

Ugh200

5-05029/2015



26/6/15

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

T 996559

Str. No. 1604
368092/15

Via 11/01/15

Certified that the documents submitted to registration are part of this document 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
26 JUN 2015

CONVEYANCE

1. Date: 26/06/2015.
2. Place: Kolkata
3. Parties:

26/06/2015
 368092/15

N.C. No. 1101/15
dt. 26.6.15

9947 25/03/15

No. _____ Date _____
Name _____
Address _____
Value _____
Vendor _____
SAHEBUL HOQUE QAZI
Baruipur Civil & Criminal Court

H. SARDAR
Advocate
Baruipur Civil & Criminal Court

Swapan Saha



N.C.T. 1
No. 2440
dt. 26.6.15

AYANNA DEVELOPERS PVT. LTD.

Swapan Saha

Director/Authorised Signatory

AYANNA HOMES PVT. LTD.

Swapan Saha

Director/Authorised Signatory



N.C.T. 1
No. 2441
dt. 26.6.15

L.T.I OF Rambala Mandal
BY THE PEN OF Rambal Mandal

District Sub-Registrar-IV
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Prakash Musaddi
80 Raj Kr. Musaddi
12B, Lord Sinha Road,
Kolkata - 71.
Service

- 3.1 **RENUBALA MONDAL**, widow of Late Dana Mondal, residing at Village Danrigachhi, Radhanagar, Police Station Sonarpur, South 24 Parganas [**PAN CQLPM5994C**]
(**Vendor**, includes successors-in-interest)

And

- 3.2 **AYANNA DEVELOPERS PVT. LTD.**, a company incorporated under the Companies Act, 1956 [**PAN AAMCA4921H, CIN U45400WB2014PTC200561**] having its registered office at 55/1A, Strand Road, Room No. 2, 5th floor, Police Station-Jorabagan, Kolkata-700 006,

- 3.3 **AYANNA HOMES PVT. LTD.**, a company incorporated under the Companies Act, 1956 [**PAN AAMCA4922E, CIN U45400WB2014PTC200562**] having its registered office at 55/1A, Strand Road, Room No. 2, 5th floor, Police Station-Jorabagan, Kolkata-700 006,

Both being represented by their authorized signatory Swapan Saha, son of Late Gouronga Saha, residing at 41, Simla Road, Police Station Maniktalla, Kolkata – 700 006 [**PAN DOSPS8167D**]
(jointly **Purchasers**, includes successors-in-interest, assigns).

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

NOW THIS CONVEYANCE WITNESSETH AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Undivided *Sali* Land measuring 1.5 (one point five) decimal, more or less, out of 16.5 (sixteen point five) decimal, more or less, comprised in R.S. *Dag* No. 116 corresponding to L.R. *Dag* No. 115, recorded in L.R. *Khatian* No.231, *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** 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



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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.

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 Matilal Pailan: Matilal Pailan was the absolute owner of land measuring 16.5 (sixteen point five) decimal, more or less, out of 33 (thirty three) decimal, comprised in R.S. *Dag* No.116 corresponding to L.R. *Dag* No.115, recorded in R.S. *Khatian* No.80, *Mouza* Sarmasterchak, J.L. No.17, Police Station Bishnupur, within Kulerdari *Gram Panchayet*, Additional District Registration Office Bishnupur, District South 24 Parganas (**Larger Property**), having undivided $\frac{1}{2}$ (half) share therein.

5.1.2 Demise of Matilal Pailan: Matilal Pailan, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate, leaving behind him surviving his widow Kalidasi Pailan, 3 (three) sons, namely, Kasinath Pailan, Biswanath Pailan and Ratikanta Pailan and only daughter Renubala Mondal, as his only legal heirs and heiresses, who inherited the entirety of the Larger Property, jointly and in equal share.

5.1.3 Records of Rights: Kalidasi Pailan, Kasinath Pailan, Biswanath Pailan, Ratikanta Pailan and Renubala Mondal, all recorded their names in the records of the Block Land And Land Reforms Office, vide L.R. *Khatian* Nos. 227, 228, 229, 230 and 231.

