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F-07695/2015



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

U 988205

Certified that the document is admissible for registration, the signature sheets and the endorsement sheets attached with this document are part of this document.

*[Signature]*  
District Sub-Registrar-Iv  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas

03 NOV 2015

CONVEYANCE

1. Date: 03.11.2015
2. Place: Kolkata
3. Parties:

*[Handwritten signature]*



1344 07/10/15

Date: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Value: 100 ✓  
 SAHIBUDDOQUE GAZI  
 Barrister at Law, District Court,

H. SARDAR  
 Advocate  
 Barulpur Civil & Criminal Court

Animdhya Kumar Dal.



V.C.T. 1  
No. 3916



**ESTHER INFRAPROJECTS PVT. LTD.**  
 Animdhya Kumar Dal.  
 Director/ Authorised Signatory

V.C.T. 1  
No. 3917



Krishna Prasad Mandal

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

Prakash Muradhy  
 510 Raj Kr. Muradhy  
 12B, Lord Sirka Road,  
 P.S. Shakespeare Sarani,  
 Kol-71.  
 Service

- 3.1 **KRISHNA PRASAD MONDAL**, son of Mohadeb Mondal, residing at 152/2, Roy Bahadur Road, Police Station Behala, Kolkata 700 034 [**PAN AFEPM8925K**]  
(**Vendor**, includes successors-in-interest)

**And**

- 3.2 **ESTHER INFRAPROJECTS PVT. LTD.**, a company incorporated under the Companies Act, 1956, [**PAN AADCE5459R, CIN U45400WB2013PTC198675**] having its registered office at 55/1A, Strand Road, Room No. 2, 5th floor, Police Station Jorabagan, Kolkata 700 006, being represented by its authorized signatory Anirudha Kumar Das, having PAN AJJPD7886K, son of Late J. K. Das, residing at B/253 Purba Ananda Palli, P.O. Purba Puttari, P.S. Regent Park, Kolkata 700 093  
(**Purchaser**, includes successors-in-interest).

Vendor and Purchaser jointly **Parties** and individually **Party**.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Property:** *Sali* land measuring 6 (six) cottah equivalent to 10 (ten) decimal, more or less, comprised in R.S. *Dag* No. 117 corresponding to L.R. *Dag* No. 116, recorded in L.R. *Khatian* No. 506, *Mouza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within *Kulerdari Gram Panchayet*, Additional District Registration Office Bishnupur, District South 24 Parganas (**Said Property**) **together with** right to use common passage **And together with** all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, including 2 feet wide land on road side demarcated for drain, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the Said Property or any part or portion thereof belonging thereto or in anyways appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto and **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



  
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Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

## **5. Background, Representations, Warranties and Covenants**

**5.1 Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:

**5.1.1 Ownership of Akhil Kumar Naskar:** Akhil Kumar Naskar was the absolute owner of *sali* land measuring 88 (eighty eight) decimal, more or less, comprised in R.S. *Dag* No. 117 corresponding to L.R. *Dag* No. 116, recorded in R.S. *Khatian* No. 77, *Mouza* Sarmasterchak, J.L. No.17, Police Station Bishnupur, within Kulardari *Gram Panchayet*, District South 24 Parganas (**Mother Property**).

**5.1.2 Demise of Akhil Kumar Naskar:** Akhil Kumar Naskar, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate, leaving behind him surviving his 4 (four) sons, namely, Jiban Kumar Naskar, Nayan Kumar Naskar, Bhuban Kumar Naskar and Mohan Kumar Naskar and 3 (three) daughters, namely, Basanti Naskar, Ashima Mondal nee Naskar and Anima Naskar, as his only legal heirs and heiresses (collectively **Legal Heirs Of Late Akhil Kumar Naskar**), who jointly and in equal share inherited the entirety of the Mother Property.

**5.1.3 Sale to Ashutosh Mukhopadhyay:** By a Deed of Conveyance dated 20th August, 1996, registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 30, Pages 205 to 216, being Deed No. 2831 for the year 1996, the Legal Heirs Of Late Akhil Kumar Naskar jointly sold to Ashutosh Mukhopadhyay land measuring 72 (seventy two) decimal, more or less, out of the Mother Property (**Larger Property**).

