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F - 10539/18



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 907172

14.9.18  
 9.24  
 0-1732618/18

Certified that the stamp is adhered to  
 in accordance with the provisions of  
 the Stamp Act, 1899, and the  
 Stamp Act, 1902, and the  
 Stamp Act, 1958.

*[Signature]*  
 Additional District Sub-Registrar  
 Rajshahi, New Town, North 24 Parganas

**SALE DEED. 18 SEP 2018**

THIS SALE DEED is made this 14<sup>th</sup> day of September, Two Thousand and Eighteen

**BETWEEN**

10/9/18 500/-

নং 11430 তার  
ক্রেতার নাম  
স্ট্যাম্প ভেঙার স্বাক্ষর  
বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. অফিস  
মোট স্ট্যাম্প ক্রয় তা  
চালান নং  
টহাঙ্গী বারাকপুর ভেঙার-মিতা দত্ত

Mahamani Properties Pvt. Ltd.  
RDA-17, 5/2, Kan-64

20 AUG 2018

898000

Sayant Sanyal



6551

MAHAMANI PROPERTIES PVT. LTD.

Sayant Sanyal  
Director



6550



Megabytes Advisory Pvt. Ltd

Pratosh Kumar Patra  
Authorized Signatory/director

Banuddi Mondal  
S/o Sri Haridas Mondal  
vill-Kali Kabor  
P.S. Bakoraj  
Business  
713423

14 SEP 2018

**MEGABYTES ADVISORY PVT. LTD. (PAN AAECM7309M)** a Company duly registered and incorporated under the provisions and meanings of the Companies Act, 1956 having its registered office at 19/6, Nayan Chand Dutt Street, Ground Floor, P.O: Beadon Street, P.S: Burtola, Kolkata – 700 006, duly represented by it's Authorized Signatory namely, **MR. PRATOSH KUMAR PATHAK, (PAN-CDYPP8761Q)**, son of Sri Sudhir Kumar Pathak, by faith Hindu, by Occupation: Business, by Nationality: Indian, by Faith: Hindu, residing at 12/1, Murari Mohan Mitra Road, 3<sup>rd</sup> Floor, Flat 3B, P.S: Khardah, P.O: Agarpara, Kolkata – 700 058, hereinafter referred to as "**THE VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interest and assigns) of the **ONE PART**;

**AND**

**MAHAMANI PROPERTIES PRIVATE LIMITED (having PAN-AAICM4413A)** a Company incorporated under Indian Companies Act, 1956 having its registered office at BA-17, Salt Lake City, Sector-1, P.O: Bidhannagar, P.S: Bidhannagar (N), Kolkata - 700 064 being represented by one of its Director **SRI SANJEEB GUPTA**, son of Sri Gopal Prasad Gupta, by Nationality: Indian, by faith Hindu, by occupation Business, , residing at BA-17, Sector-1, Salt Lake City, P.O: Bidhannagar, P.S: Bidhannagar (N), Kolkata-700 064, 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 their heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS:

A. One Raosan Ali alias Raosan Ali Mondal was the owner of all that piece and parcel of land admeasuring 6 Cottah 10 Chittack 18 sq.ft. in L.R. Dag No. 296 and 747 in Mouza: Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24-Parganas by dint of a Sale Deed dated 28.06.1976 executed by one Subhadra Devi and duly registered with the office of Sub Registrar Cossipore Dum Dum and recorded In Book No. I, Volume no. 79, Pages 173 to 176, Being no. 4385 for the year 1976.

B. Said Raosan Ali alias Raosan Ali Mondal was the owner of another piece and parcel of land admeasuring 16 Decimals in L.R. Dag No. 747 in Mouza Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24-Parganas by dint of another Sale Deed dated 17.06.1980 duly executed and registered by one Ali Mohammad Mondal and recorded in Book No. I, Being No. 4771 for the year 1980.

