

7052/18

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



Z 640515

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of the document.

Additional Registrar  
of Assurances-IV, Kolkata

## Conveyance

1. **Date:** 2<sup>nd</sup> July, 2018 - 4 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

612-414  
2-7-18

visit  
027/18

no. 1028954/18

pw = 11,90,000/-  
v.c. consno L 1405/18/2

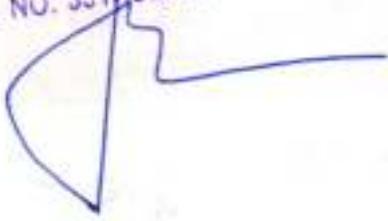
Additional Registrar of  
Assurances-IV, Kolkata

2-250  
3-50  
300/-

15193

12 MAY 2018

NO. B. C. LAHIRI  
 Advocate  
 SOLD TO ALIPUR JUDGE'S COURT  
 OF KOLKATA - 21  
 RS. JAYDEEP CHATTERJEE  
16, INDIA EXCHANGE PLACE, KOL-1  
LICENSED STAMP VENDOR  
I. NO. 351RS2018



Kamalnayan Buildcon Pvt. Ltd.

  
 Authorised Signatory


Keritisa Mondal  
 Son of Lali Sordham Mondal  
 Malisbatham  
 Kol-102

*AL*

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

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

GRN: 19-201819-025553060-1

Payment Mode Online Payment

GRN Date: 02/07/2018 14:56:33

Bank : Indian Bank

BRN : IB02072018076244

BRN Date: 02/07/2018 14:57:29

DEPOSITOR'S DETAILS

Id No. : 19040001028954/3/2018

[Query No./Query Year]

Name : KAMALNAYAN BUILDCON PRIVATE LIMITED  
Contact No. : Mobile No. : +91 9831089412  
E-mail :  
Address : LANGOLPOTA Rajarhat North 24 Parganas 700135  
Applicant Name : Org KAMALNAYAN BUILDCON 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       | 19040001028954/3/2018 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 71320      |
| 2       | 19040001028954/3/2018 | Property Registration- Registration Fees | 0030-03-104-001-16 | 11998      |
| 3       | 19040001028954/3/2018 | Mutation/Conversion -Receipt             | 0029-00-800-028-27 | 91         |

Total

83409

In Words : Rupees Eighty Three Thousand Four Hundred Nine only

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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 19040001028954/2018

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<br>HATIARA PIR SAHEB<br>MORE, P.O:- HATIARA,<br>P.S:- New Town,<br>District-North 24-<br>Parganas, West Bengal,<br>India, PIN - 700157 | Attorney<br>of Seller<br>[Mr<br>SUBHAN<br>KAR<br>PRAMANI<br>K]<br>[Mrs<br>DIPTI<br>ROY]<br>[Mrs<br>TRIPTI<br>BATANG]<br>[Mrs<br>SMRITI<br>NANDI]<br>[Mrs<br>PRITI<br>PRAMANI<br>K]<br>[Mrs<br>MAMATA<br>PRAMANI<br>K]<br>[Mrs<br>BINA<br>PRAMANI<br>K]<br>[Mrs<br>PURBA<br>PRAMANI<br>K] |  | 11229<br> | <br>02.07.18 |



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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
2 JUL 2018

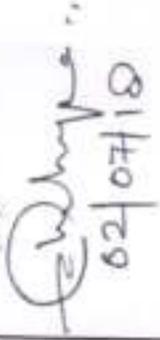
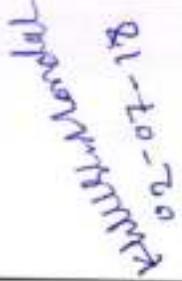
I. Signature of the Person(s) admitting the Execution at Private Residence.

