

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 423894

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
Rajarhat, New Town, North 24-Pgs

29 MAR 2017

Deed of Conveyance

This **Deed of Conveyance** of absolute sale made on this the ^{29th}..... day of ^{March}..... Two Thousand and Seventeen.

Between

M/s. Panchdev Construction Pvt. Ltd. having its Income Tax (PAN - AAACP8812A), Corporate Identify No., U45209WB2008PTC126840 at Registrar of Companies, a private limited company incorporated in accordance with the provisions of the Companies Act., 1956, having its registered office at Plot No. 171, Sector - A,

..... Metropolitan

28/3/17
S.W.
K-423894

4125 22-3-17 1000/-

নং
ইজারার নাম
ইজারার মেসারস ব্যক্তি
বিধান নম্বর (সিটি/লেক সিটি) এ. ডি. এর ক্ষেত্রে
মেসারসের নাম
পল্লি নাম
উজারার কার্যকর ভেদার-মিতা দত্ত

Sulaiman Kumar Seal
Advocate
H.C. No

08 MAR 2017

430000

Motian Rahman Model



1267

IDENTIFICATION OF FINGERPRINTS...
COMPARISON OF FINGERPRINTS...
IDENTICAL FINGERPRINTS...
THE FINGERPRINTS ARE IDENTICAL AND THE...

Motian Rahman Model



1268

IDENTIFICATION OF FINGERPRINTS...
COMPARISON OF FINGERPRINTS...
IDENTICAL FINGERPRINTS...
THE FINGERPRINTS ARE IDENTICAL AND THE...

SIMPLEX PROPERTIES & TRADING PVT. LTD.

Director
Director
(BIPAK KUMAR ACHARYA)



1269

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

PANCHDEV CONSTRUCTION PVT. LTD.

Director

28 MAR 2017

(PANCHDEV KUMAR SHAW)

Identified by me,
Sulaiman Chatterjee
S/o Sri Shyam Chand Chatterjee
27/1, Raksha Bagan, Patipatana
Po - Sreebhumi, K. Dakshin
tel-700048.
Sivice,



Metropolitan Co-operative Housing Society Ltd., Post Office - Tangra, Police Station - Pragati Maidan, Kolkata - 700 105, represented by one of its Director, **Sri Panchdev Kumar Shaw** having his Income Tax (PAN - BREPS6915E), (DIN - 02198861), son of Khiru Shaw, by nationality Indian, by faith Hindu, by occupation Business, presently residing at 122/B, Metropolitan Co-operative Housing Society Ltd., Sector - B, Post Office - Mathpukur (Dhapa), Police Station - Pragati Maidan (formerly Tiljala), Kolkata - 700 105.

hereinafter called and referred to as the **Vendor** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Director or Directors, successor-in-office, successor-in-interest, legal representatives and assigns) of the **One Part** who is sufficiently empowered to sign this Deed of Conveyance on behalf of Panchdev Construction Pvt. Ltd. by virtue of a Board's Resolution adopted in the Board Meeting of the company on 21.03.2017 at the registered office of the company, in presence of all two Directors.

A n d

1. **M/s. Simplex Properties & Trading Pvt. Ltd.** (PAN - AADCS8600C), a private limited company incorporated in accordance with the provisions of the Companies Act., 1956, having its registered office at Eden House, 15 Gangadhar Babu Lane, 3rd Floor, Room No. 306, Post Office - Bowbazar, Police Station - Bowbazar, Kolkata-700 012, represented by one of its Director, **Mr. Dipak Kumar Agarwal** having his Income Tax (PAN-ADIPA4263G), son of Sri Basudeo Prasad Agarwal, by nationality Indian, by faith Hindu, by occupation Business, presently residing at 54 Bangur Avenue, Block-B, Police Station- Lake Town, Post Office - Bangur Avenue, Kolkata-700055, District - North 24 Parganas.
2. **Motiar Rahaman Mondal** having his Income Tax (PAN - AELPM1151K), son of Rahamatulla Mondal, By nationality - Indian, by faith - Muslim, by occupation- Business, presently residing at Dashodron, Police Station - Baguiati, Post Office - Rajarhat Gopalpur, Kolkata- 700 136, District- North 24 Parganas,

..... hereinafter



hereinafter jointly called and referred to as the **Purchasers** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Director or Directors, successor-in-office, successor-in-interest, legal representatives and assigns) of the **Other Part**.

Devolution of Title :-

In respect of R.S. & L.R. Plot Dag No. 1020

1. One Sri Vivekananda Mitra and Sri Dipankar Mitra, both sons of Late Manindra Mitra, were jointly seized and possessed of and/or otherwise well and sufficiently entitled all that piece and parcel of Sali land hereditaments admeasuring an area of 10 (ten) Cuttah and 10 (ten) Chittack, be the same a little more or less comprised in C.S. Plot Dag No. 847, corresponding to R.S. & L.R. Plot Dag No. 1020 in C.S. Khatian No. 223 in R.S. Khatian No. 69 in Mouza - Jatragachi, J.L. No. 24, Re. Su. No. 195, Touzi No. 174/179, Police Station - the then Rajarhat, within the local limits of Jyangra Hatiara No. II, Gram Panchayat and within the jurisdiction of the then Additional District Sub Registrar Bidhannagar, Salt Lake City, District - North 24 Parganas.
2. While seized, possessing and enjoying the aforesaid property by virtue of a Saf Kobala, dated the 4th day of October, 1989, the said Sri Vivekananda Mitra and Sri Dipankar Mitra jointly the Vendors therein of the one part had indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of land hereditaments measuring 10 (ten) Cuttah and 10 (ten) Chittack as abovestated to one Sri Ram Krishna Das and Sri Giridhari Das, both sons of Sri Priyanath Das of 203/A, Basak Bagan Basti, Police Station - Lake Town, jointly with Sri Chandan Kumar Mishra, son of Sri Baneswar Mishra of Village & Post Office - Kurpai, Police Station - Tamluk, District - East Medinipur, collectively the Purchasers therein of the other part, at a valuable consideration mentioned therein

..... and the said



and the said Indenture of Conveyance was registered at Additional District Sub Registrar of Bidhannagar, Salt Lake City, copied in Book No. I, Volume No. 162, Pages Nos. 53 to 64, being Deed No. 7583 for the year 1989 and simultaneously with the execution of the same delivered peaceful possession thereof the said land to the Purchasers therein.

3. That by virtue of a Saf Kobala, dated the 14th day of November, 2008, the said Sri Giridhari Das, son of Sri Priyanath Das, the Vendor therein of the one part had indefeasibly sold, conveyed, transferred, released and parted all that his share of land measuring 3 (three) Cuttah 8 (eight) Chittack and 30 (thirty) Sq.ft. be the same a little more or less comprised in C.S. Plot Dag No. 847 corresponding to R.S. Plot Dag No. 1020 in C.S. Khatian No. 223, R.S. Khatian No. 69 in L.R. Khatian Nos. 508, 406/1, 652, 476, 1002, 190 and 422/1 in Mouza - Jatragachi, J.L. No. 24, Re. Su. No. 195, Touzi No. 174/179, Police Station - New Town (formerly Rajarhat), within the local limits of Jyangra Hatiara No. II Gram Panchayat and within the jurisdiction of the then Additional District Sub Registrar Bidhannagar, Salt Lake City, District - North 24 Parganas, to one Sri Amal Krishna Das, son of Sri Radha Krishna Das of Jatragachi, Post Office - Ghuni, Police Station - New Town, the Purchaser therein of the other part, at a valuable consideration mentioned therein and the said Saf Kobala was registered at Additional District Sub Registrar Bidhannagar, Salt Lake City and the same was copied in Book No. I, Volume No. 12, Pages Nos. 19065 to 19080, being Deed No.13371 for the year 2008.