C. Said Raosan Ali alias Raosan Ali Mondal was the owner of another piece and parcel of land admeasuring 18 Decimals in L.R. Dag No. 296 and 747 in Mouza Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24 Parganas by dint of a Sale Deed dated 04.11.1981 executed by one Motiar Rahaman and duly registered with the office of Sub Registrar Cossipore Dum Dum and recorded in Book No. I, Volume no. 333, Pages 73 to 86, Being no. 11013 for the year 1981.

D. Said Raosan Ali alias Raosan Ali Mondal became the owner of all that piece and parcel of land admeasuring 6 Decimals in L.R. Dag No. 296 and land admeasuring 31 Decimals in L.R. Dag No. 747 in Mouza Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24-Parganas.

E. The land measuring 12 Decimals in L.R. Dag No. 747 has been acquired by the Government of West Bengal in LA Case No. 4/195 for the year 2002-2003.

F. One Chhayatan Nessa Bibi was the owner of all that piece and parcel of land admeasuring 1 Decimals in L.R. Dag No. 296 and land admeasuring 1 Decimals in L.R. Dag No. 747 under L.R. Khatian No. 331 in Mouza Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24 Parganas.

G. Said Chhayatan Nessa Bibi sold, transferred and conveyed the said land admeasuring 1 Decimal in L.R. Dag No. 296 and land admeasuring 1 Decimal in L.R. Dag No. 747 under L.R. Khatian No. 331 in Mouza Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24-Parganas unto and in favour of Raosan Ali Mondal by a Sale Deed dated 25.06.1993 duly registered with the office of the Additional District Sub Registrar Bidhannagar and recorded in Book No. I, Volume no. 108, Pages 65 to 70, Being no. 4989 for the year 1993.

H. Said Raosan Ali alias Raosan Ali Mondal sold, transferred and conveyed the said land admeasuring 8.84 in L.R. Dag Nos. 296 & 747 under L.R. Khatian No. 746 & 331 in Mouza: Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24-Parganas unto and in favour of Megabytes Advisory Pvt. Ltd. by a Sale Deed dated 09.05.2008 and the same was duly registered with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. I, Volume No. 1, Pages 1 to 14, Being No. 6031 for the year 2008.

I. By dint of the aforesaid Sale Deed dated 09.05.2008 Being No. 6031 for the year 2008 the Vendor herein has become the Owner of the aforesaid demarcated Land comprised in part of R.S. Dag No. 277 corresponding to L.R. Dag No. 296 and R.S. Dag

No. 647 corresponding to L.R. Dag No. 747, under L.R. Khatian Nos. 746 & 331, both at present under L.R. Khatian No. 1657, lying situated at Mouza: Jatragachi, J.L. No. 24, Re Sa No. 195, Touzi No.174, 179, P.S. Rajarhat, Dist. North 24-Parganas, under Jangra-Hatiara II Gram Panchayet, classified as Sali land, and the Vendor herein is/are in peaceful possession and/or occupation of the same and enjoying the absolute right, title and interest thereof free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts and dues whatsoever without any interference and disturbance of any manner whatsoever from any corner whatsoever.

J. The name of the Vendor has been mutated and is recorded in R.O.R under L.R. Khatian No. 1657 comprising of Sali Land measuring 5.4432 decimals being his 0.0432 share in total land of 1.26 acre comprised in L.R. Dag No. 747 and 3.4594 decimals being his 0.0706 share in total land of 0.49 acres comprised in L.R. Dag No. 296 and the Vendor herein has been in exclusive khas physical possession of the said Sali Land measuring 5.4432 decimals in part of L.R. Dag No. 747 and 3.4594 decimals in part of L.R. Dag No. 296 both adjacent to each other forming a single plot of land total admeasuring 8.9026 decimals morefully and particularly described in the Schedule hereunder written and hereinafter referred to as the 'SAID LAND'/'SAID PROPERTY' and the Vendor herein is in peaceful enjoyment of the entire Said Land without any hindrance or interference by anybody and paying Govt. rent for the said property.

