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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 399804

28/10/24
2-2/27/7/88/24

certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

Ke
 District Sub-Register-
 Alipore, South 24-pargan
 28 OCT 2024

DEED OF CONVEYANCE

This INDENTURE is made and executed on this day the ...^{28th} day of ...^{October}...

BETWEEN

THE GOVERNOR OF THE STATE OF WEST BENGAL hereinafter referred to as the "EXECUTOR" (which expression shall unless excluded by or repugnant to the context shall include his successors and assigns) of ONE PART.

For Prudent Infrarealty Private Limited

AS
 Authorised Signatory / Director

2th
 Additional District Magistrate and
 District Land & Land Reforms Officer,
 South 24 Parganas

23 AUG 2024

24716

..... ₹ 100/- Date.....

Name : Prudent Infra Realty Pvt. Ltd.

Address : 10A, Rowdon Street

KOI-17.

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
28 OCT 2024

Hari das Sardar
Sp. Late B. Sardar
Village, P.O. Sarberin
P.S. Jajnagar
South 24 Pgs., Alipore
Pin No. 743385,
Sensu.

AND

PRUDENT INFRAREALTY PRIVATE LIMITED, (INCOME TAX PAN AAFCP2060D) a Private Limited Company registered under the Companies Act, 1956, having its registered office at Rawdon Enclave, 10A Rawdon Street, 1st Floor, P.S. and P.O. – Shakespeare Sarani, Kolkata – 700 017, represented by its Director, Mr. Ravindra Khaitan, (INCOME TAX PAN AFQPK8488R) (AADHAAR NO. 3781 7075 7108), son of Late Ratan Lal Khaitan, by Occupation – Business, office at Rawdon Enclave, 10A Rawdon Street, 1st Floor, P.S. and P.O. – Shakespeare Sarani, Kolkata – 700 017, hereinafter called the “ALLOTTEE” (which term unless excluded by or repugnant to the context be deemed to include its successors and assigns) of the OTHER PART.

WHEREAS

1. An indenture of lease was made on 1st day of March, 2023, BETWEEN THE GOVERNOR OF THE STATE OF WEST BENGAL and PRUDENT INFRAREALTY PRIVATE LIMITED for the purpose of developing residential project in respect of the land as delineated in the said indenture for the period of 99 (Ninety-Nine) years vide Deed No. 160303130 for the year 2023, Book No. – I, Volume No. 1603 of 2023, District Sub-Registrar – III, South-24 Parganas;
2. The allottee (erstwhile lessee) has been holding and utilizing the land for the said purposes for which the land was leased on and from 7th, December, 2022, (date of effect), abiding by all the terms embodied in that lease dated 1st March, 2023;
3. There is no outstanding rent / amount, etc. of the allottee (erstwhile lessee) payable to the State authorities in whatsoever in respect of the leased land.
4. The allottee (erstwhile lessee) applied before the State Government by its application dated 18-07-2023, for holding the land described hereinbelow under the heading LAND-SCHEDULE on freehold basis as a raiyat for the said purpose, as per Notification being No. 2701-LP/1A-03/23 dated 10.07.2023 published by the Department of Land & Land Reforms and Refugee, Relief & Rehabilitation, Government of West Bengal'
5. The State Government in Land & Land Reforms and Refugee, Relief & Rehabilitation Department has decided to execute DEED OF CONVEYANCE for the said plot(s) of land for the purpose mentioned above so as to confer absolute right, title and interest of possession in the land more fully and particularly described under the heading LAND-SCHEDULE hereunder to the allottee, since permission was granted vide Order No. 2742-GE (M)/ 1L-274/2015 dated 29.07.2024 of the Land & Land Reforms and Refugee, Relief & Rehabilitation Department.

NOW, THIS DEED WITNESSETH AS FOLLOWS: -

1. In consideration of the payment made by the ALLOTTEE(S) of the sum of Rs. 81,000/- (Rupees Eighty-One Thousand only) as premium on or before the execution of these presents, the EXECUTOR doth hereby EXECUTE THIS DEED AND TRANSFER ABSOLUTE TITLE UNTO THE ALLOTTEE(S) ALL THAT PIECE AND PARCEL OF LAND

For Prudent Infrarealty Private Limited


Authorised Signatory / Director


Additional District Magistrate and
District Land & Land Reforms Officer,



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
28 OCT 2024

more fully described and specified in the LAND-SCHEDULE hereunder TO HAVE AND TO HOLD the said land hereby given, granted and transferred unto and to the use of the ALLOTTEE(S) forever for the purpose of developing residential project subject to the covenants and conditions stated hereinafter.

