

1934

2-1845/18



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

X 543985

16/2/18
G-0/211380

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.

CONVEYANCE

Additional District Sub-Regional
Rajarhat, New Town, North 24-Pgs
16 FEB 2018

1. Date: 16th February, 2018
2. Place: Kolkata
3. Parties:
 - 3.1 Anjana Projects Private Limited, [CIN U45400WB2005PTC101347] which was originally incorporated on 27/01/2005 under previous company law as Anjana Projects Limited; a private limited company incorporated under the Companies Act, 1956, having its registered office at 13 Mahendra Road, Post Office Bhawanipore, Police Station Bhawanipore, Kolkata-700025 [PAN AAECA4280H], represented by its Authorized Signatory, namely Mr. Dharmesh Mehta, son of Umesh Kumar Mehta, by nationality Indian, by faith Hindu, by occupation Service, residing at 36B Dr. Rajendra Road, L. R. Sarani, Police Station Bhawanipore, Post office Bhawanipore, Kolkata- 700020 [PAN AMYPM8403H] (Vendor, include successors-in-interest)

নম্বর : 4751

সন ও তারিখ : 21/10/17

জেতার নাম : A. Debnath

ঠিকানা : High Court Calcutta

মূল্য : 100/-

জেতার : [Signature]

বারাসাত কোর্ট

জেলা : -

গঠিত তারিখ : 11 OCT 2017

মোট টাকার : RS600000

প্রেক্ষার্তি : -

জেতার : শ্রী সত্যজিৎ বোস



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AND

- 3.2 **Neha Homes & Co.**, a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Newtown, Kolkata-700157, [PAN AAKFN7569F] represented by its Partners, namely (1) **Sk. Nasir**, [PAN ADSPN1335N] son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Newtown, Kolkata 700157 and (2) **Rupsa Bibi**, [PAN AJLPB0681L] wife of Sk. Nasir, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Newtown, Kolkata 700157.
- 3.3 **N. R. Constructions Company**, a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Newtown, Kolkata-700157, [PAN AAKFN7573K] represented by its Partners, namely (1) **Sk. Nasir**, [PAN ADSPN1335N] son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Newtown, Kolkata 700157 and (2) **Rupsa Bibi**, [PAN AJLPB0681L] wife of Sk. Nasir, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Newtown, Kolkata 700157.
(collectively **Purchasers**, includes successors-in-interest)

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. **Subject Matter of Conveyance**
- 4.1 **Said Property:** *Sali* land measuring 7 (seven) *cottah* 3 (three) *chittack* out of total 56 (fifty six) decimal, comprised in R.S./L.R. *Dag* No. 1053, recorded in L.R. *Khatian* No. 1564, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas (**Said Property**) together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the **Said Property** and appurtenances and inheritances for access and user thereof.
5. **Background, Representations, Warranties and Covenants**
- 5.1 **Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:
- 5.1.1 **Ownership of Shyam Sundar Shah:** By a Deed of Conveyance dated 18th July, 2005, registered in the Office of the Additional District Sub-



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Registrar Bidhannagar (Salt Lake City), in Book No. I, Volume No. 254, at Pages 144 to 166, being Deed No. 4209 for the year 2006, Krishna Mondal (wife of Late Ashoke Kumar Mondal) sold conveyed and transferred land measuring 7 (seven) *cottah* 3(three) *chittak* out of demarcated 17 (seventeen) decimal out of total 56 (fifty six) decimal, comprised in R.S./L.R. *Dag* No. 1053, recorded L.R. *Khatian* No. 917, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas, to Shyam Sundar Shah, for the consideration mentioned therein.