| Sl No. | Name of the Executant  | Category   | Photo   | Finger Print  | Signature with date            |
|--------|--|--|---|---|--------------------------------|
| 2      | MOHAMMAD IRFAN<br>SARDAR HATIARA PIR<br>SAHEB MORE, P.O:-<br>HATIARA, P.S:- New<br>Town, District-North 24-<br>Parganas, West Bengal,<br>India, PIN - 700157 | Attorney<br>of Seller<br>[Mr<br>SUBHAN<br>KAR<br>PRAMANI<br>K]<br>[Mrs<br>DIPTI<br>ROY]<br>[Mrs<br>TRIPTI<br>BATANG]<br>[Mrs<br>SMRITI<br>NANDI]<br>[Mrs<br>PRITI<br>PRAMANI<br>K]<br>[Mrs<br>MAMATA<br>PRAMANI<br>K]<br>[Mrs<br>BINA<br>PRAMANI<br>K]<br>[Mrs<br>PURBA<br>PRAMANI<br>K] |  | 4230<br> | Md. Irfan Sardar<br>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<br>190, RAJA RAM<br>MOHAN ROY ROAD,<br>P.O:- BARISHA PS<br>NOW HARIDEVPUR,<br>P.S:- Thakurpukur,<br>District:-South 24-<br>Parganas, West Bengal,<br>India, PIN - 700008 | Represent<br>ative of<br>Buyer<br>[KAMALN<br>AYAN<br>BUILDCO<br>N<br>PRIVATE<br>LIMITED] |  | 4228<br>       | <br>02/07/18 |
| Sl No. | Name and Address of identifier   | Identifier of  |   | Signature with date  |   |
| 1      | Mr KHITISH MONDAL<br>Son of Late SADHAN MONDAL<br>MAHISHBATHAN, P.O:-<br>KRISHNAPUR, P.S:- East<br>Bidhannagar, District:-North 24-<br>Parganas, West Bengal, India, PIN -<br>700102     | Md SAMIRUL SARDAR, MOHAMMAD<br>IRFAN SARDAR, Mr RABINDRA JHA                             |   | <br>02/07/18 |   |

(Asit Kumar Joarder)

ADDITIONAL REGISTRAR  
OF ASSURANCE

OFFICE OF THE A.R.A. -  
IV KOLKATA

Kolkata, West Bengal



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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, 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: KAMALNAYAN BUILDCON PRIVATE LIMITED (PAN AAGCK8334G)**, 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.



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**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 (2/5<sup>th</sup> 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.



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- 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 (1/5<sup>th</sup> 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.
- F. The said Dipankar Pramanick, died intestate on 20.04.2012 leaving behind him surviving his widow namely Smt. Bina Pramanick, and



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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 (1/5<sup>th</sup> 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 (1/5<sup>th</sup> 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.



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OF ASSURANCES-W. BENGAL, KOLKATA  
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- 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 (1/5<sup>th</sup> 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 MEMBER  
OF ASSEMBLY, WEST BENGAL, 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 (2/5<sup>th</sup> 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.



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OF ASSURANCES, KOLKATA  
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**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



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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:



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**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.



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**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.



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**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.



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**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 (2/5<sup>th</sup> 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.



7  
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*  
*Mahisbati*  
*Kol-102*

2. *Souhasya Laha*  
*10. Old Post office Street*  
*Kol. 1*

*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

For KAMALNAYAN BUILDCON PRIVATE LIMITED

*(Signature)*  
Authorized Signatory  
(RABINDRA JHA)

\_\_\_\_\_  
Seal & Signature of the Purchaser

DEED DRAFTED BY:

  
*Chakraborty & Associates*  
Advocates  
Advocate High Court, Calcutta  
Chakraborty & Associates

Advocates  
*NTS-842/2002*



ADDITIONAL REGISTRAR  
OF ASSURANCES, 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)   |
|-----------------------------|--------------------|---------------------------------|------------|----------|---------------|
| KAMALNAYAN BUILDCON PVT LTD | MD. SAMIRUL SARDAR | Indian Bank, Bhowanipore Branch | 653161     | 27.06.18 | Rs.5,95,000/- |
| KAMALNAYAN BUILDCON PVT LTD | MD. IRFAN SARDAR   | Do                              | 653162     | 27.06.18 | Rs.5,95,000/- |