- II. That on execution of this deed, the ALLOTTEE(S) shall continue to remain in possession of land more fully described under LAND-SCHEDULE in this deed subject to the covenants and conditions stated herein.
- III. That both the parties will strictly adhere to the Law/Rules/Regulations applicable for entering into the agreement of allotment of the Land. After execution of this instant deed, all the earlier agreement executed between the parties, will be considered as invalid and non-operational in law for all purposes.
- IV. That the ALLOTTEE(S) shall pay the annual Land Revenue in favour of the Government of West Bengal in the Department of Land & Land Reforms and Refugee, Relief & Rehabilitation as raiyat at the rate prescribed under the West Bengal Land Reforms Act, 1955 / Kolkata Land Revenue Act, 2003 and Rules thereunder, as applicable, in the office of the Block Land & Land Reforms Officer or any other place(s) as may be specified for such purposes.
- V. That the ALLOTTEE(S) shall pay all rates, taxes, cesses and other outgoings payable in respect of the allotted parcel of land to the State and / or Central Government and / or any local or public authority in time as payable for a raiyat for the time being in force.
- VI. That the ALLOTTEE(S) shall not use the allotted land for any purpose other than the purpose for which it has been allotted.
- VII. That the ALLOTTEE(S) shall have the right save as hereinafter provided to alienate or transfer the land, so allotted, in any manner whatsoever, to any intending purchaser PROVIDED THAT such subsequent purchaser(s) shall remain bound to adhere to the terms and covenants of this Deed.
- VIII. That the ALLOTTEE(S) and the subsequent purchaser will inform in writing about such alienation or transfer to the "EXECUTOR" within 1 (One) month for such transfer.
- IX. If the ALLOTTEE(S) or the subsequent purchaser violates the terms of this deed, the deed of conveyance will become void immediately.

For Prudent Infraerealty Private Limited

Authorised Signatory / Director

Additional District Magistrate and
District Land & Land Reforms Officer,
South 24 Parganas



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
28 OCT 2024

LAND-SCHEDULE**Particulars of the Plot(s) of Land**

- | | | |
|---|---|--|
| 1. District | : | South-24 Parganas |
| 2. Police Station | : | Sonarpur |
| 3. Name of the Mouza with J.L. No. | : | Bonhooghly, J.L. No. – 65 |
| 4. L.R. Plot No (s) | : | 1629 |
| 5. Respective area of the plot allotted | : | 3 Decimals (0.03 Acres) |
| 6. Total Area | : | 3 Decimals (0.03 Acres) |
| 7. Purpose of the allotted land | : | Developing residential project |
| 8. Boundary of the allotted plot/ area | | |
| In the North | : | By L.R. Dag Nos. 1628 and 1630 |
| In the East | : | By L.R. Dag No. 2311 |
| In the South | : | By L.R. Dag Nos. 1631, 1633, 1634 and 2310 (P) |
| In the West | : | By L.R. Dag No. 1627 |

For Prudent Infrarealty Private Limited

Authorised Signatory / Director


Additional District Magistrate and
District Land & Land Reforms Officer,
South-24 Parganas



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
28 OCT 2024

IN WITNESS WHEREOF THE EXECUTOR and THE ALLOTTEE(S) herein have executed this Deed by their respective signature and seals on the day, month and year first above written.

Signed, Sealed and delivered by:-

SADDAM NAVAS, IAS

(Name and Designation)


For and on behalf of the Governor of the State of West Bengal in the presence of


Additional District Magistrate and
District Revenue and Reforms Officer,
South 24 Parganas
Signature (with Seal if any)

1.


Parichay Bhattacharjee
Dy. D.L.&L. R.O.
South 24 Parganas
Alipore
(Signature and Address of Witness)

2.


Revenue Officer
(Signature and Address of Witness)
South 24 Parganas

Signed, Sealed and Delivered to:-

MR. RAVINDRA KHAITAN

DIRECTOR OF

PRUDENT INFREALETY PVT. LTD.