- 5.1.2 **Ownership of Anjana Projects Limited:** By a Deed of Conveyance dated 28th November, 2006 registered in the Office of the District Sub-Registrar North 24 Parganas - II, Barasat, in Book No. I, CD Volume No. I, at Pages 1 to 11, being Deed No. 10100 for the year 2006, Shyam Sundar Shah sold conveyed and transferred demarcated land measuring 7(seven) *cottah* 3(three) *chittak*, out of 17 (seventeen) decimal out of total 56 (fifty six) decimal, comprised in R.S./L.R. *Dag* No. 1053, recorded in L.R. *Khatian* No. 917, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas to Anjana Projects Limited, for the consideration mentioned therein.
- 5.1.3 **Mutation:** Anjana Projects Limited, mutated it's name in the records of Land Revenue Settlement in respect of it's purchased Property, vide L.R. *Khatian* No. 1564 and pay the *khazna* regularly. (Anjana's Property)
- 5.1.4 **Change of Name on conversion of Anjana Projects Limited:** Anjana Projects Limited [CIN U45400WB2005PLC101347] made an application as per the provisions of Section 31(1) of the Companies Act, 1956 to convert the nature of the company from a public limited company to a private limited company and the approval for the same was signified in writing by the Central Government vide SRN A93584761 dated 23/09/2010 and the name of the company was changed to Anjana Projects Private Limited [CIN U45400WB2005PTC101347] and a fresh Certificate of Incorporation consequent upon conversion from public company to private company was issued by the Government of India, Ministry of Corporate Affairs, Kolkata.
- 5.1.5 **Correction of Record of Rights:** Anjana Projects Private Limited also got the L.R. records modified and corrected with respect to the Said Property after the change of name vide L.R. *Khatian* No. 1564. (Said Property)
- 5.1.6 **Absolute Ownership of Said Property:** In the abovementioned circumstances, the Vendor has become the undisputed owner of the Anjana's Property, being the Said Property. The Said Property is the Subject Matter of Conveyance.



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- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the *Panchayat* Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.



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5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendor will sell the Said Property to the Purchasers free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchasers will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sell, convey and transfer to the Purchasers the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **Schedule** below, being *sali* land measuring 7 (seven) *cottah* 3 (three) *chittack* out of total 56 (fifty six) decimal, comprised in R.S./L.R. *Dag* No. 1053, recorded in L.R. *Khatian* No. 1564, *Mouza* Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 71,00,000/- (Rupees seventy one lac) only paid by the Purchasers to the Vendor receipt of which the Vendor hereby as well as by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.



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- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors in title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnifies and keep indemnified the Purchasers and/or the Purchasers' successors in interest and assigns, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchasers' successors in interest and assigns by reason of the aforesaid.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, physical and peaceful possession of the Said Property has been handed over by the Vendor to the Purchasers.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchasers and the Purchasers' successors in interest and assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter



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into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.

- 8.6 **No Objection to Mutation:** The Vendor declares that the Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendor hereby expressly (1) consent to the same and (2) appoint the Purchasers as the constituted attorney of the Vendor and empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.7 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or their successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**Schedule
(Said Property)**

Land measuring 7 (seven) *cottah* 3 (three) *chittack* out of total 56 (fifty six) decimal, comprised in R.S./L.R. *Dag* No. 1053, recorded in L.R. *Khatian* No. 1564, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas, more or less and delineated on Plan attached hereto and butted and bounded as follows :

Butted and bounded

On the North	: By RS/LR <i>Dag</i> No. 1052 & 1050
On the East	: By RS/LR <i>Dag</i> No. 1053 (P) (Land of Adikaran Fincom Pvt. Ltd.)
On the South	: By 30 feet wide 211B Bus Road
On the West	: By RS/LR <i>Dag</i> No. 1053 (P) (Land of Springfield Projects Pvt. Ltd.)

Together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever



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nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

Summary of the Said Property

Mouza			Kalikapur			
Sl. No.	R.S/L. R Dag No.	Total Area (in decimal)	L.R. Khatian No	Sold Share	Name of the Recorded Owner	Said Property (Mrk As)
1	1053	56	1564	0.2118	Anjana Projects Private Limited	11.861 Decimal Said Property

9. Execution and Delivery

9.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

For ANJANA PROJECTS PVT. LTD.