**5.1.4 Sale to Vendor:** By a Deed of Conveyance dated 23rd day of August, 1999, registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 32, Pages 260 to 269, being Deed No. 2897 for the year 1999, Ashutosh Mukhopadhyay sold to Vendor land measuring 6 (six) cottah equivalent to 10 (ten) decimal, more or less, out of the Larger Property, i.e. the Said Property, being the subject matter of sale.



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- 5.1.5 **Records of Rights:** The Vendor has recorded his name in the records of the Block Land And Land Reforms Office, vide L.R. *Khatian* No. 506.
- 5.1.6 **Absolute Ownership of Vendor:** In the aforesaid circumstances, by virtue of aforesaid purchase and records of rights, the Vendor has become the absolute owner of the Said Property.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants 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 declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does 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 Preemption:** No person or persons whatsoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.



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- 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 free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debutters*, trusts, prohibitions, Income Tax attachment, 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 and the title of the Vendor to the Said Property is free, clear and marketable.
- 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 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall 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 shall purchase the same from the Vendor.

## 7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, described in the **Schedule** below, being *sali* land measuring 6 (six) cottah equivalent to 10 (ten) decimal, more or less, comprised in R.S. *Dag* No. 117 corresponding to L.R. *Dag* No. 116, recorded in L.R. *Khatian* No. 506, *Mouza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within Kulerdari *Gram Panchayet*, Additional District Registration Office Bishnupur, District South 24 Parganas (**Said Property**)



  
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**together with** right to use common passage **And together with** all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, including 2 feet wide land on road side demarcated for drain, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the Said Property or any part or portion thereof belonging thereto or in any ways appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto and **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 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.25,00,000/- (Rupees Twenty Five lakhs only) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

## 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.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, waqf, *debutters*, 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





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appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

- 8.2 **Indemnification:** The Vendor hereby expressly indemnify about the correctness of the Vendors' title, Vendors' 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 Vendors, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity, shall, at all times hereafter, indemnifies and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest, 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 by reason of the aforesaid.
- 8.3 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.4 **Delivery of Possession:** *Khas*, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchaser.
- 8.5 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand has been made and is in the knowledge of the Vendor, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.6 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's 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 and to the Purchaser, without any lawful eviction, hindrance, interruption,



  
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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.

- 8.7 **No Objection to Mutation:** The Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly **(1)** consents to the same and **(2)** appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes 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 undertakes 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.
- 8.8 **Further Acts:** The Vendor hereby covenants 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 Purchaser's successors-in-interest, 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.



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## Schedule

### (Said Property)

*Sali* land measuring 6 (six) cottah equivalent to 10 (ten) decimal, more or less, comprised in R.S. *Dag* No. 117 corresponding to L.R. *Dag* No. 116, recorded in L.R. *Khatian* No. 506, *Mouza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within *Kulerdari Gram Panchayet*, Additional District Registration Office Bishnupur, District South 24 Parganas and delineated in the **Plan** attached herewith and bordered in colour **Red** thereon and is butted and bounded as follows:

- On the North** : By 2 ft wide drain thereafter 16 ft wide road  
**On the East** : By Part of R.S. *Dag* No. 117 (*Mouza* Sarmestarchak)  
**On the South** : By 2 ft wide drain thereafter 16 ft wide road  
**On the West** : By Part of R.S. *Dag* No. 117 (*Mouza* Sarmestarchak)

**Together with** 2' (two feet) wide land on roadside for drain **And Together with** all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, drain, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the Said Property or any part or portion thereof belonging thereto or in any ways appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto **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.





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**9. Execution and Delivery**

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

<p><i>Krishna Prasad Mondal</i></p> <p><b>(KRISHNA PRASAD MONDAL)</b></p> <p><b>[Vendor]</b></p>
<p><b>ESTHER INFRAPROJECTS PVT. LTD.</b></p> <p><i>Aniruddha Kumar Dal.</i></p> <p><i>Director/ Authorised Signatory</i></p> <p><b>ESTHER INFRAPROJECTS PVT. LTD.</b></p> <p><b>(Authorised Signatory)</b></p> <p><b>[Purchaser]</b></p>

