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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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 Ce - 0/211336

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.

[Signature]

CONVEYANCE
 Additional District Sub-Registrar,
 Chhat, New Town, North 24-Pgs

16 FEB 2018

1. Date: 16th February, 2018
2. Place: Kolkata
3. Parties:
 - 3.1 Springfield Projects Private Limited, a private limited company incorporated under the Companies Act, 1956 [CIN U45201WB2003PTC096667] having its registered office at Silver Arcade, 5 J. B. S. Haldane Avenue, First Floor, Post Office Dhapa, Police Station Pragati Maidan, Kolkata-700105 [PAN AAHCS4966M], represented by its Authorized Signatory, namely Mr. Amit Koticha, son of Mukesh Chunilal Koticha, by nationality Indian, by faith Hindu, by occupation Service, residing at 531, M. G. Road, Haridevpur, Police Station Thakurpukur, Post office Haridevpur, Kolkata- 700082 [PAN ASIPK6551C] (Vendor, include successors-in-interest)

নম্বর : 4780

সন ও তারিখ : 21/01/18

ফ্রেডার নাম : A. Dey Adv

ঠিকানা : High Court Calcutta

মুলা : 1/10/18

ডেডার : [Signature]

বারাসাত কোর্ট

জেলা : ...

পরিদ তার : 11 OCT 2017

মোট ব্যালান্স : RS600000

টোলারী : ...

ডেডার : শ্রী সত্যজিৎ বোস



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AND

- 3.2 **Neha Griha Nirman Company**, a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Newtown, Kolkata-700157, [PAN AAKFN7570L] 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 **R B Home Maker and Co.**, a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Newtown, Kolkata-700157, [PAN AAQFR6772G] 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:** Demarcated land measuring 6 (six) cottah 4 (four) chittack 12 (twelve) square feet out of 7 (seven) cottah, out of total 56 (fifty six) decimal, comprised in R.S./L.R. *Dag* No. 1053, recorded in L.R. *Khatian* No. 1457, *Mouza* Kalikapur, J.E. 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 Amsol Consulting Private Limited:** By a Deed of Conveyance dated 28th November, 2006 registered in the Office of the



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District Sub-Registrar North 24 Parganas - II, Barasat, in Book No. I, CD Volume No. 1, at Pages 1 to 12, being Deed No. 10098 for the year 2006, Bhupendra Kanodia sold conveyed and transferred demarcated land measuring 7 (seven) *cottah*, out of total 56 (fifty six) decimal, comprised in R.S./L.R. *Dag* No. 1053, recorded in L.R. *Khatian* No. 960, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Bidhanagar (Saltlake City), within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas to Amsol Consulting Private Limited, for the consideration mentioned therein.

- 5.1.2 **Ownership of Springfield Projects Private Limited:** By a Deed of Conveyance dated 10th December, 2011 registered in the Office of the Additional Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 60, at Pages 3644 to 3656, being Deed No. 15176 for the year 2011, Amsol Consulting Private Limited sold conveyed and transferred demarcated land measuring 7 (seven) *cottah*, out of total 56 (fifty six) decimal, comprised in R.S./L.R. *Dag* No. 1053, recorded in L.R. *Khatian* No. 960, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Bidhanagar (Saltlake City), within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas to Springfield Projects Private Limited, for the consideration mentioned therein
- 5.1.3 **Mutation:** Springfield Projects Private Limited, mutated it's name in the records of Land Revenue Settlement in respect of it's purchased Property, vide L.R. *Khatian* No. 1457 and pay the *khazna* regularly. (Said Property)
- 5.1.4 **Absolute Ownership of Said Property:** In the abovementioned circumstances, the Vendor has become the undisputed owner of the land measuring 7 (seven) *cottah*, out of total 56 (fifty six) decimal, comprised in R.S./L.R. *Dag* No. 1053, *Mouza* Kalikapur (Larger Property) and the Said Property is the eastern part of the Larger Property. The Said Property is the Subject Matter of Conveyance.
- 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



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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.
- 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



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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 demarcated *sali* land measuring 6 (six) cottah 4 (four) chittack 12 (twelve) square feet out of 7 (seven) cottah out of total 56 (fifty six) decimal, comprised in R.S./L.R. *Dag* No. 1053, recorded in L.R. *Khatian* No. 1457, *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. 65,00,000/- (Rupees sixty five 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.

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



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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 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.



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- 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)**

Demarcated land measuring 6 (six) cottah 4 (four) chittack 12 (twelve) square feet out of 7 (seven) cottah out of total 56 (fifty six) decimal, comprised in R.S./L.R. *Dag* No. 1053, recorded in L.R. *Khatian* No. 1457, *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 of demarcated as follows :

Butted and bounded

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

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.



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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	Sold Property (Mrk As)
1	1053	56	1457	0.1850	Springfield Projects Private Limited	10.36 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 SPRINGFIELD PROJECTS PVT. LIMITED

Amitkanta

Authorised Signatory

(Springfield Projects Private Limited)
[Vendor]

NEHA GRIHA NIRMAN COMPANY

SK Nali
RUPSE & BIBI
Partner

(Neha Griha Nirman Company)

R. B. HOMEMAKER & CO.

SK Nali
RUPSE & BIBI
Partner

(R B Home Maker and Co.)
[Purchasers]

Witnesses:

Signature JAYESH

Name JAYESH MENGA -

Signature Pranab Kr. Sutradhar

Name PRANAB KR. SUTRADHAR.

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 Purchasers the within mentioned sum of Rs. 65,00,000/- (Rupees sixty five 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. 317043	06.11.2017	Axis Bank	20,00,000/-
Chq No. 317044	06.11.2017	Axis Bank	20,00,000/-
Chq No. 039052	14.02.2017	IDBI Bank	12,50,000/-
Chq No. 032432	14.02.2017	IDBI Bank	12,50,000/-
Total Rs.			65,00,000/-

For SPRINGFIELD PROJECTS PVT. LIMITED

Anil Kotilla

Authorised Signatory

(Springfield Projects Private Limited)
[Vendor]

Witnesses:

Signature JAMESH

Name JAMESH MEHTA

Father's Name MANDHARLAL MEHTA

Address 107A, ASHUSO SA MUKHERJEE

ROAD KOLKATA - 700020 -

Signature Pranab Kr. Sutradhar

Name PRANAB KR. SUTRADHAR

Father's Name K. D. SUTRADHAR

Address 294, Basanta Roy

Road, Kolkata - 700002.



