

7693

8-09420/19



30/7/19 पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

1215993/19

AB 828224

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

Additional District Sub-Registrar  
Rajarhat New town, North 24-Pgs.

01 AUG 2019

## DEED OF CONVEYANCE

**THIS INDENTURE OF CONVEYANCE** made on this the 30<sup>th</sup> day of July, Two Thousand Nineteen(2019) **BETWEEN** **SMT. SMITA MUKHERJI**(PAN No.AEKPM9953L) wife of Late Ashis Mukherji, residing at BH-123, Sector-II, Salt Lake, P.O. – Sech Bhavan, P.S. – Bidhannagar(East) Kolkata – 700091, by religion Hindu, Nationality Indian, by Occupation - Housewife, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, representatives and assigns) of the **ONE PART** ;



ক্রমিক নং 159 তারিখ 03.06.2019  
ক্রেতার নাম NADOLIN REALCON Pvt. Ltd.  
ঠিকানা NADOLIN REALCON, Sec-VI, KOL-91  
মূল্য 1000  
মোট 50000000

মণিকা মন্ডল ট্যান্স ডেভার  
ভাসুদেব এ. ডি. এস. আর. অফিস  
দক্ষিণ ২৪ পরগণা

Chakraborty



6248

NADOLIN REALCON PVT LTD  
Chakraborty

Director



6249

Smita Mukherjee



6250

Identified by  
Aairam Chakraborty  
5A Rommoker mallick  
Garden lane kol-700010.

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

30 JUL 2019

**A N D**

**NAOOLIN REALCON PVT. LTD** (Pan No. AAFCN0116N) a company incorporated within the meaning of the Companies Act, 1956, having its registered office at Merlin Matrix, Unit No. 203, DN-10, Sector-V, 2<sup>nd</sup> Floor, P.O. – Sech Bhavan, P.S. – Electronic Complex, Kolkata – 700091, West Bengal, represented by its Director **SRI DEBASHIS ROY** (PAN No. AOPPR3859H) son of Late Sunil Kumar Roy, residing at Vill. Panapukur, P.O. – Bhangar, P.S. – Kashipur, Dist – South 24-Parganas, Pin: 743502, West Bengal, by Religion Hindu, by Nationality Indian, by occupation Business, hereinafter called the "**PURCHASER**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors, successor-in-office administrators, representatives and assigns) of the **OTHER PART** ;

**WHEREAS** By Government of West Bengal Housing Department (N.T.P.) Branch, Notification No.580-HI/HG/NTP 2L 9/99(Pt.) Dated 27.10.2006, the State of West Bengal has under Section 29(1) of the West Bengal Housing Board Act, 1972 (West Bengal Act XXXII of 1972) transferred a land measuring more or less 54.24 Acres in Mouza – Mahishbathan, J.L. No. 18 and Thakdari, J.L. No. 19, both under P.S. Rajarhat, District – North 24-Parganas and by direct purchase which is confirmed by West Bengal Housing Infrastructure Development Corporation Limited, a Government Company incorporated under the Companies Act. 1956, (hereinafter referred to as WBHIDCO) vide their Memo No. 2176/HIDCO/Admn-608/2004 Dated 18.05.2006 & 4602/HIDCO/Admn/608/2004 Dated 11.08.2006 measuring more or less 10.36 Acres land in the same area, totalling an area of 64.60 Acres of land at Action Area – 1C, now CE-1, within CE Block at Rajarhat New Town, Kolkata and the BOARD is in peaceful possession of the same.



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

30 JUL 2019

**AND WHEREAS** In pursuant to the application made by SMT. SMITA MUKHERJI, for purchase a piece and parcel of land in the said project to erect a building thereon for residential purpose and agreeing to comply with the terms and conditions prescribed by the BOARD for the purchase of plots in the said project.

**AND WHEREAS** By an Indenture of Conveyance executed on 21st day of September 2017 and registered on 12th day of October 2017 made between West Bengal Housing Board, represented by Sri Sekhar Mukherji, the Asstt. Housing Commissioner-II, therein called 'Vendor/The Board' of the One Part and Smt. Smita Mukherji, therein called the Purchaser of the Other Part and registered at Additional District Sub-Registration Office Rajarhat, New Town, recorded in Book No. 1, Volume No.1523-2017 pages from 295723 to 295737, Being No.152309980 for the year 2017 the said West Bengal Housing Board for the consideration therein mentioned granted sold transferred and conveyed unto the said Smt. Smita Mukherji, the Vendor herein ALL THAT piece and parcel of land measuring about 301.09 Sq. Meter or 4.50 Cottah be the same a little more or less, being Plot No. CE/1/B/121, in Block No. CE, Land - CE/1, Action Area - 1C, situated in the New Town, Police Station Rajarhat, District - North 24-Parganas under Mahishbathan Gram Panchayat, fully described in the Schedule thereunder as well as hereunder written absolutely and for ever.

