Succession Act, 1956.



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA

2 JUL 2018

- F. The said Dipankar Pramanick, died intestate on 20.04.2012 leaving behind him surviving his widow namely Smt. Bina Pramanick, and daughter namely Smt. Purba Pramanick, as his legal heirs and successors under the Hindu Succession Act, 1956.
- G. The said Sri Subhankar Pramanick, Smt. Dipti Roy, Smt. Tripti Batang, Smt. Smriti Nandi, Smt. Priti Pramanick, Smt. Mamata Pramanick, Smt. Bina Pramanick and Smt. Purba Pramanick, are became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of inheritance the said land measuring an area of 20.40 Decimals (1/5th share) out of 1 Acre 02 Decimals arising out of 2 Acre 04 Decimals comprised in R.S./L.R.Dag No. 505 under L.R. Khatian No. 323, of Mouza Mahisbathan, J.L. No. 18, R.S. No. 203, Touzi No. 147 at present 10, under Bidhannagar (East) at present Electronic Complex Police Station in the district of North 24-Parganas.
- H. The said Smt. Annapurna Pramanick, was became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of inheritance the said land measuring an area of 20.40 Decimals (1/5th share) out of 1 Acre 02 Decimals arising out of 2 Acre 04 Decimals comprised in R.S./L.R.Dag No. 505 under L.R. Khatian No. 323, of Mouza Mahisbathan, J.L. No. 18, R.S. No. 203, Touzi No. 147 at present 10, under Bidhannagar (East) at present Electronic Complex Police Station in the district of North 24-Parganas.
- I. The said Smt. Annapurna Pramanick died intestate on 15.02.1985 and by her Last Will and Testament she bequeathed her said land to his two grandsons namely Sri Subhankar Pramanick and Dipankar Pramanick and the said Will duly Probated vide Misc Case No. 282 of 2001 in the Court of District Judge at Barasat.



7
ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
- 2 JUL 2018

- J. The said Dipankar Pramanick, died intestate on 20.04.2012, leaving behind him surviving his widow namely Smt. Bina Pramanick, and daughter namely Smt. Purba Pramanick, as his legal heirs and successors under the Hindu Succession Act, 1956.
- K. The said Sri Subhankar Pramanick, Smt. Bina Pramanick and Smt. Purba Pramanick, were became the owners and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of inheritance the said land measuring an area of 20.40 Decimals (1/5th share) out of 1 Acre 02 Decimals arising out of 2 Acre 04 Decimals comprised in R.S./L.R.Dag No. 505 under L.R. Khatian No. 323, of Mouza Mahisbathan, J.L. No. 18, R.S. No. 203, Touzi No. 147 at present 10, under Bidhannagar (East) at present Electronic Complex Police Station in the district of North 24-Parganas.
- L. Thus the said Sri Subhankar Pramanick, Smt. Dipti Roy, Smt. Tripti Batang, Smt. Smriti Nandi, Smt. Priti Pramanick, Smt. Mamata Pramanick, Smt. Bina Pramanick and Smt. Purba Pramanick, the Vendors herein are became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of inheritance an absolute estate in fee simple possession to the said land measuring an area of 40.80 Decimals out of 1 Acre 02 Decimals arising out 2 Acre 04 Decimals comprised in R.S./L.R.Dag No. 505 under L.R. Khatian No. 323, of Mouza Mahisbathan, J.L. No. 18, R.S. No. 203, Touzi No. 147 at present 10, within the jurisdiction of Bidhannagar Municipal Corporation, Additional District Sub-Registration Office Bidhannagar (Salt Lake City) under Bidhannagar (East) at present Electronic Complex Police Station in the district of North 24-Parganas.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
= 2 JUL 2018

(1) **SRI SUBHANKAR PRAMANICK** (2) **SMT. DIPTI ROY**, (3) **SMT. TRIPTI BATANG** (4) **SMT. SMRITI NANDI**, (5) **SMT. PRITI PRAMANICK** (6) **SMT. MAMATA PRAMANICK** (7) **SMT. BINA PRAMANICK** and (8) **SMT. PURBA PRAMANICK**, through Power of Attorney, Being No. 152300636, dated 17.08.2017, recorded in Book No. IV, Vol. No.1523-2017, page from 10328 to 10376, registered at A.D.S.R. Rajarhat, for the year 2017 appointed, constituted and nominated (1) **MD. SAMIRUL SARDAR** and (2) **MD. IRFAN SARDAR** as their true and legal power of attorney for selling rights of the said '**Schedule of Land**', morefully and particularly described in the "**Schedule**" and hereinafter referred to as the "Said Land", proclaim to sell the same.