(Name and Designation)

For and on behalf of the Transferee/ vendee in the presence of

For Prudent Infrealety Private Limited


Authorised Signatory / Director

Signature (with Seal if any)

1. Chandan Shome ,
10 A, Rowdon Street .
Kolkata - 700017
(Signature and Address of Witness)

2. Shantanu Bajerla
10A Rowdon Street
Kolkata 700017
(Signature and Address of Witness)



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
28 OCT 2024

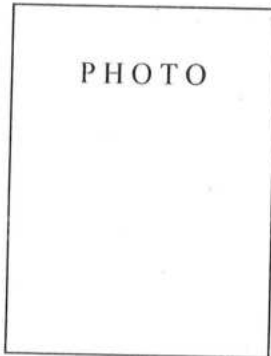
SPECIMEN FORM FOR TEN FINGERPRINTS



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
28 OCT 2024

Government of West Bengal
Land & Land Reforms and Refugee Relief & Rehabilitation Department
LR-A (III) Branch, Nabanna
325, Sarat Chatterjee Road, Howrah- 711102

Memo No. 2742- GE (M)/11.-274/2015

Date:29/07/2024

From: The Additional Secretary to the Government of West Bengal.

To : The D.M. & Collector, South 24 Parganas.

Subject: Sanction order for conversion of lease-hold land to free-hold for area measuring 0.03 acre at L.R.Plot No- 1629 at Mouza- Bonhooghly, J.L.No- 65 under P.S- Sonarpur in the district of South 24 Parganas in favour of Prudent Infrarealty Pvt. Ltd. for the purpose of developing residential project on realization of conversion fees of Rs. 81,000/- only in terms of notification no. 2701-LP/1A-03/23, dated 10.07.2023.

Ref: This office Sanction Order No. 3946-GE(M)/11.-274/15, dated. 07-09-2022 & his office memo no. XVIII/9981/LR-SNP-113/15 dated. 07-11-2023.

1. Apropos above, the undersigned is directed to state that the Governor has been pleased hereby to accord sanction to the application for conversion of lease-hold land to free-hold of an area 0.03 acre at L.R.Plot No- 1629 at Mouza- Bonhooghly, J.L.No- 65 under P.S- Sonarpur in the district of South 24 Parganas in favour of Prudent Infrarealty Pvt. Ltd. for the purpose of developing residential project on realization of conversion fees of Rs. 81,000/- only in terms of notification no. 2701-LP/1A-03/23, dated 10.07.2023 and on realization of outstanding annual rent along with interest of 6.25% per annum, if any.
2. Long Term Settlement of 0.03 acre of Govt. land scheduled overleaf was sanctioned in favour of Prudent Infrarealty Pvt. Ltd. for 99 years for the purpose of developing residential project at a Salami and Annual Rent of Rs. 5,13,000/- and Rs. 1,620/- respectively as per order no. 3946-GE(M)/11.-274/15, dated. 07-09-2022. Lease Deed being No. 1-3130/23 was executed in favour of Prudent Infrarealty Pvt. Ltd. for the period of 99 years from the date of delivery of possession.
3. Subsequently, the lessee requested in terms of his letter no. Nil dated 18-07-2023 for conversion of the aforesaid area of land from leasehold to freehold title in their favour.
4. The amount to be realized from the Prudent Infrarealty Pvt. Ltd. on account of Conversion Fees is to be credited to the head of A/C "0029-Land Revenue-00-101-Land Revenue/Tax-002-Collection from Estate Leased to Farmers-30-Lease Rent/Salami" (Digit Code: 0029-00-101-002-30) in the budget of the current financial year.
5. After realization of the Conversion Fees, the draft "Standard format of Deed of Conveyance of subsisting lessee for settlement on freehold basis" enclosed herewith will be executed by the District Land and Land Reforms Officer, South 24 Parganas for and on behalf of the Governor of West Bengal and the authorized representative of Prudent Infrarealty Pvt. Ltd. along with two witnesses. *Before registration, the same should be sent to this department for vetting.*
6. The whole of the procedure for execution of Freehold Title should be implemented within 45 (Forty Five) days from the date of issue of the instant order.
7. A *Raiyati Khatian* may be opened in favour of Prudent Infrarealty Pvt. Ltd. after execution of Freehold Title Deed. In the Remarks Column of the said Khatian "Rule 28B applicable" is to be inserted.
8. No further conversion u/s 4C of WBLR Act, 1955 in respect of usage of the land would be allowed in future other than the purpose mentioned in LTS (Long Term Settlement).

