

Sl. no. 5103

I 5248



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

N 429508

Certified that the Endorsement Sheet / Sheets and Signature Sheet / Sheets attached to this Document are part of the Document itself.

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955454

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172 JUL 2016

DEED OF CONVEYANCE

THIS INDENTURE made on this 12th day of July, 2016
BETWEEN 1) RANJIT HALDER (PAN - ABWPH4583Q). 2) CHIRANJIT HALDER (PAN-ACLP4768H) both son of Sri Tarapada Halder, both by Nationality- Indian, by Faith- Hindu, by Occupation- Business, both presently residing at Prantik Apartment (Sonartori Restaurant), Post Office- Shantiniketan, Pin 731235, Police Station- Bolpur, District- Birbhum, also having their permanent residence at Ghakdah, Dhali Para, Post Office- Purba Putiari, Police Station- Regent Park, Kolkata- 700 093, hereinafter jointly referred to as the OWNERS/ VENDORS (Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, heiresses, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

MEGACITY SERVICES PRIVATE LIMITED, (PAN - AAGCM5936L), a Company incorporated under the Companies Act. 1956, limited by its shares having its registered office at 70, Lake East 6th Road, Post Office- Santoshpur, Police Station - Survey Park, Kolkata - 700 075, represented by its Director AVIJIT NASKAR (PAN -ACHPN3527G) Son of Sri Jayram Naskar by faith Hindu, by occupation- Business, by Nationality- Indian, residing at 70, Lake East, 6th Road, Post office Santoshpur, Kolkata- 700 075 , Police Station Purba Jadavpur, District South 24 Parganas, hereinafter referred to as the "PURCHASER" (Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its executors, administrators, legal representatives, successors, successors-in-office, successor-in-interest and assigns) of the OTHER PART.

WHEREAS by a Bengali registered indenture dated 6.3.2014 the said Ranjit Halder and Chiranjit Halder ,both sons of Tarapada Haldar , the vendors herein, have jointly purchased ALL THAT piece and parcel of land, measuring an area about 26 (Twenty Six) decimal, more or less, comprised under Mouza-Sharbanandapur, J. L. No. 31, L. R. Khatian No.139, R. S. and L. R. Dag No. 669, Police Station- Bolpur, A. D. S. R. at Bolpur, District- Birbhum, from one Debi Rani Paul, Kakali Paul, Jharna Rani Paul, Debashis Paul, & Srabani Paul against a valuable consideration mentioned therein and the said Deed was registered in the office of the A. D. S. R. at Bolpur and recorded in Book No. I, CD Volume no. 6, pages from 3741 to 3754, Being No. 01977 for the year 2014.

AND WHEREAS while seizing and possessing the said land measuring an area about 26 (Twenty Six) decimals, more or less , the vendors, herein, have mutated their names in the office of BL & LRO, Bolpur and recorded in L R Khatian No. 927 & 928 respectively in respect of said 26 decimals of land and were paying up to dates taxes.

AND WHEREAS by another Bengali registered indenture dated 11.6.2014 the said Ranjit Halder and Chiranjit Halder, both sons of Tarapada Haldar, vendors herein, have jointly purchased ALL THAT piece and parcel of land measuring an area about (1). 03 (Three) decimal , more or less, under Mouza Sharbanandapur, J L No 31, L. R. Khatian No. 220, R. S. and L. R. Dag No. 613, (2). land measuring an area about 02 (Two) decimal, more or less, under mouza Sarbanandapur, JL No 31,

L R Khatian No 07, R . S and L. R Dag No 613 and (3). land measuring an area about 13 (Thirteen) decimals, more or less, under mouza Sarbanandapur, J L No. 31, L R Khatian No 07, R . S and L. R Dag No 656, Totaling an area measuring about 18 (Eighteen) decimals of Land under Mouza Sharbanandapur, J L No. 31, L .R Khatian nos 220, 07, R.S & L.R Dag Nos 613, 656 , under Police Station- Bolpur, A. D. S. R. at Bolpur, District- Birbhum, from one Sukumar Mal, Chandana Mal, Mithun Mal, Lakhmi Rani Mal, Sabita Mal, Latika Mal, Unnyati Mal, Nandadulal Mal, Buddhadeb Mal, Uttam Mal, Dhanumati Mal, and Ashoka Mal, against a valuable consideration mentioned therein and the said Deed was registered in the office of the A.D.S.R. at Bolpur and recorded in Book No. I, CD volume no 14, pages from 3347 to 3370, Being No. 04718 for the year 2014.

AND WHEREAS while possessing the said land measuring an area about 18 (Eighteen) decimals, more or less , the vendors, herein , have mutated their names in the records of BL & LRO, Bolpur and have obtained L.R. porchas (RO R) in their names under L R Khatian Nos 934 & 935 and were paying taxes regularly.

