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I- 4318/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 424167

22/5/17  
 G-0/631874

Certified that the document is admitted to registration. The signature sheet/sheets and the endorsement sheet/sheets attached with this document are the part of this document.

*[Signature]*  
 Additional District Sub-Registrar  
 Rajarhat, New Town, North 24 Pgs

22 MAY 2017

# DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the  
 20 th day of April, Two Thousand Seventeen (2017)

BETWEEN

To be cont .....

U / 03104/2017 No 11001

ক্রোড়ার নাম

স্টাম্প ভেদার স্বাক্ষর

বিধান নগর (সবটলেক সিটি) এ. ডি. এস. জেন. ও

সেট স্টাম্প কয় ডাং

চালান নং

সেট কত টাকা খরচ

Magnum Infracon Private Limited

160 Jamunlal Bajaj Street

Kol - 07

20 MAR 2017

950000



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

স্বাক্ষর

22 MAY 2017

বিধান - ১৩  
সং - ১৩  
ক্রম - ১৩  
ক্রম - ১৩  
ক্রম - ১৩

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

GRN: 19-201718-001073562-1 Payment Mode Online Payment  
GRN Date: 12/05/2017 11:25:07 Bank: HDFC Bank  
BRN: 327206105 BRN Date: 12/05/2017 00:00:00

DEPOSITOR'S DETAILS

Name : Magnum Infracon Pvt Ltd Id No. : 15230000631874/1/2017  
(Query No./Query Year)  
Contact No. : Mobile No. : +91 9433004541  
E-mail :  
Address : 160 Jamunalal Bajaj Street Kolkata-700007  
Applicant Name : Mr Dev Raj Seth  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	15230000631874/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	149020
2	15230000631874/1/2017	Property Registration- Registration Fees	0030-03-104-001-18	30014
3	15230000631874/1/2017	Mutation/Conversion -Receipt	0029-00-800-028-27	496

In Words : Rupees One Lakh Seventy Nine Thousand Five Hundred Thirty only

Total 179530



(2)

**SHRI RAM AWATAR BAJAJ** alias **RAMOTAR BAJAJ**, (PAN-AHOPB4147Q), son of Shri Ram Bajaj, residing at 63, College Street, Kolkata - 700073, at present resident of GANGES RESIDENCY, Block - B, 3rd Floor, Flat No. 303, 36, Tollygunge Circular Road, P.O. - New Alipure, P.S. - Tollygunge, Kolkata - 700053, by faith- Hindu, by Occupation- Business, by Nationality - Indian, hereinafter called the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his 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, P.O. & P.S. - Burrobazar, Kolkata - 700007, represented by its Director, **MR. DEVRAJ SETH**, (PAN-ALXPS1323A), 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-Station,  
Rajahmundry, New Town, District 24-045

22 MAY 2017

(3)

WHEREAS One Smt. Bindu Bala Mondal, Smt. Ranjita Pandit and Smt. Sumitra Naskar are well seized and possessed of and/or otherwise well and sufficiently entitled to the property ALL THAT piece or parcel of Sali land measuring an area of 35 Decimal out of 8 Acre 26 Decimal, comprised in R.S. & L.R. Dag No. 2149, 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-Pargana, by virtue of inheritance from their father and there after they recorded their names in the records of B. L. & L.R.O. Rajarhat, under L.R. Khatian Nos. 639 (in the name of Smt. Bindu Bala Mondal), 830 (in the name of Smt. Ranjita Pandit) and 1081 (in the name of Smt. Sumitra Naskar), by paying assessed rents and taxes and enjoyed the right, title and interest absolutely free from all encumbrances whatsoever.

AND WHEREAS while seized and possessed of the aforesaid land said Smt. Bindu Bala Mondal, Smt. Ranjita Pandit and Smt. Sumitra Naskar jointly sold, transferred and conveyed to Ram Awatar Bajaj alias Ramotar Bajaj (the Vendor herein) ALL THAT piece or parcel of Sali land measuring an area of 7 (Seven) Cottah 8 (Eight) Chittack more or less out of their

To be cont .....