AND WHEREAS the Purchaser herein coming to know about the said intention of the Owners/Vendors herein, approached them with an offer to purchase the **Schedule** mentioned property at a total consideration amount of **Rs.11,90,000/- (Rupees Eleven Lakhs Ninety Thousand) only** and the Owners/Vendors have agreed to sell the Schedule Mentioned property to the Purchaser in the following manner pursuant to receipt of the aforesaid agreed consideration of ALL THAT an area of **2.2666 decimals**, more or less out of 40.80 Decimals (2/5th share) out of 1 Acre 02 Decimals arising out of 2 Acre 04 Decimals comprised in R.S./L.R. Dag No. 505 under L.R. Khatian No. 323, of Mouza- Mahishbathan, J.L. No. 18, R.S. No. 203, Touzi No. 147 at present 10, within the jurisdiction of Bidhannagar Municipal Corporation, Additional District Sub-Registration Office Bidhannagar (Salt Lake City) under P.S.-Bidhannagar (East) at present Electronic Complex.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
2 JUL 2018

NOW THIS INDENTURE WITNESSETH that in consideration of a total sum of **Rs.11,90,000/- (Rupees Eleven Lakhs Ninety Thousand) only** paid by the Purchasers to the Owners/Vendors at or immediately before the execution to these presents (the receipt whereof the Owners/Vendors do hereby admit and acknowledge) and or from the same every part thereof acquit release and discharge the Purchasers and every one of them and also the said LAND mentioned in the **Schedule** thereof, the Owners/Vendors as beneficial Owners do by these presents indefeasibly grant, sell, convey and transfer, assign and assure unto the Purchasers **ALL THAT** the said LAND mentioned in the **Schedule** written hereinafter hereto **HOWSOEVER OTHERWISE** the said LAND now and heretofore was situated, butted, bounded, called known numbered described and distinguished together with all benefits and advantages of amount and other rights, liberties, easements, privileges, appendages whatsoever to the said LAND or any part thereby belonging or in any wise appertaining as or with the same or any part thereof usually held, used, occupied or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder / remainders, rents, issues and profits inheritance, use, trust, landed land, claim and demand whatsoever both out of land and equity, if the Owners into and upon the aforesaid land and every thereof and all deeds, pattahs, muniments and evidences of title within any wise relate to the said LAND or any part or parcel thereof and which are or hereafter shall or may in the custody, power and possession of the Owners/Vendors or any person whom they can or may procure the same without action and suit at law or in equity. **TO HAVE AND TO HOLD** the said LAND and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, numbers and appurtenance up to and to the use of this Purchasers forever and the Owners/Vendors do hereby for itself covenants with the Purchasers that **NOTWITHSTANDING** any act, deed, matter and things whatsoever by the Owners/Vendors in title, done or executed or knowingly suffered to the contrary the Owners/Vendors had at



**ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA**
• 2 JUL 2018

all material times heretofore and now have good, right, full power absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said LAND hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchasers in the manner aforesaid and that the Purchasers shall and may at all times hereafter peaceably and equitably possess and enjoy the said LAND and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, interruption claim or demand whatsoever from or by the Owners/Vendors or any person/persons lawfully or equitably claiming from under or in trust for them or from or under any of their ancestor or predecessor-in-title and that free and clear and freely and clearly absolutely acquitted, exonerated and realized or otherwise by and all the costs and expenses of the Owners/Vendors well and sufficiently indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Owners/Vendors or any person or persons lawfully or equitably claiming as aforesaid and FURTHERMORE that the Owners/Vendors and all person or persons lawfully or equitably claiming and estate or interest whatsoever in the said LAND and any part thereof. The Owners/Vendors shall be from time to time and at all times hereafter at the request and cost of the Purchasers, (its successor or successors in office administrators and assigns) do or cause to be done and execute all such acts, deeds and things whatsoever for perfectly assigning the said LAND and every part thereof and to the use of the Purchasers, (its successor or successors in office administrators and assigns) in the manner aforesaid as shall or may be reasonably required.

Mutual Covenants:

The Owners/Vendors do hereby covenant with the Purchasers:



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
2 JUL 2018

THAT the Owners/Vendors have received the full Consideration for the Sale as mentioned and acknowledge in the Memo of Consideration hereunder.

THAT the Owners have good right, full power and absolute authority to sell, transfer and convey the land.

THAT the Owners shall keep the Purchasers well and sufficiently saved harmless indemnified from and against all former title and encumbrances to the said land.

THAT the Owners shall, at the costs and requests of Purchasers, do all such acts and execute all documents as be required for more perfectly assuring the said land unto the Purchasers and shall also produce and/or provide for inspection of all title documents and papers unless prevented by fire or irresistible force.

THAT notwithstanding any act deed matter or thing whatsoever done by the Owners or its predecessor-in-title or any of them done executed or knowingly suffered to the contrary, the Owners are fully and absolutely seized and possessed of the said land without any condition use trust or other thing whatsoever to alter or make void the same.

THAT notwithstanding any such act, deed or thing whatsoever aforesaid the Owners now have good right, full and lawful power, absolute authority indefeasible title to grant convey transfer assign and assure the said land hereby granted, transferred, conveyed, assured and assigned or expressed or intended to be with the appurtenance their unto belonging unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents.



7
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
2 JUL 2018

THAT the Purchasers shall and will and may from time to time and at all times hereafter peaceably and quietly hold, occupy possess and enjoy the said land hereby granted transferred, conveyed assigned and assured or expressed or intended so to be any and every part thereof and receive enjoy and take rents issues and profits thereof for his absolute use and benefit without any lawful hindrances interruption, disturbances suit, eviction, claim or demand whatsoever from or by the Owners or any person or persons whatsoever.

THAT free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by and at the costs and expenses of the Owners swell and sufficiently saved, defended, kept harmless and indemnified against all estates, charges encumbrances, liens, attachments, lis-pendens, tenancies, occupancies, uses, trusts, debutors, right, title interest, claims and demands whatsoever created occasioned or suffered by the Owners or any person or persons lawfully or equitably claiming as aforesaid.

