

১৯৮৫ (৫)

জেলা - দক্ষিণ ২৪-পরগনা খতিয়ান নং- ৫৫৭ [১৬১৫০৪৫]
মৌজা - গড়াগাছা জে.এল.নং- ৪৫ খানা - সোনারপুর

(১) রাজস্ব - ০.০০ টাকা
(২) জমির মোট পরিমাণ - ০.০১ একর (৩) মোট দাগের সংখ্যা - ১

(৪) অত্রস্বত্বের দখলকারের বিবরণ		(৫) স্বত্ব	(৬) মন্তব্য
নাম	শ্রী ১ং ফার্ম হাইরাইস এল.এল.সি	রায়ত	
পিতা/স্বামী	সত্যেন্দ্র রায়		
ঠিকানা	নিজ		

(৭) অত্রস্বত্বের নিজ দখলী জমি :



দাগ নম্বর	জমির বৈশিষ্ট্য	দাগের মোট পরিমাণ একর	দাগের মধ্যে অত্র স্বত্বের অংশ	দাগের মধ্যে অত্র- স্বত্বের জমির অংশের পরিমাণ	
				একর	হেক্টর
৯২	শালি	০.২১	০.০৫০০	০.০১	

DECLARED TO BE A TRUE COPY

Officer Authenticated U/s-76 of the Land Revenue Act

Declared to be true copy of the Original Record, finally framed & finally published under sub Section (2) of Sec 51 (A) of the Land Revenue Act.

Revenue Officer

দাগের মোট সংখ্যা এক মাত্র ০.০১
Appl. Fee: Rs.10, Authentication Fee: 1 x Rs.10= Rs.10, Total: Rs.20

GOVERNMENT OF WEST BENGAL
OFFICE OF THE BLOCK LAND AND LAND REFORMS OFFICER
SONARPUR, SOUTH 24 PARGANAS



Memo No.

11/2489/BL-SNP/16

Dated: 26/12/16

To

Srl/Smt.

Gdowing Fern Highrise L.L.P

Sl.No.

33/1, Metaji Subhas road

Village

Harre street

P.O.

Dist.

Kol-01

Subject: Your application dated 21/9/16 praying for change of character of land from one class to another.

In terms of the provisions laid down in Section 4C of the W.B.L.R. Act, 1955 as amended upto date read with provisions of Rule 5A of W.B.L.R. Rules, 1965 (amended) permission is hereby accorded to you for conversion of land from one class to another as noted in the Schedule - I below with effect from this date subject to the terms and conditions as noted in Schedule -II.

SCHEDULE - I

Schedule of lands specially demarcated in the site plan for which conversion is allowed vide Case no. 743/16 of the office of the B.L.&L.R.O., Sonarpur, South 24 Parganas.

Mouza with J.L.	PS.	Plot No				Total area	Present Classification	Classification of land to which conversion is allowed	Area and share allowed for conversion	
		LR	RS	LR	RS					
Goragada - 45	Sonarpur			92		0.27 Acre	Shale	Bastu	0.01 Acre	Sh-506

Contd...

SCHEDULE - II

(Terms and conditions for conversion)

- a) that the order directing change, conversion or alteration is without prejudice to any of the provisions of Chapter-III of the said Act;
- b) that the order directing change, conversion or alteration is without prejudice to the provision of sub-section (3) of section 5 of the West Bengal Estates Acquisition Act, 1953 (West Ben. Act 1 of 1954);
- c) that where the land is situated within any urban agglomeration within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976 (32 of 1976), the order directing change, conversion or alteration is without prejudice to the provisions of the said Act;
- d) that where the land is situated within the jurisdiction of a Development Authority constituted under the West Bengal Town and Country (Planning and Development) Act, 1979 (West Ben. Act XII of 1979), the order directing change, conversion or alteration is without prejudice to the provisions of the said Act;
- e) that where the land is situated within the area of East Kolkata Wetlands as defined in the East Kolkata Wetlands (Conservation and Management) Act, 2006 (West Ben. Act VII of 2006), the order directing change, conversion or alteration is without prejudice to the provisions of the said Act;
- f) This permission for conversion is without prejudice to any of the provision of the LA Act 1948.
- g) This permission for conversion is without prejudice to any of the provision made under the existing Act restricting selling of the terms.
- h) that where the object to change or conversion is to use the land for a purpose for which approval or permission or licensee from an appropriate authority is necessary, the order directing change, conversion or alteration is subject to obtaining such approval or permission or licensee from such authority as soon as the order granting change or conversion as sought for is made;
- i) the Land Revenue shall be determined as per Sec 23 of the W.B.L.R. Act, 1955/Sec of the Kolkata Land Revenue Act 2003 as amended up to date.
- j) The permission for conversion will stand revoked if there is any violation of any of the provisions of prevailing laws enforcing prevention of environmental provision affecting public health in general of the locality at any point of time.
- k) The permission for conversion will also stand revoked if the land is used other than the purpose for which permission is given.
- l) Conversion is allowed. However necessary no-objection/approval from the concerned authorities must be obtained as required for such project.