National District Court Registrar  
Kajangal, New Town, North 24-Pg

22 MAY 2017



(4)

own share of land measuring an area of 35 Decimal out of the total area of 8 Acre 26 Decimal, comprised in R.S. & L.R. Dag No. 2149, under L.R. Khatian Nos. 639, 830 & 1081, 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 Rajarhat Police Station, in the District of North 24-Parganas, morefully and particularly mentioned and described in the schedule hereunder written and hereinafter referred to as "the SAID PROPERTY" by virtue of a Deed of Conveyance, executed on dated 21/12/2001 and finally registered on 11/06/2007 at the A.D.S.R. Bidhannagar, Salt Lake City, copied in Book No. 1, CD Volume No. 1, Pages from 15006 to 15019, Being No. 03200 for the year 2007, absolutely and forever.

AND WHEREAS by virtue of the aforesaid Purchase as aforesaid in the earlier paragraph the said Ram Awatar Bajaj alias Ramotar bajaj (the Vendor herein), became the absolute owner of ALL THAT piece or parcel of Sali land measuring an area of 7 (Seven) Cottah 8 (Eight) Chittack more or less out of their own share of land measuring an area 35 Decimal total out of 8 Acre 26 Decimal, comprised in R.S. & L.R. Dag No. 2149, recorded in under L.R. Khatian Nos. 639, 830 & 1081, lying and situated at Mouza - Hudarait, J.L. No. 54, at present Touzi No. 10, within the local

To be cont .....



Additional District Sub-Registrar  
Rajahmundry, New Town, North Zone, India

22 MAY 2017

(5)

limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas, morefully described and paricularly mentioned and in the schedule hereinafter written. AND thereafter she mutated her name at B.L. & L.R.O. Rajarhat, under L.R. Khatian No. 1974 (in the name of Ram watar Bajaj) measuring an area 12.39 Decimal (as share 0.0150), out of 8 Acre 26 Decimal, comprised in R.S. & L.R. Dag No. 2149, and absolutely free from all encumbrances whatsoever.

AND WHEREAS the said Ram Awatar Bajaj alias Ramotar bajaj (the Vendor herein), became the absolute recorded owner of ALL THAT piece or parcel of Sali land measuring an area of 12.39 Decimal (as share 0.0150), out of 8 Acre 26 Decimal, comprised in R.S. & L.R. Dag No. 2149, recorded in L.R. Khatian Nos. 639, 830 & 1081, present L.R. Khatian No. 1974 (in the name of Ramwatar Bajaj) 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, morefully and particularly mentioned and described in the schedule hereunder and hereinafter refered to as the said property and described in the schedule hereinafter written as

To be cont .....



Additional District Court Building  
Suzanne, New York, North 24 2 5

122 M: 1 2017

(6)

per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in her name as absolute owner and possessor 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 said Ram Awatar Bajaj (the Vendor herein) has agreed to sell and the purchaser herein "**MAGNUM INFRACON PRIVATE LIMITED**", have agreed to purchase ALL THAT piece or parcel of Sali land measuring an area of ALL THAT piece or parcel of Sali land measuring an area of 12.39 Decimal equivalent to 7 (Seven) Cottah 8 (Eight) Chittack (as share 0.0150), out of 8 Acre 26 Decimal, comprised in R.S. & L.R. Dag No. 2149, under L.R. Khatian Nos. 639, 830 & 1081, present L.R. Khatian No. 1974 (in the name of Ramwatar Bajaj) , 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 morefully described in the schedule hereinafter written, for the total consideration of **Rs. 30,00,000/- (Rupees Thirty Lac) only.**

To be cont .....



Conditional Notice of Sub-Registration  
10000, New Town, North 24-Pgs

22 MAY 2017

(7)

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement and in consideration of **Rs. 30,00,000/- (Rupees Thirty Lac) only** of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid on or before the execution hereof (the receipt whereof the Vendor 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 Vendor doth hereby grant sell, convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the piece or parcel of Sali land measuring an area of **ALL THAT** piece or parcel of Sali land measuring an area of 12.39 Decimal equivalent to 7 (Seven) Cottah 8 (Eight) Chittack (as share 0.0150), out of the total area of 8 Acre 26 Decimal, comprised in R.S. & L.R. Dag No. 2149, under L.R. Khatian Nos. 639, 830 & 1081, present L.R. Khatian No. 1974 (in the name of Ramwatar Bajaj) , 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, A.D.S.R. office at Rajarhat, New Town,

To be cont .....