AND WHEREAS by another Bengali registered indenture dated 14.11.2014 the said Ranjit Halder and Chiranjit Halder, both sons of Tarapada Haldar, vendors herein, jointly purchased ALL THAT piece and parcel of land, measuring an area (1) about 03 (Three) decimal , more or less, under Mouza-Sarbanandapur, J. L. No. 31 , under R S Khatian No 290,corresponding to L. R. Khatian No.497, R. S. and L. R. Dag No. 647, and (2). land of an area about 04 (Four) decimal ,more or less, under Mouza Sarbanandapur, JL No 31, R S khatian no 290, corresponding to L R Khatian No 496, R. S and L R Dag No 647, Totaling of an area about 07 (Seven) decimal, more or less, of land under Mouza Sharbanandapur, JL No 31, R S Khatian Nos 290 corresponding to L R Khatian No 497 & 496, R S & L R Dag no 647 Police Station- Bolpur, A. D. S. R. at Bolpur, District- Birbhum from one Satyen Debanshi, Madhuri Debanshi, Monojit Debanshi, and Arati Paul against a valuable consideration mentioned therein and the said Deed was registered in the office of the A.D.S.R at Bolpur and recorded in Book No. I , CD volume no 27, pages from 2266 to 2284, Being No. 08733 for the year 2014.

AND WHEREAS while possessing the said land measuring an area about 07 (Seven) decimals, more or less , the vendors, herein , have mutated their names in the records of BL & LRO, Bolpur and have obtained L.R. porchas (RO R) in their names under L R Khatian Nos. 934 & 935 and were paying taxes regularly.

AND WHEREAS by another Bengali registered indenture dated 16.07.2015 the said Ranjit Halder and Chiranjit Halder, both sons of Tarapada Halder, vendors herein, jointly purchased ALL THAT piece and parcel of land, measuring an area about 03 (Three) decimal, more or less, under Mouza-Sharbanandapur, J. L. No. 31, L R khatian no 347, R. S. and L. R. Dag No. 647, Police Station- Bolpur, A. D. S. R. at Bolpur, District- Birbhum from one Bhagirath Debanshi, Sandha Ghosh, Pravati Ghosh, Jyotsna Ghosh against a valuable consideration mentioned therein and the said Deed was registered in the office of the A.D.S.R at Bolpur and recorded in Book No. I, CD volume no 0303-2015, pages from 24680 to 24700, Being No. 0030304881 for the year 2015.

AND WHEREAS while possessing the said land measuring an area about 03 (Three) decimals, more or less, the vendors, herein, have mutated their names in the records of BL & LRO, Bolpur and have obtained L.R. porchas (RO R) in their names under L R Khatian Nos. 932 & 933 and were paying taxes regularly..

AND WHEREAS by another Bengali registered indenture dated 18.8.2015 the said Ranjit Halder and Chiranjit Halder, both sons of Tarapada Halder, vendors herein, jointly purchased ALL THAT piece and parcel of land, measuring an area about (1). 01.25 decimals under mouza Sarbanandapur, JL No 31, L. R khatian no 76, R. S. and L. R. Dag No. 665, (2) land measuring about 01.25 decimal, more or less, under mouza Sarbanandapur, JL No 31, in L R Khatian no 103, R. S and L R Dag No 665, (3). land measuring about 01.25 decimals, more or less, under mouza Sarbanandapur, JL No 31, L R Khatian no 128, R. S and L R Dag No 665, and (4) land measuring an area about 01.25 decimals, more or less, under mouza Sarbanandapur, JL No 31, LR Khatian No 147, R S & L R Dag No 665, Totaling an area of Land measuring about 05 (Five) decimals, more or less in Mouza Sharbanandapur, JL no 31, L.R Khatian Nos 76, 103, 128, 147, R.S & L.R Dag Nos 665, Police Station- Bolpur, A. D. S. R. at Bolpur, District- Birbhum from one Gautam Paul, Jaydeb Paul, Dilip Paul, Nandadulal Paul, against a valuable consideration mentioned therein and the said Deed was registered in the office of the A.D.S.R at Bolpur and recorded in Book No. I, CD volume no 0303-2015, pages from 35335 to 35361, Being No.030305603 for the year 2015.

AND WHEREAS while possessing the said land measuring an area about 05 (Five) decimals, more or less , the vendors, herein , have mutated their names in the records of BL & LRO, Bolpur and have obtained L.R. porches (RO R) in their names under L R Khatian Nos 930 & 931 and were paying taxes..

AND WHEREAS the vendors herein thus became absolute, lawful and joint owners and jointly seized and possessed of ALL THAT piece and parcel of land measuring an area about 59 (fifty nine) decimal , more or less, comprised in Mouza -Sarbanandpur, J. L No 31, L. R Khatian nos. 927,928, 930, 931, 932, 933, 934 & 935. R. S & L. R Dag nos. 613 , 647, 656, 665, 669 , Police Station- Bolpur, A. D. S. R. at Bolpur, District- Birbhum.