Collector U/S 40 of the WBLR Act, 1955
and
Block Land & Land Reforms Officer
Sonarpur, South 24 Parganas

Memo No.

Dated :

Copy forwarded to :-
1. The Revenue Inspector,
taking necessary action.

South 24 Parganas for information and

Collector U/S 40 of the WBLR Act, 1955
and
Block Land & Land Reforms Officer
Sonarpur, South 24 Parganas

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20/3/2016
Block Land & Land Reforms Officer
Sonarpur, South 24 Parganas

7570 (4)

F-10(201/2015)

11/10/15



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

Whereas that the document is admitted to registration, the signature sheets and the endorsement sheets attached with this document are part of this document

K 934568

Handwritten notes: '1604', '0', and '811384/15'

(Signature)
 District Sub-Registrar to
 Registrar W/S 74 of
 Registration Act 1908,
 Alipore, South 24 Parganas
 26 OCT 2015

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 06th day of October, Two Thousand and Fifteen (2015);

Witnessed by
 Signature
 Name
 Address

109450

Sold to.....
 Address.....
 Value.....

30 SEP 2015

L.S.V. High Court
 Advocate
 High Court, Calcutta



[Handwritten signature]

District Sub-Registrar - IV
 Registrar U/S 7(2) of
 Registration Act 1908
 Alipore, South 24 Parganas
7, 5 OCT 2015

Identified by me
 Debabrata Chandra
 Advocate
 High Court, Calcutta
 F/413/238/2002

BETWEEN

1. **PANNA PRAMANIK**, son of Late Bhagirath Pramanik, by occupation Cultivation by faith Hindu, by Nationality Indian and residing at Village Matsyakhail, Post office Balakhali, Police Station Bishnupur, District 24 Parganas (South), PIN 743502 AND 2. **TANUSHREE MONDAL**, wife of Alok Mondal and daughter of Late Bhagirath Mondal, by occupation House wife, by faith Hindu, by Nationality Indian and residing at Village Jeliakhali, Purba Khanda. Post office Jeliakhali, Police Station Sendeshkhali, District 24 Parganas (North), PIN 743329; hereinafter collectively called and referred to as the "**VENDORS**" (which expression shall unless excluded by or repugnant to the context mean and include their heirs legal heirs successors executors administrators and assigns) of the **ONE PART;**

AND

GLOWING FERN HIGHRISE LLP (Having PAN No. AAMFG9939J) a partnership firm duly incorporated as per provision of 'Limited Liability Partnership Act, 2008' and having its registered address at registered address at 'Marshal House', Suite No. 807, 33/1, Netaji Subhas Road, P.S. Hare Street, Kolkata 700 001, represented by its Authorised Representative, Sri Satyananda Roy, son of Sri Swajan Kumar Roy, by Faith Hindu, by Nationality Indian, by Occupation Service, residing at Duttapukur Srikrishna Nagar, Post Office Digha, Police Station - Duttapukur, District 24 Parganas (North), PIN - 743248. hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and administrators, legal representatives) of the **OTHER PART.**

WHEREAS one Jatindra Nath Pramanick and Kalicharan Paramanik, since deceased, were the joint and absolute owners and lawfully seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of sail land measuring about 27 Decimals more or less comprising in R.S. Dag No. 85 corresponding to L.R. Dag No. 92 appertaining to R.S. Khatian No. 22, situated and

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lying at Mouza- Garagachha, J.L. No. 45, Ward No. 1 of Rajpur-Sonarpur Municipality, Police Station- Sonarpur, District South 24-Parganas and name of Jatindra Nath Pramanick and Kalicharan Pramanick were recorded in the Revisional Settlement of the Block and Land Revenue Department.

AND WHEREAS the said Jatindra Nath Pramanick died intestate leaving behind his wife, Sumati Pramanick and his surviving sons and daughters, namely, Jugal Das (Pramanick), Debu Das (Pramanick), Haran Das (Pramanick), Indubala Pramanick, Renika Pramanick AND wife and two sons of his predeceased son, Niranjan Das (Pramanick), who are namely, Parul Das (Pramanick), Pravash Das (Pramanick) and Prasanta Das (Pramanick) (herein after referred to as the '**LEGAL HEIRS OF JATINDRA NATH PRAMANICK**'). Sumati Pramanick, wife of Jatindra Nath Pramanick, died intestate subsequently and as such her share was devolved upon the said legal heirs of Jatindra Nath Pramanick.