**TOTAL**

-----  
**Rs.11,90,000/-**  
-----

**(Rupees Eleven Lakhs Ninety Thousand) only**

**Witness:**

*Kullesh Mondal*

*Souhardya Laha*

*md. Samirul Sardar*

*md. Irfan Sardar*

**MD. SAMIRUL SARDAR**

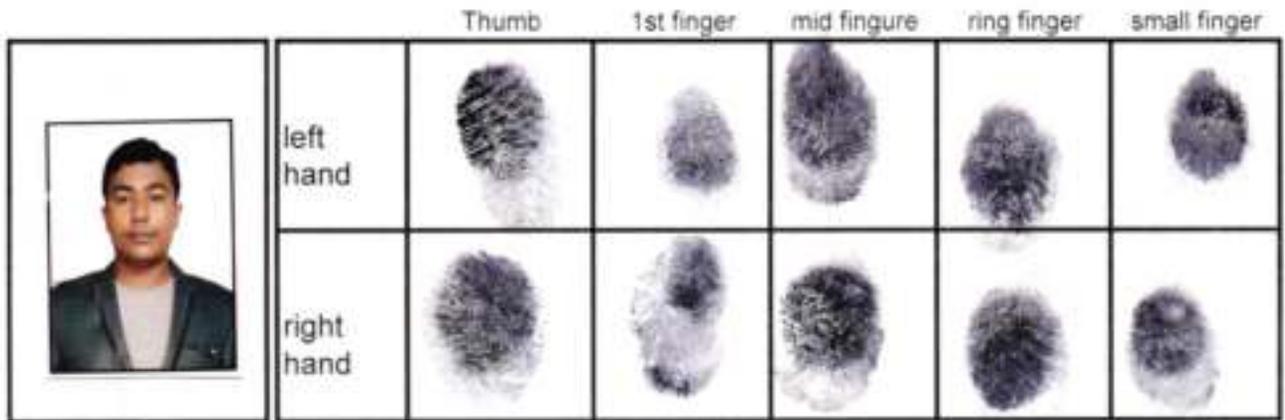
**MD. IRFAN SARDAR**

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**

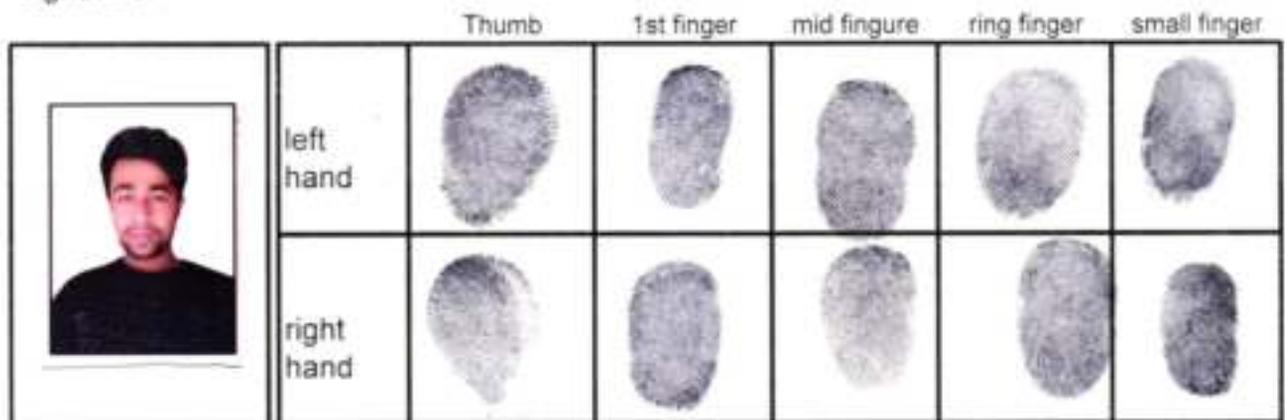


ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
- 2 JUL 2018



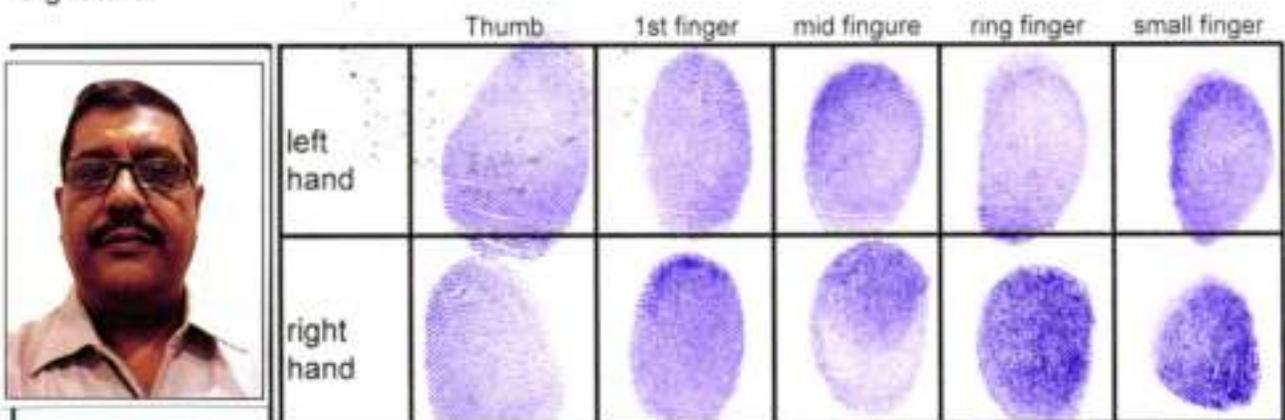
Name: *Md. Samiul Sadeque*

Signature:



Name: *Md. Intan Sarder*

Signature:



Name: *RABINDRA JHA*

Signature: *Rabindra Jha*



ADDITIONAL REGISTRAR  
OF ASSURANCES IV, KOLKATA

2 JUL 2018

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

**AAGCK8334G**



नाम / Name

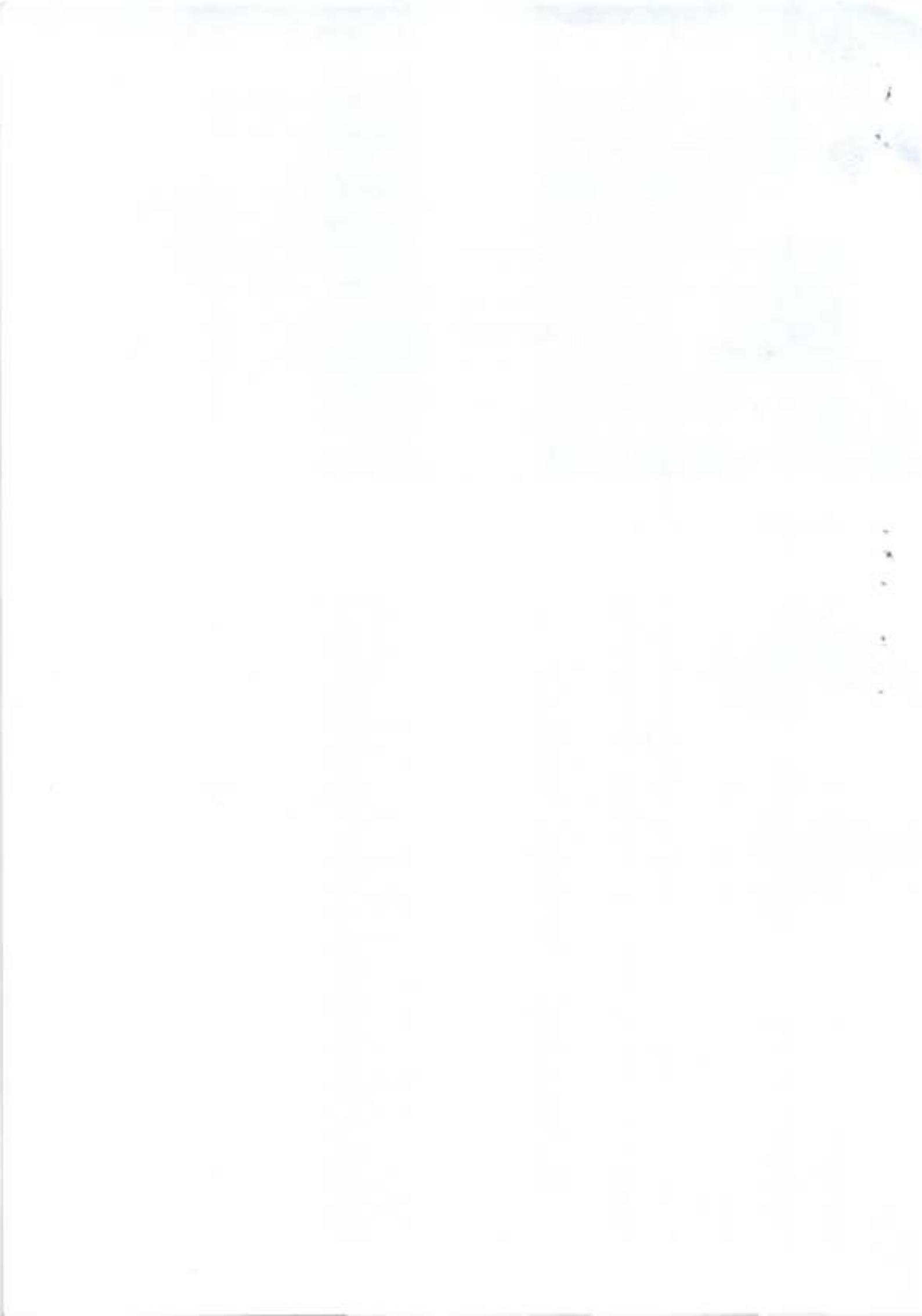
**KAMALNAYAN BUILDCON PRIVATE LIMITED**

निगमन/गठन की तारीख  
Date of Incorporation/Formation

**01/11/2017**

14112017







ভাৰতৰ নিৰ্বাচন কমিশন  
পৰিচয় পত্ৰ  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

YMM1233048



নিৰ্বাচকৰ নাম : হৰফান সৰদাৰ  
Elector's Name : Irfan Sardar  
পিতাৰ নাম : আজিজ সৰদাৰ  
Father's Name : Aziz Sardar  
লিংগ/সেই : পুৰুষ / M  
জন্ম তাৰিখ  
Date of Birth : XX/XX/1988

*Md: Irfan Sardar*

YMM1233048

স্বাক্ষৰ  
অফিচিয়াল, পিৰসাহেব মোৰে, ৰাজহাট পোলাপুৰ, গিৰ  
O/S, ২৪ নং ২৪ পৰগণা- ৭০০১৩৭