**Witnesses:**

Signature *Tapash Chatterjee*

Name *TAPASH CHATTERJEE*

Father's Name *Dr. Sadhan Chatterjee*

Address *70/5, R.B. Road.*

*Behala, Kol-34.*

Signature *Manasi Mondal*

Name *Manasi Mondal*

Father's Name *K.P. Mondal*

Address *152/2 R.B. Road.*

*Kol - 34*

**Drafted By:**

*Atangir Dasg* F-1194/03  
Advocate  
High Court, Calcutta



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### Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.25,00,000/- (Rupees Twenty Five lakhs only) towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

DD No.	Date	Bank	Amount (Rs.)
010558	03.11.2015	Indian Overseas Bank, Kalighat Br.	8,00,000.00
010559	-do-	-do-	9,00,000.00
010560	-do-	-do-	8,00,000.00
<b>TOTAL</b>			<b>25,00,000.00</b>

*Krishna Prasad Mondal*

**(KRISHNA PRASAD MONDAL)**

**[Vendor]**

#### Witnesses:

Signature *Tapash Chatterjee*

Signature *Manasi Mondal*

Name TAPASH CHATTERJEE























Name \_\_\_\_\_



*M*  
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**SPECIMEN FORM FOR TEN FINGER PRINTS**

<b>PHOTO</b>					
	<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>
	<b>(Left Hand)</b>				
	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
	<b>(Right Hand)</b>				
 <p><i>Anindya Kumar Das</i></p>					
	<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>
	<b>(Left Hand)</b>				
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
	<b>(Right Hand)</b>				
					
 <p><i>Krishna Prasad Mandal</i></p>					
	<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>
	<b>(Left Hand)</b>				
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
	<b>(Right Hand)</b>				
					









  
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Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16040000902220/2015

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Krishna Prasad Mondal 152/2, Roy Bahadur Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034	Seller	 <i>redu</i>		<i>Shree (11/15) Krishna Prasad Mondal</i>
2	Mr Aniruddha Das B/253, Purba Ananda Palli,, P.O:- Purba Putiari, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093	Representative of Buyer [Esther Infraprojects Private Limited]	 <i>Aniruddha Kumar Das</i>		<i>Aniruddha Kumar Das 03/11/15</i>
SI No.	Name and Address of identifier	Identifier of			Signature with date
1	Mr Prakash Musaddi Son of Mr R K Musaddi 122/1R, S.N. Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Mr Krishna Prasad Mondal, Mr Aniruddha Das			<i>Prakash Musaddi 03/11/15</i>

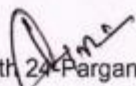
(Tridip Misra)

DISTRICT SUB-  
REGISTRAR

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





  
South 24 Parganas, West  
Bengal







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

Query No / Year	16040000902220/2015	Query Date	31/10/2015 4:41:01 PM
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Alamgir Reza		
Address	Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027		
Applicant Status	Advocate		
Other Details	Mobile No. : 9874196499		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4308] Agreement [No of Agreement : 2]		
Set Forth value	Rs. 25,00,000/-	Total Market Value:	Rs. 25,00,000/-
Stampduty Payable	Rs. 1,25,020/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 27,535/-	Registration Fee Article:-	A(1), E, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 0/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks			





Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1 -	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak	RS Plot No:- 117 , RS Khatian No:- 1153	10 Dec	25,00,000/-	25,00,000/-	Proposed Use: Industrial Purpose, ROR: Shali
Seller Details						
SI No.	Name & Address	Status	Execution And Admission Details	Other Details		
1	Mr Krishna Prasad Mondal Son of Mr Mohadeb Mondal 152/2, Roy Bahadur Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AFEPM8925K,		
Buyer Details						
SI No.	Name & Address ( Organization )	Status	Execution And Admission Details	Other Details		
1	Esther Infraprojects Private Limited 55/1A, Strand Road, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006	Organization	Executed by: Representative,	PAN No. AADCE5459R,		
Representative Details						
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of		
1	Mr Aniruddha Das B/253, Purba Ananda Palli,, P.O:- Purba Putiari, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADJPD#886K		Esther Infraprojects Private Limited (as Authorised Signatory)		



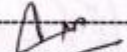


Identifier Details		
Identifier Name & Address	Other Details	Identifier of
Mr Prakash Musaddi Son of Mr R K Musaddi 122/1R, S.N. Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24- Parganas, West Bengal, India, PIN - 700026	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr Krishna Prasad Mondal, Mr Aniruddha Das