AND WHEREAS the said legal heirs of Jatindra Nath Pramanick jointly inherited undivided half share equivalent to land measuring about 08 Cottah 02 Chittaks 20 Sq. ft. equivalent to 13 Decimals more or less of R.S. Dag No. 85 corresponding to L.R. Dag No. 92 appertaining to R.S. Khatian No. 22, situated and lying at Mouza- Garagachha, J.L. No. 45, Ward No. 1 of Rajpur-Sonarpur Municipality, Police Station- Sonarpur, District South 24-Parganas.

AND WHEREAS said Kalicharan Pramanick died intestate leaving behind his six sons, namely Palan Pramanick, Prafulla Pramanick, Bacharam Pramanick, Shyamal Pramanick, Sailen Pramanick and Ananda Pramanick and four daughters, namely, Kajol Pramanick, Kalyani Pramanick, Togarbala Pramanick and Durga Pramanick (herein after referred to as the '**LEGAL HEIRS OF KALICHARAN PRAMANICK**') as his legal heirs and heiresses and successors who jointly inherited the other undivided half share equivalent to land measuring about 08 Cottah 02 Chittaks equivalent to 14 Decimals more or less of R.S. Dag No. 85 corresponding to L.R. Dag No. 92 appertaining to R.S. Khatian No. 22, situated and lying at Mouza- Garagachha, J.L. No. 45, Ward No. 1 of Rajpur-Sonarpur Municipality, Police Station- Sonarpur, District South 24-Parganas.

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AND WHEREAS the said legal heirs of Jatindra Nath Pramanick and the said legal heirs of Kalicharan Pramanick amicably separated divided and demarcated their respective share for their better and peaceful enjoyment and management of their respective inherited share and accordingly legal heirs of Jatindra Nath Pramanick were allotted with the Northern half, contiguous with R.S. Dag No. 81 and legal heirs of Kalicharan Pramanick were allotted with the Southern half, of the said Dag No. R.S. 85.

AND WHEREAS the said legal heirs of Jatindra Nath Pramanick while seized possessed and sufficiently entitle thereof of ALL THAT piece and parcel of land measuring about 13 Decimals equivalent to 08 Kottah 02 Chittak 20 Square feet more or less comprised at R.S. Dag No. 85 corresponding to L.R. Dag No. 92 appertaining to R.S. Khatian No. 22, situated and lying at Mouza- Garagachha, J.L. No. 45, Ward No. 1 of Rajpur-Sonarpur Municipality, Police Station- Sonarpur, District South 24-Parganas; duly recorded their name in the records of the B.L. & L.R.O. and thereafter sold, conveyed and transferred the said land to SRI KISHAN MIRANIA AGARWAL (HUF) represented by its Karta, Kishan Mirania Agawal, son of Ram Bilash Agarwal of 36/1B, Lala Lajpath Rai Sarani, Police Station Bhowanipur, Kolkata 700 020, by and under a Deed of Conveyance dated 10-04-2008 duly registered in the Office of A.D.S.R., Sonarpur, South 24 Parganas and recorded in Book I, C.D. Volume No. 7, Pages 2851 to 2871, being No. 03103 for the year 2008; for the consideration mentioned therein.

AND WHEREAS the said, Palan Pramanick, Prafulla Pramanick, Bacharam Pramanick, Shyamal Pramanick, Sailen Pramanick, Ananda Pramanick, Kajol Pramanick, Kalyani Pramanick, Togarbala Pramanick and Durga Pramanick, being the legal heirs and heiresses of Kalicharan Pramanick while seized possessed and sufficiently entitle thereof of ALL THAT piece and parcel of land measuring about 14 Decimals equivalent to 08 Kottah 02 Chittak 00 Square feet more or less being the demarcated half share of R.S. Dag No. 85 corresponding to L.R. Dag No. 92 appertaining to R.S. Khatian No. 22, situated and lying at Mouza- Garagachha, J.L. No. 45 Ward No. 1 of Rajpur-Sonarpur Municipality, Police Station- Sonarpur,

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District South 24-Parganas (herein after referred to as 'SAID LAND'), duly their names in the records of the B.L. & L.R.O. and paid Khazna thereon accordingly. Panna Pramanick was allotted L.R. Khatian No. 112, Prafulla Pramanick was allotted L.R. Khatian No. 117, Bacharam Pramanick was allotted L.R. Khatian No. 140, Shyamal Pramanick was allotted L.R. Khatian No. 179, Sailen Pramanick was allotted L.R. Khatian No. 186, Ananda Pramanick was allotted L.R. Khatian No. 30, Kajol Pramanick was allotted L.R. Khatian No. 49, Kalyan Pramanick was allotted L.R. Khatian No. 44, Togarbala Pramanick was allotted L.R. Khatian No. 75 and Durjoy Pramanick was allotted L.R. Khatian No. 82.

