

27

9987

T-9589/16

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये  
रु.1000



ONE THOUSAND RUPEES  
Rs.1000

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 294664

9.9.16  
G-0/256329

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  
Registrar, New Town, North 24 Pgs

09 SEP 2016

## DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the 9th day of September, Two Thousand Sixteen (2016)

BETWEEN

To be cont .....

2053

18-7-16 1000/-

নং জাং মূল্য

ক্রয়তার নাম ..... Magnum Infracon Private Limited

স্ট্যাম্প ভেজার স্বাক্ষর ..... 160 Jamunatal Bajaj Street  
KOL-07

বিধান নগর (সফটলেক সিটি) এ. ডি. এস. ডাল. এ

মোট স্ট্যাম্প ক্রয় তার

02 JUN 2016

চালান নং ..... মোট কত টাকা খরিন

998000

ক্রয়কারী বারাকপুর ভেজার-মিতা দত্ত



Uttam Biswas  
c/o - Amritalal Biswas  
vill - Garagari  
P.O - Patharyhat  
D.S - Rajahat  
Dist - 24 Purnyama (N)  
Cal - 700135

Additional District Sub-Registrar  
Rajahmundry, New Town, North 24-Pga.

09 SEP 2016

(2)

(1) **SMT. MIRA BISWAS**, (Voter Card No. WB/20/091/675093), wife of Late Dharapada Biswas, (2) **SRI SUVANKAR BISWAS**, (Voter Card No. YMM0978510), (3) **SRI BHASKAR BISWAS**, (Voter Card No. YMM1424746), both sons of Late Dharapada Biswas, all are residing at Village - Ganragari, P.O. - Patharghata, P.S. - Rajarhat, Kolkata - 700135, Dist.- North 24 Parganas, by faith- Hindu, by Occupation- No. 1 Housewife, 2 & 3 Cultivation, by Nationality - Indian, hereinafter called the "**VENDORS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators representatives nominees and assigns) of the *ONE PART*.

AND

**"MAGNUM INFRACON PRIVATE LIMITED"**, (PAN-AAFCM4442C) a company incorporated under the provision of the Companies Act, 1956 and having its registered office at 160 Jamunalal Bajaj Street, First Floor, Kolkata - 700007, represented by its Director, MR. DEVRAJ SETH, son of Late Narain Das Seth, by faith - Hindu, by occupation - Business, residing at HB-170, 2nd Floor, Salt Lake, Kolkata - 700106, hereinafter called the "**PURCHASER**" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its Director - in - office, heirs, executors, administrators, representatives and assigns) of the *OTHER PART*;

To be cont .....



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

09 SEP 2016

(3)

WHEREAS One Sitapada Biswas, son of Late Manmotho Nath Biswas of Village - Kada, P.S. - Rajarhat, Dist.- North 24 Parganas was the absolute R.S. recorded owner and seized and possessed of and/ or otherwise well and sufficiently entitled to ALL THAT piece or parcel of land measuring an area of 09.1686 Decimal (as share 0.0111) out of 8 Acre 26 Decimal more or less comprised in R.S. Dag No. 2149, under R.S. Khatian No. 179, lying and situated at Mouza - Hudarait, J.L. No. 54, at present Touzi No. 10, within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas.

AND WHEREAS While seized and possessed of the aforesaid plots of land, the said Sitapada Biswas died intestate leaving behind his four sons namely Dharapada Biswas, Biswanath Biswas, Amar Biswas and Jagannath Biswas, as his legal heirs and successors to his estate and they become the owner of the aforesaid plot of land in terms of the Hindu Succession Act, 1956, where the each share holder is entitled to hold and possess the land measuring 02.3128 Decimal more or less as 1/4th share out of said 09.1686 Decimal more or less.

To be cont .....



Additional District Sub-Registrar  
Rajerhat, New Town, North 24 Pgs.