**K. VENDOR'S REPRESENTATION:**

- i) The entire land under the Schedule hereto is in the khas possession of the Vendor and no portion in any manner whatsoever is under any "BHAGCHASE"/ "BARGADAR".
- ii) The total area of schedule land never exceeds the maximum ceiling permitted under the Estate Acquisition Act.
- iii) There is no proceeding pending or even been initiated in connection the levy under Article 226 of the Constitution of India in the Hon'ble High Court at Calcutta.
- iv) The land was never subject any proceeding under the Bengal Restoration of Alienated Land Act (Act XXIII of 1937) or the West Bengal Acquisition and Settlement of Homestead Land Act (W.B. Act XV of 1969).

- v) There is no restriction or impediment to transfer the subject land and or any portion by the Owner/Vendor in favour of the Purchaser under Transfer of Property Act and under Law of Land within the purview of W.B. Land Reforms Act, 1955.
- vi) The Vendor has not received any notice of acquisition or requisition of the Property described in the schedule below.
- vii) The subject land and or any 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 Departments 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/or 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 under any Court Order or under 'SARFAESI';

L) The Owner/Vendor herein have agreed to sell and relying on the documents supplied by and representations made by the Vendor herein to be true the Purchaser have agreed to purchase all that piece and parcel of Sali Land measuring 5.4432 decimals in part of R.S. Dag No. 647 corresponding to L.R. Dag No. 747 and 3.4594 decimals in part of R.S. Dag No. 277 corresponding to L.R. Dag No. 296 both adjacent to each other forming a single plot of land total admeasuring **8.9026 decimals**, under L.R. Khatian Nos. 746 & 331, at present under L.R. Khatian No. 1657, lying situated at Mouza Jatragachi, J.L. No. 24, Re Sa No. 195, Touzi No.174, 179, P.S. Rajarhat, Dist. North 24-Parganas, under Jangra-Hatiara II Gram Panchayet, classified as Sali land morefully and particularly described in the SCHEDULE written hereunder (hereinafter referred to as the "SAID LAND"/"SAID PROPERTY") at or for a total consideration of **Rs. 87,00,000/- (Rupees Eighty Seven Lakh)** only is free from all encumbrances, demand, charges, claim, mortgage, attachments, acquisition, requisition, liens and lispensens whatsoever in the manners hereinbelow.

**NOW THIS INDENTURE WITNESSETH** that in consideration of the sum of **Rs. 87,00,000/- (Rupees Eighty Seven Lakh)** only paid by the Purchaser herein to the Owner/Vendor herein at or before the execution these presents, the receipt whereof the Owner / Vendor herein and doth hereby admit and acknowledge by the instant paragraph

and also by a memorandum of consideration hereunder written and of and from the same and every part thereof acquit, release, exonerate discharge the Purchaser, its successors, successors-in-interest and assigns the said properties do hereby grant, transfer, convey, assign and assure forever to the Purchaser, its successors, successors-in-interest and assigns free from all encumbrances, charges, liens, lispendenses, demands, claims, attachments, hindrances, debts and adverse claims whatsoever ALL THAT the 'SAID PROPERTY' OR HOWSOEVER OTHERWISE the said property and any part thereof now are or is or at any time heretofore were situated butted bounded called, known, numbered, described or distinguished. All that the said property including liberties, privileges, with all using right and all rights of ingress and egress including all easement rights, title, interest, possession of the Vendor into and/or upon the said Schedule Property. AND ALL the reversion or reversions, remainder or remainders, issues and profits there-from hereby granted or expressed or intended so to be unto and to the use of the Purchaser, its successors, successors-in-interest and assigns absolutely forever. TO HAVE AND TO HOLD the said properties and every part thereof hereby granted, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever free from all encumbrances, charges, attachments, liens, lispendens, debts, attachments, hindrances and adverse claims AND THAT NOTWITHSTANDING any act, deed, matter or thing whatsoever by the Owner/Vendor or his ancestors or predecessors-in-title made, done or executed or knowingly suffered to the contrary the Owner/Vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said properties hereby granted and conveyed or intended so to be unto and to the Purchaser absolutely and forever free from all encumbrances charges attachments liens lispendens and adverse claim. AND THAT NOTWITHSTANDING any such act, deed, matter or thing whatsoever aforesaid the Owner/Vendor has good right, full power and absolute authority and indefeasible right, title and interest and well and sufficiently entitled to grant, transfer, convey, assign and assure the said properties hereby granted and expressed so to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser, its successors, successors-in-interest and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said properties in the manner aforesaid without any lawful eviction, interruption, claim or demand from and by the Owner/Vendor or any person or persons lawfully and equitably claim under or in trust for the Owner/Vendor or his/her ancestors a predecessors-in-title and also free from all encumbrances, charges, attachments, liens, lispendens, adverse claims, debts and hindrances whatsoever made or suffered by the Owner/Vendor the erstwhile Owner it's predecessors-in-title AND FURTHER the

Owner/Vendor covenant with the Purchaser, its successors, successors-in-interest and assigns that the said properties or any part thereof have not been affected by any attachment, notice or declaration or notices for acquisition or requisitions or any scheme of the Government of India or the Government of West Bengal or any Metropolitan Development Authority or any Improvement Trust AND the Owner/Vendor and all persons under them shall and will from time and at all times hereafter at the request and costs of the Purchaser, its successors, successors-in-interest and assigns do and execute or cause to be done and executed such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said property unto and to the use of the Purchaser, its successors, successors-in-interest and assigns at all reasonable times upon prior notice and at the costs of the Purchaser and persons claiming under them and the Owner/Vendor shall take all reasonable steps and execute and register all relevant documents relating to the said properties hereby conveyed AND FURTHER the Vendor do hereby declare that since the Purchaser having purchased the said property relying on the representation made by the Vendor and on the assurance and guarantee of the Vendor as to protection and indemnity against any possible claim by any persons if he/she is discovered to be still alive or became the Owner of the schedule property, the Vendor do hereby and hereunder agree to indemnify and at all times keep indemnified the Purchaser and its successors-in-interest, executor, administrators and representatives and also estate against all such possible claims or demands made or any actions and proceedings, if any commenced by any persons claiming through or under them in respect of the said schedule property and also against all costs, charges and expenses for defending any such claim, action or proceedings.

**AND THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:

1. That the Vendor has good right, full power and absolute authority to convey the said properties unto and to the use and benefit of the Purchaser herein in the manner aforesaid.
2. That the Purchaser for all times hereafter peacefully and quietly enter upon or occupy or hold or possess and enjoy the said properties for their own use and benefits.
3. That the Purchaser shall hold the said properties free and clear and freely and clearly and absolutely acquitted, exonerated and forever released and discharged by the Vendor herein.



4. That Vendor it's legal successor/s at office shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, conveyances for the better and more perfectly and absolutely granting the said properties and every part thereof hereby conveyed unto and to the use and benefit of the Purchaser in the manner aforesaid as by the Purchaser shall be reasonably required.
5. The Vendor do hereby certify that the said properties, under SCHEDULE is not a Government land and nor vested, requisitioned and acquired by any authority whomsoever and independent of Land Ceiling and not belonging to any Trust, and not a Temple, Mosque or Church properties and in all manner absolutely free from all encumbrances.

**NOTE:**

- i. Singular shall include plural and vice-versa.
- ii. Masculine gender shall include feminine and neuter gender and vice-versa.
- iii. The Vendor shall include it's successors-in-interest and at office, administrators, representatives and assigns.
- iv. The Purchaser shall include its successor or successor-in-office, administrator and assigns.