Dharmesh Mehta
Director/Authorised Signatory

(Anjana Projects Private Limited)
[Vendor]

NEHA HOMES & CO.

SK Nali
RUPS & BIBI Partner

(Neha Homes & Co.)

N. R. CONSTRUCTIONS COMPANY

SK Nali
RUPS & BIBI Partner

(N. R. Construction Company)
[Purchasers]

Witnesses:

Signature *Jayesh Mehta*

Name JAYESH MEHTA.

Signature *Anit Kojcha*

Name ANIT KOJCHA.

Drafted by:
Ayusman Dey.
Ayusman Dey
Advocate
High Court Calcutta
Enrolment No. F/946/763/2012



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Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs. 71,00,000/- (Rupees seventy one lac) only towards full and final payment of the consideration for sale of the Said Property described in the Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Chq No. 032383	06.09.2017	IDBI Bank	9,00,000/-
Chq No. 034478	20.09.2017	IDBI Bank	5,00,000/-
Chq No. 032386	09.11.2017	IDBI Bank	5,00,000/-
Chq No. 034480	09.11.2017	IDBI Bank	5,00,000/-
Chq No. 032389	14.02.2018	IDBI Bank	21,50,000/-
Chq No. 034482	14.02.2018	IDBI Bank	25,50,000/-
Total Rs.			71,00,000/-

For ANJANA PROJECTS PVT. LTD.

Dharmesh Mehta
Director / Authorised Signatory

(Anjana Projects Private Limited)
[Vendor]

Witnesses:

Signature *[Signature]*

Name SAYESH MEHTA

Father's Name MANDOHAR LAL MEHTA

Address 107A, ASHUTOSH MURJEE
ROAD KOLKATA - 700020

Signature *[Signature]*

Name AMIT KOTICHA

Father's Name MR. MUKESH KOTICHA

Address 531, M.G. ROAD,
KOLKATA - 700022



Additional District Sub-Registrar
Rajerhat, New Town, North 24-PGs

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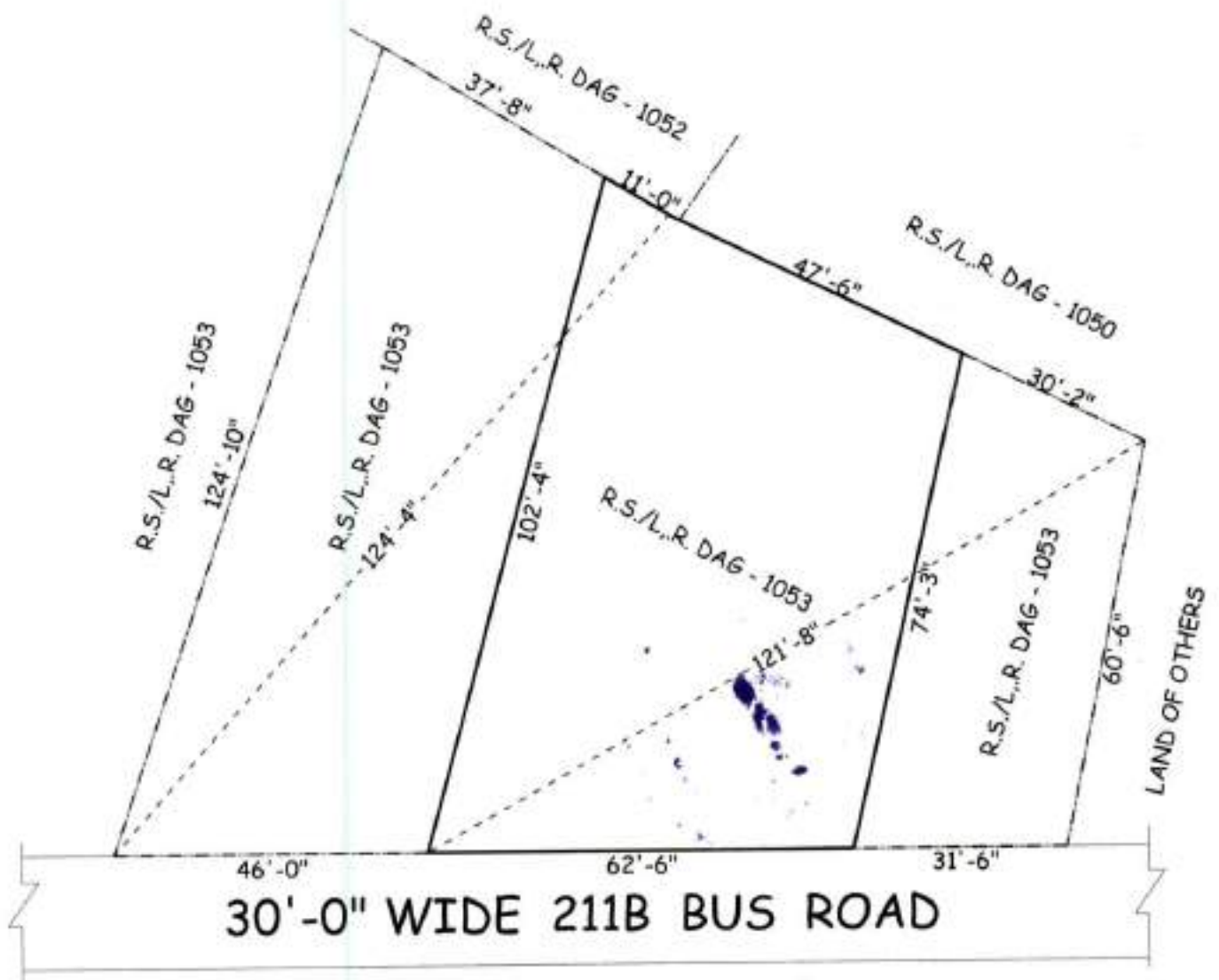
SITE PLAN OF R.S./L.R. DAG. NO.- 1053 ,KHATIAN NO. 1564 , AT MOUZA - KALIKAPUR , J. L. NO.-40, P.S.--RAJARHAT. DIST.- NORTH 24 PARGANAS. UNDER PATHARGHATA GRAM PANCHAYET.

SCALE: N.T.S.



REFERENCE

PLOT SHOWN	L.R. KH. NO.	R.S. DAG NO.	AREA IN
			DECIMAL
	1564	1053	11.861



For ANJANA PROJECTS PVT. LTD.

Dharmesh Mehta
Director / Authorised Signatory

SIGNATURE OF VENDOR

NEHA HOMES & CO.

SK Nali
Rupsa Bibi Partner

N. R. CONSTRUCTIONS COMPANY

SK Nali
Rupsa Bibi Partner














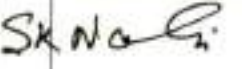



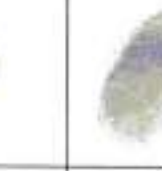







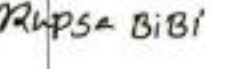










SIGNATURE OF PURCHASER



Additional District Sub-Registrar
Rajahmundry, North 24-Pgs

16 FEB 2018

SPECIMEN FORM TEN FINGER PRINTS

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



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THE UNIVERSITY OF THE SOUTH PACIFIC
SCHOOL OF DISTANCE EDUCATION
SUVA, FIJI



आयकर विभाग

INCOME TAX DEPARTMENT

DHARMESH MEHTA

UMESH KUMAR MEHTA

22/01/1982

AMYPMB403H

Dharmesh Mehta

भारत सरकार

GOVT. OF INDIA



74040312

Dharmesh Mehta

इस कार्ड में अपने / अपने सम्बन्धित व्यक्ति का / और
आपका पैन सेवा कार्ड, एनएस सीएस
वीसी सीडीए, एमएच डीए,
अन्य टेलिफोन एक्सचेंज कार्ड्स,
बनौर, पिन - 411045

*If this card is lost / someone's card is found,
please inform / notify to:
Income Tax PAN Services Unit, NRI,
3rd Floor, Sapphire Chambers,
Near Banar Telephone Exchange,
Banar, Pin - 411045*