09 SEP 2016

(4)

AND WHEREAS While seized and possessed of the aforesaid plot of land, the said Dharapada Biswas was the absolute owner of ALL THAT piece or parcel of land measuring an area of 02.3128 Decimal (as share 0.0028) out of 8 Acre 26 Decimal more or less comprised in R.S. Dag No. 2149, under R.S. Khatian No. 179, lying and situated at Mouza - Hudarait, J.L. No. 54, by way of inheritance from his father Late Sitapada Biswas and there after he recorded his own L.R. Settlement Record of Rights, being L.R. Khatian No. 450, absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plot of land i.e. 02.3128 Decimal more or less as 1/4th share out of said 09.1686 Decimal total out of 8 Acre 26 Decimal more or less comprised in R.S. Dag No. 2149, under R.S. Khatian No. 179, L.R. Khaitan No. 450, lying and situated at Mouza - Hudarait, J.L. No. 54, the said Dharapada Biswas died intestate leaving behind his wife namely Smt. Mira Biswas (the Vendor No. 1 herein) and two sons namely Sri Shubhankar Biswas and Sri Bhaskar Biswas (the Vendor Nos. 2 & 3 herein) as his legal heirs and successors to his estate and they become the owner of the aforesaid plot of land in terms of the Hindu Succession Act, 1956.

To be cont .....



Additional District Sub-Registrar  
Palahat, New Town, North 24 Pgs.

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(5)

AND WHEREAS While seized and possessed of the aforesaid plots of land, the said Smt. Mira Biswas, Sri Shubhankar Biswas and Sri Bhaskar Biswas (all the Vendors herein) are absolute owners of ALL THAT piece or parcel of total land measuring an area of 02.3128 Decimal (as share 0.0028) out of 8 Acre 26 Decimal more or less comprised in R.S. Dag No. 2149, under R.S. Khatian No. 179, L.R. Khatian No. 450, lying and situated at Mouza - Hudarait, J.L. No. 54, at present Touzi No. 10, within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas and enjoying the right, title and interest absolutely free from all encumbrances whatsoever.

AND WHEREAS Since then the Vendors herein seized and possessed of the aforesaid ALL THAT piece or parcel of Sali land measuring an area 02.3128 Decimal (as share 0.0028) out of 8 Acre 26 Decimal more or less comprised in R.S. Dag No. 2149, under R.S. Khatian No. 179, L.R. Khatian No. 450, lying and situated at Mouza - Hudarait, J.L. No. 54, Touzi No 10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, Addl. District Sub Registration office at

To be cont .....



Additional District Sub-Registrar  
Rajahat, New Town, North 24 Pgs.

09 SEP 2016

(6)

Rajarhat, New Town, in the District of North 24 Parganas, morefully described in the schedule hereinafter written by virtue of above record of rights and has been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in his name as absolute owner and possessors thereof and has the full right to dispose or transfer the same to any body in any way as the Vendor herein may think fit and proper.

AND WHEREAS the said Smt. Mira Biswas, Sri Shubhankar Biswas and Sri Bhaskar Biswas (the Vendors herein) have agreed to sell and the purchaser herein "**MAGNUM INFRACON PRIVATE LIMITED**", have agreed to purchase ALL THAT piece or parcel of Sali land total measuring an area of 02.3128 Decimal (as share 0.0028) out of 8 Acre 26 Decimal more or less comprised in R.S. Dag No. 2149, under R.S. Khatian No. 179, L.R. Khatian No. 450, lying and situated at Mouza - Hudarait, J.L. No. 54, Touzi No 10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, Addl. District Sub Registration office at Rajarhat, New Town, in the District of

To be cont .....



Additional District Sub-Registrar  
Rajesh, New Town, North 24 Pgr.