AND WHEREAS the vendors, herein, agree to sell and the purchaser, herein, agrees to purchase ALL THAT piece and parcel of land measuring an area about 59 (fifty nine) decimals more or less , comprised in Mouza -Sarbanandpur, JL No 31, L. R Khatian nos. 927, 928, 930, 931,932, 933, 934 & 935. R . S & L.R Dag nos. 613 , 647, 656, 665, 669 Police Station- Bolpur, A. D. S. R. at Bolpur, District- Birbhum at or for a total consideration sum of Rs 5,00,000/- (Rupees Five lakhs only), the receipt whereof the vendors doth hereby as also by the memo of consideration written herein under admit and acknowledge, (hereinafter referred to as the SAID LAND, more fully and particularly described in the Schedule written herein below and which is more clearly shown and delineated in a map or plan bordered with RED annexed to this Indenture.)

THE VENDORS DOTH HEREBY AGREE DECLARE AND COVENANT WITH THE PURCHASER AS FOLLOWS:

1. The vendors declare that the said property is free from all sorts of encumbrances, charges, attachments, liens, lispenses, claims, demands, mortgages, trusts, leases, tenancy, acquisitions, requisitions, litigations, and agreement to transfer whatsoever in nature.
2. The vendors declare and covenant that there is no Award, Suit, Case, Litigation or Appeal is pending before any Arbitrator, Court of Law, Tribunal or Appellate Authority in regard to the said property and / or the same is not under any attachment or revenue recovery.

3. The Vendors declare that there is no a due or over dues against the vendors, of Co-operative Societies, Housing Board, Gram Panchayet, Zila Parisad, Block Development Office, Bank, Financial Institutions or any other Agencies.
4. That the Vendors declare that the said land is not vested to the Government either Central or State, Statutory Authority, Corporate Body or any other Authority and there are no taxes impositions and dues are payable. If it is found any sort of discrepancies in respect of the said land the Vendors shall at their own cost and efforts clear the dispute of the land, If any, and handover the vacant peaceful, khas and unencumbered possession of the said land to the purchaser herein.
5. The vendors covenant that they have neither approached nor taken any loan from any Bank, Financial Institution, Private Organization, Private Body or Persons or from any other Agency by creating equitable mortgage of the said property or any part or portion thereof.
6. The vendors declare that they have neither entered into any agreement for sale with any other body or organization or person save and except the purchaser herein nor the vendors have any intention to enter into any agreement for sale with any other body, organization or person save and except the purchaser herein in regard to the said property till the registration of this indenture.
7. The vendors declare that they will give and deliver vacant, peaceful, Khas and unencumbered possession of the said property to the Purchaser herein on the date of registration of this indenture and possession of the said property.
8. The vendors shall hand over all the original documents such as Original Title Deeds, and all other papers, letters and documents available with the vendors in regard to the said property as required by the purchaser herein, on the date of registration of this indenture as well as taking possession of the said property by the purchaser herein.
9. The vendors shall at the costs, request and expenditure of the purchaser herein make any acts, deeds, things and matters before any registering authority and or Government, Semi Government, Local Authority, Statutory Authority,

Local Bodies to enjoy the said property by the purchaser herein more perfectly and effectively as may reasonably be required by the purchaser herein.

10. The vendors further declare that the said property is clear, free, marketable and the chain of title is complete and the said property neither acquired by the Government either Central or State or any other Statutory Authority, Body Corporate, nor vested by any scheme of the Government or any other Concern or the same is not under the provisions as laid down in West Bengal Land (Ceiling and Regulations) Act., 1976, as amended up to date, to the extent as evident from the original documents of the vendors regarding the said property as mentioned hereinabove of this indenture.
11. There is no impediment of any nature to sell, grant, convey, transfer, assign and assure the said property by the vendors herein to the purchaser herein.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS: -

That in pursuance of the said agreement and in consideration of the sum of Rs.5,00,000/- (Rupees five Lakhs) only in full paid by the purchaser on execution of these presents to the vendors (the receipt whereof the vendors doth hereby as also by the memo of consideration written herein under admit and acknowledge and of and from the payment of the same and every part thereof acquit exonerate release and discharge the purchaser the said property with common rights and facilities easement and all other rights, right to egress and ingress to the said land, thereto and forever). **THE VENDORS DOTH HEREBY** sell transfer grant convey assign and assure to and unto the purchaser herein **ALL THAT** the said property which is more fully and particularly described in the Schedule written here under together with all benefits and advantages of ancient rights lights trees gardens yards compound hedges fences walls ditches passages ways paths drains water courses water lines water supply electrical supply and all manner of former rights privileges easement liberty profits appendages and appurtenances right to egress and ingress whatsoever appurtenant to the said property or to any part/ portion thereof now or at any time heretofore held used enjoyed and occupied by the vendors **AND** the reversion or reversions remainder or reminders and rents issues profits in connection of the said property hereby sold transferred and intended so to be in the manner herein and all the estate right title interest properties claim demand right to egress and ingress whatsoever of the vendors in or upon the said property and every part

