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2-12132116



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

U 243397

Certified that the document is admitted in registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

Additional District Sub-Registrar
Rajarhat, New Town, North 24 Pgs

06 DEC 2016

CONVEYANCE

1. Date: 2nd December, 2016
2. Place: Kolkata
3. Parties:
 - 3.1 Susanta Lodh, son of Late Bhabesh Chandra Lodh, by faith Hindu, by occupation Business, residing at Rajarhat Reckjoani More, Post Office and Police Station Rajarhat, Kolkata-700135. [PAN ALCPL2409B]
(Vendor, include successors-in-interest)

And

- 3.2 Realtech Nirman Private Limited, a company incorporated under the Companies Act, 1956 having its registered office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN AADCR6464K], represented by its director, namely (1) Shishir Gupta,

Susanta Lodh

নম্বর 3016
তারিখ 12.09.16
রেন্টার নাম : Sh. Nagesh
বিক্রেতার নাম : T. Mr. Doad, Col-157.
মূল্য : 1.58
চুক্তির : [Signature]

স্বাক্ষরিত কোর্ট
তারিখ : 22 AUG 2016
মোট ট্রান্সফার : RS.200000
বৈজ্ঞানিক ব্যক্তি
ডিক্লার : শ্রী সত্যজিৎ ঘোষ

Sh. Nagesh.



7781

Sh. Nagesh.



7782

- Sumantra Laddh



Additional District Sub-Registrar
Rajmahal, New Town, North 24 Parganas

02 DEC 2016

Sulagna De, Advocate
P/o Prasanta De.
Teghoria main Road,
Kolkata - 700157.

son of Late Sree Bhagwan Gupta, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 and (2) Sk Nasir, son of Late Sk. Rashid, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157
(Purchaser, includes successors-in-interest)

Vendor and Purchaser collectively Parties and individually Party.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** *Bastu* land measuring 14.91 (fourteen point nine one) decimal, equivalent to 9 (nine) cottah 14 (fourteen) Square feet, more or less, together with 100 (one hundred) square feet RT shed standing thereon, comprised in R.S./L.R. Dag No. 313, recorded in L.R. Khatian No. 6212, Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, Sub-Registration Office Rajarhat [formerly Bidhannagar (Salt Lake City)] within Rajarhat-Bishnupur 1 No. Gram Panchayat (RBGP-1), District North 24 Parganas (Said Property), more fully described in the Schedule below and demarcated on the Plan annexed hereto and bordered in colour Red thereon, together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendor represent, warrant and covenant regarding title as follows:
- 5.1.1 **Ownership of Bhabesh Chandra Lodh:** Bhabesh Chandra Lodh is the recorded owner of (1) land measuring 24 (twenty four) decimal, more or less, comprised in R.S./L.R. Dag No. 313 and together with other plots of land, all are recorded in L.R. Khatian No. 4495, Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, Sub-Registration Office Rajarhat [formerly Bidhannagar (Salt Lake City)] within Rajarhat-Bishnupur 1 No. Gram Panchayat (RBGP-1), District North 24 Parganas (collectively Bhabesh's Property).
- 5.1.2 **Mutation:** Bhabesh Chandra Lodh mutated his name in the records of Land Revenue Settlement vide L.R. Khatian No. 4495 with respect to Bhabesh's Property.
- 5.1.3 **Demise of Bhabesh Chandra Lodh:** Bhabesh Chandra Lodh, a Hindu, governed by the Dayabhaga School of Hindu Law, died intestate, on 22th March, 1993, leaving behind him surviving his second wife, Basanti Rani Lodh, 1 (one) son, namely, Susanta Lodh (Vendor herein), and 5 (five) daughters, namely, Dipali Deb allies Mayarani Deb (daughter of Bhabesh Chandra Lodh and his first wife), Gita Bose, Munmun Sarkar, Tinku Lodh and Shikha Lodh (Since Deceased) [collectively **Legal Heirs** of Bhabesh Chandra Lodh] as his only surviving legal heirs and

Susanta Lodh

5/12/16



2 DEC 2016

Sulagna De, Advocate
D/o Prasanta De
Teghoria main Road
Kolkata- 700157

heiresses, who jointly and equally inherited the right, title and interest of Bhabesh Chandra Lodh in Bhabesh's Property.