THAT the Owners and all persons having and lawfully claiming any estate right, title or interest into or upon the said land and every part thereof from through or in trust for the Owners and/or its predecessor-in-title or any of them shall and will from time to time at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done or executed all such acts, deeds, matters, assurances and things whatsoever for further better and more perfectly granting, assuring, transferring the said land hereby granted, conveyed, transferred, assigned and assured or expressed or intended so to be and transferred and assigned and every part thereof unto and to the use of the said Purchasers in the manner aforesaid as shall or may be reasonably required.



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 2 JUL 2018

THAT the said land or any and every part thereof is not attached in any proceeding including Certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or under the provisions of the Public Demand Recovery Act or otherwise and that no Certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and no steps have yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities and the said land is free from all encumbrances and liabilities whatsoever.

THAT in case the Purchasers is deprived of the possession of the said land or any and every part thereof for any defect in the title the Owners shall refund the amount of consideration along with all other costs, and expenses in connection with or in relation to the said land charges or the Owners shall be liable to pay compensation the Purchasers in any way admissible under the laws, i.e. by a substitute piece of land if called for by the Purchasers.

THAT no notice has been served and/or issued on the Owners under the Public Demand Recovery Act, in respect of the said land or any part thereof.

THAT the Owners have not yet received any notice for requisition or acquisition of the said land or any part or portion thereof described in the **Schedule** below.

THAT the Purchasers and all person or persons claiming through under them shall have undisputed and manner of rights in along through over or under the common passage.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
= 2 JUL 2018

THAT it is hereby declared that the land, declared in the **Schedule** below is the self acquired land of the Owners and the Owners are not the benamder of the any one.

THAT the Owners by this Indenture do hereby accord his consent to the Purchasers for mutating their names in the records of the Concerned Authority /ties in respect of the LAND and the Owners and all their persons at all times hereinafter indemnify and keep indemnified for the same in favour of the Purchasers.

THAT Owners shall and will from time to time and at all times hereafter indemnify and keep the Purchasers indemnified of, from and against all losses, damages, claims, demands, costs, charges, expenses, suits, actions, proceedings whatsoever which the Purchasers may suffer, incur, or may be put to, or may be liable for any reason of any defect in the title of the Owners of the LAND.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

• 2 JUL 2018

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of Pukur land measuring an area of 2.2666 decimals, more or less (share 0.0112), out of 40.80 Decimals (2/5th share) out of 1 Acre 02 Decimals arising out of 2 Acre 04 Decimals comprised in R.S./L.R. Dag No. 505 under L.R. Khatian No. 323, of Mouza- Mahishbathan, (near charaktola more), J.L. No. 18, R.S. No. 203, Touzi No. 147 at present 10, within the jurisdiction of Bidhannagar Municipal Corporation, Additional District Sub-Registration Office Bidhannagar (Salt Lake City) under P.S.-Bidhannagar (East) at present Electronic Complex.



ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
2 JUL 2018

IN WITNESS WHEREOF the Owners and Purchasers hereto have hereunto set and subscribed their hands and seal this the day month and year above written first.

SIGNED SEALED AND DELIVERED BY

THE PARTIES IN THE PRESENCE OF:

Witness:

1. *Kuldeep Mondal*
Mahisbastiam
Kot-102

MD. Samirul Sardar

2. *MD MOKESH SARDAR*
Hatikara, KOL-157

MD. Irfan Sardar

MD. SAMIRUL SARDAR

MD. IRFAN SARDAR

As Constituted Attorney of Sri Subhankar Pramanick, Smt. Dipti Roy, Smt. Tripti Batang, Smt. Smriti Nandi, Smt. Priti Pramanick, Smt. Mamata Pramanick, Smt. Bina Pramanick and Smt. Purba Pramanick)

Signature of the Owners/Vendors

For RUDRAMALA RESIDENCY PRIVATE LIMITED

Rabindra Jha
Authorized Signatory
(RABINDRA JHA)

Seal & Signature of the Purchaser

DEED DRAFTED BY:


Chakraborty & Associates
Advocate High Court, Calcutta
Chakraborty & Associates

Advocates

WB - 842/2002



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 2 JUL 2018

MEMO OF CONSIDERATION

RECEIVED a sum of **Rs.11,90,000/- (Rupees Eleven Lakhs Ninety Thousand)** only from the Purchasers herein as the full consideration money as per the memo given below:

Payment made by	In favour of	Name of Bank and Branch	Cheque No.	Date	Amount (Rs)
RUDRAMALA RESIDENCY PVT LTD	MD. SAMIRUL SARDAR	Indian Bank, Bhowanipore Branch	652959	27.06.18	Rs.5,95,000/-
RUDRAMALA RESIDENCY PVT LTD	MD. IRFAN SARDAR	Do	652960	27.06.18	Rs.5,95,000/-

TOTAL

Rs.11,90,000/-

(Rupees Eleven Lakhs Ninety Thousand) only

Witness:

Kulish Mondel

MD Mokim Sardar

md. samirul sardar

md. Irfan Sardar

MD. SAMIRUL SARDAR

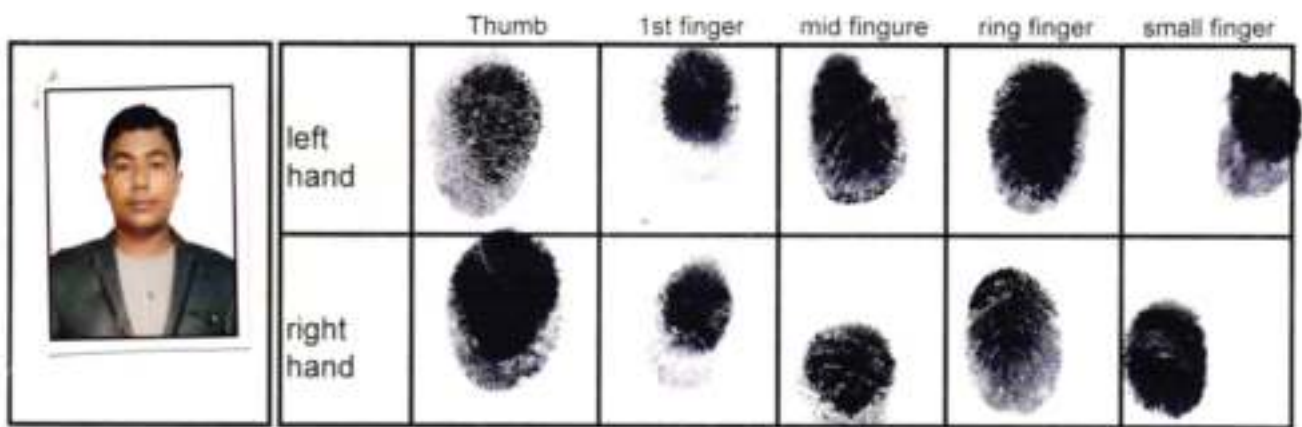
MD. IRFAN SARDAR

As Constituted Attorney of Sri Subhankar Pramanick, Smt. Dipti Roy, Smt. Tripti Batang, Smt. Smriti Nandi, Smt. Priti Pramanick, Smt. Mamata Pramanick, Smt. Bina Pramanick and Smt. Purba Pramanick)

Signature of the Owners/Vendors

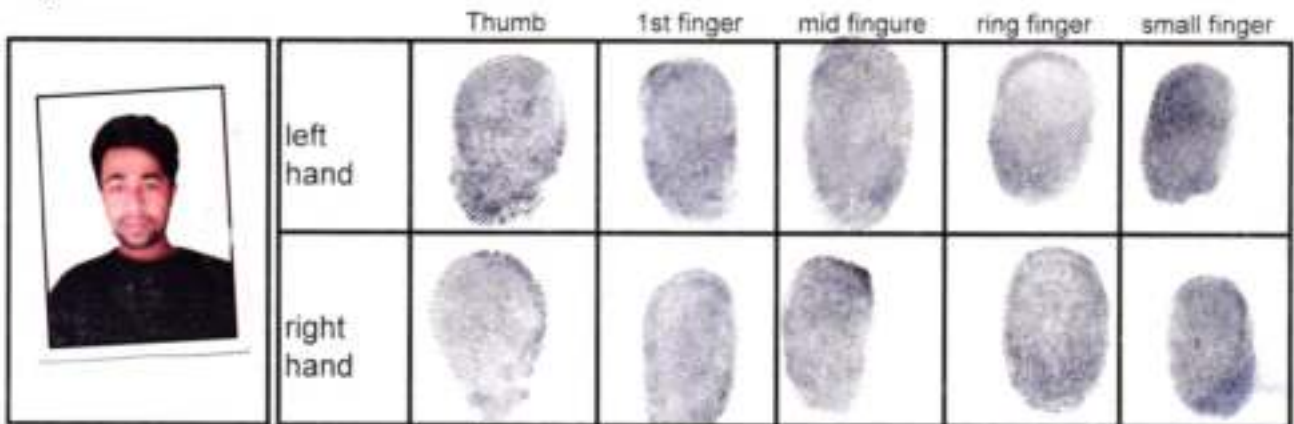


ADDITIONAL REGISTRAR
OF ASSURANCES-IV KOLKATA
- 2 JUL 2018



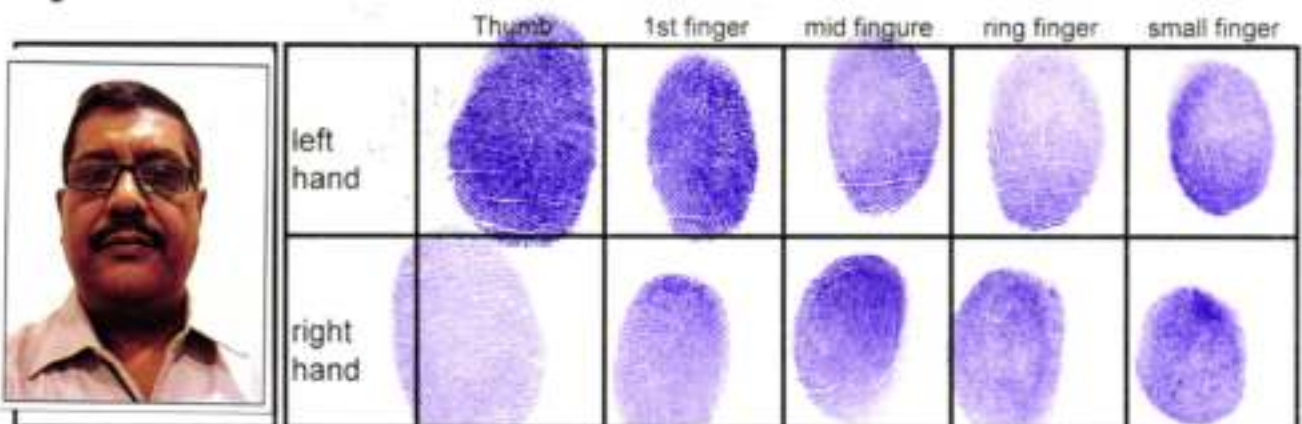
Name: Md. Sumonul Sakdur

Signature:



Name: Md. Intan Sandar

Signature:



Name: RABINDRA JHA.