thereof **TO HAVE AND TO HOLD** the same hereby sold transferred conveyed assigned and assured and every part thereof to and unto the purchaser herein in the manner aforesaid its heirs executors administrators legal representatives and assigns forever and absolutely free from all sort of encumbrances charges liens lispendenses trusts attachment whatsoever **AND** the vendors at all times and from time to time hereafter at the cost and request of the purchaser do or executed to be done all such acts deeds things and matters whatsoever for further better and more perfectly enjoying and assuring the said property **AND** the vendors declare that they are now lawfully and absolutely jointly seized and possessed of and /or otherwise well and sufficiently entitled to the said property and no notice of acquisition or requisition has been served under the West Bengal Municipal Act.1993 as amended up to date in regard to the said property nor the same is attached or in any way affected by the Income Tax Act. 1961 as amended up to date neither is hit by the Income Tax Authority or Department or under the provisions of Public Demand Recovery Act. in regard to the said property nor the same is affected in any way under the provisions of West Bengal Land Reforms Act., 1955 as amended up to date **AND** the vendors have good right full power absolute authority and indefeasible title to sell grant transfer convey assign and assure the said property hereby sold transferred granted conveyed assigned and assured together with all easement rights, right to egress and ingress to the land , at all times for the beneficial use and enjoyment of the said property to the purchaser **AND** the purchaser shall hereafter peacefully and quietly hold possess and enjoy the said property in the manner aforesaid as sole and absolute owner thereof without any claim demand interference and disturbances whatsoever from the vendor or any person or persons lawfully claiming under them and the purchaser having full absolute and unfettered power and authority to mutate their names in the records of the B L & LRO, Bolpur and in the record of Panchayet/Municipality and in other Government authorities and also to sell transfer gift mortgage convey lease out deal with or dispose of the same in any manner or way whatsoever without any way being required to obtain any concurrence from the vendors herein.

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THE SCHEDULE ABOVE REFERRED TO
(Description of Land)

ALL THAT piece and parcel of land, measuring an area about 59 (fifty nine) decimal, (more or less), comprised in Mouza -Sarbanandpur, JL No 31, L.R Khatian nos. 927, 928, 930, 931 932, 933, 934, 935, R. S & L. R Dag nos. 613 , 647, 656 , 665, 669

R. S. & L. R. Dag No.	Total area of land in decimal	Purchased area of land in decimal
669	26	26
613	588	5
656	23	13
647	13	10
665	5	5

Total purchased land area - 59 decimals

Police Station- Bolpur, A. D. S. R. at Bolpur, District- Birbhum, also **TOGETHER WITH** all sorts of common and easement rights, and right to egress and ingress to the said land , butted and bounded are as follows-

ON THE NORTH- Land of Dag No 645, 648, and 651.
 ON THE SOUTH- Land of Dag No 670
 ON THE EAST - Land of Dag No 1111
 ON THE WEST- Land of Dag No 646, 664, and 668

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

SIGNED, SEALED AND DELIVERED by the OWNERS/ VENDORS

at Bolpur in presence of:

- 1) *Tapas pal*
S/o Late Sudhakar pal
Vij Kunehli P.O. K. Gopalpur
P.S Bolpur Dist Bilsa

1. *Pranjit Halder*

2. *Rajiv Halder*

OWNERS/VENDORS

- 2) *Tanuj Halder*
8/0 Chri Bahadur Halder
Dhaka, Garia
Ko-152

SIGNED, SEALED AND ACCEPTED by the PURCHASER

at Bolpur in presence of:

- 1) *Tapas pal*
S/o Late Sudhakar pal
Vij Kunehli P.O. K. Gopalpur
P.S Bolpur Bilsa

- 2) *Tanuj Halder*

Rajiv Halder
Director
MEGACITY SERVICES PVT. LTD.
PURCHASER

Drafted by-

Bibhas Kumar Ghosh
(BIBHAS KUMAR GHOSH)

Advocate, Calcutta High Court,
Regd No WB/733/1995

Computer typed by-

Tanmoy Fodder
(TANMOY FODDER)

70, Lake east, 6th Road,
Santoshpur, Kol - 75

MEMO OF CONSIDERATION

Amount received of and from the within named Purchaser Rs.5, 00,000/- (Rupees five Lakhs) only, as full and final consideration money as per memo below:

Date	Cheque No.	Bank & Branch	Amount
10.2.2016		Cash	Rs 1, 00,000/-
16.3.2016		Cash	Rs 1, 00,000/-
6.6.2016	653411	SBI, Jadavpur University Br.	Rs 3, 00,000/-
Total			Rs 5,00,000/-

(Rupees five Lakhs Only)

WITNESSES :

1. Tapsa

1. Kamjit Halder

2. Ganu Halder

2. Rajat Halder

OWNERS/VENDORS



Avijit Naskar

Name : AVIJIT NASKAR

Signature: *Avijit Naskar*
Director
MEGACITY SERVICES PVT. LTD.