5.1.4 Demise of Kalidasi Pailan: Kalidasi Pailan, widow of Late Matilal Pailan, died intestate on 30th October, 1998, leaving behind her surviving her 3 (three) sons, namely, Kasinath Pailan, Biswanath



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Pailan and Ratikanta Pailan and only daughter Renubala Mondal, as her only legal heirs and heiress, who inherited the entire right, title and interest of Late Kalidasi Pailan in the Larger Property, jointly and in equal share.

- 5.1.5 **Sale by Renubala Mondal:** By a Deed of Conveyance dated 15th June, 2001, registered in the District Sub-Registrar_IV South 24 Parganas, in Book No. I, CD Volume No.34, at Pages 155 to 164, being Deed No. 1522 for the year 2002, Renubala Mondal sold to Biswanath Pailan and Ratikanta Pailan land measuring 4 (four) decimal, more or less, out of her share in the Larger Property.
- 5.1.6 **Demise of Kasinath Pailan:** Kasinath Pailan, being one of the sons of Late Matilal Pailan and Late Kalidasi Pailan, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate and bachelor on 11th February, 2002, leaving behind him surviving his 2 (two) brothers, namely, Biswanath Pailan and Ratikanta Pailan and only sister Renubala Mondal, as his only legal heirs and heiress, who inherited the entire right, title and interest of Late Kasinath Pailan in the Larger Property, jointly and in equal share.
- 5.1.7 **Absolute Ownership of Vendor:** Thus the Vendor has become the absolute owner of the Said Property, i.e. land measuring 1.5 (one point five) decimal, more or less, out of the Larger 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.



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- 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 Purchasers.
- 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.
- 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



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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 Purchasers is that the Vendor shall sell the Said Property to the Purchasers, 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 Purchasers shall purchase the same from the Vendor.

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sell, convey and transfer to the Purchasers 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 Undivided *Sali* Land measuring 1.5 (one point five) decimal, more or less, out of 16.5 (sixteen point five) decimal, more or less, comprised in R.S. *Dag* No. 116 corresponding to L.R. *Dag* No. 115, recorded in L.R. *Khatian* No.231, *Mouza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within Kulerdari *Gram Panchayet*, Additional District Registration Office Bishnupur, District South 24 Parganas **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 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 **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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7.2 **Total Consideration:** Thus, aforesaid transfer is being made in a total consideration of a sum of Rs.2,00,000/- (Rupees Two Lacs only) paid by the Purchasers to the Vendor.

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 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 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 Purchasers 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's in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest, of, from and against any loss,



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damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchasers' 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:** The Vendor hereby handed over *Khas*, vacant and peaceful possession of the Said Property to the Purchasers.
- 8.5 **Outgoings:** The Vendor hereby declare that, 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, 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 indemnify and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.6 **Holding Possession:** The Vendor hereby covenants that the Purchasers and the Purchasers' 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 Purchasers, 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.
- 8.7 **No Objection to Mutation:** The Vendor declare that the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendor hereby expressly **(1)** consent to the same and **(2)** appoint the Purchasers as the constituted attorney of the Vendor's and empower and authorize the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and



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authorities, the Vendor undertakes to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.

- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor's shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or Purchasers' 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.

Schedule (Said Property)

Undivided *Sali* Land measuring 1.5 (one point five) decimal, more or less, out of 16.5 (sixteen point five) decimal, more or less, comprised in R.S. *Dag* No. 116 corresponding to L.R. *Dag* No. 115, recorded in L.R. *Khatian* No.231, *Mouza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within Kulerdari *Gram Panchayet*, Additional District Registration Office Bishnupur, District South 24 Parganas and is butted and bounded as follows:

On the North : By R.S. *Dag* No. 24 (Mouza Daulatpur)

On the East : By Part of R.S. *Dag* No.116 (Mouza Sarmasterchak)

On the South : By Part of R.S. *Dag* No.116 (Mouza Sarmasterchak)

On the West : By R.S. *Dag* No.23 (Mouza Daulatpur)


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 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 **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.



[Signature]
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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.