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1

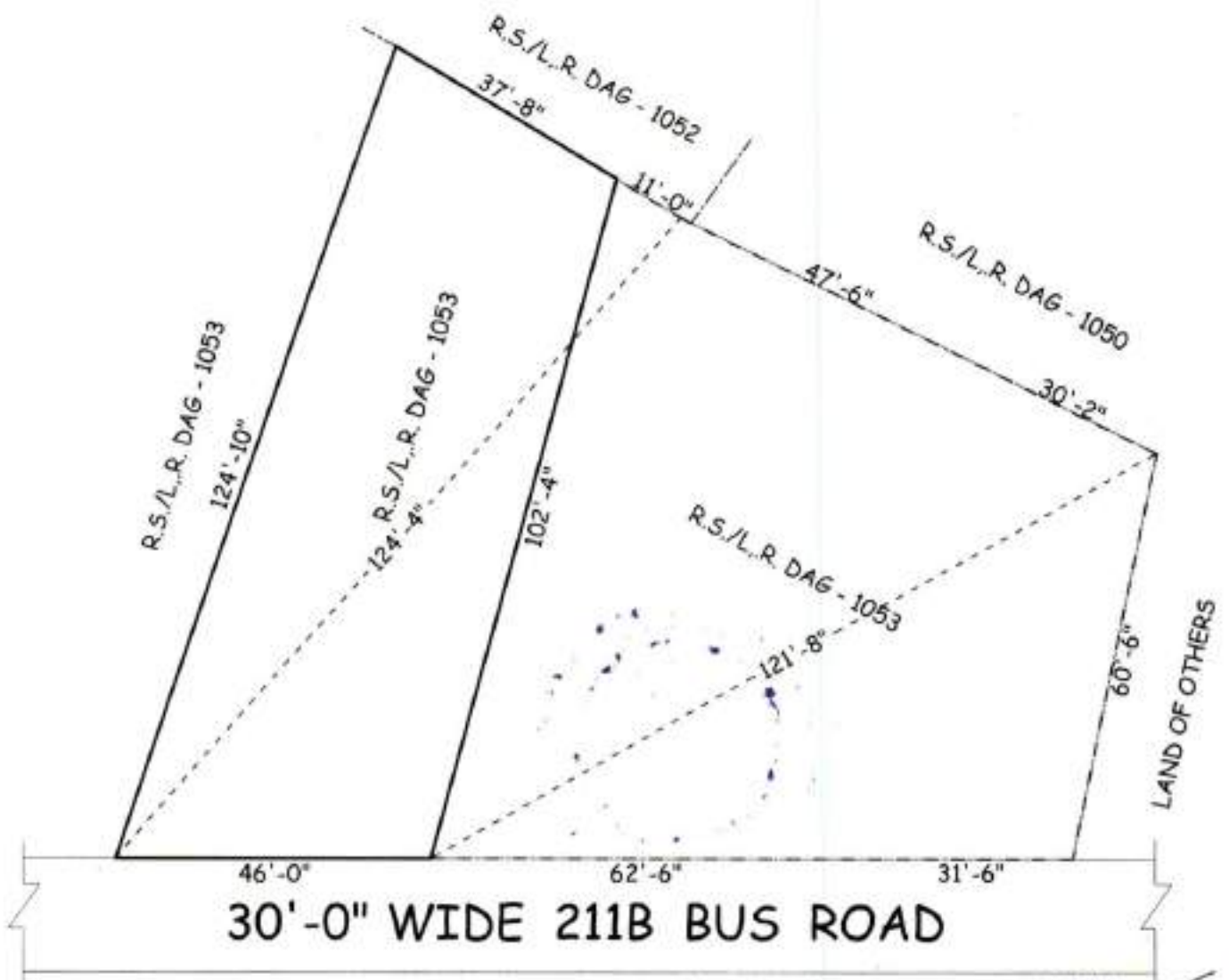
SITE PLAN OF R.S./L.R. DAG. NO.- 1053 ,KHTIAN NO. 1457 , AT MOUZA - KALIKAPUR , J. L. NO.-40, P.S.--RAJARHAT. DIST.- NORTH 24 PARGANAS. UNDER PATHARGHATA GRAM PANCHAYET.

SCALE: N.T.S.



REFERENCE

PLOT SHOWN	L.R. KH. NO.	R.S. DAG NO.	AREA IN
			DECIMAL
	1457	1053	10.36



NEHA GRIHA NIRMAH COMPANY
SK Nali
 RUPSa BiBi Partner

R. B. HOME MAKER & CO.,
SK Nali
 RUPSa BiBi partner

Anil Kumar

SIGNATURE OF VENDOR














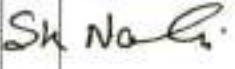











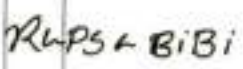










SIGNATURE OF PURCHASER



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

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SPECIMEN FORM TEN FINGER PRINTS

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



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SPRINGFIELD PROJECTS

PVT LTD

13/07/2003

Permanent Account Number

AAHCS4966M



Signature

For SPRINGFIELD PROJECTS PVT. LIMITED

Amitpatil
Authorised Signatory

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाए :
आयकर पैन सेवा यूनिट, UTIISL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

Shree





Amit Kotcha



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NEHA GREHA NIRMAN COMPANY

08/06/2013
Payment Account Number
AAKFN7570L

Signature









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

GRN: 19-201718-017797177-1 Payment Mode Online Payment
GRN Date: 16/02/2018 11:37:28 Bank : AXIS Bank
BRN : 6623353 BRN Date: 16/02/2018 11:38:51

DEPOSITOR'S DETAILS

Id No. : 15230000211336/8/2018
(Query No./Query Year)
Name : NEHA GRIHANIRMAN COMPANY
Contact No. : Mobile No. : +91 9051033251
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 8

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230000211336/8/2018	Property Registration- Stamp duty	0030-02-103-003-02	357340
2	15230000211336/8/2018	Property Registration- Registration Fees	0030-03-104-001-16	71498
3	15230000211336/8/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	414

In Words : Rupees Four Lakh Twenty Nine Thousand Two Hundred Fifty Two only
Total 429252