4. That by virtue of a General Power of Attorney, dated the 12th day of February, 2011, the said Sri Ram Krishna Das and Sri Chandan Kumar Mishra, jointly the Principals therein, duly nominated, constituted and appointed one Sri Radha Krishna Das, son of Late Priyanath Das as their true and lawful attorney empowering him to execute Indenture of Conveyance on their behalf in respect of the

..... said land



said land and the said General Power of Attorney was registered at Additional Registrar of Assurances III, Kolkata and the same was copied in Book No. IV, CD Volume No. 1, Pages Nos. 8754 to 8766, being Deed No. 00727 for the year 2011. (the said General Power of Attorney)

5. That the said Sri Ram Krishna Das, Sri Chandan Kumar Mishra and Sri Amal Krishna Das after purchasing the aforesaid land duly mutated their names during the course of L.R. Settlement Zarip, vide L.R. Khatian Nos. 1547, 1548 and 1407 and were paying Khajna thereof regularly as the recorded Rayats and they have also converted the existing nature of land from 'Sali' to 'Bastu' in respect of R.S & L.R Plot Dag No. 1020 from the office of Block Land & Land Reforms Officer Rajarhat, vide case Nos. 965/BL/RAJ/12, 966/BL/RAJ/12, and 967/BL/RAJ/12, all dated 23.05.2012.
6. That by virtue of a Deed of Conveyance, dated the 14th day of February, 2012 the said Sri Ram Krishna Das and Sri Chandan Kumar Mishra, jointly the Vendors therein of the first part, represented through their common constituted attorney, namely Sri Radha Krishna Das, had indefeasibly sold, conveyed, transferred, released and parted all that demarcated 'Sali' land hereditaments admeasuring an area of 5 (five) Cuttah 13 (thirteen) Chittack and 24 (twenty four) Sq.ft. be the same a little more or less together with asbestos shed structure erected thereon measuring 600 (six hundred) Sq.ft. being Scheme Plot Nos. B and C out of their total land of 10 (ten) Cuttah 10 (ten) Chittack comprised in C.S. Plot Dag No. 847 corresponding to R.S. Plot Dag No. 1020 in C.S. Khatian No. 223, R.S. Khatian No. 69 in L.R. Khatian Nos. 508, 406/1, 652, 476, 1002, 190 and 422/1, thereafter in L.R. Khatian Nos. 1547 and 1548 in Mouza - Jatragachi, J.L. No. 24, Re. Su. No. 195, Touzj. No. 174/179, Police Station - New Town (formerly Rajarhat), within the local limits of Jyangra Hatiara No. II Gram Panchayat and within the jurisdiction of the then Additional District Sub Registrar

..... Bidhannagar,



Bidhannagar, Salt Lake City, locally known as Jaragachi Purbapara to the said M/s. Panchdev Construction Pvt. Ltd., represented by one of its Director Mr. Panchdev Kumar Shaw the Purchaser therein of the other part, at a valuable consideration mentioned therein and the said Deed of Conveyance was registered at Additional District Sub Registrar Bidhannagar, Salt Lake City and the same was copied in Book No. I, CD Volume No. 3, Pages Nos. 3923 to 3944, being Deed No. 01714 for the year 2012.

7. That by virtue of a Deed of Conveyance, dated the 14th day of February, 2012 the said Sri Amal Krishna Das the Vendor therein of the first part, had indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of land measuring an area of 3 (three) Cuttah 7 (seven) Chittack and 30 (thirty) Sq.ft. together with an asbestos shed structure measuring 300 (three hundred) Sq.ft. erected thereon being Scheme Plot No. A, out of the total land of 10 (ten) Cuttah 10 (ten) Chittack comprised in C.S. Plot Dag No. 847 corresponding to R.S. Plot Dag No. 1020 in C.S. Khatian No. 223, R.S. Khatian No. 69 in L.R. Khatian Nos. 508, 406/1, 652, 476, 1002, 190 and 422/1, thereafter L.R. Khatian No. 1407 in Mouza - Jatragachi, J.L. No. 24, Re. Su. No. 195, Touzi No. 174/179, Police Station - New Town (formerly Rajarhat) within the local limits of Jyangra Hatiana No. II Gram Panchayat and within the jurisdiction of the then Additional District Sub Registrar Bidhannagar Salt Lake City, District - North 24 Parganas to the said M/s. Panchdev Construction Pvt. Ltd. represented through one of its Director Sri Panchdev Kumar Shaw the Purchaser therein of the Second Part at a valuable consideration mentioned therein and the said Deed of Conveyance was registered at Additional District Sub Registrar Bidhannagar, Salt Lake City and the same was copied in Book No. I, CD Volume No. 3, Pages Nos. 3945 to 3965, being Deed No. 01715 for the year 2012.
8. Thus by virtue of the recital hereinabove stated the said M/s. Panchdev Construction Pvt. Ltd. is seized and

..... possessed of



possessed of and/or otherwise well and sufficiently entitled all that piece and parcel of 'Bastu' land measuring 9 (nine) Cuttah 05 (five) Chittack 09 (nine) Sq.ft. comprised in C.S. Plot Dag No. 847 corresponding to R.S. Plot Dag No. 1020 in C.S. Khatian No. 223, R.S. Khatian No. 69 in L.R. Khatian Nos. 1547, 1548 and 1407 in Mouza - Jatragachi, J.L. No. 24, Re. Su. No. 195, Touzi No. 174/179, Police Station - New Town (formerly Rajarhat) within the local limits of Jyangra Hatiara No. II Gram Panchayat and within the jurisdiction of Additional District Sub Registrar Rajarhat (formerly Additional District Sub Registrar Bidhannagar, Salt Lake City), District - North 24 Parganas, morefully and particularly dealt in under **First Schedule** herein under appearing.

9. Upon purchasing the aforesaid land measuring 09 (nine) Cuttah 05 (five) Chittack and 09 (nine) Sq.ft. the said Panchadev Constrution Pvt. Ltd. duly mutated its name in the records of Block Land & Land Revenue Office Rajarhat, in respect of R.S. & L.R. Plot Dag No. 1020, during the course of L.R. Settlement Zarip, vide L.R. Khatian No. 1437 and since then is paying khajna thereof regularly as the recorded Rayat.