Address:  
HATIARA, PIRSAHEB MORE, RAJARHAT  
GOPALPUR, NEW TOWN, NORTH 24  
PARGANAS- 700137

Date: 25/02/2012

115-নংৰেজিষ্টাৰেছন অফিচৰ অধীনত  
ফ্যাক্সিমেইল স্বাক্ষৰ  
Facsimile Signature of the Electoral  
Registration Officer for  
115-Rajarhat New Town Constituency

ৱাৰ্ডৰ পৰিৱৰ্তন বা ঠিকনাৰ পৰিৱৰ্তনৰ ক্ষেত্ৰত এই কাৰ্ড নং  
নতুন কাৰ্ড আবেদন কৰাৰ ক্ষেত্ৰত এই কাৰ্ড নং আবেদন কৰাৰ  
সময়ত এই কাৰ্ড নং  
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.



1940

1941

1942

1943

1944

1945

1946

1947

1948

1949

1950

1951

1952

1953

1954

1955

**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 / चुराए प्रकृतिय नुसिले नई / खोले-  
 कायकर देण सेवा प्रदाता एन एस डी लि  
 5 डी भविल, मन्त्री शरिंग, प्लॉट नं. 341, सर्वे नं. 967/8,  
 मोडल कॉलोनी, नरूप बाजार, पीक डी पला,  
 पुणे-411 016.

*If this card is lost / someone's lost card is found,  
 please do / return to*  
 Income Tax PAN Services Unit, NSDL  
 5th floor, Mantri Shring,  
 Plot No. 341, Survey No. 967/8,  
 Model Colony, Near Deep Bunglow Chowk,  
 Pune - 411 016.

Tel: 91-20-2721 8080 Fax: 01-20-2721 8081  
 e-mail: [nsdl@nsdl.co.in](mailto:nsdl@nsdl.co.in)

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes the need for transparency and accountability in financial reporting.

2. The second part of the document outlines the various methods and techniques used to collect and analyze data. It covers both qualitative and quantitative research approaches, highlighting their strengths and limitations.

3. The third part of the document discusses the ethical considerations and standards that must be followed during the research process. It emphasizes the importance of informed consent, confidentiality, and the protection of participants' rights.

4. The fourth part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes the need for transparency and accountability in financial reporting.

5. The fifth part of the document discusses the various methods and techniques used to collect and analyze data. It covers both qualitative and quantitative research approaches, highlighting their strengths and limitations.

6. The sixth part of the document discusses the ethical considerations and standards that must be followed during the research process. It emphasizes the importance of informed consent, confidentiality, and the protection of participants' rights.

7. The seventh part of the document discusses the various methods and techniques used to collect and analyze data. It covers both qualitative and quantitative research approaches, highlighting their strengths and limitations.

8. The eighth part of the document discusses the ethical considerations and standards that must be followed during the research process. It emphasizes the importance of informed consent, confidentiality, and the protection of participants' rights.



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

YMM1060870



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

*Md. Samirul Sardar* ✓

YMM1060870

ঠিকানা:

৯৫, হাতিয়ারা বার্ড নং ১৯, গুনি,  
রাজহাট নিউটাউন, উত্তর ২৪ পরগণা, ৭০০০১৭

Address:

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

Date: 01/12/2010

115-রাজহাট নিউটাউন বিধান কেন্দ্রের নির্বাচন  
নিয়ন্ত্রক কর্মকর্তার স্বাক্ষর

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

কোন পরিবর্তন হলে নতুন ঠিকানা দেওয়া হবে এবং  
নতুন ঠিকানা দেওয়া হলে নতুন কার্ড দেওয়া হবে  
নির্বাচন নিয়ন্ত্রক কর্মকর্তার স্বাক্ষর

In case of change in address revision the Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with your signature.

১০১/১০

1908

1908

1908

1908

1908

1908

आयकर विभाग

INCOME TAX DEPARTMENT

MD SAMIRUL SARDAR

AZIZ SARDAR

14/10/1987

Permanent Account Number

FDXP83333D

*MD Samirul Sardar*  
Signature



भारत सरकार

GOVT. OF INDIA



*Md. Samirul Sardar*



*In case this card is lost / found, kindly inform / return to :*

Income Tax PAN Services Unit, UTTISI,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पत्ते पर कृपया सूचित करें/वापस करें :  
आयकर पैन सेवा यूनिट, UTTISI,  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.