**AND WHEREAS** The said West Bengal Housing Board delivered possession of the said land measuring about 301.09 Sq. Meter or 4.50 Cottah be same or little more or less at Eastern Green under West Bengal Housing Board being Plot No. CE/1/B/121 at CE Block, situated in the New Town, Kolkata,



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

30 JUL 2015



more particularly described in the Schedule hereunder to Smt. Smita Mukherji, on 08.12.2017, being No. 927/HC/HB/ AHI/CE/1/B/121.

**AND WHEREAS** Thus the said SMT. SMITA MUKHERJI, the Vendor herein is became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of purchase an absolute estate in fee simple possession to the said piece and parcel of land measuring about 301.09 Sq. Meter or 4.50 Cottah be the same a little more or less, being Plot No. CE/1/B/121, in Block No. CE, Land - CE/1, Action Area - 1C, situated in the New Town, Police Station Rajarhat at present New Town, District - North 24-Parganas under Mahishbathan Gram Panchayat now within the jurisdiction New Town Kolkata Development Authority under Additional District Sub-Registration Office Rajarhat, New Town, fully described in the Schedule hereunder written and (hereinafter for the sake of brevity referred to as the 'said Property').

**AND WHEREAS** The Vendor has agreed with the PURCHASER for absolute sale to her the said piece and parcel of land measuring about piece and parcel of land measuring about 301.09 Sq. Meter or 4.50 Cottah be the same a little more or less, being Plot No. CE/1/B/121, in Block No. CE, Land - CE/1, Action Area - 1C, situated in the New Town, Police Station Rajarhat at present New Town, District - North 24-Parganas and legal inheritance thereon in fee simple in possession at or for the sum of Rs. 2,00,00,000/- (Rupees Two Crore) only free from all encumbrances whatsoever.

**NOW THIS DEED OF CONVEYANCE WITNESSETH** that in consideration of the purposes for which the piece and parcel of land hereinafter referred to as per 'Annexed Plan' and morefully described in the Schedule hereunder written and in consideration of a sum of **Rs.2,00,00,000/- (Rupees Two Crore) only** of the land price for down

payment, paid by the PURCHASER herein the receipt whereof the VENDOR doth hereby admits and acknowledges and in consideration of the PURCHASER agreeing to observe and perform the terms and conditions mentioned hereinafter and in consideration of the fact that the PURCHASER has taken inspection of such land and has satisfied himself as to the conditions and description, actual measurement of such land and also as to the amenities and facilities appertaining to such land as to the nature, scope and extent of benefit or interest provided by the BOARD therein, the VENDOR doth hereby sell, grant, convey and transfer unto the PURCHASER such land more fully described and mentioned in the Schedule hereunder written (hereinafter referred as the said demised land) TO HAVE AND TO HOLD the demised land hereby granted, transferred and conveyed expressed or otherwise assured or intended to the use of the said PURCHASER absolutely and for ever.

The PURCHASER hereby covenants with the VENDOR as follows :-

1. The PURCHASER shall preserve the boundary pillars provided in the demised land.
2. The PURCHASER shall use the said demised land exclusively for the purpose of constructing building for the residential purpose at the cost of the PURCHASER in conformity with the Building Rules applicable in New Town, Kolkata. And other Rules and Regulations as prescribed or framed from time to time for the New Town Kolkata.
3. The PURCHASER shall not make any excavation in the land nor remove any earth/subsoil therefrom in contravention of provisions of any Act and Rule of the land use and management and if made with the prior permission of the Competent Authority, regard shall be



had so that the surrounding plots and common areas possessed by the BOARD/WBHIDDO are not disturbed in any way.