In respect of R.S & L.R Plot Dag No. 1016

10. One Smt. Chhabi Basak wife of Sushanta Kumar Basak, was the sole and absolute owner and thus seized and possessed of and/or otherwise well and sufficiently entitled all that piece and parcel of land admeasuring an area of 4.60 (four point six zero) decimal be the same a little more or less out of the total land of 40 (forty) decimal comprised in R.S & L.R Plot Dag No. 1016 in R.S Khatian No. 257 in L.R Khatian Nos. 1598 and 1599 in Mouza- Jatragachi, J.L No. 24, Re.Su. No. 195, Touzi No. 174/179, Police Station- New Town, (formerly Rajarhat) within the local limits of Jyangra Hatiara No. II, Gram Panchayat and within the jurisdiction of the then Additional District Sub Registrar Bidhannagar, Salt Lake City, District- 24 Parganas (North),

..... 11. While seized



11. While seized, possessing and enjoying the aforesaid land by virtue of a Saf Kobala, dated the 5th day of August, 1996, the said Smt. Chhabi Basak the Vendor therein of the one part, had indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of the land admeasuring an area of 4.60 (four point six zero) decimal in favour of one Smt. Santibala Sarkar, wife of Late Naresh Sarkar of Baguipara, Police Station- Baguiati, Kolkata- 700 059 and Smt. Bindu Das @ Kabita Das wife of Sri Swapan Das of Baguipara, Police Station- Baguiati, Kolkata - 700 059, jointly the Purchasers therein of the other part, at a valuable consideration mentioned therein and the said Saf Kobala was registered at Additional District Sub Registrar Bidhannagar, Salt Lake City, copied in Book No. 1, Volume No. 68, Pages No. 345 to 354, being Deed No. 3008 for the year 1996.
12. After purchasing the aforesaid land admeasuring 4.60 (four point six zero) decimal the said Smt. Santibala Sarkar and Smt. Bindu Das @ Kabita Das duly mutated their respective names in the records of Block Land & Land Revenue Office Rajarhat, during the course of L.R Settlement Zarip, vide L.R Khatian Nos. 1598 and 1599 and since then were paying Khajna there of regularly as the recorded Rayats.
13. While seized possessing and enjoying the aforesaid land measuring 4.60 (four point six zero) decimal, by virtue of an Indenture of Conveyance, dated the 5th day of February, 2013, the said Smt. Santibala Sarkar and Smt. Bindu Das @ Kabita Das, jointly the Vendors therein of the first part, had indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of Sali land measuring 4.60 (four point six zero) decimal in R.S & L.R Plot Dag No. 1016 in R.S Khatian No. 257, corresponding to L.R Khatian Nos. 1598 and 1599 in Motiza Jatra gachi, J.L No.24 to the said M/s. Panchdev Construction Pvt. Ltd. represented by one of its Director Sri. Panchdev Kumar Shaw the

..... Purchaser



Purchaser therein of other part, at a valuable consideration mentioned therein and the said Indenture of Conveyance was registered at Additional District Sub Registrar-Rajarhat and the same was copied in Book - I, CD Volume No. 2, Pages Nos. 11156 to 11176, being Deed No. 01315 for the year 2013.

14. One Bishnupada Mondal, since deceased, son of Late Adhar Mondal @ Adhar Chandra Mondal was seized and possessed of and /or otherwise well and sufficiently entitled all that piece and parcel of Sali land measuring 10 (ten) decimal out of 40 (forty) decimal in 2500 share comprised in R.S & L.R. Plot Dag No. 1016, in L.R Khatian No. 620 (L.R Khatian of Bishnupada Mondal), in Mouza - Jatragachi, J.L No. 24, Re.Su. No. 195, Touzi No.174/179, Police Station- New Town (formerly Rajarhat), within the local limits of Jyangra Hatiara No. II Gram Panchayat and within the jurisdiction of Additional District Sub Registrar Bidhannagar, Salt Lake City, District 24 Parganas (North).
15. That the said Bishnupada Mondal, died intestate, on 07.10.1998, leaving behind him surviving his five sons namely, Jatindra Nath Mondal, Sri Jiban Chandra Mondal, Sri Paresh Chandra Mondal, Sri Puratan Mondal and Debdas Mondal, since deceased, as his sole legal heirs and successors to succeed and inherit all the estates and properties left by the said Bishnupada Mondal since deceased, in accordance with the provisions of Hindu Succession Act, 1956 and Dayabhaga School of Hindu Law through which the said Bishnupada Mondal, since deceased, was governed during his life time.
16. While being in peaceful possession over the aforesaid property with the other co-sharers the said Debdas Mondal also died intestate on 28.02.2011 leaving behind him surviving his wife, two sons and three daughters as below named, as his sole legal heirs, heiresses and successors to succeed and inherit all that 1/5th share of land of 10

..... (ten) decimal



(ten) decimal comprised in R.S & L.R Plot Dag No.1016 in L.R Khatian 620, in Mouza- Jatragachi, J.L No. 24 in undivided 1/5th share each:-

- i) Smt. Menoka Mondal, widow of Debdas Mondal
- ii) Sri. Pradip Mondal
- iii) Sri. Nemaï Mondal
- iv) Smt. Sikha Naskar, wife of Biswajit Naskar
- v) Smt Shila Mondal, wife of Sri Shyamal Mondal, and
- vi) Smt. Sima Mondal, wife of Sri Simanto Mondal, all three being the married daughters of Late Debdas Mondal, all of Jatragachi , Post Office - Ghuni, Police Station - Rajarhat, District 24 Parganas (North), to succeed and inherit all the estates and properties left by the said Debdas Mondal, since deceased.

17. Thus by the operation of Hindu Succession Act. 1956 and Dayabhaga School of Hindu Law, the said Sri Jatindra Nath Mondal, Sri Jiban Chandra Mondal, Sri Paresh Chandra Mondal, Sri Puraton Mondal, Smt Menoka Mondal, Sri, Pradip Mondal, Sri Nemaï Mondal, Smt. Sikha Naskar. Smt Shila Mondal and Smt. Sima Mondal, became the owners of all that land measuring 10 (ten) decimal out of 40 (forty) decimal comprised in R.S & L.R Plot Dag No. 1016, in L.R Khatian No. 620, in Mouza - Jatragachi, J.L No. 24, Re.Su. No. 195 Touzi Nos. 174/179, Police Station- New Town (formerly Rajarhat) within the local limits of Jyangra Hatiara No. II Gram Panchayat, District 24 Parganas (North).