**SCHEDULE ABOVE REFERRED TO:**

ALL THAT piece or parcel of Sali Land measuring 3.4594 Decimals (0.0706 share) out of 49 decimals comprised in part of R.S. Dag No. 277 corresponding to L.R. Dag No. 296 and 5.4432 Decimals (0.0432 share) out of 1.26 decimals) in R.S. Dag No. 647 corresponding to L.R. Dag No. 747 both adjacent and contiguous forming a single plot of **Sali Land total admeasuring 8.9026 decimals under L.R. Khatian Nos. 746 & 331, at present under L.R. Khatian No. 1657, lying and situated at Mouza: Jatragachi, J.L. No. 24, Re Sa No. 195, Touzi No.174, 179, P.S. Rajarhat, under Jangra-Hatiara II Gram Panchayet, Dist. North 24-Parganas and is butted and bounded as follows :**

On the North by	: By L.R. Dag No. 296 (P);
On the South by	: By L.R. Dag No. 747 (P);
On the East by	: By L.R. Dag No. 747 (P);
On the West by	: By L.R. Dag No. 747 (P) & 6' feet wide common passage.

That the subject property being conveyed hereby is shown in Deed Plan Bordered in "Red" Colour annexed herewith and is a part of this Deed.

**IN WITNESS WHEREOF** the parties hereto have hereunto subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**  
by the **VENDOR** in the presence of

WITNESSES:

1. Chandranath Das  
BA-17, Ball Lake, Sector-I  
Kolkata - 64.
2. Sombhu Biswas  
K. K. Lakshmi  
Kof. 49

Megabytes Advisory Pvt. Ltd  
Pratosh Kumar Pathak  
Authorised Signatory/director

**SIGNATURE OF THE VENDOR**

**SIGNED, SEALED AND DELIVERED**  
by the **PURCHASER** in the presence of

WITNESSES:

1. Chandranath Das.
2. Sombhu Biswas.

MAHAMANI PROPERTIES PVT. LTD.

Sayed Ayesha  
Director

**SIGNATURE OF THE PURCHASER**

Drafted by me

Bhola Nath Saha  
WB/303/1977  
Advocate, Cal. High court.

**RECEIPT**

Received a sum of **Rs. 87,00,000/- (Rupees Eighty Seven Lakh)** only being the full and final consideration hereof from the within-named Purchaser/s on the date, month and year first above written in the manner as per the memorandum hereunder:

**MEMORANDUM OF CONSIDERATION**

<b>Date</b>	<b>Cheque/Cash</b>	<b>Bank</b>	<b>Amount (Rs.)</b>
14.09.2018	003706	HDFC Bank, Salt Lake Branch, Kolkata.	86,13,000/-
		TDS @ 1%	87,000/-
		<b>Total</b>	<b>Rs. 87,00,000/-</b>

**(Rupees Eighty Seven Lakh Only)**

Witnesses :-

1. Chandrasath Das.
2. Sombhu Biswa.

Megabytes Advisory Pvt. Ltd

Pratosh Kumar Pathak

Authorised Signatory/director

**SIGNATURE OF THE VENDOR**

SITE PLAN OF LAND AT MOUZA-JATRAGACHI, J.L. NO-24, R.S. DAG NOS-277 & 647 CORRESPONDING TO L.R. DAG NOS - 296(P) & 747(P) UNDER L.R. KHATIAN NOS-746 & 331 AT PRESENT UNDER NEW L.R. KHATIAN NO-1657, R.S. NO-195, TOUZI NO.174 & 179, P.S. RAJARHAT UNDER JANGRA HATIARA II GRAM PANCHAYET, DIST: NORTH 24 PGS.

AREA OF LAND = 8.9026 DECIMAL



























VENDOR : MEGABYTES ADVISORY PVT. LTD.  
PURCHASER : MAHAMANI PROPERTIES PVT. LTD.