22 MAY 2017

Regional District of Central Kootenay  
Regional, New Town, North 24-1/2 Sts





(8)

in the District of North 24 Parganas more fully and particularly described in the Schedule hereunder written and hereinafter referred to as the 'SAID PROPERTY' 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 Vendor 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 patthas muniments, writings 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 Vendor or any person or persons from whom the

To be cont .....



Additional District Sub-Registrar,  
North 24 Parganas, North 24 Parganas

22 MAY 2017

(9)

Vendor 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 VENDOR 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 Vendor is and sufficiently entitled and saved defended kept harmless 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 Vendor or her legal heirs, executors, administrators, representatives, nominees and assigns.

To be cont .....

(10)

3. That no notice issued under the public demand recovery act has been served on the Vendor not any such notice has been published.
4. That the land fully described in the schedule below stands retained by the Vendor 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 Vendor that the said land which has been described in the schedule hereinafter written is the self acquired property of the Vendor is not the benamder of any one.
7. It is hereby declared that the said Purchaser has the absolute right to mutate her 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 Vendor 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 cont .....



~~Additional District Registrar  
Esichat, New Town, Accra 24-P 18~~

22 MAY 2017

(11)

to be the liability of the Vendor and realizable from the Vendor.

9. It is hereby declared by the Vendor that the said land is absolutely free from all encumbrances and that is not the benamder of anyone and the same is not the debutter or PIROTTOR property or is not subject matter of any court case or not any litigation from any corners whatsoever.
10. That the Vendor has 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. That the said property is free from all encumbrances charges, liens, lispensesce attachements, restrictions, acquisitions, requisitions, alignment, claims, demands and liabilities whatsoever or however AND THAT the Vendor hereby represent and assure the Purchaser that there is no action, suit, appeal or litigation in respect of the said Property or any part or share thereof is pending of filed at any time heretofore and that the said property has been in uninterrupted exclusive ownership and possession and enjoyment of the Vendor without any claim, obstruction, dispute or impediment whatsoever or howsoever from or by any person and that no person has ever claimed any right title interest

To be cont .....



Additional District Magistrate  
Rajahmundry, New Town, North 24-PGS

22 MAY 2017

(12)

or possession whatsoever in the said property or any part thereof nor sent any notice in respect thereof And That save and except the Vendor no other person can claim any right title or interest whatsoever in the said property or any part thereof, the Vendor agree to indemnify and keep the Purchaser fully saved harmless and indemnified from and against all losses damages costs claims demands action or proceeding that the Purchaser may suffer or incur owing to any defect or deficiency being found in the title of possession of the Vendor or in case any of above representation or assurances being found to be false

AND the Vendor herein deliver this day khas possession of the said property unto the Purchaser herein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO;

(Description of land hereby sold by the Vendor Herein)

ALL THAT piece or parcel of Rayati Dakhali Swattiya Bisistha Sali land measuring an area of ALL THAT piece or parcel of Sali land measuring an area of 12.39 Decimal equivalent to 7 (Seven) Cottah 8 (Eight) Chittack (as share 0.0150), out of the total area 8 Acre 26 Decimal, comprised in

To be cont .....





Additional District Registrar,  
Rajerhat, New Town, North 24 P.S.

22 MAY 2017

(13)

R.S. & L.R. Dag No. 2149, under L.R. Khatian Nos. 639, 830 & 1081, present L.R. Khatian No. 1974 (in the name of Ramwatar Bajaj), 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 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.

For better clearance of the said Property, said saleable land is butted and bounded as under :-

BOUNDARY

ON THE NORTH BY : R.S. & L.R. Dag No. 2149 (Part).

ON THE SOUTH BY : R.S. & L.R. Dag No. 2150.

ON THE EAST BY : R.S. & L.R. Dag No. 2149 (Part).

ON THE WEST BY : R.S. & L.R. Dag No. 2149 (Part).