	
L.T. OF... <u>Renubala Mondal</u> IN THE PRESENCE OF... <u>Kamal Mondal</u>	
[RENUBALA MONDAL] [Vendor]	
AYANNA DEVELOPERS PVT. LTD. <u>Sudipon Saha</u> Director/Authorised Signatory	AYANNA HOMES PVT. LTD. <u>Sudipon Saha</u> Director/Authorised Signatory
(AYANNA DEVELOPERS PVT. LTD.)	(AYANNA HOMES PVT. LTD.)
(Authorised Signatory)	
[Purchasers]	

Witnesses:

Signature <u>১৩৩৩ ১৩৩৩</u>	Signature <u>Kamal Mondal</u>
Name _____	Name <u>Lt</u>
Father's Name <u>Lt. Dara Mondal</u>	Father's Name <u>Lt Biswanath Mondal</u>
Address <u>Darigachi, P.O. Sraarpur,</u> <u>South 29 Pgs.</u>	Address <u>Vill- Darigachhi, P.O+P.S. Sra</u> <u>Kal-150.</u>

Drafted by,
Alamgir Reza
 Advocate F-1194/03
 Alipora Judges Court
 Kol-27





















Read over and explained in Bengali the true meaning and substance of this Deed of Conveyance and the Receipt and Memo of Consideration hereinabove to the Vendors who have subscribed their respective hands and seals after acknowledging to have understood the same in the presence of the witnesses above named.

Kamal Mondal



District Registrar
Registrar, U/S 7, 21 of
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SPECIMEN FORM FOR TEN FINGER PRINTS

 <p><i>Sudhakar Sode</i></p>	<i>Sudhakar Sode</i>						
		Little Ring Middle Fore Thumb					
		(Left Hand)					
							
		Thumb Fore Middle Ring Little					
		(Right Hand)					
 <p><i>L.T.I OF... K. Srinivasan Madan</i> <i>THE PEN OF... K. Srinivasan Madan</i></p>							
		Little Ring Middle Fore Thumb					
		(Left Hand)					
							
		Thumb Fore Middle Ring Little					
		(Right Hand)					
<p align="center">PHOTO</p>							
		Little Ring Middle Fore Thumb					
		(Left Hand)					
		Thumb Fore Middle Ring Little					
		(Right Hand)					




District Sub-Registrar-IV
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Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	16040000368497/2015	Query Date	23/06/2015
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Alamgir Reza		
Address	28/1, Judges Court Road, 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. 2,00,000/-	Total Market Value:	Rs. 3,30,000/-
Stampduty Payable	Rs. 16,520/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 3,665/-	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			

Am

Land Details						
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	District: South 24-Parganas, Thana: Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak	RS Plot No:- 116, RS Khatian No:- 231	1.5 Decima I	2,00,000/-	3,30,000/-	Proposed Use: Industrial Purpose, ROR: Shali, Width of Approach Road: 2 Ft.,

Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area (in decimal)	Transferred Area in(%)
L1	Mrs Renubala Mondal	AYANNA DEVELOPERS PVT LIMITED	0.75	50
L1	Mrs Renubala Mondal	AYANNA HOMES PVT LTD	0.75	50

Seller Details			
Name & Address	Status	Execution And Admission Details	Other Details
Mrs Renubala Mondal Wife of Late Dana Mondal Danrigachi, Radhanagar, Post Office: Sonarpur, Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, PIN - 700150	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. CQLPM5994C,

Buyer Details			
Name & Address (Organization)	Status	Execution And Admission Details	Other Details
AYANNA DEVELOPERS PVT LIMITED 55/1A, Strand Road, Flat No: 2, Post Office: Jorabagan, Jorabagan, District:-Kolkata, WEST BENGAL, India, PIN - 700006	Organization	Executed by: Representative,	PAN No. AAMCA4921H,
AYANNA HOMES PVT LTD 55/1A, Strand Road,, Post Office: Jorabagan, Jorabagan, District:-Kolkata, WEST BENGAL, India, PIN - 700006	Organization	Executed by: Representative,	PAN No. AAMCA4922E,

7. 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.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).