Tel: 91-20-2721 8080, Fax: 91-20-2721 8080
e-mail: nsinfo@nsdi.co.in



आयकर विभाग
INCOME TAX DEPARTMENT
NEHA HOMES & CO

भारत सरकार
GOVT. OF INDIA

07/08/2013
Refund Account Number
AAKFN/568F

Signature





आयकर विभाग

INCOME TAX DEPARTMENT

N R CONSTRUCTIONS COMPANY

भारत सरकार

GOVT. OF INDIA



07/06/2013

Particulars Account Number

AAKFN7573K

Signature



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

GRN: 19-201718-017794723-1

GRN Date: 16/02/2018 11:26:11

BRN: 459251704

Payment Mode Online Payment

Bank: HDFC Bank

BRN Date: 16/02/2018 11:27:08

DEPOSITOR'S DETAILS

Name : N R CONSTRUCTIONS COMPANY
Contact No. :
E-mail :
Address : HATIARA PASCHIMPARA KOLKATA700157
Applicant Name : Mr MINTU PAUL
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 6

Id No. : 15230000211380/6/2018
[Query No./Query Year]

Mobile No. : +91 9051033251

HATIARA PASCHIMPARA KOLKATA700157

Mr MINTU PAUL

Buyer/Claimants

Sale, Sale Document Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230000211380/6/2018	Property Registration- Stamp duty	0030-02-103-003-02	409068
2	15230000211380/6/2018	Property Registration- Registration Fees	0030-03-104-001-16	81844
3	15230000211380/6/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	474

In Words : Rupees Four Lakh Ninety One Thousand Three Hundred Eighty Six only

Total

491386



Major Information of the Deed

Deed No :	I-1523-01845/2018	Date of Registration	16/02/2018
Query No / Year	1523-0000211380/2018	Office where deed is registered	
Query Date	08/02/2018 6:38:11 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	MINTU PAUL T - 68, TEGHORIA MAIN ROAD, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9830202038, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 71,00,000/-	Rs. 81,82,969/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,09,168/- (Article:23)	Rs. 81,844/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur

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-1053	LR-1564	Bastu	Shali	7 Katha 3 Chatak	71,00,000/-	81,82,969/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :						11.8594Dec	71,00,000 /-	81,82,969 /-

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Anjana Projects Private Limited 13 Mahendra Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025, PAN No.:: AAECA4280H, Status : Organization, Executed by: Representative, Executed by: Representative



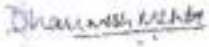


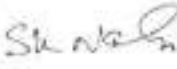


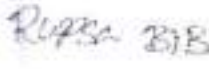
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Neha Homes & Co Hatiara Paschimpara, P.O:- Hatiara, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157, PAN No.:: AAKFN7569F, Status : Organization, Executed by: Representative
2	N R Constructions Company Hatiara Paschimpara, P.O:- Hatiara, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157, PAN No.:: AAKFN7573K, Status : Organization, Executed by: Representative

Major Information of the Deed :- I-1523-01845/2018-16/02/2018



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Dharmesh Mehta (Presentant) Son of Umesh Kumar Mehta Date of Execution - 16/02/2018, , Admitted by: Self, Date of Admission: 16/02/2018, Place of Admission of Execution: Office			
	Feb 16 2018 1:44PM	LTI 16/02/2018	16/02/2018	
36B, Dr Rajendra Road, L R Sarani, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AMYPM8403H Status : Representative, Representative of : Anjana Projects Private Limited (as Authorized Signatory)				
2	Name	Photo	Finger Print	Signature
	Shaikh Nasir Son of Late Shaikh Rashid Date of Execution - 16/02/2018, , Admitted by: Self, Date of Admission: 16/02/2018, Place of Admission of Execution: Office			
	Feb 16 2018 2:56PM	LTI 16/02/2018	16/02/2018	
Hatiara Paschimpara, P.O:- Hatiara, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Neha Homes & Co (as PARTNER), N R Constructions Company (as PARTNER)				
3	Name	Photo	Finger Print	Signature
	Rupsa Bibi Wife of Shaikh Nasir Date of Execution - 16/02/2018, , Admitted by: Self, Date of Admission: 16/02/2018, Place of Admission of Execution: Office			
	Feb 16 2018 2:54PM	LTI 16/02/2018	16/02/2018	
Hatiara Paschimpara, P.O:- Hatiara, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Neha Homes & Co (as PARTNER), N R Constructions Company (as PARTNER)				

Identifier Details :

Name & address

Mintu Paul
 Son of Subhash Chandra Paul
 T - 68, TEGHORIA MAIN ROAD, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Dharmesh Mehta, Shaikh Nasir, Rupsa Bibi

Major Information of the Deed :- I-1523-01845/2018-16/02/2018



16/02/2018

Mintu Paul

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Anjana Projects Private Limited	Neha Homes & Co-5.92969 Dec,N R Constructions Company-5.92969 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1053(Corresponding RS Plot No:- 1053), LR Khatian No:- 1564	Owner: অজনা প্রজেক্টস, Gurdian: প্রা:সি:, Address: নিজ, Classification: শালি, Area: 0.12000000 Acre,

Endorsement For Deed Number : I - 152301845 / 2018**On 08-02-2018****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 81,82,969/-



Debasish Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal

On 16-02-2018**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

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

Presented for registration at 12.21 hrs on 16-02-2018, at the Office of the A.D.S.R. RAJARHAT by Dharmesh Mehta ,

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

Execution is admitted on 16-02-2018 by Dharmesh Mehta, Authorized Signatory, Anjana Projects Private Limited, 13 Mahendra Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700025

Major Information of the Deed :- I-1523-01845/2018-16/02/2018



Identified by Mintu Paul, , Son of Subhash Chandra Paul, T - 68, TEGHORIA MAIN ROAD, P.O: Hatiara, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

*Execution is admitted on 16-02-2018 by Shaikh Nasir, PARTNER, Neha Homes & Co, Hatiara Paschimpara, P.O:- Hatiara, P.S:- New Town, District-North 24-Parganas, West Bengal, India, PIN - 700157; PARTNER, N R Constructions Company, Hatiara Paschimpara, P.O:- Hatiara, P.S:- New Town, District-North 24-Parganas, West Bengal, India, PIN - 700157

Identified by Mintu Paul, , Son of Subhash Chandra Paul, T - 68, TEGHORIA MAIN ROAD, P.O: Hatiara, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Execution is admitted on 16-02-2018 by Rupsa Bibi, PARTNER, Neha Homes & Co, Hatiara Paschimpara, P.O:- Hatiara, P.S:- New Town, District-North 24-Parganas, West Bengal, India, PIN - 700157; PARTNER, N R Constructions Company, Hatiara Paschimpara, P.O:- Hatiara, P.S:- New Town, District-North 24-Parganas, West Bengal, India, PIN - 700157

Identified by Mintu Paul, , Son of Subhash Chandra Paul, T - 68, TEGHORIA MAIN ROAD, P.O: Hatiara, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 81,844/- (A(1) = Rs 81,830/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 81,844/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/02/2018 11:27AM with Govt. Ref. No: 192017180177947231 on 16-02-2018, Amount Rs: 81,844/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 459251704 on 16-02-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,09,168/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 4,09,068/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4751, Amount: Rs. 100/-, Date of Purchase: 24/10/2017, Vendor name: S Bose
2. Stamp: Type: Court Fees, Amount: Rs. 10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/02/2018 11:27AM with Govt. Ref. No: 192017180177947231 on 16-02-2018, Amount Rs: 4,09,068/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 459251704 on 16-02-2018, 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

Major Information of the Deed :- I-1523-01845/2018-16/02/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2018, Page from 72724 to 72746
being No 152301845 for the year 2018.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2018.02.26 17:05:25 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 02/26/2018 5:05:06 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