Contd...

9. If it is detected subsequently that the land is involved in any Court Case in any Hon'ble Court of Law, including WBLRTT, then all concerned shall abide by the orders as may be passed by such Hon'ble Court or WBLRTT.
10. The instant order is being issued with the approval of the Cabinet in its 57th Meeting held on 23-07-2024 as communicated by the Joint Secretary to the Government of West Bengal, Cabinet Secretariat vide the No. 1037 dated- 24-07-2024.
11. A copy of the registered "Standard format of Deed of Conveyance of subsisting lessee for settlement on freehold basis" should be sent to this Department for information and record.

Schedule

District	P.S.	Mouza	J.L.No.	L.R. Plot No.	Classification	Area (in acre)
South-24-Parganas	Sonarpur	Bonhooghly	65	1629	Danga	0.03

By order of the Governor

Sd/-

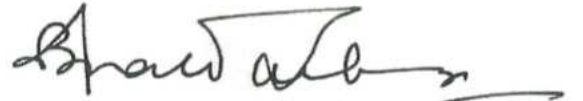
Additional Secretary to the Govt. of West Bengal

Memo No. 2742/1(4) – GE (M)/11-274/2015

Date: 29/07/2024

Copy forwarded for information and necessary action to:-

- 1) ✓ The Director, Prudent Infrealty Pvt. Ltd., Rawdon Enclave, 1st Floor, 10 A, Rawdon Street, Kolkata- 700017.
- 2) The A.D.M. & D.L. & L.R.O., South 24 Parganas
(A copy of draft "Standard format of Deed of Conveyance of subsisting lessee for settlement on freehold basis" is enclosed herewith.)
- 3) Guard File.
- 4) Office Copy



Additional Secretary to the Govt. of West Bengal

T.R. FORM No. 7

(See S.R. 46)

Challan for Deposit of money in the account of GOVERNMENT OF WEST BENGAL

1. Name of the Bank & Branch : **SBI, Alipore Court Treasury Branch**
2. (a) Name of the Treasury : **Alipore, Unit-I**

(b) Treasury Code :

S	P	A
---	---	---

3. AccountCode :

0	0	2	9	0	0	1	0	1	0	0	2	3	0
---	---	---	---	---	---	---	---	---	---	---	---	---	---

(14- Digit must be filled up properly)

4. Detail Head of Account :
5. (a) Amount : **Rs. 81,000/-**
(b) In Words : **Rupees Eighty One thousand only**
6. By whom tendered – Name & Address : **Prudent Infra Realty Private Limited, Rawdon Enclave, 1st floor, 10A, Rawdon Street, Kolkata-700017**
7. Name / Designation & Address of the Departmental Officer on whose behalf / favour money is paid : **Collector, South 24 Parganas**
8. (a) Particulars and Authority of Deposit: **Conversion fees for free – hold of an area 0.03 acre of land at L.R. Plot No. 1629 in Mouza – Bonhooghly, J.L.-65 under P.S. – Sonarpur in the district of South 24 Parganas vide Memo No. 2742 – GE (M)/1L – 274/2015 dated 29.07.2024 of the L.& L.R. & R.R. & R. Department.**

(b) T.V. No. & Date of A.C. Bill :

Accounts Officer by whom adjustable;

Collector, South 24 Parganas

Verified

For Prudent Infra Realty Private Limited

Signature of Departmental / Treasury Officer

Director/Authorised Signatory

Depositor's Signature

Date

Treasury Received Challan No.:

Received Payment

Bank Scroll Serial No.:

Receipt by the Bank/ Treasury-

Signature with Seal of the Bank:

*In respect of Challan relating to refund of unspent amount of A.C. Bill.



Speed post

Government of West Bengal

SPEED POST

Department of Land & Land Reforms and Refugee, Relief & Rehabilitation

LRA-III - GE(M) Branch

Nabanna, 325, Sarat Chatterjee Road, Howrah - 711 102.