4. The PURCHASER shall not alter the location of sewer/water connection lines or any other facilities except prior approval of the Competent Authority/WBHIDCO for the sake of greater interest of the project area.
5. The PURCHASER shall be liable to make all payments towards taxes, fees, rent, rates, any imposition etc. that may be levied by any local authority with effect from date of execution of deed of conveyance.
6. The VENDOR shall remain indemnified against any claims / dues payable by the PURCHASER to any local authority in future.
7. The PURCHASER shall not carry on or allow to be carried on in the said land any unlawful, illegal or immoral activities which may be considered offensive or a source of any annoyance, inconvenience or nuisance to the area surrounding the demised land or the neighboring people.
8. The PURCHASER shall allow any person authorized by the BOARD/WBHIDCO to inspect, maintain and construct/reconstruct the sewer lines and water meter, storm-water drains and other utility services or to do any other work in connection therewith within the plot without any obstruction or hindrance by the VENDOR.
9. The PURCHASER shall pay and discharge all existing and future rates, taxes, other impositions, charges and enhancement, if any, of land

value on the date of purchase in respect of the said demised land and structure to be erected thereon which as and when determined by any Competent Authority to be payable by the PURCHASER thereof to such authority under the provision of law for the time being in force.

10. The PURCHASER shall pay and continue to pay service charges to the Competent Authority/WBHIDCO for providing the services as covenanted herein within the New Town as per the assessment.
11. The PURCHASER shall keep the Vendor and the BOARD therein indemnified against any and all claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work, may become payable or be demanded by any local authority or authority in respect of the same works or of anything done under the authority herein contained.
12. The PURCHASER is liable to compensate for any damage caused by him to the infrastructure provided by the BOARD/WBHIDCO.

THAT THE VENDOR hereby covenants with the PURCHASER as follows:-

1. The PURCHASER observing, performing, fulfilling and discharging all the responsibilities covenanted herein shall peacefully hold and enjoy the demised land forever without any interruption by the VENDOR and the BOARD therein or any of its agents or representatives whosoever.

2. The PURCHASER shall be provided with all facilities in regard to sewer connections, water supply, roads and other amenities as may be available to other similar Purchasers in New Town Kolkata. Facilities of services such as roads, sewer, drainlines and waterlines will be made available at the peripheral roads provided by WBHIDCO (where such lines have been taken as per planning abounding the demised premises) from which connection will be taken by the PURCHASER at her own cost.
3. Such Peripheral services are the sole responsibility of the New Town Authority/WBHIDCO and the BOARD shall in no way be responsible for their functioning.
4. The Purchaser shall bear and pay the total Stamp Duty, Registration and other Miscellaneous Charges, if any for Registration payable to Directorate of Registration and Stamp Revenue, Govt. of West Bengal for conveyance of the demised land.

AND the parties hereto agree and declare as follows :-

1. The PURCHASER shall be entitled to effect mutation of his name as the Owner of the said land in the records of the New Town Kolkata Development Authority and other authorities at his own costs and the VENDOR agrees to give her unqualified consent for the same.
2. The PURCHASER shall be entitled to let out, lease, sell, mortgage, gift, transfer, or in any way deal with or dispose of the said land, subject to the terms and conditions herein contained.

**-THE FIRST SCHEDULE ABOVE REFERRED TO -**

**ALL THAT** piece and parcel of land measuring 64.60 Acres(more or less) situated in Mouza - Mahishbathan, J.L. No. 18 and Thakdari, J.L. No. 19, P.S. - Rajarhat at present New Town, within Action Area 1C now CE-1, within CE Block at Rajarhat New Town, Kolkata under Additional District Sub-Registration Office Rajarhat, New Town in the district of North 24-Parganas.

R.S. Plot No. involved 33(Part), 35(Part), 40(Part), of Mouza Mahishbathan, J.L. No. 18, P.S. Rajarhat (Old) at present New Town.

And R.S. Plot No.1(Part), 2(Part), 3(Part), 4(Full), 5(Full), 6(Full), 7(Full), 8(Full), 9(Full), 10(Full), 11(Full), 12(Part), 13(Part), 17(Part), 18(Part), 30(Part), 31(Part), 32(Full), 33(Full), 34(Full), 35(Part), 36(Part), 40(Part), 41(Part), 42(Full), 43(Full), 44(Full), 45(Full), 46(Full), 47(Full), 48(Part), 49(Part), 50(Part), 51(Part), 52(Full), 53(Full), 54(Full), 55(Full), 56(Full), 57(Full), 58(Part), 59(Full), 60(Full), 61(Part), 62(Full), 63(Part), 64(Part), 65(Full), 66(Full), 67(Part), 68(Part), 84(Part), 85(Part), 86(Part), 87(Full), 88(Full), 89(Part), 90(Full), 91(Full), 92(Part), 127(Part), 128(Part), 129(Part), 130(Part), 131(Full), 132(Full), 133(Part), 134(Part), 135(Part), 136(Full), 137(Part), 142(Part), 143(Part), 144(Part), 145(Part), 146(Full), 147(Part), 148(Full), 149(Full), 150(Full), 151(Full), 152(Full), 153(Full), 154(Full), 155(Full), 156(Full), 157(Full), 158(Part), 164(Part), 166(Part), 167(Part), 170(Part), 171(Part), 172(Part), 173(Part), 174(Part), 175(Full), 176(Part),