**For Information only**

**Note:**

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 14/12/2015.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
6. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).  
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
7. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
8. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

  
(Tirdip Misra)

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



## Seller, Buyer and Property Details

### A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr Aniruddha Das B/253, Purba Ananda Palli,, P.O:- Purba Putiari, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093

Seller Details	
Sl. No.	Name, Address, Photo, Finger print and Signature
1	Mr Krishna Prasad Mondal Son of Mr Mohadeb Mondal 152/2, Roy Bahadur Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AFEPM8925K,; Status : Individual; Date of Execution : 03/11/2015; Date of Admission : 03/11/2015; Place of Admission of Execution : Pvt. Residence





**Buyer Details**

SL No.	Name, Address, Photo, Finger print and Signature
1	Esther Infraprojects Private Limited 55/1A, Strand Road, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 PAN No. AADCE5459R,; Status : Organization; Represented by representative as given below:-
1(1)	Mr Aniruddha Das B/253, Purba Ananda Palli,, P.O:- Purba Putiari, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADJPD7886K,; Status : Representative; Date of Execution : 03/11/2015; Date of Admission : 03/11/2015; Place of Admission of Execution : Pvt. Residence

**B. Identifire Details****Identifier Details**

SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Prakash Musaddi Son of Mr R K Musaddi 122/1R, S.N. Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr Krishna Prasad Mondal, Mr Aniruddha Das	

**C. Transacted Property Details****Land Details**

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak	RS Plot No:- 117 , RS Khatian No:- 1153	10 Dec	25,00,000/-	25,00,000/-	Proposed Use: Industrial Purpose, ROR: Shali

**D. Applicant Details****Details of the applicant who has submitted the requisition form**

Applicant's Name	Alamgir Reza
Address	Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027
Applicant's Status	Advocate





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

Endorsement For Deed Number : I - 160407695 / 2015

Query No/Year	16040000902220/2015	Serial no/Year	1604008095 / 2015
Deed No/Year	I - 160407695 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Aniruddha Das	Presented At	Private Residence
Date of Execution	03-11-2015	Date of Presentation	03-11-2015

Remarks

On 03/11/2015

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

Presented for registration at 15:12 hrs on : 03/11/2015, at the Private residence by Mr Aniruddha Das ..

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 25,00,000/-

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

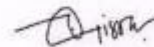
Execution is admitted on 03/11/2015 by

Mr Krishna Prasad Mondal, Son of Mr Mohadeb Mondal, 152/2, Roy Bahadur Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, By caste Hindu, By Profession Others  
Indetified by Mr Prakash Musaddi, Son of Mr R K Musaddi, 122/1R, S.N. Majumder Sarani, P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, By caste Hindu, By Profession Service

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

Execution is admitted on 03/11/2015 by

Mr Aniruddha Das Authorised Signatory, Esther Infraprojects Private Limited, 55/1A, Strand Road, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006  
Indetified by Mr Prakash Musaddi, Son of Mr R K Musaddi, 122/1R, S.N. Majumder Sarani, P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, By caste Hindu, By Profession Service



(Tridip Misra)

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

On 04/11/2015

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





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

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 27,535/- ( A(1) = Rs 27,489/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 27,535/-

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,25,020/- and Stamp Duty paid by Draft Rs 1,25,020/-, by Stamp Rs 100/-

#### Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 1344, Purchased on 07/10/2015, Vendor named S H Gazi.

#### Description of Draft

- Rs 40,000/- is paid, by the Draft(other) No: 050755000382, Date: 03/11/2015, Bank: STATE BANK OF INDIA (SBI), SARAT BOSE ROAD.
- Rs 40,000/- is paid, by the Draft(other) No: 050756000382, Date: 03/11/2015, Bank: STATE BANK OF INDIA (SBI), SARAT BOSE ROAD.
- Rs 45,020/- is paid, by the Draft(other) No: 050757000382, Date: 03/11/2015, Bank: STATE BANK OF INDIA (SBI), SARAT BOSE ROAD.



(Tridip Misra)

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

South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2015, Page from 94997 to 95016

being No 160407695 for the year 2015.



Digitally signed by TRIDIP MISRA  
Date: 2015.11.05 18:00:22 -08:00  
Reason: Digital Signing of Deed.

*Tridip Misra*

(Tridip Misra) 11/5/2015 6:00:21 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)