Thumb

1st Finger

Middle Finger

Ring Finger

Small Finger

LEFT HAND					
RIGHT HAND					



Ranjit Halder

Name : RANJIT HALDER

Signature: *Ranjit Halder*

Thumb

1st Finger

Middle Finger

Ring Finger

Small Finger

LEFT HAND					
RIGHT HAND					



Chiranjit Halder

Name : CHIRANJIT HALDER

Signature: *Chiranjit Halder*

Thumb

1st Finger

Middle Finger

Ring Finger

Small Finger

LEFT HAND					
RIGHT HAND					

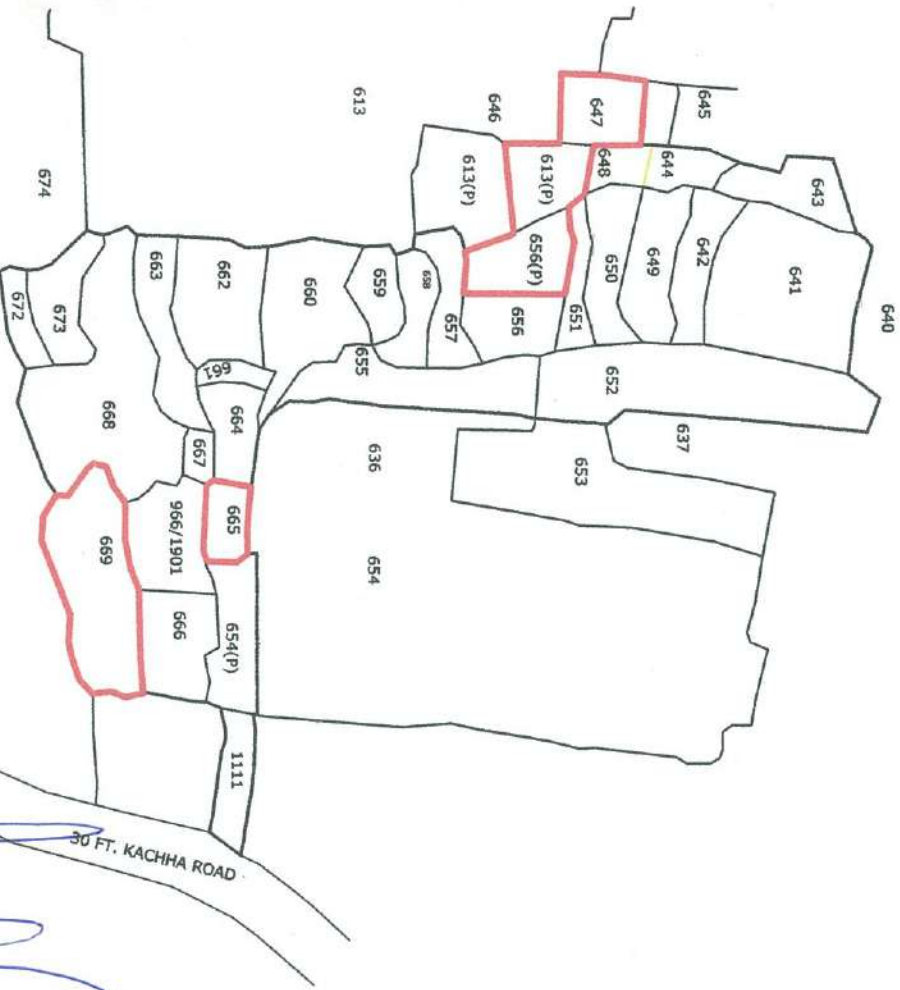
SITE PLAN FOR PLOT OF LAND UNDER MOUZA- SHARBANANDAPUR, J.L. NO.-31, R.S. & L.R. DAG NO. - 613,647,656,665,669, L.R. KHATIAN NO.- 927,928,930,931,932,933,934,935, POLICE STATION.- BOLPL DIST.- BIRBHUM

AREA OF LAND = 59 DECIMAL

THE PLOT SHOWN BY RED BORDER LINE



PURCHASED BY : MEGACITY SERVICES PVT.LTD.