Signature: 



9
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

2 JUL 2018


 भारतके निर्वाचन आयोग
 भारत सरकार
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 HLG4036505




निर्वाचक नाम : रवीन्द्र जहा
 Elector's Name : Rabindra Jha
 पिता का नाम : कमल नारायण जहा
 Father's Name : Kamal Narayan Jha
 लिंग / Sex : पुरु / M
 जन्म तिथि / Date of Birth : 01/02/1966



Rabindra Jha



आयकर विभाग
INCOME TAX DEPARTMENT


 भारत सरकार
 GOVT. OF INDIA

RABINDRA JHA
 KAMAL NARAYAN JHA
 01/02/1966
 Permanent Account Number
 AGEPJ0793P


 Signature



Rabindra Jha

HLG4036505

ইংরেজি:

190 Raja Ramohan Roy Road 122
Thakurpukur South 24 Parganas 700008

Address:

190 Raja Ramohan Roy Road 122
Thakurpukur South 24 Parganas 700008

Date: 07/06/2007

১১২-নং বেহাল পূর্ব বিধানসভা এলাকা

২৪ পর্গনা ৭০০০০৮

Facsimile Signature of the Electoral
Registration Officer for

112-Behala East Constituency

১১২-নং বেহাল পূর্ব বিধানসভা এলাকা
২৪ পর্গনা ৭০০০০৮
১১২-নং বেহাল পূর্ব বিধানসভা এলাকা
২৪ পর্গনা ৭০০০০৮
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.



In case this card is lost/ found, kindly inform/ return to:
Income Tax PAN Services Unit, UTI TSI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

যদি কার্ড হারানো বা পুনরুদ্ধার করা হয় / ফেরত দেওয়া হয়:
আয়কর প্যান সেবার ইউনিট, উটি টসি,
প্লট নং ৩, সেক্টর ১১, সিডি বিলাপুর,
নবি মুম্বাই-৪০০ ৬১৪



सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that RUDRAMALA RESIDENCY PRIVATE LIMITED is incorporated on this Thirteenth day of October Two thousand seventeen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares

The Corporate Identity Number of the company is U70200WB2017PTC223120.

Permanent Account Number (PAN) of the company is AAICR5755L *

Given under my hand at Manesar this Thirteenth day of October Two thousand seventeen .



Digital Signature Certificate
Mr MUKESH KUMAR SONI

For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

RUDRAMALA RESIDENCY PRIVATE LIMITED
SATYEN SANGHVI, KHAMAR, BISHNUPUR, BISHNUPUR, Kolkata,
West Bengal, India, 700135



* as issued by the Income Tax Department

10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100



ভাৰতৰ নিৰ্বাচন কমিশ্বন
 परिचय पत्र
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

YMM1233048



নিৰ্বাচকেৰ নাম : ইব্রাহিম সৰদাৰ
 Elector's Name : Irfan Sardar
 পিতাৰ নাম : আজিজ সৰদাৰ
 Father's Name : Aziz Sardar
 লিংগ/সেই : পুৰ/ M
 জন্ম তাৰিখ
 Date of Birth : XX/XX/1989

Md. Irfan Sardar



YMM1233048

ঠিকনা:
 कतिपय स्थानहरूमा, राजधानी क्षेत्र, सि
 24, वा 24 नम्बर, 700157

Address:
 KATIARA, PIRSAHEB MORE, RAJARHAT
 GOPALPUR, NEW TOWN, NORTH 24
 PARGANAS- 700157



Date: 26/03/2012
 115-राजधानी क्षेत्र, नयाँ बजार, सि
 24, वा 24 नम्बर, 700157
 Facsimile Signature of the Electoral
 Registration Officer for
 115-Rajarhat New Town Constituency

अगर पते में बदलाव है तो पुराने पते पर मत भेजिए।
 In case of change in address mention the Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

Handwritten notes in the top right corner, possibly including a date or initials.

1952

1952 1952 1952

1952

1952




1952

1952

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MOHAMMAD IRFAN SARDAR
AJIT SARDAR
05/07/1989
 Permanent Account Number
GBUPS2563H
Md. Irfan Sardar
 Signature

Md. Irfan Sardar



इस कार्ड को खोने / खोने पर सूचना सुधिया करें / खोने पर
 आयकर विभाग कार्यालय, पुणे प्रशासक को पत्र
 5 वीं मंजिल, मास्त्री स्ट्रीटिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
 मोडल कलोनरी, नजदीक डीप बंगलावा चौक,
 पुणे - 411 016.

*If this card is lost / someone's lost card is found,
 please inform / return to:*
 Income Tax PAN Services Unit, NSDL,
 5th Floor, Mastris Streeting,
 Plot No. 341, Survey No. 997/8,
 Model Colony, Near Deep Banglaw Chowk,
 Pune - 411 016.