177(Part), 286(Part), 729(Part), at Mouza Thakdari, J.L. No. 19, P.S. Rajarhat at present New Town.

**THE SECOND SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** piece and parcel of land measuring about 301.09 Sq. Meter or 4.50 Cottah be the same a little more or less, being Plot No. CE/1/B/121, in Street No. 181 in Block No. CE, Land - CE/1, Action Area - 1C, situated in the New Town, Police Station Rajarhat at present New Town, District - North 24-Parganas under Mahishbathan Gram Panchayat now within the jurisdiction New Town Kolkata Development Authority under Additional District Sub-Registration Office Rajarhat, New Town and the said land is delineated in the map or plan is annexed hereto and thereon bordered in RED.

The said property is butted and bounded as follows :

ON THE NORTH : Plot No. CE/1/B/132.

ON THE SOUTH : 12 M. Wide Road.

ON THE WEST : Plot No. CE/1/B/120.

ON THE EAST : Plot No. CE/1/B/122.

*Smrita Mukherjee*


**IN WITNESS WHEREOF** the Parties have hereunto set and subscribed their respective hand the day month and year first above written.

**SIGNED, SEALED AND DELIVERED** by

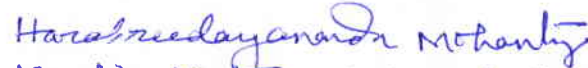
the **VENDOR** at Kolkata

in the presence of :

**WITNESSES:**

1.   
SUROJIT MUKHERJI  
BH-123, SECTOR 2,  
SALT LAKE, KOLKATA 700091

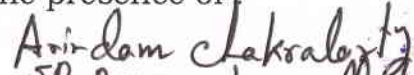
  
**SIGNATURE OF THE VENDOR**

2.   
Harabruddayananda Mohanty  
Maslin Malflex, DW-10, Room No-203  
Sector-V, Salt Lake, Kolkata - 91

**SIGNED AND DELIVERED** by


the **PURCHASER** at Kolkata

in the presence of :

1.   
Anirudh Chakraborty  
SP. Ram Mohan Mallik  
Garden Lane, Kol-700 010

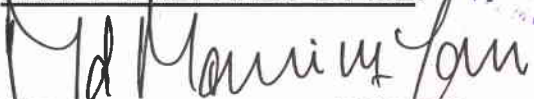
NAOOLIN REALCON PVT LTD

  
Director

2.   
Subin Chatterjee  
Maslin Malflex, Sec V,  
Kolkata - 91

**SIGNATURE OF THE PURCHASER**

**DRAFT PREPARED BY ME:**

  
**MD. MANIR UZ JAMAN**

**Licence No. DW- I - 33.**

Present Residence :

SP-SHUKHOBRIKSHI Complex

SPARSH Block, Action Area-III

New Town, Kolkata - 700156

Mobile: 9830538095

E-mail : [manicircle2@gmail.com](mailto:manicircle2@gmail.com)

**MEMO OF CONSIDERATION**

**RECEIVED** of and from within named PURCHASER the within mentioned sum of **Rs.2,00,00,000/- (Rupees Two Crore) Only** in full payment of the consideration money as per memo below :

Date	Cheque /DD No	Bank	Amount
30-July-2019	663800	Kotak Mahindra	1,98,00,000.00
30-July-2019	TDS		2,00,000.00
<b>Total</b>			<b>2,00,00,000.00</b>

**(Rupees Two Crore) Only**

**WITNESSES**

1.

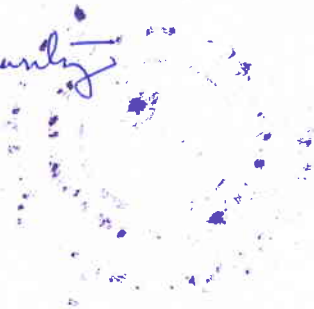
*[Signature]*

*Smita Mukherji*

**SIGNATURE OF THE VENDOR**

2.