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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 : সাধন  
Sex : **M**  
লিঙ্গ : পুরুষ  
Age as on 1.1.1995 : **32**  
১.১.১৯৯৫-এ বয়স : ৩২

*Khitish Mandal*

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

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

Facsimile Signature  
Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক

For **091-RAJARBHAT(S.C)** Assembly Constituency  
০৯১-রাজারহাট (সি.এস) বিধানসভা নির্বাচন কেন্দ্র

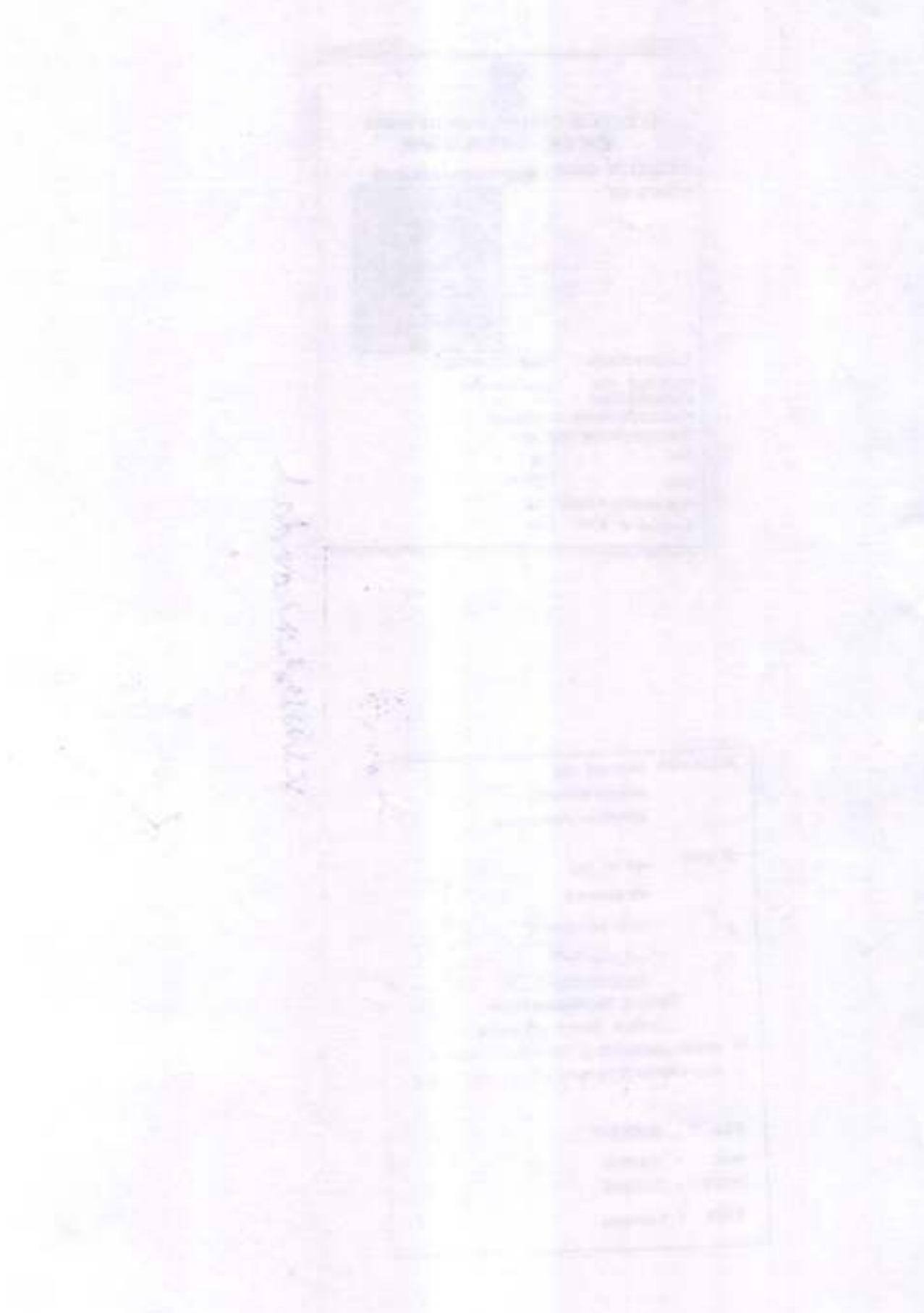
Place : **BARASAT**

স্থান : বারাসাত

Date : **05/04/95**

তারিখ : **০৫/০৪/৯৫**





1. 1000 1000 1000

1000 1000



  
भारत के 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

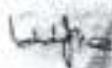


*Rabindra Jha*

**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

पिनकोड:

190 राजा राममोहन रॉय रोड 122  
ठाकुरपुरकुर दक्षिण 24 पारगना 700008

Address:

190 Raja Rammohan Roy Road 122  
Thakurpukur South 24 Parganas 700008

Date: 07/08/2007

112-कक्षा के बिना चयन बिना क्षेत्र

महिलाओं के लिए

Facsimile Signature of the Electoral  
Registration Officer for

112-Bahala East Constituency

बिना क्षेत्रों को आप बिना चयन बिना क्षेत्र  
को स-अन्य क्षेत्रों को बिना क्षेत्रों को  
को बिना क्षेत्रों को बिना क्षेत्रों को  
In case of change in address mention this Card No.  
to 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, UPI TNL,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यदि कार्ड खो जाय या पाया जाय तो / वापस :  
आयकर पैन सेवा यूनिट, UPI TNL,  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.