- 5.1.4 **Absolute Ownership Legal Heirs of Bhabesh Chandra Lodh:** In the aforesaid circumstances, the Legal Heirs of Bhabesh Chandra Lodh have become the jointly, absolute and undisputed equally owners of Bhabesh's Property.
- 5.1.5 **Demise of Shikha Lodh:** Bhabesh Chandra Lodh, a Hindu, governed by the Dayabhaga School of Hindu Law, died intestate, leaving behind her surviving her mother, Basanti Rani Lodh, 1 (one) Brother, namely, Susanta Lodh (Vendor herein), and 4 (four) daughters, namely, Dipali Deb allies Mayarani Deb (daughter of Bhabesh Chandra Lodh and his first wife), Gita Bose, Munmun Sarkar and Tinku Lodh [collectively **Legal Heirs of Shikha Lodh**] as her only surviving legal heirs and heiresses, who jointly and equally inherited the right, title and interest of Shikha Lodh in Bhabesh's Property.
- 5.1.6 **Gift to Susanta Lodh:** By a Deed of Gift dated 22nd May, 2013 registered in the Office of the Additional District Sub Registrar, Rajarhat, in Book No. I, Volume No. 9, at Pages from 1616 to 1632, being Deed No. 06051 for the year, 2013, Basanti Rani Lodh, Dipali Deb allies Mayarani Deb (daughter of Bhabesh Chandra Lodh and his first wife), Gita Bose, Munmun Sarkar and Tinku Lodh gifted their individuals share in Bhabesh's Property, i.e. undivided 5/6 (fifth by sixth) share to Susanta Lodh land measuring 20 (twenty) decimal, more or less, comprised in R.S./L.R. Dag No. 313 out of First Property and together with other plots of land, all are recorded in L.R. Khatian No. 4495, Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, Sub-Registration Office Rajarhat [formerly Bidhannagar (Salt Lake City)] within Rajarhat-Bishnupur 1 No. Gram Panchayat (RBGP-1), District North 24 Parganas.
- 5.1.7 **Mutation:** Susanta Lodh mutated his name in the records of Land Revenue Settlement vide L.R. Khatian No. 6212, together with other plots of land, including his share of land (Susanta's Larger Property).
- 5.1.8 **Agreement with Realtech Nirman Private Limited:** Susanta Lodh entered into a registered development agreement dated 23rd May, 2013 being Deed No. 06879 for the year 2013 (Development Agreement) with Realtech Nirman Private Limited, as Developer therein, for development of the Susanta's Larger Property.
- 5.1.9 **Cancellation:** The Owner and the Developer not being desirous of carrying out the Development Project as contemplated under the Said Development Agreement, has agreed to cancel and the Said Development Agreement dated 2nd December, 2016 being Deed No. 152312091 for the year 2016
- 5.1.10 **Absolute Ownership of Vendor:** In the abovementioned circumstances, Susanta Lodh has become the undisputed and absolute owner of the Susanta's Larger Property. The Said Property is the part of the Susanta's Larger Property. The Vendor has decided not to proceed with

Susanta Lodh



Additional District Sub-Registrar
Rajahmundry, New Town, North 24-Pgs

02 DEC 2016

the development of the Said Property and subsequently desires to sell the Said Property to the Purchaser. As per the development agreement, Realtech Nirman Private Limited has paid consideration to Susanta Lodh, which the Vendor herein admit and acknowledge.

- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represent, warrant and covenant regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the *Panchayat* Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whosoever has/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

Susanta Lodh



Additional District Sub-Registrar
Rajahmundry, New Town, Narain 24-788

02 DEC 2016

5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. **Basic Understanding**

6.1 **Agreement to Sell and Purchaser:** The basic understanding between the Parties is that the Vendor will sell the Said Property to the Purchaser free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).