*Harshvardhan Motwani*



SITE PLAN OF PLOT CE/1/B/121 OF EASTERN GREENS PROJECT OF WEST  
BENGAL HOUSING BOARD IN BLOCK CE, LAND CE/1 IN ACTION AREA 1C AT  
NEW TOWN RAJARHAT

AREA OF LAND:- 4.50 KATHA OR 301.09 SQ.M (APPROX)



SCALE:- 1:400



NOTE

- 1) ALL DIMENSIONS ARE IN METRE.
- 2) PLOT IS SHOWN BY RED BORDER.

*Smrita Mukherjee*  
VENDOR

NAOOLIN REALCON PVT LTD

*Director*  
Director

PURCHASER



for registration only

 **भारत सरकार**  
GOVERNMENT OF INDIA



দেবাশীষ রায়  
Debashis Roy  
জন্মতারিখ/ DOB: 10/01/1979  
পুরুষ / MALE

7948 1996 4292



আমার आधार, আমার পরিচয়

 **भारतीय विशिष्ट पहचान प्राधिकरण**  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Download Date: 20/07/2017

**ঠিকানা:**  
এসও: সুনীল কুমার রায়, বিজয়গঞ্জ  
পাড়া, পানাপুকুর, দক্ষিণ ২৪ পরগনা,  
পশ্চিম বঙ্গ - 743502

**Address**  
S/O: Sunil Kumar Roy,  
Bijayganj Para,  
Panapukur, South 24  
Parganas,  
West Bengal - 743502



 1947  
1800 300 1947

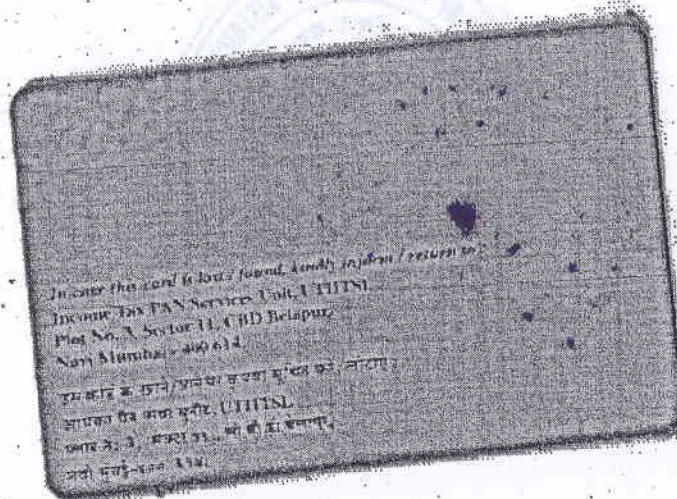
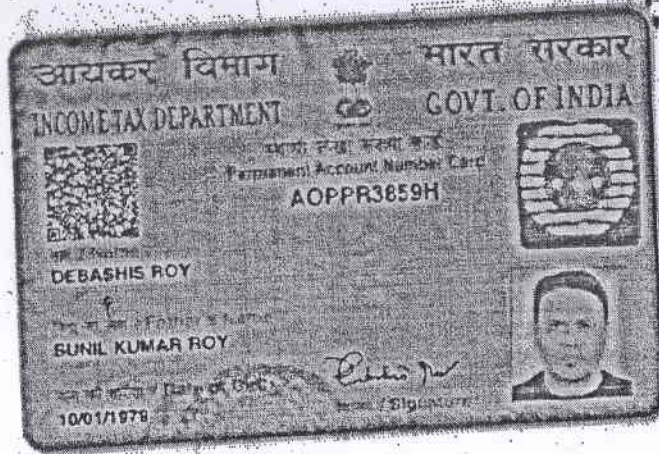
 help@uidai.gov.in