To be cont .....



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

22 MAY 2017

(18)

IN WITNESS WHEREOF the Vendor 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. গাতিৱজ্ঞসদা

২ম - গাতিৱজ্ঞসদা  
৩য় - গাতিৱজ্ঞসদা

Ram Anwar Dasgupta  
Rajarhat

2. Vijay Kumar Chandra

AE - 261 Salt Lake City

Sector - 1 West - 700014

-----  
SIGNATURE OF THE VENDOR

Deed prepared by:

SK Alibardin Mandal

Advocate

Dist. Judges' Court

Barasat, North 24 Pgs.

F. S 29/2996 of 2015

TYPED BY:

U. Ananda Biswas

(UPANANDA BISWAS)

Asha Computer, Kol - 135.

To be cont .....



National District of Columbia  
Washington, New York, North 1877

1877

(15)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 30,00,000/- (Rupees Thirty Lac) only being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

<u>Dated</u>	<u>Ch./RTGS No.</u>	<u>Drawn on</u>	<u>Amount (Rs)</u>
28/09/2016	000009	HDFC Bank	5,50,000/-
20/04/2017	019218	J & K Bank	24,50,000/-

-----  
Total Rs. 30,00,000/- (Rupees Thirty Lac) only.

WITNESSES :-

1. गणेश चंद्र खत्री  
सुर. - 120/1/2, उत्तर  
असत - 24, 10 (अ. नं.)

मान. अशोक खत्री  
अ. नं. 120/1/2

-----  
SIGNATURE OF THE VENDOR

2. Vijay Kumar Chandgathi  
AE-261 Salt Lake City  
Sector-1 Col-700064



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

22.11.2017



भारत सरकार



Ramawtar Bajaj  
Ramawtar Bajaj  
Date of Birth / DOB : 08/04/1957  
Male / MALE

4706 9417 3747



Aadhaar - Aam Aadmi ka Adhikar

Ram Awtar Bajaj



राष्ट्रीय विशिष्टचिह्न प्राधिकरण  
INDIA

Address:  
S/O: Late Shree Ram Bajaj,  
Ganges Residency, Flat - 303,  
Block - B, 36, Tollygunge  
Circular Road, Near Bank Of  
Baroda, New Alipore, New  
Alipore, Kolkata, West  
Bengal, 700053

Address:  
S/O: Late Shree Ram Bajaj,  
Ganges Residency, Flat - 303,  
Block - B, 36, Tollygunge  
Circular Road, Near Bank Of  
Baroda, New Alipore, New  
Alipore, Kolkata, West Bengal,  
700053



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No 1547,  
Bongaluru-562 011





Additional District Court, Rajahmundry,  
Rajahmundry, New Town, North 2nd

22 MAY 2017

i



भारत सरकार



Ramawtar Bajaj  
Ramawtar Bajaj  
Date of Birth / DOB : 08/04/1957  
Male / MALE

4706 9417 3747



Aadhaar - Aam Aadmi ka Adhikar

Ram Awtar Bajaj



समस्या निवारण प्रविष्टि पहचान प्राधिकरण  
UDIDI INDIA

Address:  
S/O: Late Shree Ram Bajaj,  
Ganges Residency, Flat - 303,  
Block - B, 36, Tollygunge  
Circular Road, Near Bank Of  
Baroda, New Alipore, New  
Alipore, Kolkata, West  
Bengal, 700053

Address:  
S/O: Late Shree Ram Bajaj,  
Ganges Residency, Flat - 303,  
Block - B, 36, Tollygunge  
Circular Road, Near Bank Of  
Baroda, New Alipore, New  
Alipore, Kolkata, West Bengal,  
700053



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1860 300 1947

help@udidi.gov.in

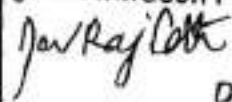










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P.O. Box No.1947,  
Bengaluru-562 001

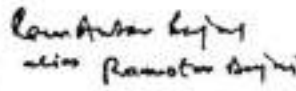












SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAIMENT  
WITH PHOTO

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

 Director	LH					
	RH.					

ATTESTED :-

 Ram Anwar	LH					
	RH.					