Docket No. 7654

Date 03/10/24

Memo No: 3654 - GE(M)/1L-274/2015

Date: 27.09.2024

of GRT/ST
R

From : The Assistant Secretary to the Government of West Bengal.

To : The Additional District Magistrate & District Land & Land Reforms Officer, South 24 Parganas.

Subject : *Draft Deed of Conveyance of subsisting lessee for settlement on freehold basis in favour of Prudent Infrarealty Pvt. Ltd. of area 0.03 acre at mouza - Bonhooghly, South 24 Parganas.*

The undersigned is directed to refer to his Memo No. XVIII/4316/LR-SNP-113/2015 dated 19.09.2024, on the subject mentioned above, and to request him kindly to place the enclosed documents to the concerned Registrar for registration after necessary corrections made from this end. After registration the first copy of the registered deed should be handed over to the ALLOTEE and the second copy of the same should be sent to this Department for record.

The copy of the draft deed is sent herewith for further course of action.

Assistant Secretary to the Govt. of West Bengal.

D. Chakraborty
04/10/24

By no - 1243/24 HM dt, 24.9.24

L.R.C
5040
19-09-24



Government of West Bengal
Office of the Additional District Magistrate &
District Land & Land Reforms Officer, South 24 - Parganas
New Treasury Building (8th & 9th Floor), Alipore, Kolkata - 700 027
Tel. No. 2479-1955, 2479-2196, Fax - 2449-4820

Memo No. XVIII / 4316

/ LR - SNP - 113 / 2015

Dated 19.09.2024

From :

Additional District Magistrate and
District Land & Land Reforms Officer,
South 24 Parganas.

ADLS (DB)

To :

The Additional Secretary to the Govt. of West Bengal,
Department of Land & Land Reforms and Refugee Relief & Rehabilitation,
'NABANNA'
325, Sarat Chatterjee Road,
P.O. Shibpur,
Dist. Howrah - 711102.

AS (USR)

20/9/24

UDA (SG)
23/09/24



Sub : Regarding Freehold Settlement of 0.03 acre of Leasehold land at Plot No. 1629 at Mouza - Bonhooghly, J.L. No. - 65 under P.S. - Sonarpur in favour of Prudent Infra Realty Pvt. Ltd. for the purpose of developing residential project.

Ref : Memo No. 2742-GE(M)/1L-274/2015 dated 29.07.2024 of the Addl. Secretary to the Government of West Bengal, Department of Land & Land Reforms and Refugee Relief & Rehabilitation, L.R. A-III Branch, "NABANNA", 325, Sarat Chatterjee Road, P.O. - Shibpur, Dist. Howrah - 711102.

Sir,

In reference to the "Sub" & "Ref" cited above, this is for your kind information that Land & Land Reforms Department, vide memo under reference, has accorded sanction for Freehold Settlement of 0.03 acre of Leasehold land at Plot No. 1629 at Mouza - Bonhooghly, J.L. No. - 65 under P.S. - Sonarpur in favour of Prudent Infra Realty Pvt. Ltd. for the purpose of developing residential project (Copy enclosed).

As per direction of the Land & Land Reforms Department vide above memo the Lessee has deposited the Conversion Fee of Rs. 81,000/- (Copy enclosed).

The lessee has submitted draft lease deed for registration.

The Draft Deed for Freehold Settlement is being sent to your kind end for vetting and subsequent finalization of the same.

This is for your kind perusal.

Encl : As stated.

Yours faithfully,

Additional District Magistrate and
District Land & Land Reforms Officer,
South 24 Parganas.

Memo No. XVIII / 4316/1

/ LR - SNP - 113 / 2015

Dated 19.09.2024

Copy forwarded to the Director, Prudent Infra Realty Pvt. Ltd., Rawdon Enclave, 1st Floor, 10A, Rawdon Street, Kolkata - 743378 for information.

Additional District Magistrate and
District Land & Land Reforms Officer,
South 24 Parganas.

By No - 1243/24 HM dt. 24.9.24

L.R.C
5040
19-09-24



Government of West Bengal
Office of the Additional District Magistrate &
District Land & Land Reforms Officer, South 24 – Parganas
New Treasury Building (8th & 9th Floor), Alipore, Kolkata – 700 027
Tel. No. 2479-1955, 2479-2196, Fax – 2449-4820

Memo No. XVIII / 4316

/ LR – SNP – 113 / 2015

Dated 19.09.2024

From :

Additional District Magistrate and
District Land & Land Reforms Officer,
South 24 Parganas.