### Major Information of the Deed

|   |  |  |            |
|---|--|--|------------|
| Deed No :                               | I-1904-07318/2018  | Date of Registration                   | 04/07/2018 |
| Query No / Year                         | 1904-0001028954/2018   | Office where deed is registered        |            |
| Query Date                              | 30/06/2018 6:49:04 PM  | A.R.A. - IV KOLKATA, District: Kolkata |            |
| Applicant Name, Address & Other Details | KAMALNAYAN BUILDCON PRIVATE LIMITED<br>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 :

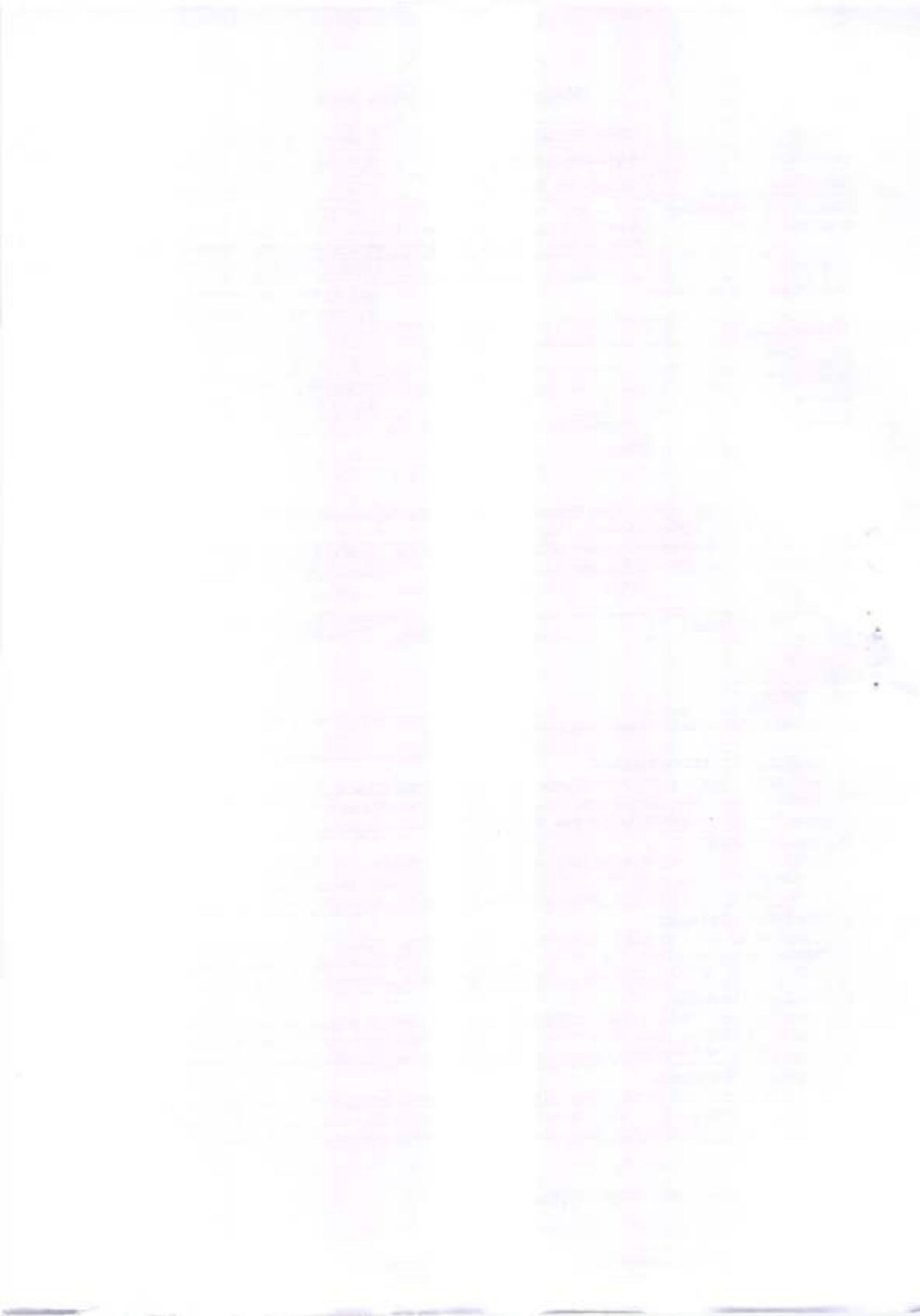
District: North 24-Parganas, P.S.- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Charaktala Road (Mahishbathan), Mouza: Mahisbathan

| Sch No               | Plot Number | Khatian Number | Land Use Proposed | Land 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. |
| <b>Grand Total :</b> |             |                |                   |              | <b>2.2666Dec</b> | <b>11,90,000 /-</b>     | <b>11,90,000 /-</b>   |                               |

#### Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Mr SUBHANKAR PRAMANIK</b><br>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     | <b>Mrs DIPTI ROY</b><br>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     | <b>Mrs TRIPTI BATANG</b><br>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     | <b>Mrs SMRITI NANDI</b><br>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     | <b>Mrs PRITI PRAMANIK</b><br>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-1904-07318/2018-04/07/2018



|   |   |
|---|---|
| 6 | <b>Mrs MAMATA PRAMANIK</b><br>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 | <b>Mrs BINA PRAMANIK</b><br>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 | <b>Mrs PURBA PRAMANIK</b><br>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 :**

| SI No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>KAMALNAYAN BUILDCON PRIVATE LIMITED</b><br>KHAMAR, LANGOLPOTA, P.O.- BISHNUPUR, P.S.- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAGCK8334G, Status :Organization, Executed by: Representative |

**Attorney Details :**

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Md SAMIRUL SARDAR</b><br>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     | <b>MOHAMMAD IRFAN SARDAR</b><br>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 :**

| SI No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Mr RABINDRA JHA (Presentant )</b><br>Son of Late KAMAL NARAYAN JHA 190, RAJA RAM MOHAN ROY ROAD, P.O.- BARISHA PS NOW HARIDVEVPUR, 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 : KAMALNAYAN BUILDCON PRIVATE LIMITED (as AUTHORISED SIGNATORY) |

Major Information of the Deed :- I-1904-07318/2018-04/07/2018



**Identifier Details :**

| Name & address  |  |
|---|--|
| Mr KHITISH MONDAL<br>Son of Late SADHAN MONDAL<br>MAHISHBATHAN, 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**

| Sl.No | From                  | To. with area (Name-Area)                        |
|-------|-----------------------|--|
| 1     | Mr SUBHANKAR PRAMANIK | KAMALNAYAN BUILDCON PRIVATE LIMITED-0.283325 Dec |
| 2     | Mrs DIPTI ROY         | KAMALNAYAN BUILDCON PRIVATE LIMITED-0.283325 Dec |
| 3     | Mrs TRIPTI BATANG     | KAMALNAYAN BUILDCON PRIVATE LIMITED-0.283325 Dec |
| 4     | Mrs SMRITI NANDI      | KAMALNAYAN BUILDCON PRIVATE LIMITED-0.283325 Dec |
| 5     | Mrs PRITI PRAMANIK    | KAMALNAYAN BUILDCON PRIVATE LIMITED-0.283325 Dec |
| 6     | Mrs MAMATA PRAMANIK   | KAMALNAYAN BUILDCON PRIVATE LIMITED-0.283325 Dec |
| 7     | Mrs BINA PRAMANIK     | KAMALNAYAN BUILDCON PRIVATE LIMITED-0.283325 Dec |
| 8     | Mrs PURBA PRAMANIK    | KAMALNAYAN BUILDCON 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: লক্ষ্মীকান্ত প্রামানিক, Gurdian: গোবর্দ্ধন প্রামানিক, Address: নিজ, Classification: ভেড়ি, Area: 1.02000000 Acre, |

**Endorsement For Deed Number : I - 190407318 / 2018****On 02-07-2018****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 18:12 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-1904-07318/2018-04/07/2018



**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, KAMALNAYAN BUILDCON 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, MAHISHBATHAN, 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, MAHISHBATHAN, 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, MAHISHBATHAN, 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 04-07-2018**

**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.

Major Information of the Deed :- I-1904-07318/2018-04/07/2018



**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 2:57PM with Govt. Ref. No: 192018190255530601 on 02-07-2018, Amount Rs: 11,998/-, Bank:  
Indian Bank ( IDIB000C001), Ref. No. IB02072018076244 on 02-07-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

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/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 15193, 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 2:57PM with Govt. Ref. No: 192018190255530601 on 02-07-2018, Amount Rs: 71,320/-, Bank:  
Indian Bank ( IDIB000C001), Ref. No. IB02072018076244 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-1904-07318/2018-04/07/2018





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2018, Page from 297070 to 297107  
being No 190407318 for the year 2018.



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2018.07.18 19:16:16 +05:30  
Reason: Digital Signing of Deed.

*Al*

(Asit Kumar Joarder) 18-07-2018 19:16:11  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)