AREA STATEMENT

R.S. & L.R. DAG NO	AREA AS PER R.O.R (IN DECIMAL)	PURCHASED LAND AREA (IN DECIMAL)
613	588	05
647	13	10
656	23	13
665	05	05
669	26	26
TOTAL		59

1. Manjit Halder

2. Debaraj Halder

SIGN. OF VENDORS :

[Signature]
Director

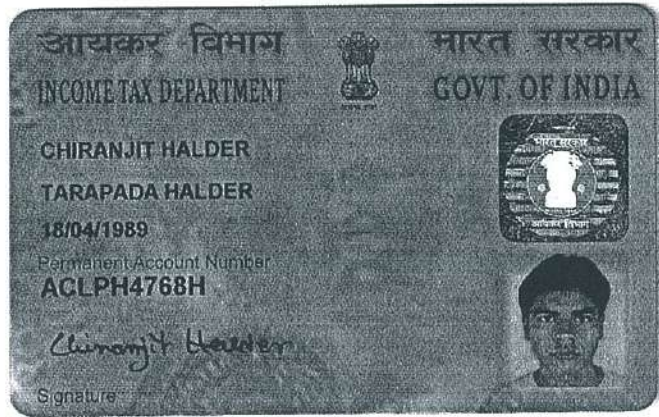
MEGACITY SERVICES PVT. LTD.

Bibhuti Bhusan Das

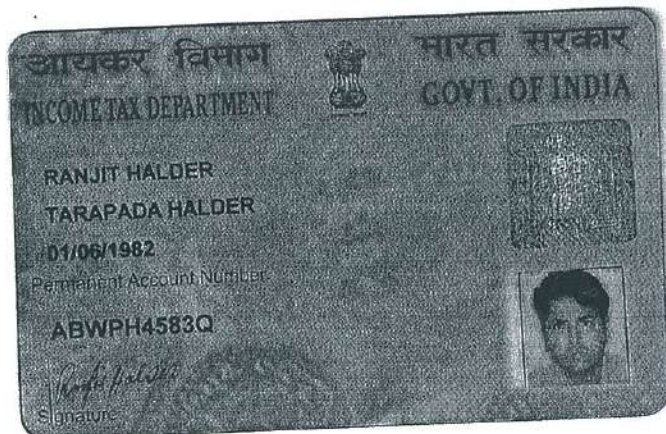
L.B.S. (K.M.C.) CL-I

Lic. No.-1410

DRAWN BY :



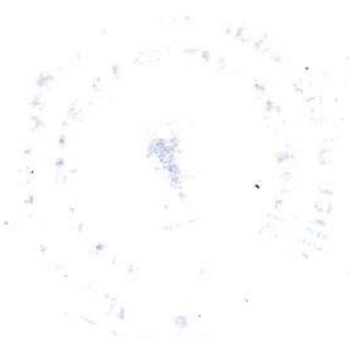
Chiranjit Halder



Ranjit Halder




Director
MEGACITY SERVICES PVT. LTD.



स्थायी खाते संख्या / PERMANENT ACCOUNT NUMBER
ACHPN3527G



नाम / NAME
AVJIT NASKAR

पिता का नाम / FATHER'S NAME
JAYRAM NASKAR

जन्म तिथि / DATE OF BIRTH
07-09-1979



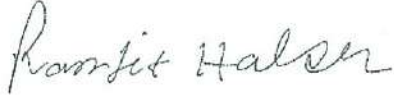
हस्ताक्षर / SIGNATURE
Avjit Naskar



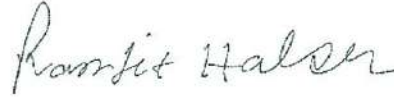
आयकर विभाग
COMMISSIONER OF INCOME TAX W.B. III

Avjit Naskar




Seller, Buyer and Property Details



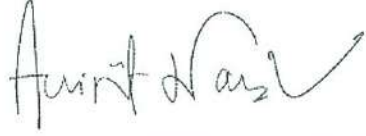
A. Seller & Buyer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Ranjit Halder Son of Shri Tarapada Halder Chakdah Dhalipara, P.O:- Purbaputiari, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093	 12/07/2016 2:14:15 PM	 LTI 12/07/2016 2:14:24 PM
		 12/07/2016 2:14:36 PM	


Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Ranjit Halder Son of Shri Tarapada Halder Chakdah Dhalipara, P.O:- Purbaputiari, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ABWPH4583Q,; Status : Individual; Date of Execution : 12/07/2016; Date of Admission : 12/07/2016; Place of Admission of Execution : Office	 12/07/2016 2:14:15 PM	 LTI 12/07/2016 2:14:24 PM
		 12/07/2016 2:14:36 PM	

Seller Details

SL No.	Name, Address, Photo, Finger print and Signature		
2	<p>Mr Chiranjit Halder Son of Shri Tarapada Halder Chakdah Dhalipara, P.O:- Purbaputiari, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACLPH4768H,; Status : Individual; Date of Execution : 12/07/2016; Date of Admission : 12/07/2016; Place of Admission of Execution : Office</p>	 <p>12/07/2016 2:13:43 PM</p>	 <p>LTI 12/07/2016 2:13:52 PM</p>
 <p>12/07/2016 2:14:05 PM</p>			

Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	MEGACITY SERVICES PRIVATE LIMITED 70, Lake East 6th Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 PAN No. AAGCM5936L,; Status : Organization; Represented by representative as given below:-		
1(1)	Mr Avijit Naskar 70, Lake East 6th Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACHPN3527G,; Status : Representative; Date of Execution : 12/07/2016; Date of Admission : 12/07/2016; Place of Admission of Execution : Office	 12/07/2016 2:13:15 PM	 LTI 12/07/2016 2:13:24 PM
		 12/07/2016 2:13:36 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Bibhas Kumar Ghosh Son of Late Bibhutibhusan Ghosh B/7 Boral Main Road, P.O:- Boral, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700154 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Mr Ranjit Halder, Mr Chiranjit Halder, Mr Avijit Naskar	 12/07/2016 2:14:49 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

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: Birbhum, P.S:- Bolpur, Gram Panchayat: SARPALEHANA-ALBANDHA, Mouza: Sarbanandapur	LR Plot No:- 669, LR Khatian No:- 927	13 Dec	1,15,000/-	1,70,390/-	Proposed Use: Industrial use, ROR: Shuna, Width of Approach Road: 1 Ft.,
L2	District: Birbhum, P.S:- Bolpur, Gram Panchayat: SARPALEHANA-ALBANDHA, Mouza: Sarbanandapur	LR Plot No:- 669, LR Khatian No:- 928	13 Dec	1,15,000/-	1,70,390/-	Proposed Use: Industrial use, ROR: Shuna, Width of Approach Road: 1 Ft.,
L3	District: Birbhum, P.S:- Bolpur, Gram Panchayat: SARPALEHANA-ALBANDHA, Mouza: Sarbanandapur	LR Plot No:- 613, LR Khatian No:- 934	3 Dec	24,000/-	39,321/-	Proposed Use: Industrial use, ROR: Shuna, Width of Approach Road: 1 Ft.,
L4	District: Birbhum, P.S:- Bolpur, Gram Panchayat: SARPALEHANA-ALBANDHA, Mouza: Sarbanandapur	LR Plot No:- 613, LR Khatian No:- 935	2 Dec	16,000/-	26,214/-	Proposed Use: Industrial use, ROR: Shuna, Width of Approach Road: 1 Ft.,
L5	District: Birbhum, P.S:- Bolpur, Gram Panchayat: SARPALEHANA-ALBANDHA, Mouza: Sarbanandapur	LR Plot No:- 656, LR Khatian No:- 934	6 Dec	51,000/-	78,641/-	Proposed Use: Industrial use, ROR: Shuna, Width of Approach Road: 1 Ft.,
L6	District: Birbhum, P.S:- Bolpur, Gram Panchayat: SARPALEHANA-ALBANDHA, Mouza: Sarbanandapur	LR Plot No:- 656, LR Khatian No:- 935	7 Dec	59,000/-	91,748/-	Proposed Use: Industrial use, ROR: Shuna, Width of Approach Road: 1 Ft.,
L7	District: Birbhum, P.S:- Bolpur, Gram Panchayat: SARPALEHANA-ALBANDHA, Mouza: Sarbanandapur	LR Plot No:- 647, LR Khatian No:- 934	3 Dec	24,000/-	39,321/-	Proposed Use: Industrial use, ROR: Shuna, Width of Approach Road: 1 Ft.,

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
L8	District: Birbhum, P.S:- Bolpur, Gram Panchayat: SARPALEHANA-ALBANDHA, Mouza: Sarbanandapur	LR Plot No:- 647, LR Khatian No:- 935	4 Dec	32,000/-	52,428/-	Proposed Use: Industrial use, ROR: Shuna, Width of Approach Road: 1 Ft.,
L9	District: Birbhum, P.S:- Bolpur, Gram Panchayat: SARPALEHANA-ALBANDHA, Mouza: Sarbanandapur	LR Plot No:- 647, LR Khatian No:- 932	2 Dec	16,000/-	26,214/-	Proposed Use: Industrial use, ROR: Shuna, Width of Approach Road: 1 Ft.,
L10	District: Birbhum, P.S:- Bolpur, Gram Panchayat: SARPALEHANA-ALBANDHA, Mouza: Sarbanandapur	LR Plot No:- 647, LR Khatian No:- 933	1 Dec	8,000/-	13,107/-	Proposed Use: Industrial use, ROR: Shuna, Width of Approach Road: 1 Ft.,
L11	District: Birbhum, P.S:- Bolpur, Gram Panchayat: SARPALEHANA-ALBANDHA, Mouza: Sarbanandapur	LR Plot No:- 665, LR Khatian No:- 930	2 Dec	16,000/-	26,214/-	Proposed Use: Industrial use, ROR: Shuna, Property is on Road
L12	District: Birbhum, P.S:- Bolpur, Gram Panchayat: SARPALEHANA-ALBANDHA, Mouza: Sarbanandapur	LR Plot No:- 665, LR Khatian No:- 931	3 Dec	24,000/-	39,321/-	Proposed Use: Industrial use, ROR: Shuna, Width of Approach Road: 1 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 Chiranjit Halder	MEGACITY SERVICES PRIVATE LIMITED	13	100
L2	Mr Ranjit Halder	MEGACITY SERVICES PRIVATE LIMITED	13	100
L3	Mr Chiranjit Halder	MEGACITY SERVICES PRIVATE LIMITED	3	100