Tel: 91-20-2721 6200; Fax: 91-20-2721 6081
 e-mail: inc@nsdl.co.in

1000

1000

1000

1000

1000

1000

1000



ভারতের নির্বাচন কমিশন
পত্রিকার পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

YMM1060870



নির্বাচকের নাম : মোঃ সামিকুল
সরদার
Elector's Name : Md. Samir Sardar
পিতার নাম : আজিজ সরদার
Father's Name : Aziz Sardar
লিঙ্গ/সেক্স : পুং/ M
জন্ম তারিখ : 14/10/1987
Date of Birth :

Md. Samirul Sardar



YMM1060870

ঠিকানা

৯৫, হাতিয়ারা রাস্তা বি.এন.ওয়ার্ড নং ১৯, ঘুনি,
রাজহাট নিউটাউন, পূর্ব ২৪ পরগণা, ৭০০০১৭

Address:

45, HATIARA RGM WARD NO 19,
GHUNI, RAJARHAT NEWTOWN, NORTH
24 PARGANAS, 700059

Date: 01/12/2010

১১১-নম্বরিত স্বাক্ষর নির্বাচন রেজিস্ট্রারের পক্ষে
ফ্যাক্সিমেইল স্বাক্ষর

Facsimile Signature of the Electoral
Registration Officer for
115-Rajarhat New Town Constituency

১১১-নম্বরিত স্বাক্ষর নির্বাচন রেজিস্ট্রারের পক্ষে
ফ্যাক্সিমেইল স্বাক্ষর

In case of change in address return the Card No.
in the relevant form by including your name in the
list at the changed address and to obtain the card
with your number

100
100
100

100
100
100

100
100
100

100
100
100

100
100
100

आयकर विभाग
INCOME TAX DEPARTMENT
MD SAMIRUL SARDAR



भारत सरकार
GOVT. OF INDIA

AZIZ SARDAR

14/10/1987

Permanent Account Number

FDXPS3333D

MD. Samirul Sardar
Signature



MD. Samirul Sardar



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTHESI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खो जाये/प्राप्त हो, कृपया सूचित करें/वापस करें।
आयकर सेवा सेवा यूनिट, UTHESI,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

100

100

100

100

100

100



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/492062

পরিচয় পত্র



Elector's Name : MANDAL KHITISH
নির্বাচকের নাম : মন্ডল খিটিশ
Father/Mother/
Husband's Name : SADHAN
পিতা/মাতা/স্বামীর নাম : সধন
Sex : M
লিঙ্গ : পুরুষ
Age as on 1.1.1995 : 32
১.১.১৯৯৫-এ বয়স : ৩২

Khitesh Mandal

Address PART NO : 165
MAHISH BATHAN-2
NORTH 24 - PARGANAS

ঠিকানা
পার্ট নং ১৬৫
মহিষ বাথান-২
উত্তর ২৪ - পরগনা

Epicsmile-Signature
Electoral Registration Officer

নির্বাচন-নিবন্ধন অফিসার

For 091-RAJAHAT(S.C) Assembly Constituency
০৯১-রাজহাট(স.স) বিধানসভা নির্বাচন কেন্দ্র

Place : BARASAT

স্থান : বারাসাত

Date : 05/04/95

তারিখ : ০৫/০৪/৯৫

100

STATE OF TEXAS

COUNTY OF ...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

Subscribed and sworn to before me this ... day of ... 19...

Notary Public in and for the State of Texas

My Commission Expires ...

...

...

...

...

...

Major Information of the Deed

Deed No :	I-1904-07418/2018	Date of Registration	05/07/2018
Query No / Year	1904-0001028912/2018	Office where deed is registered	
Query Date	30/06/2018 6:31:22 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	RUDRAMALA RESIDENCY PRIVATE LIMITED KHAMAR, LANGOLPOTA, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 9831089412, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 11,90,000/-	Rs. 11,90,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 71,420/- (Article 23)	Rs. 11,998/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,
Road: Charaktala Road (Mahishbathan), Mouza: Mahisbathan

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-505	LR-323	Pukur	Pukur	2.2666 Dec	11,90,000/-	11,90,000/-	Width of Approach Road: 6 Ft.
Grand Total :					2.2666Dec	11,90,000 /-	11,90,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SUBHANKAR PRAMANIK Son of Late NANDA KUMAR PRAMANIK 18/2/2, DEBENDRA GANGULY ROAD, P.O:- SHIBPUR, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AMAPP3378E, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mrs DIPTI ROY Wife of Mr DEBDAS ROY 18/2/2, DEBENDRA GANGULY ROAD, P.O:- SHIBPUR, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: BTXPR9775E, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Mrs TRIPTI BATANG Wife of Mr KARTICK BATANG 18/2/2, DEBENDRA GANGULY ROAD, P.O:- SHIBPUR, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: AZPPB6050P, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	Mrs SMRITI NANDI Wife of Mr BINOY NANDY 18/2/2, DEBENDRA GANGULY ROAD, P.O:- SHIBPUR, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: AXEPN6954F, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	Mrs PRITI PRAMANIK Wife of Mr ARUN PRAMANIK 18/2/2, DEBENDRA GANGULY ROAD, P.O:- SHIBPUR, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: BENPP9875E, Status :Individual, Executed by: Attorney, Executed by: Attorney