7. **Transfer**

7.1 **Hereby Made:** The Vendor hereby sell, convey and transfer to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the Schedule below, being *bastu* land measuring 14.91 (fourteen point nine one) decimal, equivalent to 9 (nine) cottah 14 (fourteen) Square feet, more or less, together with 100 (one hundred) square feet RT shed standing thereon, comprised in R.S./L.R. Dag No. 313, recorded in L.R. Khatian No. 6212, Mouza Reckjoani, J.L No. 13, Police Station Rajarhat, Sub-Registration Office Rajarhat [formerly Bidhannagar (Salt Lake City)] within Rajarhat-Bishnupur 1 No. G'ram Panchayat (RBGP-1), District North 24 Parganas, together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 40,30,000/- (Rupees forty lac thirty thousand) only already paid by the Purchaser to Susanta Lodh, as per the development agreement dated 23rd June, 2013, towards part of owner's consideration, which the Vendor hereby as well as by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

8. **Terms of Transfer**

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

Susanta Lodh



Additional District Sub-Registrar
Anjarhat, New Town, North 24-Pgs

02 DEC 2016

- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debentures*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenant that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnifies and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of the aforesaid.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of Vendor and Purchaser as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, physical and peaceful possession of the Said Property has been handed over by the Vendor to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenant that the Purchaser and the Purchaser's successors-in-interest and assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto

Susan Lalodh



Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

02 DEC 2016

and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.

- 8.6 **No Objection to Mutation:** The Vendor declare that the Purchaser shall be fully entitled to mutate the Purchaser's names in all public and statutory records and the Vendor hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorney of the Vendor and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Further Acts:** The Vendor hereby covenant that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or their successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**Schedule
(Said Property)**

Bastu land measuring 14.91 (fourteen point nine one) decimal, equivalent to 9 (nine) cottah 14 (fourteen) Square feet, more or less, together with 100 (one hundred) square feet RT shed standing thereon, comprised in R.S./L.R. Dag No. 313, recorded in L.R. Khatian No. 6212, Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, Sub-Registration Office Rajarhat [formerly Bidhannagar (Salt Lake City)] within Rajarhat-Bishnupur 1 No. G'ram Panchayat (RBGP-1), District North 24 Parganas, demarcated on the Plan annexed hereto and bordered in colour Red thereon and butted and bounded as follows:

On the North	: By Lodh Market Building.
On the East	: By R.S./L.R. Dag No. 309 & 312.
On the South	: By R.S./L.R. Dag No. 317(P) & 316(P).
On the West	: By R.S./L.R. Dag No. 314(P).

Together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

Susana Lodh



ADDITIONAL DISTRICT REGISTRAR
New Town, North 24 Parganas
02 DEC 2018

9. Execution and Delivery

- 9.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

Susanta Lodh
(Susanta Lodh)
[Vendor]

Realtech Nirman Private Limited
Sh. N. S. Paul
Director

(Realtech Nirman Private Limited)
[Purchaser]

Witnesses:

Signature [Signature]

Name [Signature]

Father's Name [Signature]

Address [Signature]
[Signature]

Signature [Signature]

Name Mintu Paul

Father's Name S.C. Paul

Address Tophic Main Road
Kolkata - 700157

Ayusman Deo

AYUSMAN DEY

Advocate

Enrolment No. F/946/763/2012



Attorney General's Office
Katherine, New Town, North 24-Pys

02 DEC 2016

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs. 40,30,000/- (Rupees forty lac thirty thousand) only towards full and final payment of the consideration for sale of the Said Property described in the Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque No. 009950	22.05.2013	IDBI Bank	22,50,000/-
Cheque No. 014752	10.07.2013	IDBI Bank	4,25,000/-
Cheque No. 014753	10.07.2013	IDBI Bank	3,25,000/-
Cash	02.10.2013		18,000/-
Cash	03.10.2013		10,000/-
Cash	04.10.2013		15,000/-
Cash	05.10.2013		17,000/-
Cash	07.12.2013		20,000/-
Cash	13.12.2013		10,000/-
Cash	14.12.2013		10,000/-
Cheque No. 067349	16.01.2014	AXIS Bank Ltd.	80,000/-
Cheque No. 525051	21.02.2014	AXIS Bank Ltd.	30,000/-
Cheque No. 089749	24.03.2014	AXIS Bank Ltd.	20,000/-
Cheque No. 026674	02.05.2014	IDBI Bank	1,00,000/-
Cash	30.08.2014		10,000/-
Cheque No. 121398	01.09.2014	AXIS Bank Ltd.	1,80,000/-
Cash	01.09.2014		10,000/-
Cheque No.000058		Bandhan Bank	5,00,000/-
Total			Rs. 40,30,000/-