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L4	Mr Ranjit Halder	MEGACITY SERVICES PRIVATE LIMITED	2	100
L5	Mr Chiranjit Halder	MEGACITY SERVICES PRIVATE LIMITED	6	100
L6	Mr Ranjit Halder	MEGACITY SERVICES PRIVATE LIMITED	7	100
L7	Mr Chiranjit Halder	MEGACITY SERVICES PRIVATE LIMITED	3	100
L8	Mr Ranjit Halder	MEGACITY SERVICES PRIVATE LIMITED	4	100
L9	Mr Ranjit Halder	MEGACITY SERVICES PRIVATE LIMITED	2	100
L10	Mr Chiranjit Halder	MEGACITY SERVICES PRIVATE LIMITED	1	100
L11	Mr Ranjit Halder	MEGACITY SERVICES PRIVATE LIMITED	2	100
L12	Mr Chiranjit Halder	MEGACITY SERVICES PRIVATE LIMITED	3	100

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Bibhas Kumar Ghosh
Address	B/7 Boral Main Road, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Advocate

Office of the A.D.S.R. BOLPUR, District: Birbhum
Endorsement For Deed Number : I - 030305248 / 2016

Query No/Year	03030000955454/2016	Serial no/Year	0303005103 / 2016
Deed No/Year	I - 030305248 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Ranjit Halder	Presented At	Office
Date of Execution	12-07-2016	Date of Presentation	12-07-2016

Remarks

On 11/07/2016

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 7,73,309/-



(Suman Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BOLPUR
Birbhum, West Bengal

On 12/07/2016

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,510/- (A(1) = Rs 8,503/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 8,510/-

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

1. Rs. 8,510/- is paid, by online on 11/07/2016 5:08AM with Govt. Ref. No. 192016170012684831 on 11-07-2016, Bank: AXIS Bank (UTIB0000005), Ref. No. 18814639 on 11/07/2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 38,675/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 37,675/-

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

1. Rs. 37,675/- is paid, by online on 11/07/2016 5:08AM with Govt. Ref. No. 192016170012684831 on 11-07-2016, Bank: AXIS Bank (UTIB0000005), Ref. No. 18814639 on 11/07/2016, Head of Account 0030-02-103-003-02

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

Presented for registration at 13:30 hrs on : 12/07/2016, at the Office of the A.D.S.R. BOLPUR by Mr Ranjit Halder , one of the Executants.

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

Execution is admitted on 12/07/2016 by

Mr Ranjit Halder, Son of Shri Tarapada Halder, Chakdah Dhalipara, P.O: Purbaputiari, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, By caste Hindu, By Profession Business
Indetified by Mr Bibhas Kumar Ghosh, Son of Late Bibhutibhusan Ghosh, B/7 Boral Main Road, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, By caste Hindu, By Profession Advocate

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

Execution is admitted on 12/07/2016 by

Mr Chiranjit Halder, Son of Shri Tarapada Halder, Chakdah Dhalipara, P.O: Purbaputiari, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, By caste Hindu, By Profession Business
Indetified by Mr Bibhas Kumar Ghosh, Son of Late Bibhutibhusan Ghosh, B/7 Boral Main Road, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, By caste Hindu, By Profession Advocate

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

Execution is admitted on 12/07/2016 by

Mr Avijit Naskar Director, MEGACITY SERVICES PRIVATE LIMITED, 70, Lake East 6th Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Mr Avijit Naskar, Son of Shri Jayram Naskar, 70, Lake East 6th Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, By caste Hindu, By profession Business
Indetified by Mr Bibhas Kumar Ghosh, Son of Late Bibhutibhusan Ghosh, B/7 Boral Main Road, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, By caste Hindu, By Profession Advocate

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 38,675/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 37,675/-

Description of Stamp

1. Rs 10/- is paid on Court Fees.
2. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 27945, Purchased on 08/07/2016, Vendor named Manas Nag.



(Suman Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Birbhum, West Bengal

12/07/2016 Query No:-03030000955454 / 2016 Deed No :I - 030305248 / 2016, Document is digitally signed.

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0303-2016, Page from 103220 to 103247
being No 030305248 for the year 2016.



Digitally signed by SUMAN BASU
Date: 2016.07.12 17:21:51 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 7/12/2016 5:21:50 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BOLPUR
West Bengal.

(This document is digitally signed.)