AND WHEREAS each of the said legal heirs and heiresses of Kalicharan Pramanick had inherited 585 sq. ft. more or less in the said land by way of inheritance and have 0.0500 % of share in the said R.S. Dag No. 85 Corresponding to L.F. Dag No. 92, Mouza Goragachha, J.L. NO. 45, District 24 Parganas (South).

AND WHEREAS by and under an oral partition by and between the said legal heirs of Kalicharan Pramanick, said Kajol Pramanik, mother of the Vendors herein, was allotted with land measuring about 13 Chittak more or less upon the said Land, and the same was demarcated, partitioned and/or separated for better and peaceful enjoyment of said Kajol Pramanik and thereafter said Kajol Pramanik seized possessed the her demarcate portion of land upon the said Land as absolute owner without any encumbrances from any corner what-so-ever.

AND WHEREAS said Kajol Pramanik died intestate on 21-12-2005 leaving behind her son, Panna Pramanik, the Vendor No. 1 and one married daughter, Smt. Tanushree Mondal, Vendor No. 2, as her heir and heiress and successors of all her goods and properties including the said demarcated piece and parcel of land measuring about 13 Chittaks more or less upon the said Land, as per Hindu Succession Act, 1956. Be it noted that Bhagirath Pramanik, husband of Kajol Pramanik predeceased her.

AND WHEREAS said Panna Pramanik and Smt. Tanushree Mondal, the Vendors herein while seized and possessed of or otherwise well and sufficiently entitled of

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ALL THAT piece and parcel of LAND measuring about **13 (Thirteen) Chittaks equivalent to 1.34 Decimals** be the same or little more or less comprising in R.S. Dag No. 85 corresponding to L.R. Dag 92, appertaining to L.R. Khatian No. 49, situated and lying at Mouza- Garagachha, J.L. No. 45, within limit of Ward No. 1 of Rajpur-Sonarpur Municipality, Police Station Sonarpur, District South 24-Parganas (herein after referred to as the '**Said Property**') more fully and particularly described in the Schedule mentioned hereunder and for their own reasons and requirements decided to sell and transfer the said property and the Purchaser herein offered the Vendors to purchase the said property and the Vendors have agreed the proposal of the Purchaser for sell and transfer the said property for a total consideration of **Rs. 8,00,000/- (Rupees Eight lacs only)** on the following terms and conditions:

NOV. THIS INDENTURE WITNESSETH as follows :-

In pursuance of the said agreement and in consideration of the said sum of **Rs. 08,00,000/- (Rupees Eight lacs only)** fully paid by the purchaser to the Vendors (the receipt whereof the Vendors doth hereby acknowledge and of and from the same and every part thereof release and forever discharge the purchaser and the said plot of land hereby conveyed) the said Vendors do hereby absolutely and indefeasibly grant, convey, sell, transfer, assign and assure unto the said purchaser **ALL THAT** piece and parcel of LAND measuring about **13 (Thirteen) Chittaks equivalent to 1.34 Decimals** be the same or little more or less comprising in R.S. Dag No. 85 corresponding to L.R. Dag 92, appertaining to L.R. Khatian No. 49, situated and lying at Mouza- Garagachha, J.L. No. 45, within limit of Ward No. 1 of Rajpur-Sonarpur Municipality, Police Station Sonarpur, District South 24-Parganas, more fully described in the Schedule hereunder written and also shown in the Map or Plan annexed hereto by **RED** border **TOGETHER WITH** all liberties, privilege, easements and appurtenances whatsoever to the said property belonging or in any way appertaining or usually hold or occupied therewith or reputed to belong or be appurtenant thereto.

AND all the estate, right, title, interest, claim and demand whatsoever of the

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Vendors in or to the property hereby conveyed and every part thereof **TO HAVE AND TO HOLD** the same to the Purchaser absolutely and forever **AND** the Purchaser may hereafter peaceably and quietly possess and enjoy the said property in khas or through tenant without any claim or demand whatsoever from Vendors or any person claiming through or under them.

AND the Vendors covenant to save harmless and keep indemnified the purchaser free from all sorts of encumbrances, charges and equities whatsoever.