18. That by virtue of a Deed of Conveyance, dated the 11th day of March, 2013, the said Jatindra Nath Mondal, Sri Jiban Chandra Mondal, Sri Paresh Chandra Mondal, Sri, Puratan Mondal all sons of Late Bishnupada Mondal, Smt. Menoka Mondal wife of Late Debdas Mondal, Sri Pradip Mondal and Sri Nemaï Mondal, both sons of Late Debdas Mondal, Smt. Sikha Naskar, Smt. Shila Mondal, Smt. Sima Mondal, all daughters of Late Debdas Mondal, collectively the Vendors therein of the first part, had indefeasibly sold,

..... conveyed,



conveyed, transferred, released and parted all that piece and parcel of demarcated Sali Land measuring an area of 1 (one) Cuttah 3 (three) Chitack and 20 (twenty) Sq.ft. be the same a little more or less, out of 10 (ten) decimal, out of the total land of 40 (forty) decimal comprised in R.S & L.R Plot Dag No. 1016 in L.R Khatian No. 620, in Mouza - Jatragachi, J.L No. 24. Re.Su No. 195, Touzi No. 174/179, Police Station - New Town, (formerly Rajarhat) with the jurisdiction of the then Additional District Sub Registrar Bidhannagar, Salt Lake City, within the local limits of Jyangra Hatiara No. II Gram Panchayat, District 24 Parganas (North), to the said Panchdev Construction Pvt. Ltd., represented by one of its Director Sri Panchdev Kumar Shaw, the Purchaser therein of the other part, at a valuable consideration mentioned therein and the said Deed of Conveyance was registered at Additional District Sub Registrar Rajarhat, copied in Book - I, CD Volume No. 5, Pages Nos. 12263 to 12288, being Deed No. 03551, for the year 2013.

19. Thus by virtue of the recital herein above stated the said Panchdev Construction Pvt. Ltd. is seized and possessed of and/or otherwise well and sufficiently entitled all that piece and parcel of Sali land measuring 7 (seven) decimal be the same a little more or less comprised in R.S & L.R Plot Dag No. 1016, in L.R Khatian No. 620, in Mouza - Jatragachi, J.L No. 24, Re. Su. No. 195, Touzi No. 174/179, Police Station - New Town (formerly Rajarhat), within the local limits of Jyangra Hatiara No. II. Gram Panchayat and within the jurisdiction of Additonal District Sub Registrar (formerly Additional District Sub Registrar Bidhannagar, Salt Lake City), District 24 Parganas (North), morefully and particularly dealt in under **First Schedule** hereinunder appearing.
20. That upon purchasing the aforesaid land the said Panchdev Construction Pvt. Ltd. duly mutated its name in the records of B.L & L.R.O Rajarhat, during the course of L.R Settlement Zarip, vide **L.R Khatian No. 1691** and since then is paying khajna thereof regularly as the recorded Rayat.

..... 21. That the



21. That the said Panchdev Construction Pvt. Ltd. duly converted the existing nature of land in R.S & L.R Plot Dag No. 1016 from "Sali" to "Bastu" (Housing Complex) from the office of the Block Land and Land Reforms Officer, Rajarhat, North 24 Parganas, vide Conversion Case No. 361/BL/RAJ/14 dated 30.10.2014.
22. On or before the execution of these presents the Vendor herein has assured, declared and represented to the Purchasers herein as follows (hereinafter referred to as "The Representation") :-
- a) That the said entire "Bastu" land offered for sale, is free from all encumbrances, liens, lispendens, charges, attachments, trusts, mortgages, acquisitions and requisitions, debottor, trust and also free from any litigation of whatsoever or howsoever nature.
 - b) That all rates, charges, taxes, cesses and all other outgoings levied, charged or imposed by any public body or authority including Jyangra Hatiara No. II. Gram Panchayat in respect of the said entire "Bastu" land have been duly paid till date and no amount thereof remaining outstanding and in case it is outstanding, the same shall be paid by the Vendor forthwith on demand without any demur.
 - c) That the Vendor has not entered into any Agreement for Sale or transfer in respect of the said "Bastu" land with any other person/party save and except the said Purchasers herein.
 - d) That the said entire "Bastu" land or any part or portion thereof is not subject to any notice of acquisition or requisition neither the Vendor has been served with any notice of acquisition or requisition under the Land Acquisition Act. or under any notification, rules, and regulation whatsoever nor the same is subject to any attachment under the Public Demand Recovery Act., Income Tax Act., or any other law, for the time being, in force.

..... e) That in



- e) That in respect of the land being the part or portion of the Dag Nos. owned by the Vendor out of the said "Bastu" land, the said part or portion of the land under the said Dag No. would be demarcated and thereof nor such right has become effective by prescription or otherwise, however and that the owner or occupiers of the adjoining lands or the public do not use or has any lawful access to delineated with the consent of the part owner of the land under the respective Dag No. and authenticated by joint signature of the Vendor and such part owner on the map and filed with the office of the Block Land and Land Revenue Office/ R. I.
- f) The Vendor is legally competent to sell and transfer the said "Bastu" land intended herein to be sold.
- g) That the Vendor has full right and absolute authority to deal with and/or sell and transfer and/or dispose of the said "Bastu" land measuring 23 (twenty three) decimal (and as per share allotted, the measurement of the land transferred through this Indenture, is 21.9743 (twenty one point nine seven four three) decimal) or any part or portion thereof in any manner as they may deem fit and proper. The Vendor has agreed to sale of the said land, morefully and particularly described in the **First Schedule** hereinunder written to the Purchasers herein.
- h) That the Vendor is and its predecessors-in-title were in uninterrupted and/or undisputed possession of the said land without any right or any claim whatsoever of any third party, since creation of their title.
- i) That the Vendor nor any of its predecessors-in-title nor any body claiming from or under them nor any of them has or have granted any right of way or easements or licence or created any other rights to or in favour of any person or persons, company or corporation or in respect of the said land or any part or portion thereof nor such right has become effective by prescription or otherwise, howsoever and that the owners or occupiers of the adjoining lands or the public do not use or has any lawful access to any part of the

..... said land



said land for passing and re-passing between any points within the said land or for water line, drainage line, or for any other purpose whatsoever.

- j) That the Vendor has undisputably purchased/ inherited the said entire land from their predecessors-in-title of the said land by paying them their due consideration and duly registered the several aforesaid Deeds of Conveyance and/or other documents by paying the appropriate stamp duty and the Vendor further confirm that in case any further amount is determined to be payable by Demand and or otherwise by the concerned office/authority in respect of the said land, the same shall be paid by the Vendor and shall keep the Purchasers indemnified against all actions, acts, proceedings, costs, charges and expenses.
- k) That no person, male or female being member of the families of the original owner or the predecessors-in-title has any right to receive maintenance or a provision for advancement or marriage from the profit of the said land and no charge as defined in the Hindu Adoption and Maintenance Act., 1956 has been created whether by a Deed of Court of law or by Agreement or otherwise.
- l) That the Vendor has agreed generally to indemnify and keep indemnified the said Purchasers against any loss, damage (immediate, remote or consequential) action, claim, suit, proceedings, cost charges and expenses in respect of anything and everything stated herein and as regards any hidden defect in title of the Vendor of any nature whatsoever and properties of the Vendor shall be liable and responsible for discharge of the indemnity.
- m) That the said land nor any part thereof is subject to any litigation or any other proceedings in any Court under any law for the time being in force. There is no decree, attachment or any other order of any Court or

..... authority



authority operating against the Vendor of the land or part thereof, which has the effect of prevailing or restraining the Vendor in dealing with and/or disposing of the said land which can prejudicially affect the title to the same.