ATTESTED :-

Ram Anwar  
aka Ram Anwar

PHOTO	LH					
	RH.					

ATTESTED :-



22 MAY 2017

### Major Information of the Deed



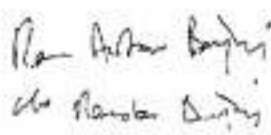
Deed No :	I-1523-04318/2017	Date of Registration	22/05/2017
Query No / Year	1523-0000631874/2017	Office where deed is registered	
Query Date	09/05/2017 9:58:47 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Dev Raj Seth HB- 170, 2nd Floor, Salt Lake City,Thana : Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700106, Mobile No. : 9433004541, 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. 30,00,000/-	Rs. 30,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,50,020/- (Article:23)	Rs. 30,014/- (Article:A(1), E)		
Remarks			

### Land Details :

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

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-1974	Bastu	Shali	12.39 Dec	30,00,000/-	30,00,000/-	
<b>Grand Total :</b>					<b>12.39Dec</b>	<b>30,00,000 /-</b>	<b>30,00,000 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Mr Ramotar Bajaj, (Alias: Mr Ramwatar Bajaj)</b> (Presentant) Son of Shri Ram Bajaj Executed by: Self, Date of Execution: 20/04/2017 , Admitted by: Self, Date of Admission: 22/05/2017 ,Place : Office			 Mr Ramotar Bajaj
		22/05/2017	LT 22/05/2017	22/05/2017
Ganges Residency, Block- B, 3rd Floor, Flat No 303, P.O:- New Alipur, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHOPB4147Q, Status :Individual				

### Buyer Details :

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



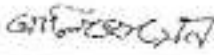
Additional District Surveyor  
Pretoria, New Town, Office 24-Pg 8

22 MAY 2017

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Dev Raj Seth</b> Son of Late Narain Das Seth HB- 170, 2nd Floor, Salt Lake City, P.O:- IB Market, P.S:- 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	
Ali Hossain Son of Late Jaynal Abedin Shikherbagan, P.O:- R Gopalpur, P.S:- Airport, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700136, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Identifier Of Mr Ramotar Bajaj, Mr Dev Raj Seth	
22/05/2017	
	

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Ramotar Bajaj	MAGNUM INFRACON PRIVATE LIMITED-12.39 Dec

**Land Details as per Land Record**

District: 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:- 1974	Owner:রাস অবতার বাজাজ, Gurdian:রাস বাজাজ, Address:36 টাঙ্গুল সারকুলার রোড, Classification:শাপি, Area:0.13000000 Acre,

**Endorsement For Deed Number : I - 152304318 / 2017**

On 22-05-2017

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

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

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

Presented for registration at 13:14 hrs on 22-05-2017, at the Office of the A.D.S.R. RAJARHAT by Mr Ramotar Bajaj Alias Mr Ramwatar Bajaj,Executant.



**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 30,00,000/-

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

Execution is admitted on 22/05/2017 by Mr Ramotar Bajaj, Alias Mr Ramwatar Bajaj, Son of Shri Ram Bajaj, Ganges Residency, Block- B, 3rd Floor, Flat No 303, P.O: New Alipur, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business

Indetified by Ali Hossain, , Son of Late Jaynal Abedin , Shikherbagan, P.O: R Gopalpur, Thana: Airport, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Muslim, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 30,014/- ( A(1) = Rs 30,000/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 30,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/05/2017 12:00AM with Govt. Ref. No: 192017180010735621 on 12-05-2017, Amount Rs: 30,014/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 327206105 on 15-05-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,50,020/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 1,49,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 07, Amount: Rs.1,000/-, Date of Purchase: 03/04/2017, Vendor name: M Dutta  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/05/2017 12:00AM with Govt. Ref. No: 192017180010735621 on 12-05-2017, Amount Rs: 1,49,020/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 327206105 on 15-05-2017, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 152304318 for the year 2017.



Digitally signed by DEBASISH DHAR  
Date: 2017.05.26 11:55:57 +05:30  
Reason: Digital Signing of Deed.

*Debasish*

(Debasish Dhar) 26-05-2017 11:55:56  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)