The Vendors do hereby covenant with the Purchaser as follows:

- a) That notwithstanding any acts, deeds or things herein before done, executed or knowingly suffered to the contrary the Vendors are now lawfully seized and possessed of the said property free from all encumbrances, attachments or any defects in title whatsoever;
- b) That the interest, the Vendors do hereby profess to transfer, subsists and he has good right, full power and absolute authority to sell, transfer, grant, convey, assign and assure the said property hereby sold by these presents;
- c) That the Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said property and the said property without any claim or demand whatsoever from the Vendors or any person claiming through or under them;
- d) That the Vendors on this day with the execution of this Deed handovers and delivers the peaceful khas vacant possession of the property hereby conveyed unto and to the Purchaser herein and also delivers the documents and writings in respect of the said property in favour of the Purchaser herein.
- e) That the Vendors covenant with the Purchaser that they have a clear and marketable title in the said property being sold by these presents without any charges, encumbrances, litigation and defects in title. If any encumbrances, charges or defects in title are found or observed subsequently, the Vendors shall be responsible for all consequences thereof apart from indemnifying the Purchaser fully.

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ALL THAT piece and parcel of LAND measuring about 13 (Thirteen) Chitaks equivalent to 1.34 Decimals be the same or little more or less comprising in S.S. Dag No. 85 corresponding to L.R. Dag 92, appertaining to L.R. Khatian No. 49, situated and lying at Mouza-Caragachha, J.L. No. 45, within limit of Ward No. 1 of Rajpur-Sonarpur Municipality, Police Station Sonarpur, A.D.S.R./Sub-Registrar Office at Garia, District South 24-Parganas, TOGETHER WITH all easement rights of the said passage/road which is shown in the map or plan annexed

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

- f) That the Vendors covenant with the Purchaser, his/its heirs, successors/ successor-in-office, executors, administrators and assigns that they shall at the request and cost of the Purchaser do or execute or cause or caused to be done or executed all lawful acts, deed or things whatsoever for further and more reflecting the title of the said property or any part thereof sold by these presents;
- g) That the Purchaser shall be entitled to mutate his name in the records of the local Municipality, Land and Land Reforms authority and also with the other authority with respect to the said property;
- h) That the Vendors shall be liable to pay all rates, taxes and other dues arrears of any government dues or any other statutory authority with respect to the said property till the date of execution of this deed;
- i) That the Vendors covenant with the Purchasers that the said property is not affected/encumbered by any Government Notification, Urban Land Ceiling and Regulation) Act, 1976 or any acquisition scheme under the West Bengal Estate Acquisition Act, 1955 or any other Act
- j) The Vendors hereby agree that they will co-operate with the purchaser regarding installation/transfer/changer of electric meter in favour of the purchaser from the West Bengal State Electricity Distribution Company Limited

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hereby by RED border, the said Map or Plan is part and parcel of this document. The annual proportionate rent of the said property is Rs. 41/- which is payable to the Collector, South 24-Parganas, who is to receive it on behalf of Govt. of West Bengal.

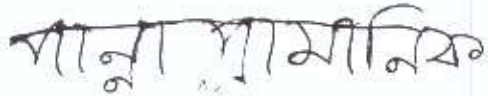
But it is bounded by :-

- | | |
|----------------|--|
| On the North : | Part of R.S. Dag No. 85, land owned previously purchased by Glowing Fern Highrise LLP, |
| On the South : | R.S. Dag No. 84, |
| On the East : | Part of R.S. Dag 86, |
| On the West : | Remaining portion of R.S. Dag 85 thereafter 5' feet wide village road. |

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

SIGNED SEALED AND DELIVERED
by the Vendors at Kolkata
in the presence of:

1. KUSH JAIN SWAI.
1 A/C, EAST TOPSIA ROAD
KOLKATA - 46



2. Ankit Mousaddi
211/1M, East Topsia Road
K: Kolkata - 46



VENDORS

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RECEIVED of and from within the named purchaser within mentioned sum of Rs. 08,00,000/- (Rupees Eight lacs only) as full and final consideration paid under these present: as per memo below:-

MEMO OF CONSIDERATION

VENDOR	CASH/ Draft No.	Date	Bank/Branch	Amount (in Rs.)
PANNA RAMANIK	CASH	28-09-2015	-----	50,000/-
	667118	05-10-2015	DCB BANK/ BRABOURN RD	3,50,000/-
ANUSHREE MONDAL	CASH	28-09-2015	-----	50,000/-
	667115	05-10-2015	DCB BANK/ BRABOURN RD	3,50,000/-
			TOTAL =	8,00,000/-

(EIGHT LACS ONLY)

WITNESSES :

1. Kusum Jaiswal.

পান্না রামানিক

2. Ankit Husaddi

কুমারী অক্ষয়

VENDORS

Drafted and prepared at my office

AND read over in Bengali,

Debarata Chandra
Adv.