Susanta Lodh

(Susanta Lodh)

[Vendor]

Witnesses:

Signature [Signature]

Name [Signature]

Father's Name [Signature]

Address [Signature]

[Signature]

Signature [Signature]

Name Minu Paul

Father's Name SC Paul

Address Tephane Main Road

Kolkata - 700157



Additional District Surveyor
Rajahmundry, North 24 Panchayat, North 24 Panchayat

02 DEC 2016

SITE PLAN OF A LAND SITUATED AT MOUZA: RECKJOANI, RS/LR DAG NO: 313, LR KHATIAN NO: 6212, PS: RAJARHAT, DIST: NORTH 24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO GRAM PANCHAYET. LAND AREA= 14.91 DECIMAL(9K-0CH-14SFT)



Realtech Nirman Private Limited
S. Kishor - S. N. Narain

Director

SIGNATURE OF PURCHASER

Susanta Laha

































SIGNATURE OF VENDOR



Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

02 DEC 2016

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
 Sh. N. Singh						
	Little	Ring	Middle (Left Hand)	Fore	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring	Little	
 S. S. Singh						
	Little	Ring	Middle (Left Hand)	Fore	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring	Little	
 S. S. Singh						
	Little	Ring	Middle (Left Hand)	Fore	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring	Little	



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

GRN: 19-201617-003371344-1

Payment Mode Online Payment

GRN Date: 02/12/2016 18:24:57

Bank : HDFC Bank

BRN : 275452603

BRN Date: 02/12/2016 18:25:56

DEPOSITOR'S DETAILS

Id No. : 15231000415223/2/2016

[Query No./Query Year]

Name : REALTECH NIRMAN PVT LTD

Contact No. : Mobile No. : +91 9051026793

E-mail :

Address : T-68, TEGHARIA MAIN ROAD, KOLKATA-700157

Applicant Name : Mrs Sulagna De

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15231000415223/2/2016	Property Registration- Registration Fees	0030-03-104-001-16	47281
2	15231000415223/2/2016	Property Registration- Stamp duty	0030-02-103-003-02	257756

Total

305037

In Words : Rupees Three Lakh Five Thousand Thirty Seven only



Major Information of the Deed

Deed No :	I-1523-12132/2016	Date of Registration	12/5/2016 2:16:07 PM
Query No / Year	1523-1000415223/2016	Office where deed is registered	A D S R RAJARHAT, District: North 24-Parganas
Query Date	02/12/2016 3:16:50 PM		
Applicant Name, Address & Other Details	Sulagna De T - 68, Teghaoria Main Road, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 70013. Mobile No : 9051026793, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 40,30,000/-	Rs. 42,97,257/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,57,856/- (Article:23)	Rs. 47,261/- (Article A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S. - Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-313	LR-6212	Bastu	Bastu	14.91 Dec	40,00,000/-	42,67,257/-	
Grand Total :					14.91Dec	40,00,000 /-	42,67,257 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft. Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Seller Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	Susanta Lodh Son of Late Bhabesh Chandra Lodh Rajarhat Reckjoani More, 211 Bus Route, P.O. - Rajarhat, P.S. - Rajarhat Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALCPL2409B, Status: Individual, Executed by: Self, Date of Execution: 02/12/2016 Admitted by: Self, Date of Admission: 02/12/2016, Place: Pvt. Residence

Buyer Details :

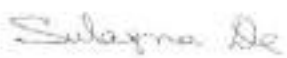
Sl No	Name,Address,Photo,Finger print and Signature
1	Realtech Nirman Private Limited T-68, Teghaoria Main Road, P.O. - Hatigara, P.S. - New Town, Kolkata, District:-North 24-Parganas, West Bengal India, PIN - 700157 PAN No. AADCR6464K, Status: Organization



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature	Signature
Name	Photo	Finger Print
1 Shishir Gupta Son of Late Shree Bhagwan Gupta Date of Execution - 02/12/2016, , Admitted by: Self, Date of Admission: Dec 5 2016 , Place of Admission of Execution: Office T-68, Teghoria Main Road, P.O:- Hatiara, P.S:- New Town, Kolkata, District-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status : Representative, Representative of : Realtech Nirman Private Limited (as DIRECTOR)	 Dec 5 2016 2:05PM	 L1 Dec 5 2016 2:07PM
2 Sk Nasir Son of Late Sk Rashid T-68, Teghoria Main Road, P.O:- Hatiara, P.S:- New Town, Kolkata, District-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of India, Status : Representative, Representative of : Realtech Nirman Private Limited (as DIRECTOR)		 Dec 5 2016 2:07PM

Identifier Details :

Name & address
Sulagna De Daughter of Prasanta De T-68, Teghoria Main Road, P.O:- Hatiara, P.S:- Baguiati, Kolkata, District-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of India, Identifier Of Susanta Lodh, Shishir Gupta, Sk Nasir 06/12/2016 

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Susanta Lodh	Realtech Nirman Private Limited-14.91 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Susanta Lodh	Realtech Nirman Private Limited-100 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat RAJARHAT BISHNUPUR-I, Mouza: Rekipoyani

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No - 313(Corresponding RS Plot No:- 313), LR Khatian No - 6212	Owner: সুশান্ত লোধ, Gurdian: বৈশ চন্দ্র, Address: নিজ, Classification: কৃষি, Area: 0.24000000 Acre.



Endorsement For Deed Number : I - 152312132 / 2016

On 02-12-2016

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

Presented for registration at 20:00 hrs on 02-12-2016, at the Private residence by Sk Nasir.

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 42,97,257/-

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

Execution is admitted on 02/12/2016 by Susanta Lodh, Son of Late Bhabesh Chandra Lodh, Rajarhat Reckjoni More, 211 Bus Route, P.O: Rajarhat, Thana: Rajarhat, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Indetified by Sulagna De, Daughter of Prasanta De, T-68, Teghoria Main Road, P.O. Hatiara, Thana: Baguiati, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Advocate

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

Execution is admitted on 02-12-2016 by Sk Nasir, DIRECTOR, Realtech Nirman Private Limited, T-68, Teghoria Main Road, P.O.- Hatiara, P.S.- New Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157

Indetified by Sulagna De, Daughter of Prasanta De, T-68, Teghoria Main Road, P.O. Hatiara, Thana: Baguiati, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Advocate



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

On 05-12-2016

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.

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

Execution is admitted on 05-12-2016 by Shishir Gupta, DIRECTOR, Realtech Nirman Private Limited, T-68, Teghoria Main Road, P.O.- Hatiara, P.S.- New Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157

Indetified by Sulagna De, Daughter of Prasanta De, T-68, Teghoria Main Road, P.O. Hatiara, Thana: Baguiati, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 47,281/- (A(1) = Rs 47,267/- E = Rs 14/-) and Registration Fees paid by Cash Rs 0/- by online = Rs 47,281/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/12/2016 6:25PM with Govt. Ref. No. 192016170033713441 on 02-12-2016, Amount Rs. 47,281/-, Bank HDFC Bank (HDFC0000014), Ref. No. 275452603 on 02-12-2016, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,57,856/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 2,57,756/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3016, Amount: Rs. 100/-, Date of Purchase: 12/09/2016, Vendor name: S Bose
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department Govt. of WB
Online on 02/12/2016 6:25PM with Govt. Ref. No. 192016170033713441 on 02-12-2016, Amount Rs. 2,57,756/-
Bank: HDFC Bank (HDFC0000014), Ref. No. 275452603 on 02-12-2016, 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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2016, Page from 364159 to 364178

being No 152312132 for the year 2016.



Digitally signed by DEBASISH DHAR
Date: 2016.12.06 17:04:47 +05:30
Reason: Digital Signing of Deed

Dhar

(Debasish Dhar) 06-12-2016 17:04:46
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

