

02373

02211/2015



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 647151

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

Additional District Sub-Registrar
Rajshat, New Town, North 24-Pgs.

CONVEYANCE

24 FEB 2015

1. Date: 24th February, 2015
2. Place: Kolkata
3. Parties:
 - 3.1 **Golam Sadique Dhali**, son of Mostabar Dhali *alias* Golam Mostafa Dhali, residing at Village Teghoria, Kashinathpur, Post Office Kashinathpur, Police Station-New Town, Kolkata- 700 135, District-North 24 Parganas. [PAN BZPPD 7120 R]
(Vendor, includes successors-in-interest)

And

নম্বর : 4114

সন ও তারিখ : 21.11.14

কোচের নাম : SK. Nasir.

স্থানা : T-68, T.M. Road, Kol-157

কুল : B. log

ভেদা :

লক্ষ্যকৃত কোর্ট

কোচ : 3 পরমাণা

ক্রিয়াকারক : 10 NOV 2014

মোট টাকার মূল্য : Rs 150000

ক্রয়কারী ব্যক্তির নাম

কোচ : শ্রী সত্যজিৎ বোস



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Sulagna De

S/O Prasanta De

T-68, Teghoria main Road

Kolkata - 700157

Advocate

- 3.2 **Realtech Housing Company**, a partnership firm having its office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157, [PAN AAQFR 8574 C] represented by its Partners, namely (1) **Shishir Gupta**, son of Late Shree 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.
- 3.3 **Realtech Builders Company**, a partnership firm having its office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157, [PAN AARFR 1898 N] represented by its Partners, namely (1) **Shishir Gupta**, son of Late Shree 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.
- 3.4 **Reality Developers & Co**, a partnership firm having its office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157, [PAN AAQFR 8294 P] represented by its Partners, namely (1) **Shishir Gupta**, son of Late Shree 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.
(collectively **Purchasers**, include successors-in-interest)

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 Said Property:** (1) Undivided *shali* land measuring 11 (eleven) decimal, equivalent to 06 (six) *cottah* 10 (ten) *chittack* 22 (twenty two) square feet, more or less, out of total 44 (forty four) decimal comprised in R.S./L.R. *Dag* No. 1492, recorded in L.R. *Khatian* No. 477, (**First Property**) And (2) undivided *shali* land measuring 13.75 (thirteen point seven five) decimal, equivalent to 08 (eight) *cottah* 05 (five) *chittack* 04 (four) square feet, more or less, out of total 55 (fifty five) decimal, comprised in R.S./L.R. *Dag* No. 1493, recorded in L.R. *Khatian* No. 477, (**Second Property**), **totaling to** land measuring 24.75 (twenty four point seven five) decimal equivalent to 14 (fourteen) *cottah* 15 (fifteen) *chittack* 26 (twenty six) square feet, both under Mouza- Mohammadpur, J. L. No. - 32, Police Station Rajarhat, Additional District Sub-Registration Office Rajarhat within the limits of Rajarhat Bishnupur 2 No *Gram Panchayat*, District North 24 Parganas, more or less, described in the Schedule below. The First



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Property and the Second Property collectively **Said Property** and together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors 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 represents, warrants and covenants regarding title as follows:

- 5.1.1 **Ownership of Golam Sadique Dhali and others:** By a Bengali Deed of Conveyance (*Kobala*) dated 23rd June, 1980, registered in the Office of the Sub-Registrar, Cossipur Dum Dum, in Book No. I, Volume No. 78, at Pages 291 to 293, being Deed No. 4980 for the year 1980, Osman Dhali *alias* Ochhaman Dhali, sold conveyed and transferred land measuring (1) *shali* 44 (forty four) decimal comprised in C.S. Dag No 1460 corresponding to R.S./L.R. Dag No. 1492, recorded in L.R. *Khatian* No. 412, And (2) *shali* 55 (fifty five) decimal, comprised in C.S. Dag No 1461 corresponding to R.S./L.R. Dag No. 1493, recorded in L.R. *Khatian* No. 412, totaling to land measuring 99 (ninety nine) decimal to Golam Sadique Dhali (Vendor No. 3.1 herein), Abdul Rasid Dhali, Basir Ahammad Dhali and Nasiruddin Dhali, for the consideration mentioned therein. (collectively **Mother Property**)
- 5.1.2 **Absolute Ownership of Golam Sadique Dhali:** Golam Sadique Dhali has become the undisputed $\frac{1}{4}$ (one -fourth) share of Mother Property, i.e. the owner of (1) undivided *shali* land measuring 11 (eleven) decimal out of total 44 (forty four) decimal comprised in R.S./L.R. Dag No. 1492, And (2) undivided *shali* land measuring 13.75 (thirteen point seven five) decimal out of total 55 (fifty five) decimal, comprised in R.S./L.R. Dag No. 1493, totaling to land measuring 24.75 (twenty four point seven five) decimal both under Mouza-Mohammadpur, J. L. No. - 32, Police Station Rajarhat, within the limits of Rajarhat Bishnupur 2 No *Gram Panchayat*, District North 24 Parganas (collectively **Golam Sadique's Property**).
- 5.1.3 **Record of Right:** Golam Sadique Dhali mutated his name, in the records of Land Revenue Settlement vide L. R. *Khatian* No. 477, as owner of Golam Sadique's Property.
- 5.1.4 **Absolute Ownership of Said Property:** In the abovementioned circumstances, the Vendor has become the undisputed owner of the Said Property.



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- 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 did 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 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 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 Pre-emption:** No person or persons whosoever have/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, 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.



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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 Purchase:** The basic understanding between the Parties is that the Vendor will 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 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 sells, conveys and transfers to the Purchasers 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 (1) undivided *shali* land measuring 11 (eleven) decimal, equivalent to 06 (six) *cottah* 10 (ten) *chittack* 22 (twenty two) square feet, more or less, out of total 44 (forty four) decimal comprised in R.S./L.R. *Dag* No. 1492, recorded in L.R. *Khatian* No. 477, **(First Property) And (2)** undivided *shali* land measuring 13.75 (thirteen point seven five) decimal, equivalent to 08 (eight) *cottah* 05 (five) *chittack* 04 (four) square feet, more or less, out of total 55 (fifty five) decimal, comprised in R.S./L.R. *Dag* No. 1493, recorded in L.R. *Khatian* No. 477, **(Second Property), totaling to** land measuring 24.75 (twenty four point seven five) decimal equivalent to 14 (fourteen) *cottah* 15 (fifteen) *chittack* 26 (twenty six) square feet, both under Mouza- Mohammadpur, J. L. No. - 32, Police Station Rajarhat, Additional District Sub-Registration Office Rajarhat within the limits of Rajarhat Bishnupur 2 No *Gram Panchayat*, 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. 60,00,000/-** (Rupees sixty lac) only paid by the Purchasers to the Vendor receipt of which the Vendor



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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.
- 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 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 covenants 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 Purchasers and/or the Purchasers' successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest and assigns by reason of the aforesaid.
- 8.2.2 **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.



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- 8.3 **Delivery of Possession:** *Khas*, vacant, physical and peaceful possession of the Said Property has been handed over by the Vendor to the Purchasers.
- 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 indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchasers and the Purchasers' 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 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.
- 8.6 **No Objection to Mutation:** The Vendor declares 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) appoints the Purchasers as the constituted attorney of the Vendor 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 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.
- 8.7 **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 Purchasers 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.



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**Schedule
(Said Property)**

(1) Undivided *shali* land measuring 11 (eleven) decimal, equivalent to 06 (six) *cottah* 10 (ten) *chittack* 22 (twenty two) square feet, more or less, out of total 44 (forty four) decimal comprised in R.S./L.R. *Dag* No. 1492, recorded in L.R. *Khatian* No. 477, **(First Property)** And (2) undivided *shali* land measuring 13.75 (thirteen point seven five) decimal, equivalent to 08 (eight) *cottah* 05 (five) *chittack* 04 (four) square feet, more or less, out of total 55 (fifty five) decimal, comprised in R.S./L.R. *Dag* No. 1493, recorded in L.R. *Khatian* No. 477, **(Second Property)**, totaling to land measuring 24.75 (twenty four point seven five) decimal equivalent to 14 (fourteen) *cottah* 15 (fifteen) *chittack* 26 (twenty six) square feet, both under Mouza-Mohammadpur, J. L. No. - 32, Police Station Rajarhat, Additional District Sub-Registration Office Rajarhat within the limits of Rajarhat Bishnupur 2 No *Gram Panchayat*, District North 24 Parganas, more or less, and butted and bounded of both *Dags* as follows:

On the North : By R.S./L.R. *Dag* No. 1491, Mouza- Kalikapur.
On the East : By Mouza- Kalikapur.
On the South : By R.S./L.R. *Dag* Nos. 1855, 1586.
On the West : By R.S./L.R. *Dag* No. 1495.

