

U-1300

I-07009/2015

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

certified that this document is admitted to registration, the signature sheets and the endorsement sheets attached with this document are part of this document. 13687252

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25924/15

District Registrar-IV
Registrar 11/5 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

22 SEP 2015

24/9/15

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this 22nd day of September, 2015 (two thousand and fifteen) BETWEEN SRI SISIR KUMAR BHATTACHARYA Pan card no. ANNPB 9941 M), son of late Manmohan Nath Bhattacharya, by faith a Hindu, by occupation Landlord, residing at Village-Sitala (Purba), P.O & P.S Sonarpur, Pin -700150, District 24 Parganas South hereinafter called and referred to as the VENDOR (which expression, unless excluded by or repugnant to the context, shall be deemed to mean and include his, heirs, successors-in-interest, legatees, representatives etc.) of the FIRST PART

NO. 1783 19/8/1957 MS 571-20
Name: P. Majumdar
Address: Alipore Court for 1957

VENTOR: MAMATA CHAKRAVARTY
ALIPORE JUDICIAL COURT
KOLKATA-700027

Prithviy Majumdar -
Signature of Vendor

V.C.T. 2
3582

Prithviy Majumdar

V.C.T. 2
3583

THE
Kalyan Kumar Prasad Chakravarty



District Sub-Registrar-IV
Registrar W/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
22 SEP 2015

Shri Prithviy Majumdar
s/o. Mr. Kalyan Kumar Majumdar
Alipore Court for 1957
Kolkata - 700027

AND

M/S J.G. DEVELOPMENT PVT. L.T.D., (Pan card no. AAACJ 6837 F), a private limited company, incorporated under Companies Act, 1956 and having its registered office at 176B, Rash Behari Avenue, P.S. Garinhat, Kolkata-700029, being represented by its Managing Director SRI JYOTIRMOY MAZUMDAR (Pan card no. ADXPM 9992 K) son of late Joy Gobindo Mazumdar, hereinafter called and referred to as the PURCHASER (which expression, unless excluded by or repugnant to the context, shall be deemed to mean and include its successor-in-office, assigns, legal representatives etc.) of the SECOND PART.

WHEREAS the Vendor herein along with his other two brothers, namely Sri Tulshi Bhattacharya and Sri Dulal Ch. Bhattacharya by virtue of inheritance became joint owners in respect of total Rayn Sibitiban land area measuring about 3 acre and 73 satale of which nature of land is partly Bastu, partly Sali and Bagan a small pond, lying, situated at Muzer Malipukuria, Pargana Medanmalla, Touzi no. 250, I.L. no. 24, Khatta no. 365, under Dag nos. 98, 99, 105, 96, 97, 102, 103, 106, 96/93, P.S. Sonapur, District 24 Parganas South.

AND WHEREAS the said Sri Tulshi Bhattacharya, Sri Dulal Ch. Bhattacharya, and Sri Sisir K. Bhattacharya while in joint possession of the said property, to avoid any future complication and misunderstanding amongst them and for better and smooth living, mutually and amicably decided to effect division and partition of their undivided shares in the said premises and accordingly all of them signed and executed a Deed of Partition written in Bengali language on 18/5/1970, registered in the



Jasbir Sub-Registrar-IV
Registrar General of
Registration Act 1908
K.P. No. South 24 Parganas
22 SEP 2015

office of Sub-Registrar, Sonarpur and recorded in Book no. 1, Volume no. 43, from pages 1 to 9, Being no.2980, for the year 1970, indicating their well divided and specific respective share in the said property and in terms of the said agreement the said Sri Sisir Kr. Bhattacharya was exclusively allotted well demarcated land measuring 1 (one) acre and 18 (eighteen) satak be the same a little more or less more fully described in the Schedule hereunder written and clearly shown in the Map/Plan annexed thereto.

AND WHEREAS by virtue of the said registered Deed of Partition the said Sri Sisir Kr. Bhattacharya i.e. the vendor herein thus became sole, absolute, and exclusive owner of ALL THAT piece and parcel of land partly Sali, Bagan and partly basti measuring 1.18 acre although by physical measurement the total area of land has been found to be 67 cottahs 7 chittacks and 35 sq. ft. be the same a little more or less and as per L.R Record (65 cottahs 15 chittacks and 5 sq. ft.) be the same a little more or less with a single storied building standing thereon lying and situated at Mouza Malipukuria, Pargana Medinimala, Taluk no. 250, T.L. no. 24, Khata no. 365, under part of part of C.S Dag 171, part of C.S Dag 172, part of C.S Dag 178, part of C.S Dag 179, part of C.S Dag 173, C.S Dag 174, P.S Sonarpur, District 24 Parganas Soota, within the jurisdiction of the Sonarpur II Gram Panchayat, District 24 Parganas (South), more fully described in the Schedule hereunder written free from all encumbrances whatsoever in any manner and after having acquired absolute ownership, the said Sri Sisir Kr. Bhattacharya i.e. the vendor herein duly got his name mutated in the record of rights in the office of B.L.R.O and has been enjoying sixteen annas right, title and interest thereto. After such mutation the existing C.S & R.S Dag nos. have been replaced by L.R. Dag nos. details of which are hereinafter mentioned.



District Sub-Registrar-IV
Registered by 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

22 SEP 2015

AND WHEREAS the vendor herein, due to his personal reasons, expressed his intention to dispose of the entire property being ALL THAT piece and parcel of partly Sali, Bagan and partly besta land measuring the total area of land has been found to be 67 cottahs 7 chittacks and 35 sq.ft be the same a little more or less and as per L.R. Record 65 cottahs 15 chittacks and 5 sq.ft be the same a little more or less with a single storied building standing thereon lying and situated at Mouza Malipukuria, Pargana Medinmalla, Touzi no. 250, J.L. no. 24, Khatian no. 432, under part of L.R. Dag no. 106, part of L.R. Dag no. 103, part of L.R. Dag no. 110, part of L.R. Dag no. 111, part of L.R. Dag no. 104, and part of L.R. Dag no. 107, P.S. Sonapur, District 24 Parganas South, within the jurisdiction of the Sonapur II Gram Panchayat, District 24 Parganas (south), morefully described in the Schedule hereunder written free from all encumbrances, for valuable consideration

AND WHEREAS the purchaser herein satisfied with clear title of the vendor herein, became desirous of purchasing ALL THAT piece and parcel of partly Sali, Bagan and partly besta land measuring 67 cottahs 7 chittacks and 35 sq.ft be the same or a little more or less as per physical measurement and as per L.R. Record 65 cottahs 15 chittacks and 5 sq.ft be the same a little more or less with a single storied building standing thereon lying and situated at Mouza Malipukuria, Pargana Medinmalla, Touzi no. 250, J.L. no. 24, Khatian no. 432, under part of L.R. Dag no. 106, part of L.R. Dag no. 103, part of L.R. Dag no. 110, part of L.R. Dag no. 111, part of L.R. Dag no. 104, and part of L.R. Dag no. 107, P.S. Sonapur, District 24 Parganas South, within the jurisdiction of the Sonapur II Gram Panchayat, District 24 Parganas (south), morefully described in the Schedule hereunder written and clear shown in the Map/Plan annexed herein marked with RED border and free from all

encumbrances and offered to pay total sum of Rs 2,00,00,000/- (Rupees Two crore) only.

AND WHEREAS satisfied with the price offered by the purchaser, being the highest marketable price, the vendor herein has agreed to sell to the purchaser herein ALL THAT piece and parcel of partly Sali, Bagan and partly bastu land measuring, as per physical measurement 67 cottahs 7 chittacks and 35 sq.ft be the same or a little more or less and as per L.R Record 65 cottahs 15 chittacks and 5 sq.ft be the same a little more or less with a single storied building standing thereon lying and situated at Mouza Malipukuria, Pargana Medanmaha, Touzi no. 250, J.L. no. 24, Khatian no. 432, under part of L.R. Dag no. 106, part of L.R. Dag no. 103, part of L.R. Dag no. 110, part of L.R. Dag no. 111, part of L.R. Dag no. 104, and part of L.R. Dag no. 107, P.S. Sonarpur, District 24 Parganas South, within the jurisdiction of the Sonarpur II Gram Panchayet, District 24 Parganas (south), morefully described in the Schedule hereunder written and clearly shown in the Map/Plan annexed hereto marked with RED border and free from all encumbrances and for the sake of brevity hereinafter called and referred to as the said PROPERTY free from all encumbrances whatsoever in any manner.

AND WHEREAS in pursuance of such verbal agreement and in compliance thereof and to avoid any future misunderstanding and other legal complication, the vendor and the purchaser herein agreed to record the terms and conditions in papers and subsequently by virtue of three separate Agreements for sale both the vendor and the purchaser herein have jointly agreed to sell and purchase the entire area of land with a single storied building standing thereon morefully described in the Schedule hereunder written.

AND WHEREAS in terms of the said agreement for sale the purchaser herein paid the entire sale consideration to the vendor and the vendor herein also has duly acknowledged to have received the entire sale consideration from the purchaser herein more fully described in the Memo of Consideration hereunder written and also has handed over peaceful, vacant, khas, peaceful possession of the said property more fully described in the Schedule hereunder written free from all encumbrances whatsoever in any manner and the purchaser herein also has duly taken over peaceful, vacant, khas possession of the said property vide possession letter dated 22/09/2015 and the purchaser herein has requested the Vendor herein to execute and register a Deed of Conveyance in favour of the purchaser.

THE VENDOR FURTHER DECLARES :-

- a) There are no suits and/or proceeding and/or litigation pending in respect of the said property or any part thereof.
- b) No people other than the Vendor has any right, title and interest of any nature whatsoever in the said property or in any part thereof and the vendor herein has not entered in to any agreement with any person/persons in respect of the said property or in any part thereof, neither has mortgaged the same or any part thereof with any Bank, Financial Institution, any person or persons against any financial assistance keeping the said property or any part thereof as security.
- c) The right, title and interest of the Vendor in the said property are free from all encumbrances in any manner whatsoever and the vendor has a good and marketable title thereto.
- d) The said property or any part thereof is at present not affected by any requisition or acquisition or any alignment of any authority or authorities

including K.M.D.A (C.M.D.A), K.I.T (C.I.T) under any law and/or otherwise nor any notice of intimation about any such proceeding has been received or has come to the notice of the Vendor.

e) Neither the said property nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of law or due to Income Tax, Revenue or any other public demand.

f) The Vendor has not in any way dealt with the said property whereby the right, title and interest of the Vendor herein are or may be affected in any manner whatsoever.

g) There are no Debtor Trust, Wakfs, tomb, burial ground and/or any charge or encumbrances relating to or on the premises or any part thereof.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and consideration of the sum of Rs. 2,00,00,000/- (Rupees Two crore) only to the Vendor paid by the purchaser at or immediately before the execution of these present, the receipt whereof the Vendor do hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the purchaser, its heirs, successor-in-office, executors, administrators, representatives and assigns and every one of them and also the property and the Vendor as beneficial owner does by these presence indefeasibly grant, sell, convey and transfer, assign and assure unto the purchaser its heirs, successor-in-office, executors, administrators, representatives and assigns free from all encumbrances, attachment and other defects in title, ALL THAT piece and parcel of partly Sali, Bagan and partly bastu land as per physical measurement 67 cottahs 7 chittacks and 35 sq.ft be the same a little more or less and as per L.R Record 65 cottahs 15 chittacks and 5 sq.ft be the same a little more or less with a single storied 25 years old building with cement floor standing thereon, lying and situated at Mouza Malipukuria, Pargana Medanmalla.

Touzi no. 250, J.L. no. 24, Khatian no. 432, under part of L.R. Dag no. 106, part of L.R. Dag no. 103, part of L.R. Dag no. 110, part of L.R. Dag no. 111, part of L.R. Dag no. 104, and part of L.R. Dag no. 107, P.S. Sonarpur, District 24 Parganas South, within the jurisdiction of the Sonarpur II Gram Panchayet, District 24 Parganas (south), morefully described in the Schedule hereunder written and clearly shown in the Map/Plan annexed hereto marked with RED and GREEN border and free from all encumbrances with all appurtenances morefully described in the schedule 'A' hereto or HOWSOEVER OTHERWISE the said property now or heretofore were or was situated, bounded, called known numbered described and distinguished together with benefits and advantages of ancient and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or any wise appertaining to or with the same or any part thereof usually held, used occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together further more all estates, right, title, inheritance, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said property or every part thereof AND all deeds, pottahs, muniments, writings and evidences of title which in any wise relate to the said property or any part or parcel thereof and which is or are or hereafter shall may be in the custody, power or possession of the Vendor his heirs, executors, administrators or representatives or any persons from whom he or they can or may procure the same without action or suit at law or in equity TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use

of the purchaser its successors-in-interest, heirs, executors, administrators, representatives and assigns forever freed and discharged from or otherwise by the Vendor, well and sufficiently, indemnified of and against all encumbrances, claims, liens, etc. Whosoever armed or suffered by the Vendor from to these presence AND the Vendor do hereby for himself, his heirs, executors administrators and representatives, covenant with the purchaser its heirs executors, administrators representatives and assigns THAT notwithstanding any act, deed, or thing whatsoever by the Vendor or by any of his predecessors and ancestors in title done executed or knowingly suffered to the contrary that the Vendor had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and issue the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be, unto and to the use of the purchaser, its successors-in-interest, heirs, executors, administrators, representatives and assigns in the manner aforesaid AND THAT the purchaser, its heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof without any lawful eviction, hindrance and interruption, disturbance claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or claim thereof, from, under or in trust for him or from or under any of his ancestors or predecessors in title and THAT free and clear and freely and clearly, absolutely acquitted, exonerated and released or otherwise by and at the cost and expenses of the Vendor well and sufficiently, well indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of his ancestors or predecessors in title or any

person or persons lawfully or equitably claiming aforesaid AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for him the Vendor from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and the cost of the purchaser, its successors-in-interest heirs and executors, administrators, representatives and assigns do and execute, or cause to be done and executed all such acts deed and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the purchaser, its successors-in-interest heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHER MORE THAT the Vendor and all his heirs, executors and administrators shall at all times hereafter indemnify and keep indemnified the purchaser, its successors-in-interest heirs and executors, administrators and assigns against loss, damages, costs, charges and expenses if any suffered by reason or any defect in the title of the Vendor or any breach of the covenants herein under contained.

SCHEDULE 'A' ABOVE REFERRED TO

(Description of the Sali land)

ALL THAT piece and parcel of Sali, Bagan land by actual physical measurement 60 (sixty) cottahs 3 (three) Chittacks and 28 (Twenty eight) sq.ft more or less but as per L.R. Record measuring 58 (Fifty eight) cottahs 10 (Ten) Chittacks and 13 (Thirteen) sq.ft with a single storied 25 years old building with cement floor measuring about 800 sq.ft super built up area standing in the northern portion of the property facing Narayanpur Road, lying and situated at Mouza Malipukuria, Pargana Medanmulla.

Touzi no. 250, J.L. no. 24, Khatian no. 432, under part of L.R. Dag no. 106, part of L.R. Dag no. 103, part of L.R. Dag no. 110, part of L.R. Dag no. 111, part of L.R. Dag no. 104, and part of L.R. Dag no. 107. P.5 Sonarpur, District 24 Parganas South, within the jurisdiction of the Sonarpur II Gram Panchayet, District 24 Parganas (south), more clearly shown in the Map/Plan annexed hereto marked with RED border, free from all encumbrances whatsoever in any manner. Detail of land is mentioned herein below as per L.R. Record:

Sl no. L.R. Dag no. Area of land Nature of land

- 1) 106----- 0.25 Acre----Bagan
- 2) 103----- 0.02 "----- Shali
- 3) 104----- 0.01 "----- Shali
- 4) 107----- 0.53 "----- Shali
- 5) 110----- 0.16 "----- Shali

Total area 0.97 Acre as per L.R. Record

- 6) C.S Dag no. 171----R.S Dag no 96---- L.R Dag no 106----area of land-----0.025 Acre -----Nature of land---- Bagan inadvertently not recorded in L.R Porcha but as per physical measurement total area has been found as 60 (Sixty) Cottahs 3 (Three) Chittacks 28 (Twenty Eight) sq.ft be the same or a little more or less (including the portion of land mentioned in the column no. 6)

butted and bounded by :

On the North : Property of Ashalata & Mrityanjoy Jowdar & Narayanpur Rd

On the South: 22 feet wide road & property of Swami Samadhi Mandir

On the East : Property of Dalal Bhattacharya, Smt. Ruma Mondal & portion of Swami Samadhi Mandir

On the West: Property of Panha Pratin Kcr, Sri Birendra Nath Maity & Sri Dukhan Mahato

SCHEDULE-B

Description of the Bastu land

ALL THAT piece and parcel of portion of bastu land measuring 7 (Seven) cottahs 4 (four) chittacks and 7 (Seven) ^{sq. ft} be the same a little more or less equivalent to 0.12 Acre of land lying, situated at Mouza Malipukuria, Pargana Medanmalla, Toszi no. 250, J.L. no. 24, Khatian no. 432, under part of C.S. Dag nos 179 (P), R.S. Dag no 103 (P), L.R. Dag no. 111, P.S. Sonarpur, District 24 Parganas South, within the jurisdiction of the Sonarpur II Gram Panchayat, District 24 Parganas (south) with right to lay under ground pipe lines, telephone lines, electric poles and lines, with easement, quasi-easement rights free from all encumbrances whatsoever in any manner clearly shown in the Map/Plan annexed hereto marked with GREEN border which is duly butted and bounded as follows :-

- ON THE NORTH : Owner's land
- ON THE SOUTH : Property of Sri Gopal Bhattacharya & others
- ON THE EAST : Property of Sri Dulal Bhattacharya
- ON THE WEST : Portion of Owner's land & property of Swami

Samadhi Mandir

MEMO OF CONSIDERATION

Received from the withinnamed purchaser a total sum of Rs. 2,00,00,000/- (Rupees Two crore) only on account of sale of the land with structures standing thereon carefully described in the Schedule "A" & "B" hereinafter mentioned

Details of payments

Cheque no 101408, State Bank of Mysore, R.B.Avenue Br. Dt: 21/8/12 Rs. 65,00,000/-

Cheque no 259733, State Bank of Mysore, R.B.Avenue Br. Dt: 18/11/14 Rs. 29,00,000/-

Cheque no 259207, State Bank of Mysore, R.B.Avenue Br. Dt: 21/9/15 Rs. 1,06,00,000/-

Rs. 2,00,00,000/-

{Total Rupees Two Crore only}

Sri K. Kumar Prashantha
VENDOR

WITNESS

1. *Sanjay Chelva*

2. *Keena Marumdar*

IN WITNESS WHEREOF the parties herein have put their respective signatures on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED
BY THE VENDOR IN
PRESENCE OF:-

1) Arijit Dutta

FLAT No. 3A, TRILOKA RESIDENCY,
42, AVENUE SOUTH, SANTOSHAPUR,
KOLKATA - 700075

Sisir Kumar Bhattacharya

VENDOR

2) Leena Harundar

E-1 VISAKHA, NEELACHALABASAN
98, RAJDANGA, KOLKATA - 700107

SIGNED, SEALED AND DELIVERED
BY THE VENDOR IN
PRESENCE OF:-

1) Arijit Dutta

2) Leena Harundar

For J.G. DEVELOPMENT (P) LTD

Subir Majumdar
Managing Director

PURCHASER

DRAFTED BY ME

Shivapriya Majumdar

ADVOCATE

WB/1540/83

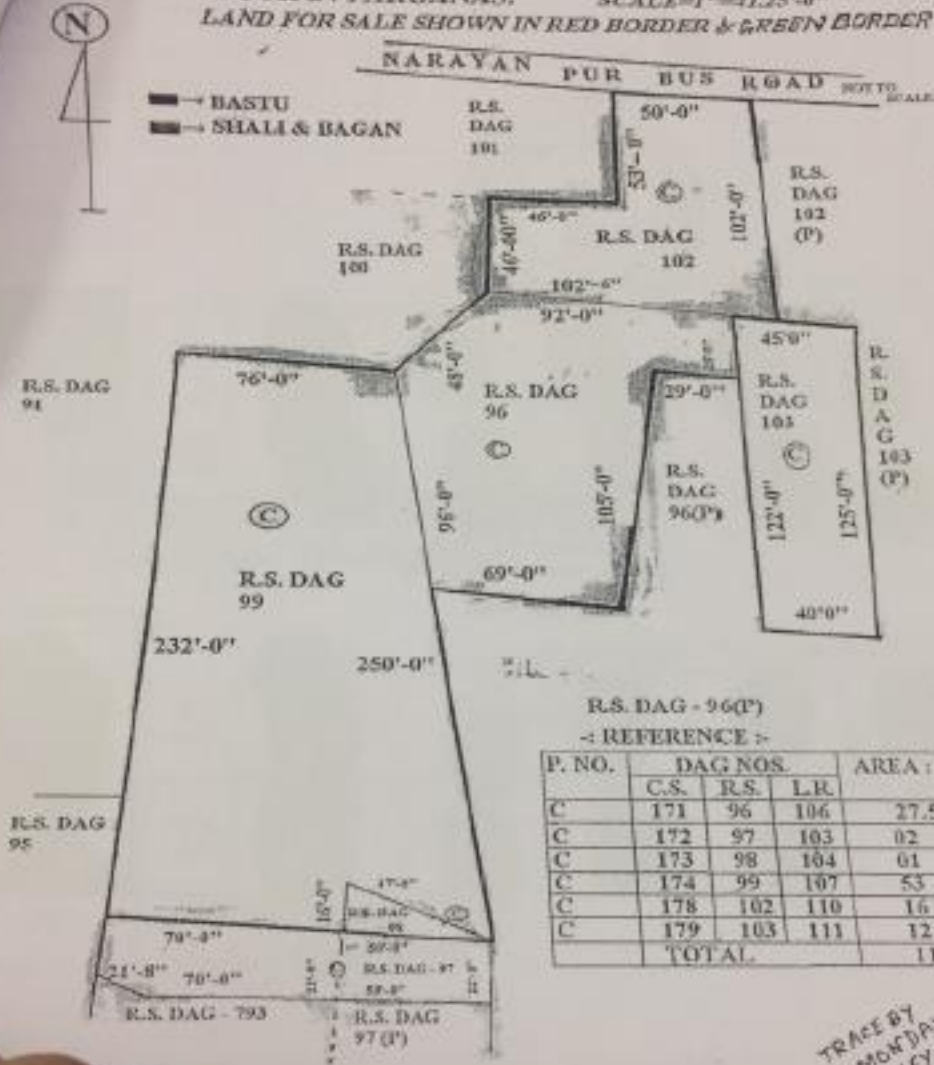
TYPED BY ME

Alipore Judges' Court
Kolkata - 700027.

R. Das

MASTER PLAN SHOWING R.S. DAG NOS. - 96, 97, 102, 103, R.S. KHATION - 365, R.S. DAG NO. - 98, 99, R.S. KHATION 373, L.R. DAG NOS. - 106, 103, 104, 107, 110, 111, L.R. KHATION NO. 432 AT MOUZA - MALIPUKURIA, J.L. NO. 24, P.S. - SONARPUR, DISTRICT - SOUTH 24 PARGANAS. SCALE=1"=11.25'-0"

LAND FOR SALE SHOWN IN RED BORDER & GREEN BORDER




TRACE BY
D. MONDAL
SURVEYOR
SONARPUR
REGD-0059







For J. G. DEVELOPMENT (P) LTD.

Justinraj Majumdar
Managing Director

Tejcharya

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

me
 gnature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 Sisir Kumar Bhattacharya	left hand					
	right hand					

ame SRI SISIR KUMAR BHATTACHARYA
 gnature Sisir Kumar Bhattacharya

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 SRI JYOTIRMOY MAZUMDAR	left hand					
	right hand					

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 gnature Jyotirmoy Mazumdar

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name
 Signature

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

GRN: 19-201516-001661220-1
 GRN Date: 18/09/2015 16:44:12
 BRN: 20150918876421
 Payment Mode: Online Payment
 Bank: Indian Overseas Bank
 BRN Date: 18/09/2015 16:58:39

DEPOSITOR'S DETAILS

Id No.: 18041000255745/4/2015
 (Quarry No./Quarry Year)

Name: J G DEVELOPMENT PVT LTD
 Contact No.: 3324611997
 E-mail: jgdevelopmentpvt@gmail.com
 Address: 99 RASH BEHARI AVENUE, KOLKATA 700019

Applicant Name: Mr Shivapriya Majumdar
 Office Name:
 Office Address:
 Status of Depositor: Buyer/Claimant
 Purpose of payment / Remarks: Sale/Sale Document Payment No 4

PAYMENT DETAILS

Sl No.	Verification No.	Head of AC Description	Head of AC	Amount
1	18041000255745/4/2015	Property Registration-Registration Fees	0030-03-104-001-18	200936
2	18041000255745/4/2015	Property Registration- Stamp duty	0030-02-103-003-02	1309020
Total				1420055

In Words: Rupees Fourteen Lakh Twenty Thousand Five Hundred only

Certified that the document is admitted to registration, the stamp duty and the endorsement charges mentioned in this document are part of this document.



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Steno Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16041600255745/2015

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Sisir Kumar Bhattacharya 52/1a Purba, P.O.- Sonarpur, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700150	Seller			<i>Sisir Kumar Bhattacharya</i> 22-9-15
2	Shri Jyotmoy Mazumdar 157b Rash Behari Avenue, P.O.- Ballygunge, P.S.- Gariahat, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700029	Representative of Buyer (M/s J G Developments Pvt Ltd)			<i>Jyotmoy Mazumdar</i> for JIS DEVELOPMENT (P) LTD Managing Director
Sl No.	Name and Address of Identifier		Identifier of		Signature with date
1	Shri Shivapriya Majumdar Son of Late K K Majumdar Alipore Judges Court, P.O.- Alipore, P.S.- Alipore, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700027		Shri Sisir Kumar Bhattacharya, Shri Jyotmoy Mazumdar		<i>Shivapriya Majumdar</i> 22/9/15

(True Copy)

DISTRICT SUB-REGISTRAR

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



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

Query No / Year	160419082557452015	Query Date	03/09/2015 12:48:15 PM
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Shivsriya Majumdar		
Address	Aispore, Thana : Aispore, District : South 24-Parganas, WEST BENGAL		
Applicant Status	Advocate		
Other Details	Mobile No. : 9831027125		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4305] Declaration [No of Declaration : 2]		
Set Forth value	Rs. 2,00,00,000/-	Total Market Value:	Rs. 2,00,00,000/-
Stampduty Payable	Rs. 12,00,020/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 2,20,035/-	Registration Fee Article:-	A(1), E, M(D), H
Expected date of the presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp	Rs. 0/-		
Validation Fee Payable	DLRS server does not return any information		
Remarks			

Sisir Kumar Bhattacharya

For J. G. DEVELOPMENT (P) LTD.
Justinmoy Mazumdar
Managing Director

Property Location	Plot No & Khettan No/ Road Zone	Area of Land	Settled Value(In Rs.)	Market Value(In Rs.)	Other Details
L1 District: South 24-Parganas, P.S.- Sonarpur, Gram Panchayat: SONARPUR-II, Mouza: Mal Pukuria	LR Plot No- 106 , LR Khettan No- 432	0.215 Acre	47,43,957/-	47,43,957/-	Proposed Use: Industrial, ROZ: Bagan, Width of Approach Road: 22 Ft.
L2 District: South 24-Parganas, P.S.- Sonarpur, Gram Panchayat: SONARPUR-II, Mouza: Mal Pukuria	LR Plot No- 103 , LR Khettan No- 432	3.02 Acre	3,60,000/-	3,60,000/-	Proposed Use: Industrial, ROZ: Shal, Width of Approach Road: 22 Ft.
L3 District: South 24-Parganas, P.S.- Sonarpur, Gram Panchayat: SONARPUR-II, Mouza: Mal Pukuria	LR Plot No- 104 , LR Khettan No- 432	0.01 Acre	1,80,000/-	1,80,000/-	Proposed Use: Industrial, ROZ: Shal, Width of Approach Road: 22 Ft.
L4 District: South 24-Parganas, P.S.- Sonarpur, Gram Panchayat: SONARPUR-II, Mouza: Mal Pukuria	LR Plot No- 107 , LR Khettan No- 432	0.53 Acre	93,45,000/-	93,45,000/-	Proposed Use: Industrial, ROZ: Shal, Width of Approach Road: 22 Ft.
L5 District: South 24-Parganas, P.S.- Sonarpur, Gram Panchayat: SONARPUR-II, Mouza: Mal Pukuria	LR Plot No- 110 , LR Khettan No- 432	0.16 Acre	29,00,000/-	29,00,000/-	Proposed Use: Industrial, ROZ: Shal, Width of Approach Road: 22 Ft.

Query No-1604380257452315, 11/09/2015 01:48:23 PM SOUTH 24-PARGANAS (R.S.R. - IV)

Sisir Kumar Bhattacharya

for J.G. DEVELOPMENT OF
Jeffrey Morgan

Property Location					
Plot No & Khalian No/ Road Zone	Area of Land	Selfarth Value(In Rs.)	Market Value(In Rs.)	Other Details	
District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: SONARPUR-II, Mouza: Mall Pukuria	LR Plot No:- 111 LR Khalian No:- 432	0.12 Acres	19,38,543/-	19,38,543/-	Proposed Use: Basha, RDR: Basha, Width of Approach Road: 22 Ft.
Total		111.5 Dec	1,94,67,500/-	1,94,67,500/-	

Structure Details					
Sch. No.	Structure Location	Area of Structure	Selfarth Value(In Rs.)	Market Value(In Rs.)	Other Details
	Gr. Floor	800 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete
Sl. No.	Area	Value	Value	Structure Value	

Seller Details				
Sl No.	Name & Address	Status	Execution And Admission Details	Other Details
1	Shri Sisir Kumar Bhattacharya Son of Late Manmatha Nath Bhattacharya State Purba, P.O:- Sonarpur, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700150	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No. ANNPB9941M,

Buyer Details				
Sl No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details
1	M's J G Development Pvt Ltd 176b Rash Bohari Avenue, P.O:- Ballygunge, P.S:- Garishat, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700029	Organization	Executed by: Representative,	PAN No. AAACJ6837F,

7 No-104/1048255/46/2015, 26/09/2015 01:40:21 PW SOUTH 24-PARGANAS (D.S.B. - IV)

Sisir Kumar Bhattacharya

J. G. DEVELOPMENT (P)
Justicey Nazim


Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Shri Jyotirmoy Mazumdar, Managing Director, M/s J G Development Pvt Ltd 179b Rash Behari Avenue, P.O.- Ballypunga, P.S.- Gariahat, Kolkata, District -South 24-Parganas, West Bengal, India, PIN - 700029	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADXP19992K,		M/s J G-Development Pvt Ltd

Identifier Details		
Identifier Name & Address	Other Details	Identifier of
Shri Shivapriya Majumdar S/o of Late K. K. Majumdar 1909 Judges Court, P.O.- Alipore, P.S.- Alipore, Kolkata, District -South 24-Parganas, West Bengal, India, PIN - 700027	Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Shri Sisir Kumar Bhattacharya, Shri Jyotirmoy Mazumdar

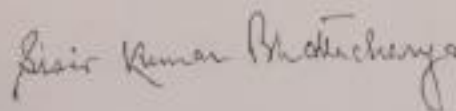
Information only

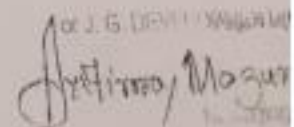
Note:

- If the given informations are found to be given incorrect, then the assessment made stands invalid.
- Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 22/10/2015.
- Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 5/- (Rupees six) only for each additional page will be applicable.
- Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
- This e-Assessment report is to be signed by all Sellers and Buyers.
- Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
- 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.
- Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
- If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.


(Tridip Misra)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV
SOUTH 24-PARGANAS

17 No: 1601881215745/2015, 23/09/2015 01:48:21 PM SOUTH 24-PARGANAS (D.S.R. - IV)



for J. G. DEPT. / Kolkata


South 24 Parganas, West
Bengal

Query No-18811002357451115, 21/08/2019 01:40:21 PM SOUTH 24 PARGANAS (S-22) - IV

Sisir Kumar Bhattacharya

Dr. J. P. DEB
Jointing Me...
Director

Seller, Buyer and Property Details

Seller Details

Dr. Jyotirmoy Mazumdar

Name and Address of Presentant

Dr. Jyotirmoy Mazumdar, Managing Director
Managing Director, M/s J G Development Pvt Ltd 176/1 Rash Behari Avenue, P.O:- Ballygunge, P.S:-
Ganesh, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029

Dr. Sisir Kumar Bhattacharya

Name, Address, Photo, Finger print and Signature

Dr. Sisir Kumar Bhattacharya
Son of Late Manmath Nath Bhattacharya
State Purba, P.O:- Sonapur, P.S:- Sonapur, District:-South 24-Parganas, West Bengal, India, PIN -
700150
Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAZB05941M.
Status: Individual
Date of Execution: 22/09/2015
Date of Admission: 22/09/2015
Place of Admission of Execution: Pvt. Residence

Buyer Details

Name, Address, Photo, Finger print and Signature

M/s J G Development Pvt Ltd
 176b Rash Behari Avenue, P.O.- Ballygunge, P.S.- Garisbat, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700025
 PAN No. AAACJ6837F
 Status: Organization
 Represented by representative as given below:-

Shri Jyotimoy Mazumdar, Managing Director
 Managing Director, M/s J G Development Pvt Ltd 176b Rash Behari Avenue, P.O.- Ballygunge, P.S.- Garisbat, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700025
 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No. ADXPM992K.
 Status: Representative
 Date of Execution: 22/09/2015
 Date of Admission: 22/09/2015
 Place of Admission of Execution: Pvt. Residence

Identify Details

Identify Details			
No.	Identifier Name & Address	Identifier of	Signature
	Shri Shivapriya Majumdar Son of Late K K Majumdar Alipore Judges Court, P.O.- Alipore, P.S.- Alipore, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of India.	Shri Sisir Kumar Bhattacharya, Shri Jyotimoy Mazumdar	

Transacted Property Details

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

Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
District: South 24-Parganas, P.S.- Sonarpur, Gram Panchayat: SONARPUR-II, Mouza: Mali Pukuria	LR Plot No:- 106 LR Khatian No:- 432	0.275 Acre	47,43,957/-	47,43,957/-	Proposed Use: Industrial, ROR: Bagan, Width of Approach Road: 22 Ft.,
District: South 24-Parganas, P.S.- Sonarpur, Gram Panchayat: SONARPUR-II, Mouza: Mali Pukuria	LR Plot No:- 103 LR Khatian No:- 432	0.02 Acre	3,60,000/-	3,60,000/-	Proposed Use: Industrial, ROR: Shali, Width of Approach Road: 22 Ft.,
District: South 24-Parganas, P.S.- Sonarpur, Gram Panchayat: SONARPUR-II, Mouza: Mali Pukuria	LR Plot No:- 104 LR Khatian No:- 432	0.01 Acre	1,80,000/-	1,80,000/-	Proposed Use: Industrial, ROR: Shali, Width of Approach Road: 22 Ft.,
District: South 24-Parganas, P.S.- Sonarpur, Gram Panchayat: SONARPUR-II, Mouza: Mali Pukuria	LR Plot No:- 107 LR Khatian No:- 432	0.53 Acre	93,45,000/-	93,45,000/-	Proposed Use: Industrial, ROR: Shali, Width of Approach Road: 22 Ft.,
5 District: South 24-Parganas, P.S.- Sonarpur, Gram Panchayat: SONARPUR-II, Mouza: Mali Pukuria	LR Plot No:- 110 LR Khatian No:- 432	0.16 Acre	29,00,000/-	29,00,000/-	Proposed Use: Industrial, ROR: Shali, Width of Approach Road: 22 Ft.,
6 District: South 24-Parganas, P.S.- Sonarpur, Gram Panchayat: SONARPUR-II, Mouza: Mali Pukuria	LR Plot No:- 111 LR Khatian No:- 432	0.12 Acre	19,38,543/-	19,38,543/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 22 Ft.,

Sl. No.	Area of Structure	Structure Value		Other Details
		Setforth Value(In Rs.)	Market Value(In Rs.)	
	800 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete Structure Type: Structure
70 Land L6	800 Sq Ft.	5,32,500/-	5,32,500/-	

Sl. No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Shri Sisir Kumar Bhattacharya	M/s J G Development Pvt Ltd	27.5	100
L2	Shri Sisir Kumar Bhattacharya	M/s J G Development Pvt Ltd	2	100
L3	Shri Sisir Kumar Bhattacharya	M/s J G Development Pvt Ltd	1	100
L4	Shri Sisir Kumar Bhattacharya	M/s J G Development Pvt Ltd	53	100
L5	Shri Sisir Kumar Bhattacharya	M/s J G Development Pvt Ltd	16	100
L6	Shri Sisir Kumar Bhattacharya	M/s J G Development Pvt Ltd	12	100

Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Srivapriya Majumdar
Address	Alipore, Thane : Alipore, District : South 24 Parganas, WEST BENGAL
Applicant's Status	Advocate

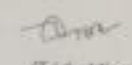
South 24-PARGANAS, District: South 24-Parganas
Endorsement For Deed Number : I - 160407009 / 2015

16041000255745/2015 Serial no/fear 1604007366 / 2015
I - 160407009 / 2015

[0101] Sale, Sale Document

Shri Jyotimoy Mazumdar Presented At Private Residence
22-09-2015 Date of Presentation 22-09-2015

certified that the market value of this property which is the subject matter of the deed has been assessed at Rs
2,00,00,000/-



(Tripura Mitra)

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

On 22/09/2015

Presentation (Under Section 52A, Rule 22A(3)(4), W.B. Registration Rules, 1962)
Presented for registration at 16:15 hrs. on : 22/09/2015, at the Private residence by Shri Jyotimoy Mazumdar

Admission of Execution (Under Section 55, W.B. Registration Rules, 1962)
Execution is admitted on 22/09/2015 by

Shri Sisir Kumar Bhattacharya, Son of Late Manmatha Nath Bhattacharya, Sikola Purba, P.O: Sonarpur,
Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, By caste Hindu, By Profession
Others
Identified by Shri Shivapriya Majumdar, Son of Late K K Majumdar, Alipore Judges Court, P.O: Alipore, Thana:
Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By
Profession Advocate

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]
Execution is admitted on 22/09/2015 by

Shri Jyotimoy Mazumdar Managing Director, M/s J G Development Pvt Ltd
Identified by Shri Shivapriya Majumdar, Son of Late K K Majumdar, Alipore Judges Court, P.O: Alipore, Thana:
Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By
Profession Advocate

serial no 1783, Purchased on 19052015, Vendor named



(Tadip Mera)

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

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Registered in Book - I

Volume number 1604-2015, Page from 76859 to 76886

being No 160407009 for the year 2015.



Digitally signed by TRIDIP MISRA
Date: 2015.09.29 11:11:52 -07:00
Reason: Digital Signing of Deed.



(Tridip Misra) 29/09/2015 11:11:51
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)