Major Information of the Deed :- I-1904-07418/2018-05/07/2018

100
100
100

6	Mrs MAMATA PRAMANIK Wife of Late NANDA KUMAR PRAMANIK 18/2/2, DEBENDRA GANGULY ROAD, P.O:- SHIBPUR, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CALPP9321C, Status :Individual, Executed by: Attorney, Executed by: Attorney
7	Mrs BINA PRAMANIK Wife of Late DIPANKAR PRAMANIK 18/2/2, DEBENDRA GANGULY ROAD, P.O:- SHIBPUR, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BHUPP7553F, Status :Individual, Executed by: Attorney, Executed by: Attorney
8	Mrs PURBA PRAMANIK Daughter of Late DIPANKAR PRAMANIK 18/2/2, DEBENDRA GANGULY ROAD, P.O:- SHIBPUR, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BXXPP5965Q, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RUDRAMALA RESIDENCY PRIVATE LIMITED KHAMAR, LANGOLPOTA, P.O:- BISHNUPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAICR5755L, Status :Organization, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Md SAMIRUL SARDAR Son of AZIZ SARDAR HATIARA PIR SAHEB MORE, P.O:- HATIARA, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: FDXPS3333D Status : Attorney, Attorney of : Mr SUBHANKAR PRAMANIK, Mrs DIPTI ROY, Mrs TRIPTI BATANG, Mrs SMRITI NANDI, Mrs PRITI PRAMANIK, Mrs MAMATA PRAMANIK, Mrs BINA PRAMANIK, Mrs PURBA PRAMANIK
2	MOHAMMAD IRFAN SARDAR Son of AZIZ SARDAR HATIARA PIR SAHEB MORE, P.O:- HATIARA, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: GBUPS2563H Status : Attorney, Attorney of : Mr SUBHANKAR PRAMANIK, Mrs DIPTI ROY, Mrs TRIPTI BATANG, Mrs SMRITI NANDI, Mrs PRITI PRAMANIK, Mrs MAMATA PRAMANIK, Mrs BINA PRAMANIK, Mrs PURBA PRAMANIK

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr RABINDRA JHA (Presentant) Son of Late KAMAL NARAYAN JHA 190, RAJA RAM MOHAN ROY ROAD, P.O:- BARISHA PS HARIDEVPUR NOW, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AGEPJ0793P Status : Representative, Representative of : RUDRAMALA RESIDENCY PRIVATE LIMITED (as AUTHORISED SIGNATORY)

Major Information of the Deed :- I-1904-07418/2018-05/07/2018

10
11
12
13
14

Identifier Details :**Name & address**

Mr KHITISH MONDAL
 Sog of Late SADHAN MONDAL
 MAHISBATHAN, P.O. - KRISHNAPUR, P.S.:- East Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Md SAMIRUL SARDAR, MOHAMMAD IRFAN SARDAR, Mr RABINDRA JHA

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr SUBHANKAR PRAMANIK	RUDRAMALA RESIDENCY PRIVATE LIMITED-0.283325 Dec
2	Mrs DIPTI ROY	RUDRAMALA RESIDENCY PRIVATE LIMITED-0.283325 Dec
3	Mrs TRIPTI BATANG	RUDRAMALA RESIDENCY PRIVATE LIMITED-0.283325 Dec
4	Mrs SMRITI NANDI	RUDRAMALA RESIDENCY PRIVATE LIMITED-0.283325 Dec
5	Mrs PRITI PRAMANIK	RUDRAMALA RESIDENCY PRIVATE LIMITED-0.283325 Dec
6	Mrs MAMATA PRAMANIK	RUDRAMALA RESIDENCY PRIVATE LIMITED-0.283325 Dec
7	Mrs BINA PRAMANIK	RUDRAMALA RESIDENCY PRIVATE LIMITED-0.283325 Dec
8	Mrs PURBA PRAMANIK	RUDRAMALA RESIDENCY PRIVATE LIMITED-0.283325 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S.:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Charaktala Road (Mahishbathan), Mouza: Mahisbathan

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 505(Corresponding RS Plot No:- 505), LR Khatian No - 323	Owner: লক্ষীকান্ত প্রামানিক, Gurdian: গোবর্দ্ধন প্রামানিক, Address: নিজ, Classification: ভেড়ি, Area: 1.02000000 Acre,

Endorsement For Deed Number : I - 190407418 / 2018

On 02-07-2018

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

Presented for registration at 18:28 hrs on 02-07-2018, at the Private residence by Mr RABINDRA JHA,

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 11,90,000/-

Major Information of the Deed :- I-1904-07418/2018-05/07/2018

100
100
100

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

Execution is admitted on 02-07-2018 by Mr RABINDRA JHA, AUTHORISED SIGNATORY, RUDRAMALA RESIDENCY PRIVATE LIMITED, KHAMAR, LANGOLPOTA, P.O:- BISHNUPUR, P.S:- Rajarhat, District-North 24-Parganas, West Bengal, India. PIN - 700135

Indetified by Mr KHITISH MONDAL, . . Son of Late SADHAN MONDAL, MAHISBATHAN, P.O: KRISHNAPUR, Thana: East Bidhannagar, . North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by profession Business