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.

The details of the Said Property are tabulated below:

<i>Mouza</i>	L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> No.	Share in <i>Dag</i>	Total Area sold (in decimal)	Name of the Recorded Owner
Mohammadpur	1492	477	0.2500	11.00	Golam Sadique Dhali
Mohammadpur	1493	477	0.2500	13.75	Golam Sadique Dhali
Total				24.75	



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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.

Golam Sadique Dhali

(Golam Sadique Dhali)
[Vendor]

REALTECH HOUSING COMPANY

Shishu - S. N. Nalin
Partners

(Realtech Housing Company)

Realtech Builders Company

Shishu - S. N. Nalin
Partner

(Realtech Builders Company)

REALITY DEVELOPERS & CO.

Shishu - S. N. Nalin
Partners

(Reality Developers & Co.)
[Purchasers]

Witnesses

Name *Sahjudin Dhalo*

Name *Mahmud Rahman*

Father's Name *Morowdin Dhalo*

Father's Name *U. Mangaljam Molla*

Address *Teguria / P.O. Koshkhur*

Address *Teguria, New Town*

P.S. Dujahat / New Town

No. 135

Sulagna D.
SULAGNA DE
Advocate
High Court, Calcutta



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Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs. 60,00,000/- (Rupees sixty lac) 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.)
By Chq. 527866	27/12/2014	Axis Bank Ltd	5,00,000/-
By Chq. 527867	27/12/2014	Axis Bank Ltd	7,00,000/-
By RTGS	24/02/2015	Axis Bank Ltd	16,00,000/-
By RTGS	24/02/2015	Axis Bank Ltd	16,00,000/-
By RTGS	24/02/2015	Axis Bank Ltd	16,00,000/-
Total			60,00,000/-

Golam Sadique Dhali.

Golam Sadique Dhali.

(Golam Sadique Dhali)
[Vendor]

Witnesses:

Name Sahajuddin Dhali

Name Mahmudur Rahman

Father's Name Noruddin Dhali

Father's Name U. Mangaljam Molla

Address Tegoria/Kashmuri

Address Tegoria, New Town

P.S. Dijora Hat/New Town

Kair 135



Additional District Sub-Registrar
Rajernat, New Town, North 24 Parganas.

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SPECIMEN FORM TEN FINGER PRINTS

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



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

GRN: • 19-201415-001912433-1

Payment Mode Online Payment

GRN Date: 24/02/2015 13:55:31

Bank: HDFC Bank

BRN: 143336435

BRN Date: 24/02/2015 14:11:27

DEPOSITOR'S DETAILS

Id No. : 1523L000004055/1/2015

[Query No./Query Year]

Name : REALTECH NIRMAN PVT LTD
Contact No. : 25707991 Mobile No. : +91 9831164680
E-mail : realtechnirman@gmail.com
Address : T-68,TEGHORIA MAIN ROAD
KOLKATA-700157
Applicant Name : Purbasha Nandy
Office Name : A.D.S.R. RAJARHAT, North 24-Parganas
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS







Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	1523L000004055/1/2015	Property Registration- Stamp duty	0030-02-100-003-02	360024
2	1523L000004055/1/2015	Property Registration- Registration Fees	0030-03-104-001-15	66014
Total				426038
In Words :	Rupees Four Lakh Twenty Six Thousand Thirty Eight only			

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 02373 / 2015, Deed No. (Book - I , 02211/2015)

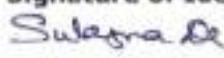
Signature of the Presentant


Name of the Presentant	Photo	Finger Print	Signature with date
Sk. Nasir 1 - 68, Teghoria Main Road, Kolkata, Thana:-Baguiati, P.O. :-Hatiara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157	 24/02/2015	 LTI 24/02/2015	Sh Nasir 24.2.15

Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Golam Sadique Dhal Address -Teghoria, Kashinathpur, Kolkata, Thana:-New Town, P.O. :-Kashinathpur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 24/02/2015	 LTI 24/02/2015	Golam Sadique Dhal
2	Shishir Gupta Address -T - 68, Teghoria Main Road, Kolkata, Thana:-Baguiati, P.O. :-Hatiara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157	Self	 24/02/2015	 LTI 24/02/2015	Shishir Gupta
3	Sk. Nasir Address -T - 68, Teghoria Main Road, Kolkata, Thana:-Baguiati, P.O. :-Hatiara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157	Self	 24/02/2015	 LTI 24/02/2015	Sh Nasir

Name of Identifier of above Person(s)
 Kulagna De
 1 - 68, Teghoria Main Road, Kolkata, District:-North
 24-Parganas, WEST BENGAL, India, Pin :-700157

Signature of Identifier with Date

 24/02/15


 Additional District Sub-Registrar
 Rajarhat, New Town, North 24-Pgs.
 (Debasish Dhar)
 Additional District Sub-Registrar
 Office of the A.D.S.R. RAJARHAT

24 FEB 2015





Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 02211 of 2015
(Serial No. 02373 of 2015 and Query No. 1523L000004055 of 2015)

On 24/02/2015

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, 4 of Indian Stamp Act 1899.

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Registration Fees Rs. 66.014/- paid online on 24/02/2015 2:11PM with Govt. Ref. No. 192014150019124331 on 24/02/2015 1:55PM, Bank: HDFC Bank, Bank Ref. No. 143336435 on 24/02/2015 2:11PM, Head of Account: 0030-03-104-001-16, Query No:1523L000004055/2015

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.-60,00,064/-

Certified that the required stamp duty of this document is Rs.- 360024 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Stamp duty Rs. 3,60,024/- paid online on 24/02/2015 2:11PM with Govt. Ref. No. 192014150019124331 on 24/02/2015 1:55PM, Bank: HDFC Bank, Bank Ref. No. 143336435 on 24/02/2015 2:11PM, Head of Account: 0030-02-103-003-02, Query No:1523L000004055/2015

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

Presented for registration at 13.55 hrs on :24/02/2015, at the Office of the A.D.S.R. RAJARHAT by Sk. Nasir , one of the Claimants.

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


Execution is admitted on 24/02/2015 by

1. Golam Sadique Dhali, son of Mostabar Dhali Alias Golam Mostaf Dhali , Teghoria, Kashinathpur, Kolkata, Thana:-New Town, P.O. :-Kashinathpur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
2. Shishir Gupta
Partner, Realtech Housing Company, T - 68, Teghoria Main Road, Kolkata, Thana:-Baguiati, P.O. :-Hatiara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157.

Partner, Realtech Builders Company, T - 68, Teghoria Main Road, Kolkata, Thana:-Baguiati, P.O. :-Hatiara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157.

Partner, Reality Developers & Co., T - 68, Teghoria Main Road, Kolkata, Thana:-Baguiati, P.O. :-Hatiara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157,
, By Profession : Business

24 FEB 2015


Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.
(Debasish Dhar)
Additional District Sub-Registrar

EndorsementPage 1 of 2



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Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 02211 of 2015
(Serial No. 02373 of 2015 and Query No. 1523L000004055 of 2015)

3. Sk. Nasir

Partner, Realtech Housing Company, T - 68, Teghoria Main Road, Kolkata, Thana:-Baguiati, P.O. :-Hatiara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157.


Partner, Realtech Builders Company, T - 68, Teghoria Main Road, Kolkata, Thana:-Baguiati, P.O. :-Hatiara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157.

Partner, Reality Developers & Co, T - 68, Teghoria Main Road, Kolkata, Thana:-Baguiati, P.O. :-Hatiara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157.
By Profession : Business

Identified By Sulagna De, daughter of Prasanta De, T - 68, Teghoria Main Road, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157, By Caste: Hindu, By Profession: Advocate.

(Debasish Dhar)
Additional District Sub-Registrar

24 FEB 2015


Additional District Sub Registrar
Rajarhat, New Town, North 24-Pgs.
(Debasish Dhar)
Additional District Sub-Registrar



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 10966 to 10982
being No 02211 for the year 2015.



(Debasish Dhar) 25-February-2015
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal