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(4)

T-12 813/12



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Y 949613

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.

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

20 DEC 2017

**DEED OF CONVEYANCE**

**THIS INDENTURE OF CONVEYANCE** is made on this  
the 19th day of December, Two Thousand Seventeen (2017)

**BETWEEN**

*Withal*

(12)

3470

তার 18.12.2017

1006

ক্রেতার নাম

স্ট্যাম্প ভেদার স্বাক্ষর

বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. স্ট্রাট ও

মোট স্ট্যাম্প ক্রয় তাং

চালান নং

টিকারী বাতালপুর ভেদার-মিতা দত্ত

Withal Services Private Co  
18 R.N. Mukherjee Road  
KOL-700001

27 NOV 2017

410000

Sikdhanil Siphel



6937

Sikdhanil Siphel



6939

- M. R. Rudhrie.



স্বাক্ষরিত: 3/12/17

সি.এ. - (স্বাক্ষরিত) 3/12/17

স্বাক্ষরিত: - 3/12/17

স্বাক্ষরিত: - 3/12/17

(স্বাক্ষরিত) - 9/12/17

(স্বাক্ষরিত) - 3/12/17

ACCOMMODATION SUPERVISOR  
Rajshahi, Non-Resident, 24/12/17

**MEGACITY SPRING VALLEY PRIVATE LIMITED** (having PAN : AAECM1454B) a Company incorporated under the Companies Act. 1956, having its registered office at 146, Picnic Garden Road, Kolkata- 700039, represented by its Director Shri GIRDHARI LAL SINGHAL son of Late Fatehchand Singhal, resident of GC-37, Salt Lake City, Sector-III, Kolkata-700106, P.S. South Bidhannagar, District North 24 Parganas by faith Hindu, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in its office for the time being in force and assigns) of the **ONE PART**.

- AND -

**WITHAL SERVICES PRIVATE LIMITED.** (having PAN : AAACW4481E) a Company, incorporated under the Companies Act. 1956, having its Registered Office at 18, R. N Mukherjee Road, 2<sup>nd</sup> floor, P.S. Hare Street, Kolkata- 700001, represented by its Director - **Sri MANOJ KUMAR BUDHIA** (having PAN : AFAPB5130P) son of Prabhu Dayal Budhia, resident of 18, R N Mukherjee Road, 2<sup>nd</sup> floor, P.S. Hare Street, Kolkata- 700001, by faith Hindu, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in its office for the time being in force and assigns) of the **OTHER PART**;

**WHEREAS:**

A) The Vendor herein is the owner and possessor of a plot of shali land measuring an area of **18.03 Decimals** more or less as 0.6010 share out of total 30 Decimals comprised in R.S. & L.R. Dag No. 3848 under L.R. Khatian Nos. 557, 398, 3265, 2210 & 1374, lying and situated at Mouza-BISHNUPUR, J.L. No. 44, R.S. No. 126, at present Touzi No. 10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, by virtue of purchase from (i) Yaad Ali alias Yaad Ali Mollah son of Sarafat Ali, resident of Lauhati, P.S. Rajarhat, District North 24 Parganas (ii) Aleya Bibi alias Aleya Bibi Mollah wife of Yaad Ali, residing at Lauhati, P.S. Rajarhat, District North 24 Parganas (iii) Shairon Bibi alias Sahanur Bibi Mondal wife of Jamat Ali and daughter of late Yakub Ali, residing at Atghara, P.S. Rajarhat, District North 24 Parganas (iv) Mohoram Bibi alias Mohoram Bibi Mollah wife of Yakub Ali Mollah, residident of Lauhati, P.S. Rajarhat, District North 24 Parganas (v) Jaynal Abedin (vi) Mahfujar Rehman (vii) Bazlur Rehman (viii) Sarifuddin Gayen all sons of Late Abdul Bari Gayen and late Tajmon Bibi all resident of Dadpur, P.S. Barasat, District North 24 Parganas, by a registered Deed of Sale registered at the office of the Addl. District Sub-Registrar Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 546, Pages from 140 to 175, Being No. 9054, in the year 2006 on 27/09/2006 and executed on 28/07/2006 against valuable consideration mentioned thereon.

B) Since then, the Vendor herein is seized and possessed of the aforesaid plot of shali land measuring an area of 18.03 Decimals more or less more fully described in the Schedule hereinafter written by virtue of above Purchase 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 its name as absolute owner and possessor thereof and has the full right to dispose or transfer the same to others as the Vendor herein shall think fit and proper.

C) Now, the Vendor herein has agreed to sell due to urgent need of money and the Purchaser herein has agreed to purchase the said plot of land measuring an area of 18.03 Decimals more or less more fully described in the schedule hereinafter written, at or for the total consideration of Rs. 32,45,400/- (Rupees thirty two lakhs forty five thousand four hundred) only.

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement and in consideration of Rs. 32,45,400/- (Rupees thirty two lakhs forty five thousand four hundred) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at or before the execution hereof, the receipt whereof the Vendor do hereby as also by the receipt and Memo of consideration hereunder written admit and acknowledge and of and from 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 do hereby grant sell, convey transfer assign and assure unto and in favour of the Purchaser herein ***ALL THAT*** the aforesaid plot of land measuring an area of **18.03 Decimals** more or less as 0.6010 share out of total 30 Decimals comprised in R.S. & L.R. Dag No. 3848 under L.R. Khatian Nos. 557, 398, 3265, 2210 & 1374, lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, at present Touzi No. 10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, more fully and particularly described in the Schedule hereunder written and hereinafter referred to as '***the SAID LAND***' together with all

easement rights of 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 of 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 estate right title interest inheritance use trust possession land 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 paths muniments writings and evidences of title in anywise relating to or connected with the said land 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 Vendor or any of him 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 DO HEREBY COVENANT WITH THE PURCHASER:-**

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 land in khas without any claim or demand whatsoever from the Vendor or its legal heirs, executors, administrators, representatives, nominees and assigns.
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 Acquisition Act. 1956 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 described in the schedule hereinafter written is the self acquired land of the Vendor and that she is not the benamder of any one.
7. It is hereby declared that the said Purchaser has the absolute right to mutate its name in respect of the present purchased land.

8. All the taxes land revenue and impositions payable in respect of the said land 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 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 **DEBATTOR** or **PIROTTOR** property/land 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. It is transpired that the said property/land hereby sold, conveyed and transferred and assigned by the Vendor, if not free from all encumbrances as herein covenant, the Vendor shall be bound to refund to the Purchaser, the full consideration money paid hereunder together with cost of the stamp and registration charges incurred by the Purchaser herein and if any typographical mistake is discovered in later in this deed that will be rectified by the Vendor without any claim or demand at the cost of the purchaser.

AND the Vendor 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 sell by the Vendor)

ALL THAT piece or parcel of a plot of rayati dakhali swattiya bisistha shali land measuring an area of **18.03 Decimals** more or less comprised in R.S. & L.R. Dag No. 3848 under L.R. Khatian Nos. 557, 398, 3265, 2210 & 1374 which is clearly as under as per Khatian wise-

| R.S. & L.R. Dag No. | L.R. Khatian No. | Out of total land | Share of land | Saleable land area    | Nature of land |
|---------------------|------------------|-------------------|---------------|-----------------------|----------------|
| 3848                | 557              | 30 Decimals       | 0.1424        | <b>04.27 Decimals</b> | Shali          |
| 3848                | 398              | 30 Decimals       | 0.1667        | <b>05.00 Decimals</b> | Shali          |
| 3848                | 3265             | 30 Decimals       | 0.1667        | <b>05.00 Decimals</b> | Shali          |
| 3848                | 2210             | 30 Decimals       | 0.0625        | <b>01.87 Decimals</b> | Shali          |
| 3848                | 1374             | 30 Decimals       | 0.0632        | <b>01.89 Decimals</b> | Shali          |

**18.03 Decimals** in total hereby sell

The aforesaid land lying and situated at Mouza- **BISHNUPUR**, J.L. No. 44, R.S. No. 126, at present Touzi No. 10, within the local limits of **Chandpur Gram Panchayet**, within the jurisdiction of Rajarhat Police Station, under A.D.S.R. office Rajarhat New Town, in the District of North 24 Parganas, in the State of West Bengal.

It is clearly stated herein that the Vendor hereby sell the aforesaid land admeasuring an area of **18.03** (eighteen point zero three) Decimals together with all easement rights of the same unto and in favour of the Purchaser

herein and the said land is butted and bounded as under :-

ON THE NORTH BY : R.S. & L.R. Dag No. 3848 (P)  
 ON THE SOUTH BY : R.S. & L.R. Dag No. 4099  
 ON THE EAST BY : R.S. & L.R. Dag No. 3844  
 ON THE WEST BY : R.S. & L.R. Dag No. 3848 (P)

The annual proportionate rent will be payable as per State Government Rules and Regulations.

**IN WITNESS WHEREOF** the Vendor has hereunto set and subscribed its Director's hands after going through the contents of this Deed of Conveyance on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

by the Parties at Kolkata in Presence of :-

1. *(Signature)*

*(Signature)*  
*(Signature)*

2. *(Signature)*

*(Signature)*  
*(Signature)*

For Megacity Spring Valley (P) Ltd.

*(Signature)*

Director

**SIGNATURE OF THE VENDOR**

WITHAL SERVICES PVT. LTD.

*(Signature)*

Director

**SIGNATURE OF THE PURCHASER**

**MEMO OF CONSIDERATION**

**RECEIVED** with thanks from the within named Purchaser, a sum of **Rs. 32,45,400/-** (Rupees thirty two lakhs forty five thousand four hundred) only being the full consideration money of the schedule mentioned land and payment as per memo below.

**MEMO**

| Date     | Mode of payment | Drawn on                                  | Amount (Rs.) |
|----------|-----------------|-------------------------------------------|--------------|
| 06.12.17 | ch = 179805     | Federal Bank<br>R.N. Mukherjee Road, Koto | 32,45,400    |
|          |                 |                                           |              |
|          |                 |                                           |              |

Rs. 32,45,400/-

(Rupees thirty two lakhs forty five thousand four hundred) only

**WITNESSES:**

1. *(Signature)*  
*2nd - ms 2nd*  
*2nd - 2nd 2nd*

2. *(Signature)*

*2nd - ms 2nd*  
*2nd - 2nd 2nd*

**Deed prepared by:**

*(Signature)*

(MRINAL KANTI MUKHERJEE)

Advocate

WB/296/1989

HIGH COURT at Calcutta

**Composed by:**

*(Signature)*  
 (Rahamat Shaikh)

TYPISTS' ASSOCIATION ROOM, A.D.S.R. Office - Bidhannagar  
 Kolkata-91

For Megacity Spring Valley (P) Ltd.

*(Signature)*

Director

**SIGNATURE OF THE VENDOR**

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

WITHAL SERVICES PRIVATE LIMITED

13/06/1995  
Permanent Account Number

AAACW4481E

2002007

WITHAL SERVICES PVT. LTD.

*M. R. Pandey*

Director

UNDER RULE 41A OF THE I.R. ACT 1961

L.H. BOX - SMALL TO THUMB PRINTS

R.H. BOX - THUMB TO SMALL PRINTS

|                                                                                   |    |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |
|-----------------------------------------------------------------------------------|----|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  | LH |  |  |  |  |  |
|                                                                                   | RH |  |  |  |  |  |

WITNESSES PVT. LTD.

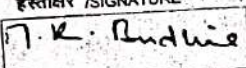
ATTESTED :

नामाई लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AFAPB5130P**

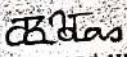
नाम / NAME  
**MANOJ KUMAR BUDHIA**

पिता का नाम / FATHER'S NAME  
**PRABHU DAYAL BUDHIA**

जन्म तिथि / DATE OF BIRTH  
**24-12-1964**

हस्ताक्षर / SIGNATURE  




  
आयकर आयुक्त, प.प्र.-III  
COMMISSIONER OF INCOME-TAX, W.B. - III

ATTESTED :

*M. K. Budhia*

|                                                                                     |    |  |  |  |  |  |
|-------------------------------------------------------------------------------------|----|--|--|--|--|--|
|  | LH |  |  |  |  |  |
|                                                                                     | RH |  |  |  |  |  |

ATTESTED :

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

|                                                                                                   |     |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |
|---------------------------------------------------------------------------------------------------|-----|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <br>M. K. Boddhi | LH  |  |  |  |  |  |
|                                                                                                   | RH. |  |  |  |  |  |

WITHAL SERVICES PVT. LTD.

ATTESTED :- M. K. Boddhi  
Director

|                                                                                                          |     |                                                                                     |                                                                                     |                                                                                     |                                                                                      |                                                                                       |
|----------------------------------------------------------------------------------------------------------|-----|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <br>Giridhar Lal Singh | LH  |   |   |   |   |   |
|                                                                                                          | RH. |  |  |  |  |  |

For Megacity Spring Valley (P) Ltd.

ATTESTED :- Giridhar Lal Singh  
Director

|                                                                                                                                                                 |     |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--|--|--|--|--|
| <div style="border: 1px solid black; width: 100px; height: 80px; margin: 10px auto; text-align: center; line-height: 80px;">             PHOTO           </div> | LH  |  |  |  |  |  |
|                                                                                                                                                                 | RH. |  |  |  |  |  |

ATTESTED :-

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

N: 19-201718-013683788-1  
BRN Date: 18/12/2017 11:10:41  
BRN: IK00KHPHM3  
Payment Mode: Online Payment  
Bank: State Bank of India  
BRN Date: 18/12/2017 11:11:52

DEPOSITOR'S DETAILS

Name: MRINAL KANTI MUKHERJEE  
Contact No.:  
E-mail:  
Address: HIGH COURT CALCUTTA KOLKATA 700001  
Applicant Name: Mr MANOJ KUMAR BUDHIA  
Office Name:  
Office Address:  
Status of Depositor: Advocate  
Purpose of payment / Remarks: Sale, Sale Document

Id No. : 15230001729166/1/2017  
[Query No./Query Year]

PAYMENT DETAILS

| Sl. No. | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount[₹] |
|---------|-----------------------|------------------------------------------|--------------------|-----------|
| 1       | 15230001729166/1/2017 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 162190    |
| 2       | 15230001729166/1/2017 | Property Registration- Registration Fees | 0030-03-104-001-16 | 32468     |
| 3       | 15230001729166/1/2017 | Mutation/Conversion -Receipt             | 0029-00-800-028-27 | 721       |
| Total   |                       |                                          |                    | 195379    |

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

## Major Information of the Deed

|                                         |                                                                                                                                                                             |                                                |            |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------|
| Deed No :                               | I-1523-12817/2017                                                                                                                                                           | Date of Registration                           | 20/12/2017 |
| Query No / Year                         | 1523-0001729166/2017                                                                                                                                                        | Office where deed is registered                |            |
| Query Date                              | 15/12/2017 7:44:52 PM                                                                                                                                                       | A.D.S.R. RAJARHAT, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details | MANOJ KUMAR BUDHIA<br>18 R N MUKHERJEE ROAD 2nd FLOOR, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836048243, 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. 32,45,400/-                         | Rs. 32,45,400/-                                                                                                                                                             |                                                |            |
| Stampduty Paid(SD)                      | Registration Fee Paid                                                                                                                                                       |                                                |            |
| Rs. 1,62,290/- (Article:23)             | Rs. 32,468/- (Article:A(1), E)                                                                                                                                              |                                                |            |
| Remarks                                 |                                                                                                                                                                             |                                                |            |

### Land Details :

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

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-------------|----------------|-------------------|---------|--------------|-------------------------|-----------------------|---------------|
| L1     | LR-3848     | LR-557         | Bastu             | Shali   | 4.27 Dec     | 7,68,600/-              | 7,68,600/-            |               |
| L2     | LR-3848     | LR-398         | Bastu             | Shali   | 5 Dec        | 9,00,000/-              | 9,00,000/-            |               |
| L3     | LR-3848     | LR-3265        | Bastu             | Shali   | 5 Dec        | 9,00,000/-              | 9,00,000/-            |               |
| L4     | LR-3848     | LR-2210        | Bastu             | Shali   | 1.87 Dec     | 3,36,600/-              | 3,36,600/-            |               |
| L5     | LR-3848     | LR-1374        | Bastu             | Shali   | 1.89 Dec     | 3,40,200/-              | 3,40,200/-            |               |
|        |             | TOTAL :        |                   |         | 18.03Dec     | 32,45,400 /-            | 32,45,400 /-          |               |
|        |             | Grand Total :  |                   |         | 18.03Dec     | 32,45,400 /-            | 32,45,400 /-          |               |

### Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | MEGACITY SPRING VALLEY PRIVATE LIMITED<br>146 PICNIC GARDEN ROAD, P.O:- PICNIC GARDEN, P.S:- ParkStreet, District:-South 24-Parganas, West Bengal, India, PIN - 700039 , PAN No:: AAECM1454B, Status :Organization, Executed by: Representative, Executed by: Representative |

### Buyer Details :

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                           |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | WITHAL SERVICES PRIVATE LIMITED<br>18 R N MUKHERJEE ROAD 2nd FLOOR, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No:: AAACW4481E, Status :Organization, Executed by: Representative |

# entative Details :

Name,Address,Photo,Finger print and Signature

- GIRDHARI LAL SINGHAL (Presentant )**  
Son of Late FATEH CHAND SINGHAL GC 37 SALT LAKE, Block/Sector: III, P.O:- BIDHANNAGAR, P.S:- South Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : MEGACITY SPRING VALLEY PRIVATE LIMITED (as DIRECTOR)
- MANOJ KUMAR BUDHIA**  
Son of PRABHU DAYAL BUDHIA 18 R N MUKHERJEE ROAD 2nd FLOOR, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : WITHAL SERVICES PRIVATE LIMITED (as DIRECTOR)

## Identifier Details :

Name & address

**BROHAN MONDAL**  
Son of MOTALES MONDAL  
LAUHATI, P.O:- LAUHATI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Identifier Of GIRDHARI LAL SINGHAL, MANOJ KUMAR BUDHIA

### Transfer of property for L1

| Sl.No | From                                   | To. with area (Name-Area)                |
|-------|----------------------------------------|------------------------------------------|
| 1     | MEGACITY SPRING VALLEY PRIVATE LIMITED | WITHAL SERVICES PRIVATE LIMITED-4.27 Dec |

### Transfer of property for L2

| Sl.No | From                                   | To. with area (Name-Area)             |
|-------|----------------------------------------|---------------------------------------|
| 1     | MEGACITY SPRING VALLEY PRIVATE LIMITED | WITHAL SERVICES PRIVATE LIMITED-5 Dec |

### Transfer of property for L3

| Sl.No | From                                   | To. with area (Name-Area)             |
|-------|----------------------------------------|---------------------------------------|
| 1     | MEGACITY SPRING VALLEY PRIVATE LIMITED | WITHAL SERVICES PRIVATE LIMITED-5 Dec |

### Transfer of property for L4

| Sl.No | From                                   | To. with area (Name-Area)                |
|-------|----------------------------------------|------------------------------------------|
| 1     | MEGACITY SPRING VALLEY PRIVATE LIMITED | WITHAL SERVICES PRIVATE LIMITED-1.87 Dec |

### Transfer of property for L5

| Sl.No | From                                   | To. with area (Name-Area)                |
|-------|----------------------------------------|------------------------------------------|
| 1     | MEGACITY SPRING VALLEY PRIVATE LIMITED | WITHAL SERVICES PRIVATE LIMITED-1.89 Dec |