(DEBARATA CHANDRA, Advocate)
HIGH COURT, CALCUTTA
F-413/231/2002

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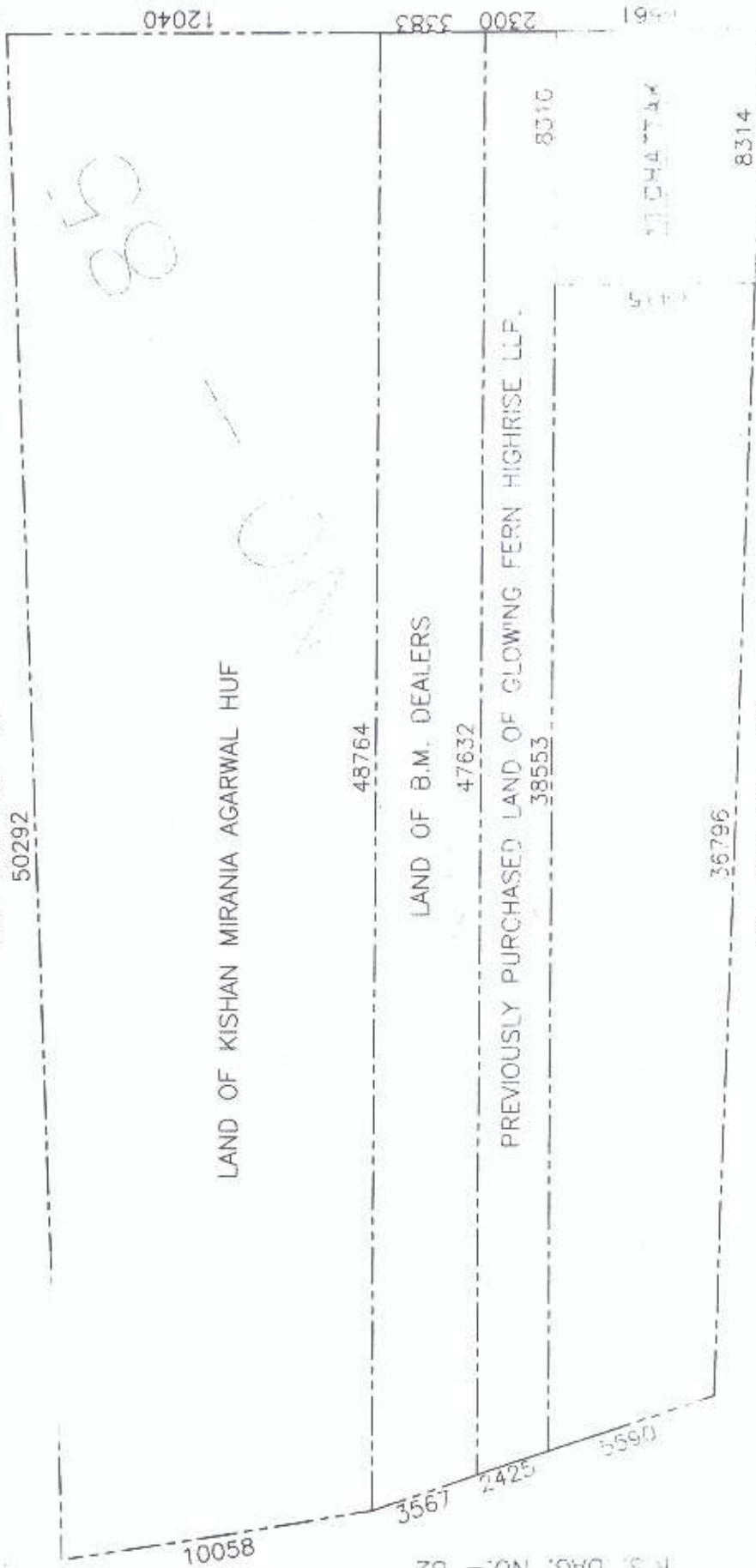
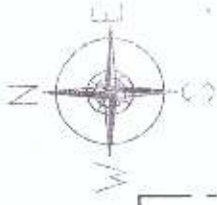


THE PLAN OF LAND COMPRISED AT MOUZA - GARGACHHA, J.L. NO - 45, P.S-SONARPUR, R.S. DAG NO. 85, L.R. DAG NO. 92, L.R. KHATIAN NO. 49, WITHIN LOCAL LIMIT OF RAJPUR SONARPUR MUNICIPALITY, WARD NO.1.

LAND AREA SOLD (MARKED IN RED COLOR BORDER) = 585 SQ.FT=13 CHATTAK =1.34 DECIMALS.

ALL DIMENTION ARE IN MM, AS OTHERWISE STATED.

R.S. DAG. NO. - 81
50292



R.S. DAG. NO. - 86

R.S. DAG. NO. - 82

P.S. DAG. NO - 84

SCALE-1:200

Handwritten signature: गीता मिश्रा

Handwritten signature: 685/राजपुर

































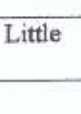
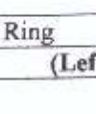
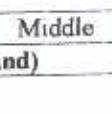




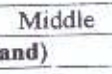


SIG. OF VENDORS.

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
25 OCT 2018

07



SPECIMEN FORM FOR TEN FINGERPRINTS

 <i>M. S. Talwar</i>	 Index	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				
	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				
 GLOWING FERN RISE LLP <i>S. S. Raj</i> Authorized Signatory	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				
PHOTO	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				



District Sub-Registrar, Alipur, South 24 Parganas
Registrar (No. 24) of
Registration Act 1908
= 6 OCT 2015





Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

15
6/10/15

✓

Query No / Year	16040000811384/2015	Query Date	05/10/2015 5:45:02 PM
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	DEBABRATA CHANDRA		
Address	163, BAITAKKHANA ROAD, Thana : Muchipara, District Kolkata, WEST BENGAL, PIN - 700009		
Applicant Status	Advocate		
Other Details	Mobile No. : 9230841673, e-Mail ID : debabrata163@gmail.com		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details			
Set Forth value	Rs. 8,00,000/-	Total Market Value:	Rs. 9,66,875/-
Stamp duty Payable	Rs. 58,012/-	Stamp duty Article:-	23
Registration Fee Payable	Rs. 10,658/-	Registration Fee Article:-	A(1), M(b), H
Expected date of the Presentation of Deed	06/10/2015		
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 1,000/-
Mutation Fee Payable :	DLRS server does not return any information		
Remarks			

পান্না দামানিহা

তনুজী মনুল

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha	LR Plot No:- 92 , LR Khatian No:- 49	13 Chatak	8,00,000/-	9,66,875/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 5 Ft.,
Seller Details						
SI No.	Name & Address	Status	Execution And Admission Details	Other Details		
1	Mr PANNA PRAMANIK Son of Late BHAGIRATH PRAMANIK VILLAGE MALASYAKHALI, Post Office: BALAKHALI, Shishnupur, District:-South 24- Parganas, West Bengal, India, PIN - 743502	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Form 60/61 supplied,		
2	Mrs TANUSHREE MONDAL Wife of Mr ANOK MONDAL VILLAGE JELIAKHALI PURBA KHANDA, Post Office: ELIAKHALI, Sandeshkhali, District:-North 24-Parganas, West Bengal, India, PIN - 73329	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Form 60/61 supplied,		
Buyer Details						
SI No.	Name	Address (Organization)	Status	Execution And Admission Details	Other Details	
1	GLOWING FERN HIGHRISE LLP 'Marshal House', Suite No. 807, 33/1, Netaji Subha, Post Office: G P O, Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001		Organization	Not Executed	PAN No. AAMFG9939J,	

যা নু প্রামানিক

কুমারী সুনু

Identifier Details				
Identifier Name & Address		Other Details		Identifier of
Mr DEBABRATA CHANDRA Son of Late ABANI NATH CHANDRA 163 Baitakkhana Road, Post Office: RAJA RAM MOHAN SARAI II, Muchipara, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700009		Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,		Mr PANNA PRAMANIK, Mrs TANUSHREE MONDAL
Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
L1	Mr PANNA PRAMANIK	GLOWING FERN HIGHRISE LLP	0.670313 Dec	50
L1	Mrs TANUSHREE MONDAL	GLOWING FERN HIGHRISE LLP	0.670313 Dec	50

For Information only




Note:

1. If the given information are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 18/11/2015
3. Standard Use charge of Rs. 175/-(Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAI no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 1lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
9. If SD and Fee are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

पान्ना प्रामानिक तनुश्री मण्डल




Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>Mrs TANUSHREE MONDAL Wife of Mr DLOK MONDAL VILLAGE JELIAKHALI PURBA KHANDA, P.O:- JELIAKHALI P.S:- Sandeshkhali, District:-North 24-Pargana ; West Bengal, India, PIN - 743329</p>	 06/10/2015 12:57:12 PM	 LTI 06/10/2015 12:57:18 PM
		 06/10/2015 12:57:46 PM	

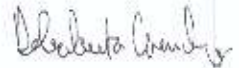
Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mr PANNA PRAMANIK Son of Late BHAGIRATH PRAMANIK VILLAGE MATSYAKHALI, P.O:- BALAKHALI, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743502 Sex: Male, By Caste: Hindi Occupation: Cultivation, Citizen of: India.; Statu : Individual; Date of Execution : 06/10/2015; Date of Admission : 06/10/2015; Place of Admission of Execution : Office</p>	 06/10/2015 12:56:05 PM	 LTI 06/10/2015 12:56:12 PM
		 06/10/2015 12:57:01 PM	