 www.uidai.gov.in

 P.O. Box No. 1947,  
Bengaluru-560 001



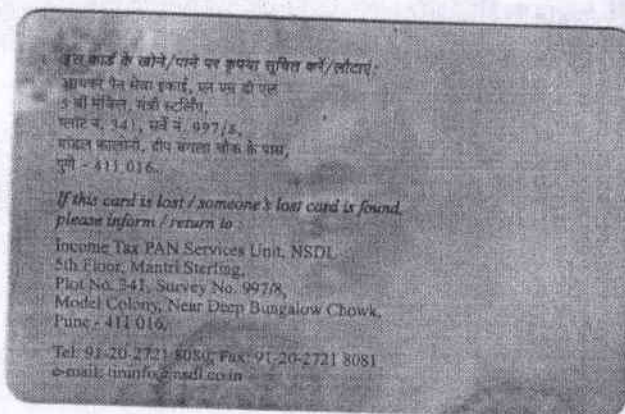
*for registration only*







for registration only





भारत सरकार  
GOVERNMENT OF INDIA

अरिन्दम चक्रवर्ती  
ARINDAM CHAKRABORTY  
जन्मतिथि/ DOB: 25/11/1975  
पुरुष / MALE

7384 6847 0253

আমার আধার, আমার পরিচয়

For registration

भारत का विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना: Address:  
5 पि. राममोहन मल्लिक गार्डन 5 P. RAMMOHAN MALLICK  
लेन, बेलघाटा, कोलकाता, GARDEN LANE, Belghata,  
दक्षिण बंग - 700010 Kolkata,  
West Bengal - 700010

7384 6847 0253

MEERA AADHAAR, MERI PEHACHAN

For Registration purpose only

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AEKPM9953L

नाम/ Name  
SMITA MUKHERJI



पिता का नाम/ Father's Name  
RAMGOPAL CHATTERJEE

जन्म की तारीख/ Date of Birth  
09/03/1950

Smita Mukherji  
हस्ताक्षर/ Signature



08122017

Smita Mukherji

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कालोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax PAN Services Unit, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in



For Registration purpose only



ভারত সরকার

Government of India



স্মিতা মুখার্জী

SMITA MUKHERJI

পতি : আশিস মুখার্জী

Husband : Ashis Mukherji

জন্মতারিখ/DOB: 09/03/1950

মহিলা / Female

5102 8824 0645



আধার - সাধারণ মানুষের অধিকার

Smita Mukherji



ভারতীয় বিনিঃ পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: বিএইচ, সেক্টর

ট্যাক, সল্টলেক, বিধাননগর(এম)

সেচ ভবন, উত্তর ২৪ পরগনা, পশ্চিমবঙ্গ

Address: BH 123, SECTOR

2, TANK 7, SALLAKE,

Bidhannagar(M), North 24

Parganas; Sech Bhawan,

West Bengal, 700091

5102 8824 0645

1947  
1800 300 1947

help@uidai.gov.in












WWW  
www.uidai.gov.in

SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO












# UNDER RULE 44A OF THE I.R. ACT 1908

N.B. -


LH BOX- SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Debarshi</i>	LH					
	RH.					

ATTESTED :- *Debarshi*

 <i>Smrita Mukherjee</i>	LH					
	RH.					

ATTESTED :- *Smrita Mukherjee*

	LH					
	RH.					

ATTESTED :- *Identified by Anindam Chakraborty*





Additional District Sub Registrar  
Panchayat, New Town, North 24 Parganas

30 JUL 2019

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

GRN: 19-201920-005112228-1

Payment Mode Online Payment

GRN Date: 30/07/2019 17:39:07

Bank : HDFC Bank

BRN : 863518583

BRN Date: 30/07/2019 17:41:22

**DEPOSITOR'S DETAILS**

Id No. : 15230001215993/4/2019

[Query No./Query Year]

Name : NAOOLIN REALCON PRIVATE LIMITED

Contact No. : 9874019307

Mobile No. : +91 9874019307

E-mail : sun.construction.08@gmail.com

Address : DN 10 MERLIN MATRIX SECTOR V SALT LAKE

Applicant Name : Mr MD MANIR UZ JAMAN

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 4

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	15230001215993/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	1606288
2	15230001215993/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	229495

**Total**

**1835783**

In Words : Rupees Eighteen Lakh Thirty Five Thousand Seven Hundred Eighty Three only