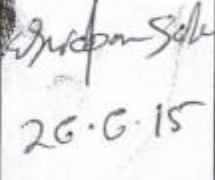



Government of West Bengal

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 16040000368497/2015

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	Mrs Renubala Mondal Danrigachi, Radhanagar, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150	Seller			 L, T, I OF PEN OF
2	Mr Swapan Saha 41, Simla Road, P.O:- Maniktala, P.S:- Maniktala, District:-South 24-Parganas, West Bengal, India, PIN - 700006	Represent ative of Buyer [AYANNA DEVELOP ERS PVT LIMITED]	 <i>Swapan Saha</i>		 26.6.15
2	Mr Swapan Saha 41, Simla Road, P.O:- Maniktala, P.S:- Maniktala, District:-South 24-Parganas, West Bengal, India, PIN - 700006	Represent ative of Buyer [AYANNA HOMES PVT LTD]			

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Prakash Musaddi Son of Mr Rajkumar Musaddi 12B, Lord Sinha Road, 8 Th Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN - 700071	Mrs Renubala Mondal, Mr Swapan Saha	 26/6/15.

(Prdip 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

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Mrs Renubala Mondal Wife of Late Dana Mondal Danrigachi, Radhanagar, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. CQLPM5994C, Status : Self Date of Execution : 26/06/2015 Date of Admission : 26/06/2015 Place of Admission of Execution : Pvt. Residence</p>

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>AYANNA DEVELOPERS PVT LIMITED 55/1A, Strand Road, Flat No: 2, P.O:- Jorabagan, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006 PAN No. AAMCA4921H, Status : Organization</p>
2	<p>AYANNA HOMES PVT LTD 55/1A, Strand Road,, P.O:- Jorabagan, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006 PAN No. AAMCA4922E, Status : Organization Represented by their (1-2) representative as given below:-</p>
1-2 (1)	<p>Mr Swapan Saha Son of Late Gouronga Saha 41, Simla Road, P.O:- Maniktala, P.S:- Maniktala, District:-South 24-Parganas, West Bengal, India, PIN - 700006 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. DOSPS8167D, Status : Representative Date of Execution : 26/06/2015 Date of Admission : 26/06/2015 Place of Admission of Execution : Pvt. Residence</p>

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Mr Prakash Musaddi Son of Mr Rajkumar Musaddi 12B, Lord Sinha Road, 8 Th Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,</p>	<p>Mrs Renubala Mondal, Mr Swapan Saha</p>	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak	RS Plot No:- 116, RS Khatian No:- 231	1.5 Decimal	2,00,000/-	3,30,000/-	Proposed Use: Industrial Purpose, ROR: Shali, Width of Approach Road: 2 Ft.,

Transfer of Land from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area (in decimal)	Transferred Area in(%)
L1	Mrs Renubala Mondal	AYANNA DEVELOPERS PVT LIMITED	0.75	50
	Mrs Renubala Mondal	AYANNA HOMES PVT LTD	0.75	50

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Alamgir Reza
Address	28/1, Judges Court Road, 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 - 160405029 / 2015

Query No/Year	16040000368497/2015	Serial no/Year	1604005286 / 2015
Deed No/Year	I - 160405029 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Swapan Saha	Presented At	Private Residence
Date of Execution	26-06-2015	Date of Presentation	26-06-2015

Remarks

On 26/06/2015

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

Presented for registration at 20:20 hrs on : 26/06/2015, at the Private residence by Mr Swapan Saha ..

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 3,30,000/-



(Tridip Misra)

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

South 24-Parganas, West Bengal

On 30/06/2015

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 3,665/- (A(1) = Rs 3,619/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 3,665/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 16,520/- and Stamp Duty paid by Draft Rs 16,520/-, by Stamp Rs 100/-

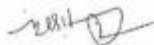
Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 9947, Purchased on 25/03/2015, Vendor named Sahidul Haque Gazi.

Description of Draft

1. Rs 8,260/- is paid, by the Draft(other) No: 050182000382, Date: 27/06/2015, 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 19695 to 19719

being No 160405029 for the year 2015.



Digitally signed by TRIDIP MISRA
Date: 2015.06.30 17:19:33 -07:00
Reason: Digital Signing of Deed.

Tridip Misra

(Tridip Misra) 30-Jun-15 5:19:32 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)