Megabytes Advisory Pvt. Ltd.  
Pratosh Kumar Pathak  
Authorised Signatory/Director

MAHAMANI PROPERTIES PVT. LTD.  
Sayan  
Director

**SPECIMEN FORM FOR TEN FINGER PRINTS**

Signature of the Executants/Presentants 	<b>LEFT HAND</b>				
	Little	Ring	Middle	Fore	Thumb
					
	<b>RIGHT HAND</b>				
	Thumb	Fore	Middle	Ring	Little
					
	<b>LEFT HAND</b>				
	Little	Ring	Middle	Fore	Thumb
					
	<b>RIGHT HAND</b>				
	Thumb	Fore	Middle	Ring	Little
					
	<b>LEFT HAND</b>				
	Little	Ring	Middle	Fore	Thumb
	<b>RIGHT HAND</b>				
	Thumb	Fore	Middle	Ring	Little
					
	<b>LEFT HAND</b>				
	Little	Ring	Middle	Fore	Thumb
					
	<b>RIGHT HAND</b>				
	Thumb	Fore	Middle	Ring	Little
					

*Portolice Kumar Patil*

*Sayal Gupke*

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

GRN: 19-201819-028710210-1 Payment Mode Online Payment  
GRN Date: 14/09/2018 11:24:10 Bank: HDFC Bank  
BRN: 604077658 BRN Date: 14/09/2018 11:25:03

DEPOSITOR'S DETAILS

Id No. : 15230001432618/4/2018  
[Query No./Query Year]

Name : MAHAMANI PROPERTIES PVT LTD  
Contact No. : Mobile No. : +91 9331018605  
E-mail : gmg.rprasad@gmail.com  
Address : BA17 SECTOR1 SALT LAKE KOLKATA 700064  
Applicant Name : Mr SANJEEB GUPTA  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	15230001432618/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	434787
2	15230001432618/4/2018	Property Registration- Registration Fee	0030-03-104-001-16	87067
3	15230001432618/4/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	366

Total

522210

In Words : Rupees Five Lakh Twenty Two Thousand Two Hundred Ten only

### Major Information of the Deed

Deed No :	I-1523-10539/2018	Date of Registration	18/09/2018
Query No / Year	1523-0001432618/2018	Office where deed is registered	
Query Date	08/09/2018 5:38:32 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SANJEEB GUPTA BA-17, Sector-1, Salt Lake City, Thana : North Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 9331018605, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 87,00,000/-	Rs. 87,05,340/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,35,287/- (Article:23)	Rs. 87,067/- (Article:A(1), E)		
Remarks			

#### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi

Sch No	Plot Number	Khatian Number	Land Use Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-296	LR-1657	Bastu	Shali	3.4594 Dec	38,00,000/-	38,05,340/-	Width of Approach Road: 6 Ft.,
L2	LR-747	LR-1657	Bastu	Shali	5.4432 Dec	49,00,000/-	49,00,000/-	Width of Approach Road: 6 Ft.,
		<b>TOTAL :</b>			<b>8.9026Dec</b>	<b>87,00,000 /-</b>	<b>87,05,340 /-</b>	
		<b>Grand Total :</b>			<b>8.9026Dec</b>	<b>87,00,000 /-</b>	<b>87,05,340 /-</b>	

#### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>MEGABYTES ADVISORY PRIVATE LIMITED</b> 19/6, Nayan Chand Dutt Street, Ground Floor, P.O:- Beadon Street, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.:: AAECM7309M, Status :Organization, Executed by: Representative, Executed by: Representative

#### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>MAHAMANI PROPERTIES PRIVATE LIMITED</b> BA-17, Sector-1, Salt Lake, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.:: AAICM4413A, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1523-10539/2018-18/09/2018

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr SANJEEB GUPTA (Presentant )</b> Son of Mr BA-17, Sector-1, Salt Lake, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADUPG1777F Status : Representative, Representative of : MAHAMANI PROPERTIES PRIVATE LIMITED (as DIRECTOR)
2	<b>Mr PRATOSH KUMAR PATHAK</b> Son of Mr Sudhir Kumar Pathak 12/1, Murari Mohan Mitra Road, 3rd Floor, Flat No: 3B, P.O:- Agarpara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700058, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CDYPP8761Q Status : Representative, Representative of : MEGABYTES ADVISORY PRIVATE LIMITED (as AUTHORISED SIGNATORY)