09 SEP 2016

(7)

North 24 Parganas morefully described in the schedule hereinafter written, for the total consideration of **Rs. 5,60,000/- (Rupees Five Lac Sixty Thousand) only.**

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement and in consideration of **Rs. 5,60,000/- (Rupees Five Lac Sixty Thousand) only** of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendors paid at the time of or before the execution hereof (the receipt whereof the Vendors doth hereby by this receipt and Memo of consideration hereunder written admit and acknowledge the payment of the same and every part thereof forever release, discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be ) the Vendors doth hereby grant sell, convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** piece or parcel of Sali land measuring an area of 02.3128 Decimal (as share 0.0028) out of 8 Acre 26 Decimal more or less comprised in R.S. Dag No. 2149, under R.S. Khatian No. 179, L.R. Khatian No. 450, lying and situated at Mouza - HUDARAIT, J.L. No. 54, Touzi

To be cont .....



Additional District Sub-Registrar  
Rejmat, New Town, North 24 Pgs.

09 SEP 2016



(8)

No 10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, A.D.S.R. office at Rajarhat, New Town, in the District of North 24 Parganas more fully and particularly described in the Schedule hereunder written and hereinafter referred to as the 'SAID PLOTS OF LAND' together with all and singular, the tangible and intangible assets, edifices, fixtures, gates, courts, courtyards, compound, boundaries, areas, sewers, drains, ways, paths, passages, fences, hedges, ditches, trees, water courses, lights and all manner of former and other right liberties benefits, privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or hereto before were or was held used occupied or enjoyed therewith AND reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof AND all the Raiyati and entire share of estate right, title, interest, inheritance use trust possession, claim easements, quasi, easements, privileges, claims and demands whatsoever of the Vendors out of or upon the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH all deeds paths muniments, writings

To be cont .....



Additional District Sub-Registrar  
Palajhat, New Town, North 24 Pps.

09 SEP 2016





(9)

and evidences of title in anyway relating to or connected with the said property or any part thereof which now are or is or hereafter may be in possession, power, custody or control of the Vendors or any person or persons from whom the Vendors or any of them may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages, charges, leases, tenancies, occupancy rights, liens, lispendences, attachments, bargaders, trusts, claims, demands, acquisition, requisition, vesting, alignment claims demands and liabilities whatsoever or howsoever.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS UNDER :-

- 1 That free and clear and freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the cost and expenses of the Vendors are and sufficiently entitled and saved defended kept harm-

To be cont .....



Additional District Sub-Registrar  
Raipur, New Town, North 24-Pgs.

09 SEP 2016



(10)

less and other easement rights title claim mortgage liens lispendences, attachments whatsoever.

2. That the Purchaser shall hereinafter peacefully and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendors or their legal heirs, executors, administrators, representatives, nominees and assigns.
3. That no notice issued under the public demand recovery act has been served on the Vendors not any such notice has been published.
4. That the land fully described in the schedule below stands retained by the Vendors through operation of family ceiling as envisaged in chapter II-B, West Bengal Land Reforms Act.
5. That the said land or any part or portion thereof or under any interest therein has not vested in and/or is neither acquired nor any notice has been served under the state of West Bengal Estate Acquisition Act. 1953 or statutory modification thereof or under the Urban Land (Ceiling & Regulations) Act. 1976 or any other law for the time being in force.
6. It is hereby declared by the Vendors that the said land which has been described in the schedule hereinafter written is the self acquired prop-

To be cont .....



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

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(11)

erty of the Vendors and that they are not the benamder of any one.

7. It is hereby declared that the said Purchaser has the absolute right to mutate his name in respect of the present purchased land.
8. All the taxes land revenue and impositions payable in respect of the said property up to date of these presents have been fully paid by the Vendors and if any portion of such taxes, levies, impositions etc. be found to have remained unpaid for the period up to date the same shall be deemed to be the liability of the Vendors and realizable from the Vendors.
9. It is hereby declared by the Vendors that the said land is absolutely free from all encumbrances and that is not the benamder of anyone and the same is not the DEBATTOR or PIROTTOR property or is not subject matter of any court case or not any litigation from any corners whatsoever.
10. That the Vendors have not yet taken any loan or financial benefits from any bank or financial institutions or any corners in respect of the schedule mentioned land.
11. If it is transpired subsequently that the said property hereby sold, conveyed and transferred and assigned by the Vendors are found to be not

To be cont .....