Executed by Attorney

1. Execution by Md SAMIRUL SARDAR, . Son of AZIZ SARDAR, HATIARA PIR SAHEB MORE, P.O: HATIARA, Thana: New Town, . North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Muslim, by profession Business as the constituted attorney of 1. Mr SUBHANKAR PRAMANIK 18/2/2, DEBENDRA GANGULY ROAD, P.O: SHIBPUR, Thana: Shibpur, . Howrah, WEST BENGAL, India, PIN - 711103, 2. Mrs DIPTI ROY 18/2/2, DEBENDRA GANGULY ROAD, P.O: SHIBPUR, Thana: Shibpur, . Howrah, WEST BENGAL, India, PIN - 711103, 3. Mrs TRIPTI BATANG 18/2/2, DEBENDRA GANGULY ROAD, P.O: SHIBPUR, Thana: Shibpur, . Howrah, WEST BENGAL, India, PIN - 711103, 4. Mrs SMRITI NANDI 18/2/2, DEBENDRA GANGULY ROAD, P.O: SHIBPUR, Thana: Shibpur, . Howrah, WEST BENGAL, India, PIN - 711103, 5. Mrs PRITI PRAMANIK 18/2/2, DEBENDRA GANGULY ROAD, P.O: SHIBPUR, Thana: Shibpur, . Howrah, WEST BENGAL, India, PIN - 711103, 6. Mrs MAMATA PRAMANIK 18/2/2, DEBENDRA GANGULY ROAD, P.O: SHIBPUR, Thana: Shibpur, . Howrah, WEST BENGAL, India, PIN - 711103, 7. Mrs BINA PRAMANIK 18/2/2, DEBENDRA GANGULY ROAD, P.O: SHIBPUR, Thana: Shibpur, . Howrah, WEST BENGAL, India, PIN - 711103, 8. Mrs PURBA PRAMANIK 18/2/2, DEBENDRA GANGULY ROAD, P.O: SHIBPUR, Thana: Shibpur, . Howrah, WEST BENGAL, India, PIN - 711103 is admitted by him

Indetified by Mr KHITISH MONDAL, . . Son of Late SADHAN MONDAL, MAHISBATHAN, P.O: KRISHNAPUR, Thana: East Bidhannagar, . North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by profession Business

2. Execution by MOHAMMAD IRFAN SARDAR, . Son of AZIZ SARDAR, HATIARA PIR SAHEB MORE, P.O: HATIARA, Thana: New Town, . North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Muslim, by profession Business as the constituted attorney of 1. Mr SUBHANKAR PRAMANIK 18/2/2, DEBENDRA GANGULY ROAD, P.O: SHIBPUR, Thana: Shibpur, . Howrah, WEST BENGAL, India, PIN - 711103, 2. Mrs DIPTI ROY 18/2/2, DEBENDRA GANGULY ROAD, P.O: SHIBPUR, Thana: Shibpur, . Howrah, WEST BENGAL, India, PIN - 711103, 3. Mrs TRIPTI BATANG 18/2/2, DEBENDRA GANGULY ROAD, P.O: SHIBPUR, Thana: Shibpur, . Howrah, WEST BENGAL, India, PIN - 711103, 4. Mrs SMRITI NANDI 18/2/2, DEBENDRA GANGULY ROAD, P.O: SHIBPUR, Thana: Shibpur, . Howrah, WEST BENGAL, India, PIN - 711103, 5. Mrs PRITI PRAMANIK 18/2/2, DEBENDRA GANGULY ROAD, P.O: SHIBPUR, Thana: Shibpur, . Howrah, WEST BENGAL, India, PIN - 711103, 6. Mrs MAMATA PRAMANIK 18/2/2, DEBENDRA GANGULY ROAD, P.O: SHIBPUR, Thana: Shibpur, . Howrah, WEST BENGAL, India, PIN - 711103, 7. Mrs BINA PRAMANIK 18/2/2, DEBENDRA GANGULY ROAD, P.O: SHIBPUR, Thana: Shibpur, . Howrah, WEST BENGAL, India, PIN - 711103, 8. Mrs PURBA PRAMANIK 18/2/2, DEBENDRA GANGULY ROAD, P.O: SHIBPUR, Thana: Shibpur, . Howrah, WEST BENGAL, India, PIN - 711103 is admitted by him

Indetified by Mr KHITISH MONDAL, . . Son of Late SADHAN MONDAL, MAHISBATHAN, P.O: KRISHNAPUR, Thana: East Bidhannagar, . North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by profession Business

Asit Kumar Joarder

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

On 05-07-2018

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,998/- (A(1) = Rs 11,900/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 11,998/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/07/2018 3:59PM with Govt. Ref. No: 192018190255575631 on 02-07-2018, Amount Rs: 11,998/-, Bank
Indian Bank (IDIB000C001), Ref. No. IB02072018076269 on 02-07-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1904-07418/2018-05/07/2018

100-100-100
100-100-100
100-100-100

Payment of Stamp Duty

1. Certified that required Stamp Duty payable for this document is Rs. 71,420/- and Stamp Duty paid by Stamp Rs 100/-
by online = Rs 71,320/-
2. Description of Stamp
3. 1* Stamp: Type: Impressed, Serial no 15191, Amount: Rs.100/-, Date of Purchase: 12/05/2018, Vendor name: J Chatterjee
- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/07/2018 3:59PM with Govt. Ref. No: 192018190255575631 on 02-07-2018, Amount Rs: 71,320/-, Bank:
Indian Bank (IDIB000C001), Ref. No. IB02072018076269 on 02-07-2018, Head of Account 0030-02-103-003-02



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- I-1904-07418/2018-05/07/2018

10
11
12
13
14
15

10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2018, Page from 301138 to 301175
being No 190407418 for the year 2018.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2018.07.21 14:17:56 +05:30
Reason: Digital Signing of Deed.

AS

(Asit Kumar Joarder) 21-07-2018 14:17:23
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)