**Identifier Details :**

Name & address	
Mr BASUDEB MONDAL Son of Mr Haridas Mondal Kalkapur, P.O:- Majlishpur, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 743423, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr SANJEEB GUPTA, Mr PRATOSH KUMAR PATHAK	

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	MEGABYTES ADVISORY PRIVATE LIMITED	MAHAMANI PROPERTIES PRIVATE LIMITED-3.4594 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	MEGABYTES ADVISORY PRIVATE LIMITED	MAHAMANI PROPERTIES PRIVATE LIMITED-5.4432 Dec

Major Information of the Deed :- I-1523-10539/2018-18/09/2018



## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 296(Corresponding RS Plot No:- 296), LR Khatian No:- 1657	Owner:মেসার্স মেগাবাইট ডভাইসরি প্রাঃ লিঃ, Address:20, লাউডন ষ্ট্রিট, কলিকাতা:-16, Classification:শালি, Area:0.03 Acre,	
L2	LR Plot No:- 747(Corresponding RS Plot No:- 747), LR Khatian No:- 1657	Owner:মেসার্স মেগাবাইট ডভাইসরি প্রাঃ লিঃ, Address:20, লাউডন ষ্ট্রিট, কলিকাতা:-16, Classification:শালি, Area:0.05 Acre,	

Endorsement For Deed Number : I - 152310539 / 2018

On 11-09-2018

### 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 87,05,340/-

Debasish Dhar  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

On 14-09-2018

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

Presented for registration at 09:35 hrs on 14-09-2018, at the Private residence by Mr SANJEEB GUPTA, .

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

Execution is admitted on 14-09-2018 by Mr SANJEEB GUPTA, DIRECTOR, MAHAMANI PROPERTIES PRIVATE LIMITED (Private Limited Company), BA-17, Sector-1, Salt Lake, P.O:- Bidhannagar, P.S:- North Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700064

Identified by Mr BASUDEB MONDAL, . . Son of Mr Haridas Mondal, Kalikapur, P.O: Majlishpur, Thana: Barasat, . North 24-Parganas, WEST BENGAL, India, PIN - 743423, by caste Hindu, by profession Service

Execution is admitted on 14-09-2018 by Mr PRATOSH KUMAR PATHAK, AUTHORISED SIGNATORY, MEGABYTES ADVISORY PRIVATE LIMITED (Private Limited Company), 19/6, Nayan Chand Dutt Street, Ground Floor, P.O:- Beadon Street, P.S:- Burtola, District-Kolkata, West Bengal, India, PIN - 700006

Identified by Mr BASUDEB MONDAL, . . Son of Mr Haridas Mondal, Kalikapur, P.O: Majlishpur, Thana: Barasat, . North 24-Parganas, WEST BENGAL, India, PIN - 743423, by caste Hindu, by profession Service

Debasish Dhar  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1523-10539/2018-18/09/2018

**On 17-09-2018**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 87,067/- ( A(1) = Rs 87,053/- ,E = Rs 14/- ) and Registration Fees paid by by online = Rs 87,067/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/09/2018 11:25AM with Govt. Ref. No: 192018190287102101 on 14-09-2018, Amount Rs: 87,067/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 604077658 on 14-09-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 4,35,287/- and Stamp Duty paid by by online = Rs 4,34,787/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/09/2018 11:25AM with Govt. Ref. No: 192018190287102101 on 14-09-2018, Amount Rs: 4,34,787/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 604077658 on 14-09-2018, Head of Account 0030-02-103-003-02



**Debasish Dhar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**North 24-Parganas, West Bengal**

**On 18-09-2018**

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

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 4,35,287/- and Stamp Duty paid by Stamp Rs 500/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1430, Amount: Rs.500/-, Date of Purchase: 10/09/2018, Vendor name: M DUTTA



**Debasish Dhar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**North 24-Parganas, West Bengal**

Major Information of the Deed :- I-1523-10539/2018-18/09/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2018, Page from 348450 to 348473

being No 152310539 for the year 2018.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2018.09.26 16:04:17 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 26-09-2018 4:01:30 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

**(This document is digitally signed.)**