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

09 SEP 2016

(12)

free from all encumbrances or if it is found that the total quantum or any quantum of the land sold, conveyed and transferred is physically absent or the Vendors do not have valid right title interest and possession of the said land or any part thereof, the Vendors shall be bound to give possession of the equal quantum of land owned held and possessed by them and if any mistake is detected hereafter in this deed, that will be ratified by the Vendors without any claim or demand at the cost of the purchaser.

AND the Vendors herein deliver this day khas possession of the said land unto the Purchaser herein:

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

(Description of land hereby sold by the Vendors Herein)

ALL THAT piece or parcel of Rayati Dakhali Swattiya Bisistha Sali land total measuring an area of 02.3128 Decimal (as share 0.0028) out of 8 Acre 26 Decimal more or less comprised in R.S. Dag No. 2149, under R.S. Khatian No. 179, L.R. Khatian No. 450 (in the name of Dharapada Biswas), the said land under the following manner:-

To be cont .....



Additional District Sub-Registrar  
Bachhat, New Town, North 24<sup>th</sup> Aps

09 SEP 2016



(13)

Saleable Land	Share	out of Land Area	R.S. & L.R. Dag No.	L.R. Kh. No.	Nature of land
02.3128 Dec.	0.0028	8.26 Acre	2149	450	Sali
<i>Total 02.3128 Decimal equivalent to 1 Cottah 6 Chittack 17 Sq. ft.</i>					

The aforesaid land lying and situated at of Mouza - HUDARAIT, J.L. No. 54, Touzi No. 10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, Addl. District Sub Registration office at Bidhannagar, presently A.D.S.R. Rajarhat, New Town, in the District of North 24 Parganas, State of West Bengal.

The annual proportionate rent will be payable to the Collector of North 24 Parganas on behalf of the Govt. of West Bengal as per State Govt. Rules and Regulations.

BOUNDARY

ON THE NORTH BY : Part of R.S. Dag No. 2149

ON THE SOUTH BY : Part of R.S. Dag No. 2149

ON THE EAST BY : Part of R.S. Dag No. 2149

ON THE WEST BY : Part of R.S. Dag No. 2149

To be cont .....



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

09 SEP 2018

(14)

IN WITNESS WHEREOF the Vendors having been fully understood and satisfied about the content of this deed from the bengali translation / version as read out by witness No.- 1, has hereunto set and subscribed his hands and seals on the day, month and year first above written.

*SIGNED SEALED AND DELIVERED*

by the Vendor at Rajarhat in Presence of:

1. *Ullas Biswas*  
vill - *Changari*, P. S. - *Rajarhat* *শ্রী/শ্রীমতী*  
*Subhankar Biswas.*
2. *Pradeep Mandal*  
*Changari* *Bhaskar Biswas.*

Deed prepared by:

*Krishna Das*  
*Advocate*  
*Patna Judgement*  
*WB/1027/98*

TYPED BY:

*U. Pananda*

(UPANANDA BISWAS)

Asha Computer, Kol - 135.

-----  
SIGNATURE OF THE VENDORS

To be cont .....



Additional District Sub-Registrar  
Panchhat, New Town, North 24-Pgs.

09 SEP 2016

(15)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of **Rs. 5,60,000/- (Rupees Five Lac Sixty Thousand) only** being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

<u>Name</u>	<u>Dated</u>	<u>Ch./D.D No.</u>	<u>Drawn on</u>	<u>Amount (Rs)</u>
Mira Biswas	04/07/16	019204	J&K Bank Kolkata - 17	1,50,000/-
Subhankar Biswas	04/07/16	019201	Do	1,50,000/-
Bhaskar Biswas	04/07/16	019202	Do	1,50,000/-
		Cash	-----	1,10,000/-

Total **Rs. 5,60,000/- (Rupees Five Lac Sixty Thousand) only.**

WITNESSES :-

1. *Mira Biswas*  
vill - Georaguni, P.S. - Radashit  
24 Pargana (IV)
2. *Pradip Mandal*  
*Foraji*

*Subhankar Biswas.*  
*Bhaskar Biswas.*

-----  
SIGNATURE OF THE VENDORS



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

09 SEP 2016

RE OF THE  
AGENT/SELLER/  
BUYER/CAJMENT  
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908  
N.B. - LH BOX- SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS

 Dev Raj Selt	LH					
	RH.					