Major Information of the Deed

Deed No :	I-1523-01846/2018	Date of Registration	16/02/2018
Query No / Year	1523-0000211336/2018	Office where deed is registered	
Query Date	08/02/2018 6:26:35 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. 65,00,000/-	Rs. 71,48,400/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,57,440/- (Article:23)	Rs. 71,498/- (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		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-1053	LR-1457	Bastu	Shali	10.36 Dec	65,00,000/-	71,48,400/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					10.36Dec	65,00,000 /-	71,48,400 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Springfield Projects Private Limited Silver Arcade, 5 J. B. S. Haldane Avenue, First Fl, P.O:- Dhapa, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700105 , PAN No.: AAHCS4966M, Status :Organization, Executed by: Representative, Executed by: Representative



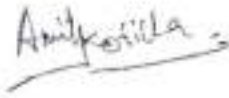





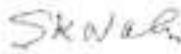
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Neha Griha Nirman Company Hatara Paschimpara, P.O:- Hatara, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157 , PAN No.: AAKFN7570L, Status :Organization, Executed by: Representative
2	R B Home Maker And Co Hatara Paschimpara, P.O:- Hatara, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157 , PAN No.: AAQFR6772G, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1523-01846/2018-16/02/2018



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Amit Koticha (Presentant) Son of Mukesh Chunilal Koticha Date of Execution - 16/02/2018, , Admitted by: Self, Date of Admission: 16/02/2018, Place of Admission of Execution: Office			
	531, M G Road, Hrivedpur, P.O:- Haridevpur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ASIPK6551C Status : Representative, Representative of : Springfield Projects Private Limited (as Authorized Signatory)	Feb 16 2018 1:43PM	LTI 16/02/2018	16/02/2018
2	Name 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			
	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 Griha Nirman Company (as PARTNER), R B Home Maker And Co (as PARTNER)	Feb 16 2018 2:55PM	LTI 16/02/2018	16/02/2018
3	Name 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			
	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 Griha Nirman Company (as PARTNER), R B Home Maker And Co (as PARTNER)	Feb 16 2018 2:57PM	LTI 16/02/2018	16/02/2018

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 Amit Koticha, Rupsa Bibi, Shaikh Nasir

Major Information of the Deed :- I-1523-01846/2018-16/02/2018



Mintu Paul

16/02/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Springfield Projects Private Limited	Neha Griha Nirman Company-5.18 Dec,R B Home Maker And Co-5.18 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:- 1457	Owner:প্রিংফিল্ড প্রোজে ক্টস প্রা:লি., Gurdian:পঙ্কে শৈলেশ মেহতা, Address:5 নং জে.বি.এস.হ্যালডেন এডিনিউ,সিলডার আর্কেড, ফার্স্ট ফ্লোর, কলি-105, Classification:শালি, Area:0.11000000 Acre,

Endorsement For Deed Number : I - 152301846 / 2018

On 13-02-2018

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 71,48,400/-

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 12:24 hrs on 16-02-2018, at the Office of the A.D.S.R. RAJARHAT by Amit Koticha ..

Major Information of the Deed :- I-1523-01846/2018-16/02/2018



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

Execution is admitted on 16-02-2018 by Amit Koticha, Authorized Signatory, Springfield Projects Private Limited, Silver Arcade, 5 J. B. S. Haldane Avenue, First Fl, P.O:- Dhapa, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700105

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 Griha Nirman Company, Hatiara Paschimpara, P.O:- Hatiara, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157; PARTNER, R B Home Maker And Co, 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 Shaikh Nasir, PARTNER, Neha Griha Nirman Company, Hatiara Paschimpara, P.O:- Hatiara, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157; PARTNER, R B Home Maker And Co, 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 71,498/- (A(1) = Rs 71,484/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 71,498/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/02/2018 11:38AM with Govt. Ref. No: 192017180177971771 on 16-02-2018, Amount Rs: 71,498/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 6623353 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. 3,57,440/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 3,57,340/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4750, 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 11:38AM with Govt. Ref. No: 192017180177971771 on 16-02-2018, Amount Rs: 3,57,340/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 6623353 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-1523-01846/2018-16/02/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2018, Page from 72702 to 72723
being No 152301846 for the year 2018.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2018.02.26 17:02:01 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 02/26/2018 5:01:45 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