Seller Details

SL No.	Name, Address, Photo, Finger print and Signature		
2-	<p>Mrs TANUS IREE MONDAL Wife of Mr / LOK MONDAL VILLAGE JE LIAKHALI PURBA KHANDA, P.O:- JELIAKHALI P.S:- Sandeshkhali, District:-North 24-Parganas West Bengal, India, PIN - 743329 Sex: Female, By Caste: Hindu, Occupation: house wife, Citizen of: India,; Status : Individual; Date of Execution : 06/10/2015; Date of Admission : (6/10/2015; Place of Admission of Execution : Office</p>	 <p>06/10/2015 12:57:12 PM</p>	 <p>LTI 06/10/2015 12:57:18 PM</p>
		 <p>06/10/2015 12:57:46 PM</p>	

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	GLOWING FERN HIGHRISE LLP 'Marshall House', Suite No. 807, 33/1, Netaji Subha, P.O:- G P O, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001 PAN No. AAMFG9939J.; Status : Organization

B. Identifier Details

Identifier Details			Signature
SL No.	Identifier Name & Address	Identifier of	
1	Mr DEBABRATA CHANDRA Son of Late ABANI NATH CHANDRA 163 Baitakhar Road, P.O:- RAJA RAM MOHAN BARANI, P.S:- Muchipara, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700009 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Mr PANNA PRAMANIK, Mrs TANUSHREE MONDAL	 06/10/2015 12:58:01 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Garagachha	LR Plot No:- 92 , LR Khatian No:- 49	13 Chatak	8,00,000/-	9,66,875/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 5 Ft.,

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mr PANNA PRAMANIK	GLOWING FERN HIGHRISE LLP	0.670313	50
	Mrs TANUSHREE MONDAL	GLOWING FERN HIGHRISE LLP	0.670313	50

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	DEBABRATA CHANDRA

Details of the applicant who has submitted the requisition form	
Applicant's Name	DEBABRATA CHANDRA
Address	163, BAITAKKHANA ROAD, Thana : Muchipara, District : Kolkata, WEST BENGAL, PIN - 700009
Applicant's Status	Advocate

Office of the D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160407201 / 2015

Query No/Year 16040000811384/2015 Serial no/Year 1604007570 / 2015
Deed No/Year I - 160407201 / 2015
Transaction [0101] Sale, Sale Document
Name of Presentan Mrs TANUSHREE Presented At Office
MONDAL
Date of Execution 06-10-2015 Date of Presentation 06-10-2015

Remarks

On 06/10/2015

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

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

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

Presented for registration at 12:46 hrs on : 06/10/2015, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mrs TANUSHREE MONDAL, one of the Executants.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 9,66,875/-

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

Execution is admitted on 06/10/2015 by

Mr PANNA PRAMANIK, Son of Late BHAGIRATH PRAMANIK, VILLAGE MATSYAKHALI, P.O: BALAKHALI, Thana: Bishnupur, South 24-Parganas, WEST BENGAL, India, PIN - 743502, By caste Hindu, By Profession Cultivation

Identified by Mr DEBABRATA CHANDRA, Son of Late ABANI NATH CHANDRA, 163 Baitakkhana Road, P.O: RAJA RAM MOHAN SARANI, Thana: Muchipara, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, By caste Hindu, By Profession Advocate

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

Execution is admitted on 06/10/2015 by

Mrs TANUSHREE MONDAL, Wife of Mr ALOK MONDAL, VILLAGE JELIAKHALI PURBA KHANDA, P.O: JELIAKHALI, Thana: Sandeshkhali, North 24-Parganas, WEST BENGAL, India, PIN - 743329, By caste Hindu, By Profession House wife

Identified by Mr DEBABRATA CHANDRA, Son of Late ABANI NATH CHANDRA, 163 Baitakkhana Road, P.O: RAJA RAM MOHAN SARANI, Thana: Muchipara, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, By caste Hindu, By Profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,658/- (A(1) = Rs 10,626/-, H = Rs 28/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 10,658/-

Description of Draft

1. Rs 10,658/- is paid, by the Draft(other) No: 030420000428, Date: 30/09/2015, Bank: STATE BANK OF INDIA (SBI), CHOWRINGHEE.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 58,012/- and Stamp Duty paid by Draft Rs 57,012/-, by Stamp Rs 1,000/-

Description of Stamp

1. Rs 1,000/- is paid on Impressed type of Stamp, Serial no 109450, Purchased on 30/09/2015, Vendor named, Sujit Sarkar.

Description of Draft

1. Rs 57,012/- is paid, by the Draft(other) No: 030419000428, Date: 30/09/2015, Bank: STATE BANK OF INDIA (SBI), CHOWRINGHEE.

Tridip Misra

(Tridip Misra)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2015, Page from 83129 to 83153

being No 160407201 for the year 2015.



Digitally signed by TRIDIP MISRA
Date: 2015.10.09 18:38:49 -07:00
Reason: Digital Signing of Deed.



(Tridip Misra) 09/10/2015 18:38:48

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)