MAGNUM REFRACTOR PVT. LTD.

ATTESTED :- Dev Raj Selt  
Director

 श्रीया बिश्वास	LH					
	RH.					

ATTESTED :-

श्रीया बिश्वास

 Subhankar Biswas	LH					
	RH.					

ATTESTED :- Subhankar Biswas.



Additional District Sub Registrar  
New Town, North 24 Parganas

09 SEP 2016





SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAJMENT  
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908  
N.B. - LH BOX- SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS

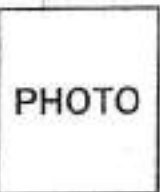
 <i>Rohan Biswas</i>	LH					
	RH.					

PAN = CBBPB 9701 M

ATTESTED :- *Rohan Biswas* -

 PHOTO	LH					
	RH.					

ATTESTED :-

 PHOTO	LH					
	RH.					

ATTESTED :-



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

09 SEP 2016

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

GRN: 19-201617-002229418-1  
GRN Date: 09/09/2016 11:25:29  
BRN: CKA4318058  
Payment Mode: Online Payment  
Bank: State Bank of India  
BRN Date: 09/09/2016 11:43:01

DEPOSITOR'S DETAILS

Name: DEVRAJ SETH  
Contact No.: Mobile No.: +91 9830318796  
E-mail:  
Address: HB-170 SALT LAKE CITY  
Applicant Name: Mr Devraj Seth  
Office Name:  
Office Address:  
Status of Depositor: Buyer/Claimants  
Purpose of payment / Remarks: Sale, Sale Document Payment No 1  
Id No.: 15230001256329/1/2016  
[Query No./Query Year]

PAYMENT DETAILS

Sl No.	Identification No.	Head of A/G Description	Head of A/G	Amount [₹]
1	15230001256329/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	6163
2	15230001256329/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	27020

In Words : Rupees Thirty Three Thousand One Hundred Eighty Three only  
Total 33183



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

09 SEP 2016

### Major Information of the Deed



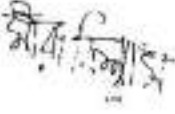


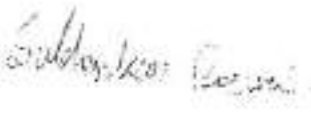
Deed No :	I-1523-09589/2016	Date of Registration	9/9/2016 12:16:09 PM
Query No / Year	1523-0001256329/2016	Office where deed is registered	
Query Date	08/09/2016 7:34:43 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Devraj Seth HB-170, 2nd Floor Salt Lake, Thana : Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700106, Mobile No. : 9830318796, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 5,60,000/-	Rs. 5,60,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 28,020/- (Article:23)	Rs. 6,163/- (Article:A(1), E)		
Remarks			

#### Land Details :

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Hudarait



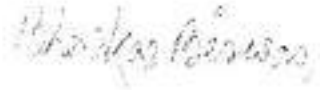
Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-2149	LR-450	Bastu	Shali	2.3128 Dec	5,60,000/-	5,60,000/-	
<b>Grand Total :</b>					2.3128Dec	5,60,000 /-	5,60,000 /-	

#### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Fingerprint</b>	<b>Signature</b>
	Smt Mira Biswas Wife of Late Dharapada Biswas Executed by: Self, Date of Execution: 09/09/2016 , Admitted by: Self, Date of Admission: 09/09/2016 ,Place : Office			
		09/09/2016	LTI 09/09/2016	09/09/2016
Ganragari, P.O:- Patharghata, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status :Individual				
2	<b>Name</b>	<b>Photo</b>	<b>Fingerprint</b>	<b>Signature</b>
	Shri Suvankar Biswas Son of Late Dharapada Biswas Executed by: Self, Date of Execution: 09/09/2016 , Admitted by: Self, Date of Admission: 09/09/2016 ,Place : Office			
		09/09/2016	LTI 09/09/2016	09/09/2016