## Land Details as per Land Record

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

| Sch No | Plot & Khatian Number                                                    | Details Of Land                                                                                |
|--------|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| L1     | LR Plot No:- 3848(Corresponding RS Plot No:- 3848), LR Khatian No:- 557  | Owner:ইয়াদ আলি, Gurdian:সরাফত আলি, Address:নিজ, Classification:শালি, Area:0.04000000 Acre,    |
| L2     | LR Plot No:- 3848(Corresponding RS Plot No:- 3848), LR Khatian No:- 398  | Owner:আলেক্সা বিবি, Gurdian:ইয়াদ, Address:নিজ, Classification:শালি, Area:0.04000000 Acre,     |
| L3     | LR Plot No:- 3848(Corresponding RS Plot No:- 3848), LR Khatian No:- 3265 | Owner:সায়রন বিবি, Gurdian:জমাত, Address:নিজ, Classification:শালি, Area:0.04000000 Acre,       |
| L4     | LR Plot No:- 3848(Corresponding RS Plot No:- 3848), LR Khatian No:- 2210 | Owner:মহরম বিবি, Gurdian:ইয়াকুব, Address:নিজ, Classification:শালি, Area:0.01000000 Acre,      |
| L5     | LR Plot No:- 3848(Corresponding RS Plot No:- 3848), LR Khatian No:- 1374 | Owner:তাজমল বিবি, Gurdian:আব্দুল বারি, Address:নিজ, Classification:শালি, Area:0.02000000 Acre, |

Endorsement For Deed Number : I - 152312817 / 2017

On 18-12-2017

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 32,45,400/-

*Uttam Garain*

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

On 19-12-2017

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

Presented for registration at 18:45 hrs on 19-12-2017, at the Private residence by GIRDHARI LAL SINGHAL .

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

Execution is admitted on 19-12-2017 by GIRDHARI LAL SINGHAL, DIRECTOR, MEGACITY SPRING VALLEY PRIVATE LIMITED, 146 PICNIC GARDEN ROAD, P.O:- PICNIC GARDEN, P.S:- ParkStreet, District:-South 24-Parganas, West Bengal, India, PIN - 700039

Indetified by BROHAN MONDAL, , Son of MOTALED MONDAL, LAUHATI, P.O: LAUHATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

is admitted on 19-12-2017 by MANOJ KUMAR BUDHIA, DIRECTOR, WITHAL SERVICES PRIVATE  
D, 18 R N MUKHERJEE ROAD 2nd FLOOR, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West  
al, India, PIN - 700001  
etified by BROHAN MONDAL, , , Son of MOTALEB MONDAL, LAUHATI, P.O: LAUHATI, Thana: Rajarhat, , North  
4-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

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

On 20-12-2017

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 32,468/- ( A(1) = Rs 32,454/- ,E = Rs 14/- )  
and Registration Fees paid by Cash Rs 0/-, by online = Rs 32,468/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/12/2017 11:11AM with Govt. Ref. No: 192017180136837881 on 18-12-2017, Amount Rs: 32,468/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. IK00KHPHM3 on 18-12-2017, Head of Account 0030-03-104-001-  
16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,62,290/- and Stamp Duty paid by Stamp Rs 100/-,  
by online = Rs 1,62,190/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 3470, Amount: Rs.100/-, Date of Purchase: 18/12/2017, Vendor name: Mita Dutta  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/12/2017 11:11AM with Govt. Ref. No: 192017180136837881 on 18-12-2017, Amount Rs: 1,62,190/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. IK00KHPHM3 on 18-12-2017, 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

ate of Registration under section 60 and Rule 69.  
tered in Book - I  
ume number 1523-2017, Page from 383471 to 383492  
eing No 152312817 for the year 2017.



Digitally signed by DEBASISH DHAR  
Date: 2017.12.29 16:27:58 +05:30  
Reason: Digital Signing of Deed.

*Shan*  
(Debasish Dhar) 12/29/2017 4:27:53 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)