## Major Information of the Deed

Deed No :	I-1523-09420/2019	Date of Registration	01/08/2019
Query No / Year	1523-0001215993/2019	Office where deed is registered	
Query Date	26/07/2019 12:35:39 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	MD MANIR UZ JAMAN SP SHUKHOBRIHTI, AA-III, NEW TOWN, Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700156, Mobile No. : 9830538095, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs 2,00,00,000/-	Rs. 2,29,48,120/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 16,06,388/- (Article:23)	Rs. 2,29,495/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Mouza: Hidco ( Block - C E ), JI No: 0, Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-121		Bastu	Shali	3239.73 Sq Ft	2,00,00,000/-	2,29,48,120/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
Grand Total :					7.4244Dec	200,00,000 /-	229,48,120 /-	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Smt SMITA MUKHERJI</b> Wife of Late ASHIS MUKHERJI BH-123, SECTOR-II, SALT LAKE, P.O:- SECH BHAVAN, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AEKPM9953L, Status :Individual, Executed by: Self, Date of Execution: 30/07/2019 , Admitted by: Self, Date of Admission: 30/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/07/2019 , Admitted by: Self, Date of Admission: 30/07/2019 ,Place : Pvt. Residence



**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>NAOOLIN REALCON PRIVATE LIMITED</b> MERLIN MATRIX, UNIT NO. 203, DN -10, 2ND FLOOR, Block/Sector: V, P.O:- SECH BHAVAN, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 , PAN No.: AAFCN0116N, Status Organization. Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri DEBASHIS ROY (Presentant )</b> Son of Late SUNIL KUMAR ROY VILL - PANAPUKUR, P.O:- BHANGAR, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 743502, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AOPPR3859H Status : Representative, Representative of : NAOOLIN REALCON PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>ARINDAM CHAKRABORTY</b> Son of DIPAK CHAKRABORTY 5P, RAM MOHAN MALLICK GARDEN LANE, P O - BELIAGHATA, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010			

Identifier Of Smt SMITA MUKHERJI, Shri DEBASHIS ROY

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt SMITA MUKHERJI	NAOOLIN REALCON PRIVATE LIMITED-7.42439 Dec

**Endorsement For Deed Number : I - 152309420 / 2019****On 30-07-2019****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 18:30 hrs on 30-07-2019, at the Private residence by Shri DEBASHIS ROY ,.

**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 2,29,48,120/-

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

Execution is admitted on 30/07/2019 by Smt SMITA MUKHERJI, Wife of Late ASHIS MUKHERJI, BH-123, SECTOR-II, SALT LAKE, P O: SECH BHAVAN, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession House wife

Indetified by ARINDAM CHAKRABORTY, , Son of DIPAK CHAKRABORTY, 5P, RAM MOHAN MALLICK GARDEN LANE, P.O: BELIAGHATA, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by profession Others

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

Execution is admitted on 30-07-2019 by Shri DEBASHIS ROY, DIRECTOR, NAOOLIN REALCON PRIVATE LIMITED, MERLIN MATRIX, UNIT NO. 203, DN -10, 2ND FLOOR, Block/Sector: V, P.O:- SECH BHAVAN, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091

Indetified by ARINDAM CHAKRABORTY, , Son of DIPAK CHAKRABORTY, 5P, RAM MOHAN MALLICK GARDEN LANE, P.O: BELIAGHATA, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by profession Others



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

**On 31-07-2019**

**Payment of Fees**

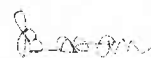
Certified that required Registration Fees payable for this document is Rs 2,29,495/- ( A(1) = Rs 2,29,481/- ,E = Rs 14/- ) and Registration Fees paid by by online = Rs 2,29,495/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 30/07/2019 5:41PM with Govt. Ref. No: 192019200051122281 on 30-07-2019, Amount Rs: 2,29,495/-,  
Bank: HDFC Bank ( HDFC0000014), Ref. No. 863518583 on 30-07-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 16,06,388/- and Stamp Duty paid by by online = Rs 16,06,288/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 30/07/2019 5:41PM with Govt. Ref. No: 192019200051122281 on 30-07-2019, Amount Rs: 16,06,288/-,  
Bank: HDFC Bank ( HDFC0000014), Ref. No. 863518583 on 30-07-2019, Head of Account 0030-02-103-003-02



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

**On 01-08-2019**

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

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 16,06,388/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 159, Amount: Rs.100/-, Date of Purchase: 03/06/2019, Vendor name: M Mondal

*Sanjoy Basak*

**Sanjoy Basak**  
**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 1523-2019, Page from 363378 to 363404  
being No 152309420 for the year 2019.



Digitally signed by DEBAJYOTI  
BANDYOPADHYAY  
Date: 2019.08.07 13:46:17 +05:30  
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 07-08-2019 1:46:04 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)



Registration No. 1  
Document Number 123/2019  
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