Ganragari, P.O:- Patharghata, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Status :Individual

Name	Photo	Fingerprint	Signature
<b>Shri Bhaskar Biswas</b> Son of Late Dharapada Biswas Executed by: Self, Date of Execution: 09/09/2016 , Admitted by: Self, Date of Admission: 09/09/2016 ,Place : Office	 09/09/2016	 LT 09/09/2016	 09/09/2016

Ganragari, P.O:- Patharghata, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No. CBBPB9701M, Status :Individual

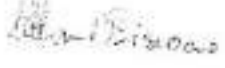
**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MAGNUM INFRACON PRIVATE LIMITED</b> 160 Jamunlal Bajaj Street, 1st Floor, P.O:- Barabazar, P.S:- Burubazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 PAN No. AAFCM4442C, Status :Organization

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Devraj Seth</b> Son of Late Narain Das Seth HB-170, 2nd Floor, Salt Lake, P.O:- IB Market, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : MAGNUM INFRACON PRIVATE LIMITED (as Director)

**Identifier Details :**

Name & address	
UTTAM BISWAS Son of AMRITA LAL BISWAS GARAGARI, P.O:- PATHARGHATA, P.S:- Rajarhat, District:-North-24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt Mira Biswas, Shri Suvankar Biswas, Shri Bhaskar Biswas, Mr Devraj Seth	
	09/09/2016

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Mira Biswas	MAGNUM INFRACON PRIVATE LIMITED-0.770933 Dec
2	Shri Suvankar Biswas	MAGNUM INFRACON PRIVATE LIMITED-0.770933 Dec
3	Shri Bhaskar Biswas	MAGNUM INFRACON PRIVATE LIMITED-0.770933 Dec





## nd Details as per Land Record

\*istrict: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Hudarait

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 2149(Corresponding RS Plot No:- 2149), LR Khatian No - 450	Owner:ধরাপদ বিশ্বাস, Gurdian:মীতাপদ বিশ্বাস, Address:নিজ, Classification:শালি, Area:0.03000000 Acre,

Endorsement For Deed Number : I - 152309589 / 2016

On 09-09-2016

### 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 12:11 hrs on 09-09-2016, at the Office of the A.D.S.R. RAJARHAT by Smt Mira Biswas, one of the Executants.

### 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 5,60,000/-

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

Execution is admitted on 09/09/2016 by 1. Smt Mira Biswas, Wife of Late Dharapada Biswas, Ganragari, P.O: Patharghata, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 2. Shri Suvankar Biswas, Son of Late Dharapada Biswas, Ganragari, P.O: Patharghata, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Cultivation, 3. Shri Bhaskar Biswas, Son of Late Dharapada Biswas, Ganragari, P.O: Patharghata, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Cultivation

Identified by UTTAM BISWAS, Son of AMRITA LAL BISWAS, GARAGARI, P.O: PATHARGHATA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession Business

### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,163/- ( A(1) = Rs 6,149/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,163/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB Online on 09/09/2016 11:43AM with Govt. Ref. No: 192016170022294181 on 09-09-2016, Amount Rs: 6,163/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA4318058 on 09-09-2016, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 28,020/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 27,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2953, Amount: Rs.1,000/-, Date of Purchase: 18/07/2016, Vendor name: MITA DUTTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB Online on 09/09/2016 11:43AM with Govt. Ref. No: 192016170022294181 on 09-09-2016, Amount Rs: 27,020/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA4318058 on 09-09-2016, Head of Account 0030-02-103-003-0

Debasish Dhar

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





ate of Registration under section 60 and Rule 69.  
stered in Book - I  
olume number 1523-2016, Page from 292534 to 292557  
being No 152309589 for the year 2016.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2016.09.12 14:11:20 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 12-09-2016 14:11:19  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)