- n) That the Vendor herein is in possession, power or control of the documents of title of the land as set forth in the Schedule hereinunder written and further confirms that no documents of title has been delivered, deposited or handed over by the Vendor or any predecessor-in-title to any person whomsoever with a view to create security thereon and simultaneously with the execution of this Deed of Conveyance the title documents handed over by the Vendor to the Purchasers herein, are dealt in under Second Schedule hereinunder appearing, more over the entire land hereby sold is guarded with 8' feet high boundary wall and the purchasers are purchasing the said property with the benefit of the said boundary wall.
23. That the Vendor herein is desirous to sell and the Purchasers herein are desirous to purchase all that land ("Bastu" by classification), admeasuring an area of **23 (twenty three) decimal** which is equivalent to 13.9394 (thirteen point nine three nine four) Cuttah alongwith asbestos shed structure erected thereon measuring **900 (nine hundred) Sq.ft.** comprised in C.S. Plot Dag No. 847, C.S. Khatian No. 223, **R.S. & L.R. Dag Nos. 1020 and 1016**, R.S. Khatian Nos. 69 and 257, **L.R. Khatian Nos. 1437 and 1691**, in **Mouza - Jatragachi**, J.L. No. 24, Re. Su. No. 195, Touzi No. 174/179, **Police Station - New Town** (formerly Rajarhat) within the local limits of Jyangra Hatiara No. II Gram Panchayat and within the jurisdiction of Additional District Sub Registrar Rajarhat (formerly Additional District Sub Registrar Bidhannagar, Salt Lake City), District - North 24 Parganas, at and for the price of Rs. 2,00,00,000/- (Rupees two crore) only, which includes the cost of asbestos shed of 900 (nine hundred) Sq.ft. under the following terms

..... and conditions



and conditions and the details of payment made by the Purchasers to the Vendor herein is morefully and particularly mentioned under Memorandum of Consideration hereinunder appearing.

Now this indenture witnesseth :

That in pursuance to the aforesaid negotiation and in consideration of the said sum of **Rs. 2,00,00,000/- (Rupees two crore) only** paid to the Vendor by the Purchasers herein on or before the execution of these presents (the receipt of which the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof hereby acquit release forever discharge the Purchasers as well as the interest of the Vendor in the said land premises) morefully and particularly mentioned under memorandum of consideration hereinunder appearing and the Vendors doth hereby grant, transfer and convey unto and to the use of the said Purchasers. ALL THAT the said piece and parcel of land hereditaments admeasuring an area of 23 (twenty three) decimal alongwith asbestos shed measuring 900 (nine hundred) Sq.ft. erected thereon in C.S. Dag No. 847, C.S. Khatian No. 223, R.S. & L.R. Dag Nos. 1020 and 1016, R.S. Khatian Nos. 69 and 257, L.R. Khatian Nos. 1437 and 1691, in Mouza - Jatragachi, J.L. No. 24, Re. Su. No. 195, Touzi No. 174/179, Police Station - New Town (formerly Rajarhat) within the local limits of Jyangra Hatiara No. II Gram Panchayat and within the jurisdiction of Additional District Sub Registrar Rajarhat (previously under Additional District Sub Registrar Bidhannagar, Salt Lake City), District - North 24 Parganas, morefully and particularly described in the **First Schedule** hereinafter referred to as the said property hereinunder written and delineated in the map or plan annexed hereto and thereon verged in RED lines OR HOWSOEVER OTHERWISE the said land hereditaments and premises is/are or was/were situate butted bounded called known numbered described or distinguished TOGETHER WITH all court, courtyards, areas, swears, ways, drains, paths, passages, common fences, walls, trees, shrubs, water, water courses lights, rights, liberties privileges

..... easements



easements and appurtenances whatsoever to the said land hereditaments and premises belonging or in any way appurtenant or thereto and all easements thereon and the reversion remainder and remainders and yearly monthly other rents issues and profits thereof and together with the documents of title exclusively relating to the said land hereditaments under the local limits of Jyangra Hatiara No. II Gram Panchayat and all the estates rights, title and interest claims and demands whatsoever of the Vendor into and upon the said land hereditaments and premises or any part thereof TO HAVE AND TO HOLD the said land hereditaments and premises hereby granted transferred and conveyed, assigned and assured or intended to be unto and to the use of the said Purchasers that notwithstanding any act deed matter or thing by the said Vendor or its predecessors-in-title done and executed or knowingly suffered to the contrary the said Vendor now hath indefeasible and absolute title as and for an estate equivalent thereto in the said land hereditaments and premises hereby granted, conveyed, transferred, assigned, and assured or expressed or intended so to be and that the said Vendor hath good right full power and absolute authority to grant, transfer, assign and assure the same in the manner aforesaid AND the Purchasers shall and may at all times hereafter peaceably and quietly enter upon and enjoy and possess the said land hereditaments and premises and receive the proportionate rents, issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by any of the Vendor and its assigns or by any person or persons lawfully or equitably claiming from under or in trust for the Vendor AND that free and clear and freely and clearly and absolutely acquitted and exonerated and forever discharges or otherwise by and at the costs and expenses of the Vendor well and sufficiently save defended kept harmless and of and from and against all and manner of claims, charges, liens, debts, attachments and encumbrances suffered by the Vendor and all person or persons lawfully or equitably

..... claiming from



claiming from under or in trust for the Vendor AND FURTHER that the said Vendor and all persons having lawfully or equitably claiming any estate or interest in the said land hereditaments and premises or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute all such acts, deeds, matters and things whatsoever for further and more perfectly assuring the said land hereditaments and premises unto and to the use of the said Purchasers as shall or may be reasonably required AND the said Vendor doth hereby covenant with the said Purchasers their heirs and assigns that the said Vendor will unless prevented by fire or any other inevitable accidents from time to time and at all times hereafter upon and every reasonable request and costs of the Purchasers their heirs and assigns produce or cause to be produced to them and their agents or at any trial hearing commission examination or otherwise as occasion shall require all or any of the deeds and writings relating to the said land hereditaments and premises mentioned in the **First Schedule** hereunder written for the purpose of showing their title to the same or any part thereof AND also at the like request and costs deliver or cause to be delivered unto the said Purchasers their heirs and assigns such attested or other copies or extracts from the said deeds and writings or any of them as it may require and will in the meantime unless prevented as aforesaid kept the said deeds and writings or any of them unobliterated and uncancelled and the Purchasers shall have every right to commercially exploit the said land as per law of land persisting.

The First Schedule above referred to :

(Description of the **Sold Property in Details**)

All that pieces and parcels of Bastu land hereditaments admeasuring an area of 23 (twenty three) decimal alongwith asbestos shed structure measuring 900 (nine hundred) Sq.ft.

..... in Mouza



in Mouza - Jatragachi, J.L. No. 24, Re. Su. No. 195, Touzi No. 174/179, Police Station - New Town (formerly Rajarhat) within the local limits of Jyangra Hatiara No. II Gram Panchayat, locally known as Jatragachi, Purbapara and within the jurisdiction of Additional District Sub Registrar Rajarhat (previously under Additional District Sub Registrar Bidhannagar Salt Lake City), District - North 24 Parganas together with all rights of easements over the property, under the following dag and khatian Nos. :-

Sl. Nos.	C.S. Dag No.	C.S. Khatian No.	R.S. & L.R. Dag Nos.	R.S. Khatian Nos.	L.R. Khatian Nos.	Share Nos.	Area (in decimals)
1.	847	223	1020	69	1437	7323	16
2.	--	--	1016	257	1691	1649	07
						Total-	23

butted and bounded as follows :-

On the North by: Partly R.S & L.R Dag No. 1015 and partly R.S. & L.R. Dag No.1016.

On the South by: Partly R.S & L.R Dag No. 1020 and partly Panchayat Road.

On the East by : 12' (twelve feet) wide Kutcha Road.

On the West by : R.S & L.R Dag No. 1016.

shown in the annexed site plan clearly mentioning plot dag nos. and measurement thereof in scale, verged in border 'Red' and the said site plan shall be treated as part and parcel of these presents.

The Second Schedule above referred to :

(Title documents handed over by the Vendor to the Purchasers herein)

1. Deed of Conveyance, dated 14.02.2012, registered at Additional District Sub Registrar Bidhannagar, Salt Lake City, copied in Book No. I, CD Volume No. 3, Pages Nos. 3923 to 3944, being Deed No. 01714 for the year 2012, in original.

..... 2. Deed of



2. Deed of Conveyance, dated 14.02.2012, registered at Additional District Sub Registrar Bidhannagar, Salt Lake City, copied in Book No. 1, CD Volume No. 3, Pages Nos. 3945 to 3965, being Deed No. 01715 for the year 2012, in original.
3. Deed of Conveyance, dated 05.02.2013, registered at Additional District Sub Registrar Rajarhat, copied in Book No. 1, CD Volume No. 2, Pages Nos. 11156 to 11176, being Deed No. 01315 for the year 2013, in original.
4. Deed of Conveyance, dated 11.03.2013, registered at Additional District Sub Registrar Rajarhat, copied in Book No. 1, CD Volume No. 5, Pages Nos. 12263 to 12288, being Deed No. 03551 for the year 2013, in original.
5. Conversion Certificate vide Conversion Case No. 361/BL/RAJ/14, dated 30.10.2014, in original.
6. Conversion Certificate, vide Conversion Case No. 965/BL/RAJ/12, 966/BL/RAJ/12 and 967/BL/RAJ/12, all dated 23.05.2012, in original.
7. L.R. Parcha, vide L.R. Khatian Nos. 1437 and 1691, in the name of Panchdev Construction Pvt. Ltd., both in original.
8. Khajna Dakhila of Panchdev Construction Pvt. Ltd. in respect of L.R. Khatian Nos. 1437 and 1691 paid upto bengali year 1423, both in original.
9. Up-to-date Panchayat tax receipt paid by Panchdev Construcion Pvt. Ltd. paid upto 2016-17, in original.
10. Certified copy of Board's Resolution of Panchdev Construction Pvt. Ltd., regarding sell of First Schedule property and authorised signatory.



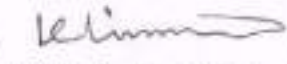
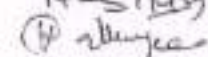

11. MOA & AOA of Panchdev Construction Pvt. Ltd., in original.
12. PAN of Panchdev Construction Pvt. Ltd., in photocopy.
13. PAN of Panchdev Kumar Shaw, in photocopy.

..... **In witness**

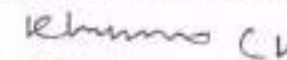
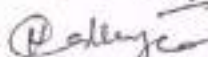
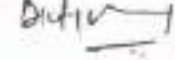


In witness whereof the parties hereunto set and subscribed their respective hands and seals the day, month and year first above written.

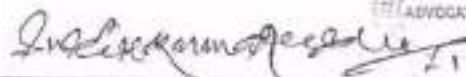
Signed Sealed and Delivered
by the above named **Vendor**
at Kolkata in the presence of :

1.  (KISHOR SHAW)
171A METROPOLITAN COOPERATIVE
Housing SOCIETY - KOL-105
 2.  HIMANGSHU CHATTERJEE
15, Gangadhar Baidya Lane
Kolkata - 12
- 
Director
Signature of the Vendor

Signed Sealed and Delivered
by the above named **Purchaser/s**
at Kolkata in the presence of :

1.  (KISHOR SHAW) ✓
171A METROPOLITAN COOPERATIVE
Housing SOCIETY - KOL-105
 2.  HIMANGSHU CHATTERJEE
15, Gangadhar Baidya Lane
Kolkata - 12
- 
Director
Signature of the Purchaser/s

This **Deed of Conveyance** is
drafted and prepared at our office
based on the photocopy of documents
supplied by the Purchasers :-



For Subir Kumar Seal & Associates

Advocates

High Court Calcutta

Enrolment No. W.B.-F 588/487-94

P-106, Bangur Avenue, Block-C,

Ground Floor, Police Station - Lake Town,

Kolkata - 700 055.

Phone : 033-2574-1768.

033-2574-3790.

Mobile : 91-98312-76735.

91-98304-76735.

E-mail - seal.associates@gmail.com



Received on and from the withinnamed **Purchasers** by the withinnamed **Vendor** the withinmentioned sum of **Rs. 2,00,00,000/- (Rupees two crore) only** as and by way of consideration money in full and final for sale of the First Schedule property as per Memorandum of Consideration below :-

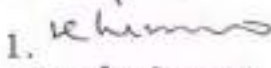
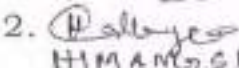
Memo of Consideration

<u>Sl. No.</u>	<u>Date</u>	<u>DD No.</u>	<u>Bank</u>	<u>Branch</u>	<u>Amount (Rs.)</u>
1.	27.03.2017	395924	State Bank of India	Rajarhat Township	65,00,000.00
2.	27.03.2017	857690	Canara Bank	Rajarhat	35,00,000.00
3.	28.03.2017	001958	IDBI Bank	Rajarhat Road Teghoria	1,00,00,000.00

Total : 2,00,00,000.00

(Rupees two crore) only.

Witnesses :

1.  (KHIRAJ SHAW)
17/A, SEC-A, METROPOLITAN CO-OPERATIVE SOCIETY
Hosking Leaflets
2. 
HIMANSHU CHATTERJEE
15, Gangadhar Babu Lane,
Kolkata - 12.

PANCHDEV CONSTRUCTION PVT. LTD.

Director

Signature of the Vendor

THE PLAN MOUZA - JATRAGACHI, R.S.& L.R DAG No.-1016,1020;
 L.R. KHATIAN NO.: -1437&1691 ; TOUZI NO.: -174/179; J.L.No. - 24,
 DIST.-24 PGS.(N.) UNDER JYANGRA HATIARA-2 GRAM PANCHAYET
 POLICE STATION:-NEW TOWN, KOLKATA



NAME OF OWNER:-PANCHDEV CONSTRUCTION PVT. LTD.



DAG NO.-1016=7 DEC.
 DAG NO.-1020=16 DEC.

AREA OF LAND IN TOTAL =23 DEC.



PANCHDEV CONSTRUCTION PVT. LTD.

[Signature]
 Director

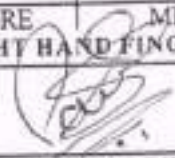
SIMPLEX PROPERTIES & TRADING PVT. LTD.

[Signature]
 Director

Madine Rukman Madan

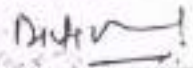


LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				


SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				


SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

Motiw Rahaman MoDak
SIGNATURE OF THE EXECUTANT/S



PANCHDEV CONSTRUCTION PVT. LTD.

Director

PANCHDEV CONSTRUCTION PVT. LTD.

Director

SECRETARY (GENERAL)
MINISTRY OF DEFENCE
PUNJAB
CHANDIGARH
INDIA



GOVT. OF INDIA



[Handwritten signature]
[Handwritten signature]


भारतीय निर्वाचन आयोग
भारत
ELECTION COMMISSION OF INDIA
IDENTITY CARD
ILJ1702084

निर्वाचक संख्या	:	महाराष्ट्र निर्वाचन आयोग
निर्वाचक का नाम	:	परमेश्वर रामेश्वर शर्मा
पता	:	पुणे, महाराष्ट्र
पिता का नाम	:	रामेश्वर शर्मा
पेशा	:	शुल्क
निर्वाचक का पता	:	पुणे, महाराष्ट्र



(Handwritten signatures and scribbles)

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AADCS8600C



नाम / NAME

SIMPLEX PROPERTIES & TRADING PRIVATE LIMITED

दिनांक/बनने की तिथि / DATE OF INCORPORATION/FORMATION

24-12-1981

B. Das

असल सचिव, ए.ए.ए.सी.

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / गिर जाने पर दृष्टान्त पकड़ी करने
बारे प्रतीपत्ती को सूचित / सापेक्ष कर में
संयुक्त आवक आयुक्त(प्रणाली एवं तकनीकी),
पी.7,
चौहिंग्हेट स्क्वायर,
कलकत्ता - 700 055.

In case this card is lost/found, kindly inform/return to
the issuing authority i
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 055.

SIMPLEX PROPERTIES & TRADING PVT. LTD.

Director

Director

PERMANENT ACCOUNT NUMBER
ADIPA4263G

नाम / NAME
DIPAK KUMAR AGARWAL

पिता का नाम / FATHER'S NAME
BASUDEO PRASAD AGARWAL

जन्म तिथि / DATE OF BIRTH
14-04-1976

हस्ताक्षर / SIGNATURE
Dipak Kumar Agarwal


आयुक्त / ज. व. वि. / J. & T. I.
 COMMISSIONER OF INCOME TAX - WB. - III

इस कार्ड के खो / गिर जाने पर कृपया जल्दी से
 इसे जारीकर्ता को सूचित / सूचना दें।
 बहुत आभार प्रकट करने पर धन्यवाद।
 407
 बी.पी. एस्टेट
 कोलकाता - 700 069

In case this card is lost/ found, kindly inform/ return to
 the issuing authority.
 Joint Commissioner of Income-tax (Circular & Technical)
 P. T.
 Chowringhee Square
 Calcutta - 700 069

✓ Dipak


भारत सरकार
GOVERNMENT OF INDIA



डीपक अग्रवाल
Dipak Agarwal

जन्म वर्ष / Year of Birth : 1975

पुरुष / Male




4090 8280 7090


आधार — आम आदमी का अधिकार


UNIQUE IDENTIFICATION AUTHORITY OF INDIA


S/O डीपक अग्रवाल, ब्लॉक-ई, 15^थ फ्लोर, 54, बंगुर एवेन्यू, नैर मॉदर डायरी, कोलकाता, पश्चिम बंगाल, 700055

Address: S/O Dipak Agarwal,
BLOCK-E, 15TH FLOOR 54,
BANGUR AVENUE, NEAR
MOTHER DIARY, KOLKATA,
Bangur Avenue, West Bengal,
700055


1977
1800 101 0107


help@uidai.gov.in


www.uidai.gov.in


PO, Sector-50
Bengaluru-560 001

✓ Dipak

PERMANENT ACCOUNT NUMBER

AELPM1151K



Wife Name
MOTIAR RAHAMAN MONDAL

Father's Name
RAHAMATULLA MONDAL

Date of Birth
15-02-1957

Taxpayer's Signature

Motiar Rahman Mondal

Motiar Rahman Mondal

Section 143

COMMISSIONER OF INCOME-TAX, W.B. - XI

आपका बैंक खाता / बैंक खाते का नुम्बर जारी करने
के लिए जानकारी को सूचित / ध्यान दें
संगठन आयकर आयुक्त (प्रणाली एवं तकनीकी),
पी-7,
चीनरी स्क्वार्,
कलकत्ता - 700 099.

In case this card is issued, kindly inform us to
the issuing authority
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chandernagar Square.

Motiar Rahman Mondal



ভারত সরকার
Government of India



নাম: মোতা মন্ডল
Name: Motar Bahannor Mondal
পিতা: রাহামতুল্লা মন্ডল
Father: RAHAMTULLA MONDAL
জন্ম তারিখ: DOB: 15/03/1957
সঙ্গ: / Male



3890 3063 0444

আধার - সাধারণ মানুষের অধিকার



ভারতীয় অনন্য পরিচয় প্রমাণকরণ
Unique Identification Authority of India

ঠিকানা:
নবভঙ্গ, দশাধরনে গোপালপুর,
রাজহাট, উত্তর ২৪ পরগণা,
বঙ্গদেশ। গোপালপুর, পশ্চিমবঙ্গ,
700136

Address
DASHADHARNE, RAJAHAT
GOPALPUR, Rajahat, North 24
Parganas, West Bengal, 700136

3890 3063 0444

1247
1800 303 1947

1800 303 1947

www.rai.gov.in

✓ Madan Kumar Mondal

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

LRN: 19-201617-005444019-1

Payment Mode Online Payment

GRN Date: 27/03/2017 18:21:58

Bank : State Bank of India

BRN : IK00DFUXB4

BRN Date: 27/03/2017 18:25:26

DEPOSITOR'S DETAILS

Id No. : 15231000091381/5/2017

[Quarry No./Quarry Year]

Name : SIMPLEX PROPERTIES AND TRADING PRIVATE
LIMITED
Contact No. : Mobile No. : +91 9836232223
E-mail : rajkumaragarwal@ambeygroup.net
Address : 306 EDEN HOUSE 15 GANGADHAR BABU LANE KOL 700012
Applicant Name : Mr SUBIR KUMAR SEAL And ASSOCIATES
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15231000091381/5/2017	Property Registration- Registration Fees	0030-03-104-001-16	200014
2	15231000091381/5/2017	Property Registration- Stamp duty	0030-02-103-003-02	1199020

Total

1399034

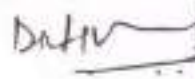
In Words : Rupees Thirteen Lakh Ninety Nine Thousand Thirty Four only

PANCHDEV CONSTRUCTION PVT. LTD.



Director

SIMPLEX PROPERTIES & TRADING PVT. LTD.



Director

Modum Akhanna Modak

Major Information of the Deed

Deed No :	I-1523-02499/2017	Date of Registration	29/03/2017
Query No / Year	1523-1000091381/2017	Office where deed is registered	
Query Date	20/03/2017 6:04:10 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SUBIR KUMAR SEAL And ASSOCIATES P - 106, BANGUR AVENUE, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 9831276735, Status : Advocate		
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. 2,00,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 12,00,020/- (Article:23)	Rs. 2,00,014/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1020	LR-1437	Bastu	Bastu	16 Dec	1,37,25,218/-	1,37,25,218/-	Width of Approach Road: 12 Ft.,
L2	LR-1016	LR-1691	Bastu	Bastu	7 Dec	60,04,782/-	60,04,782/-	Width of Approach Road: 12 Ft.,
		TOTAL :			23Dec	197,30,000 /-	197,30,000 /-	
	Grand Total :				23Dec	197,30,000 /-	197,30,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	900 Sq Ft.	2,70,000/-	2,70,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	900 sq ft	2,70,000 /-	2,70,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/S. PANCHDEV CONSTRUCTION PVT. LTD. 171, SEC - A, METROPOLOTAN CO OPE. HSG S. LTD., P.O:- MATHPUKUR DHAPARA, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700105 PAN No.:AAECP8812A Status : Organization, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/S. SIMPLEX PROPERTIES & TRADING PVT. LTD. EDEN HOUSE, 15 GANGADHAR BABU LANE, 3RD FL., ROOM, P.O:- GIRISH PARK, P.S:- Girish Park, District:-Kolkata, West Bengal, India, PIN - 700012 PAN No.:AADCS8600C Status : Organization

MOTIAR RAHAMAN MONDAL (Presentant)

Son of RAHAMATULLA MONDAL DASHODRONE, P.O:- RAJARHAT GOPALPUR, P.S:- Bagulati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:AELPM1151K Status :Individual

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PANCHDEV KUMAR SHAW Son of KHIRU SHAW 122/B, METROPOLITAN COOP. HSG. S. LTD., SEC - B, P.O:- MATHPUKUR DHAPA, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:BREPS6915E Status : Representative, Representative of : M/S. PANCHDEV CONSTRUCTION PVT. LTD. (as DIRECTOR)
2	DIPAK KUMAR AGARWAL Son of BASUDEO PRASAD AGARWAL 54 BANGUR AVENUE, BLOCK B, P.O:- BANGUR AVENUE, P.S:- Lake Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:ADIPA4263G Status : Representative, Representative of : M/S. SIMPLEX PROPERTIES & TRADING PVT. LTD. (as DIRECTOR)

Identifier Details :

Name & address
SUBHAS CHATTERJEE Son of SHYAM CHAND CHATTERJEE 27/1, BASAK BAGAN LANE, PATIPIKUR, P.O:- SREEBHUMI, P.S:- Lake Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of MOTIAR RAHAMAN MONDAL, PANCHDEV KUMAR SHAW, DIPAK KUMAR AGARWAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	M/S. PANCHDEV CONSTRUCTION PVT. LTD.	M/S. SIMPLEX PROPERTIES & TRADING PVT. LTD.-8 Dec,MOTIAR RAHAMAN MONDAL-8 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	M/S. PANCHDEV CONSTRUCTION PVT. LTD.	M/S. SIMPLEX PROPERTIES & TRADING PVT. LTD.-3.5 Dec,MOTIAR RAHAMAN MONDAL-3.5 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	M/S. PANCHDEV CONSTRUCTION PVT. LTD.	M/S. SIMPLEX PROPERTIES & TRADING PVT. LTD.-450 Sq Ft,MOTIAR RAHAMAN MONDAL-450 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1020(Corresponding RS Plot No:- 1020), LR Khatian No:- 1437	Owner:পঞ্চদেব কনস্ট্রাকশন প্রা:পি:, Address:54/3 সি, শেবেঙ্গ চন্দ্র দে রোড, খামা-টাংড়া, কলি-15, Classification:বাস্ত, Area:0.16000000 Acre,
L2	LR Plot No:- 1016(Corresponding RS Plot No:- 1016), LR Khatian No:- 1691	Owner:বাঁচদেব কনস্ট্রাকশন প্রা সি, Gurdian:171, সেক্টার-এ, মেট্রো পোলিটন, Address:কো অপরোউত মেসমেট কলি-105, Classification:শাপি, Area:0.07000000 Acre,

Endorsement For Deed Number : I - 152302499 / 2017

On 20-03-2017

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 2,00,00,000/-

Debasish Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

On 28-03-2017

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

Presented for registration at 17:00 hrs on 28-03-2017, at the Private residence by MOTIAR RAHAMAN MONDAL , one of the Claimants.

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

Execution is admitted on 28/03/2017 by MOTIAR RAHAMAN MONDAL, Son of RAHAMATULLA MONDAL, DASHODRONE, P.O: RAJARHAT GOPALPUR, Thana: Baguiati, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Muslim, by Profession Business

Indetified by SUBHAS CHATTERJEE, , , Son of SHYAM CHAND CHATTERJEE, 27/1, BASAK BAGAN LANE, PATIPIKUR, P.O: SREEBHUMI, Thana: Lake Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Service

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

Execution is admitted on 28-03-2017 by PANCHDEV KUMAR SHAW, DIRECTOR, M/S. PANCHDEV CONSTRUCTION PVT. LTD., 171, SEC - A, METROPOLOTAN CO OPE. HSG S. LTD., P.O:- MATHPUKUR DHAPARA, P.S:- Tiljala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700105

Indetified by SUBHAS CHATTERJEE, , , Son of SHYAM CHAND CHATTERJEE, 27/1, BASAK BAGAN LANE, PATIPIKUR, P.O: SREEBHUMI, Thana: Lake Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Service

Execution is admitted on 28-03-2017 by DIPAK KUMAR AGARWAL, DIRECTOR, M/S. SIMPLEX PROPERTIES & TRADING PVT. LTD., EDEN HOUSE, 15 GANGADHAR BABU LANE, 3RD FL., ROOM, P.O:- GIRISH PARK, P.S:- Girish Park, District:-Kolkata, West Bengal, India, PIN - 700012

defined by SUBHAS CHATTERJEE, . . Son of SHYAM CHAND CHATTERJEE, 27/1, BASAK BAGAN LANE,
TIPUKUR, P.O: SREEBHUMI, Thana: Lake Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL,
India, PIN - 700048, by caste Hindu, by profession Service



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

On 29-03-2017

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,00,014/- (A(1) = Rs 2,00,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,00,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/03/2017 6:25PM with Govt. Ref. No: 192016170054440191 on 27-03-2017, Amount Rs: 2,00,014/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK00DFUXB4 on 27-03-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 12,00,020/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 11,99,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4125, Amount: Rs.1,000/-, Date of Purchase: 22/03/2017, Vendor name: M Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/03/2017 6:25PM with Govt. Ref. No: 192016170054440191 on 27-03-2017, Amount Rs: 11,99,020/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK00DFUXB4 on 27-03-2017, Head of Account 0030-02-103-003-02



Debasish Dhar
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 1523-2017, Page from 74622 to 74662

being No 152302499 for the year 2017.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2017.04.05 14:59:08 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 05-04-2017 14:59:04
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

05/04/2017 Query No:-15231000091381 / 2017 Deed No :- 152302499 / 2017, Document is digitally signed.