ADLS (DB)

To :

The Additional Secretary to the Govt. of West Bengal,
Department of Land & Land Reforms and Refugee Relief & Rehabilitation,
'NABANNA'
325, Sarat Chatterjee Road,
P.O. Shibpur,
Dist. Howrah – 711102.

AS (USR) 20/09/24
UDA (SG) 23/09/24



Sub : Regarding Freehold Settlement of 0.03 acre of Leasehold land at Plot No. 1629 at Mouza – Bonhooghly, J.L. No. – 65 under P.S. – Sonarpur in favour of Prudent Infra Realty Pvt. Ltd. for the purpose of developing residential project.

Ref : Memo No. 2742-GE(M)/1L-274/2015 dated 29.07.2024 of the Addl. Secretary to the Government of West Bengal, Department of Land & Land Reforms and Refugee Relief & Rehabilitation, L.R. A-III Branch, "NABANNA", 325, Sarat Chatterjee Road, P.O. – Shibpur, Dist. Howrah – 711102.

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Yours faithfully,

Additional District Magistrate and
District Land & Land Reforms Officer,
South 24 Parganas.

Memo No. XVIII / 4316/1

/ LR – SNP – 113 / 2015

Dated 19.09.2024

Copy forwarded to the Director, Prudent Infra Realty Pvt. Ltd., Rawdon Enclave, 1st Floor, 10A, Rawdon Street, Kolkata – 743378 for information.

Additional District Magistrate and
District Land & Land Reforms Officer,
South 24 Parganas.



ভারত সরকার
 Unique Identification Authority of India
 Government of India

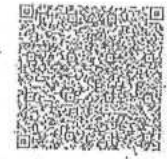
অপিসক্রিপ্টর আই ডি / Enrollment No. : 1190/30101/00312

To
 Haridas Sardar
 ব্রহ্মদাস সর্দার
 S/O: Bhramar Sardar
 Sarberia
 Sarberia
 Sarberia, South 24 Parganas
 West Bengal - 743385

07/05/2014



KL913978863FT
 91397886



আপনার আধার সংখ্যা / Your Aadhaar No. :

8116 7641 8656

আধার - সাধারণ মানুষের অধিকার



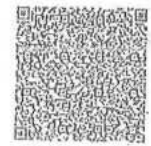
ভারত সরকার
 Government of India



ব্রহ্মদাস সর্দার
 Haridas Sardar
 পিতা : ভ্রামর সর্দার
 Father : Bhramar Sardar

জন্মতারিখ / DOB: 25/10/1980
 পুরুষ / Male

8116 7641 8656



আধার - সাধারণ মানুষের অধিকার

Handwritten signature

Handwritten signature

Major Information of the Deed

Deed No :	I-1603-17942/2024	Date of Registration	28/10/2024
Query No / Year	1603-2002717188/2024	Office where deed is registered	
Query Date	23/10/2024 5:19:09 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Haridas Sardar 10A, Rawdon Street, 1st Floor, Thana : Shakespeare Sarani, District : Kolkata, WEST BENGAL, PIN - 700017, Mobile No. : 9830032337, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0152] Sale, Conversion of Leasehold interest to Freehold interest	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 81,000/-	Rs. 3,60,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,170/- (Article:23)	Rs. 856/- (Article:A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANHOOGHLY-II, Mouza: Banhoogly, JI No: 0, Pin Code : 700103

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-1629 (RS :-)	LR-1	Bastu	Shali	3 Dec	81,000/-	3,60,000/-	Property is on Road
Grand Total :					3Dec	81,000 /-	3,60,000 /-	




Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	THE GOVERNMENT OF WEST BENGAL NEW TREASURY BUILDING,8TH FLOOR25, BELVEDERE ROAD,ALIPORE, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 , State Government Office,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative




Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PRUDENT INFREAREALTY PRIVATE LIMITED 10A, RAWDON STREET,,1ST FLOOR, City:- Not Specified, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX9 , PAN No.:: AAxxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RAVINDRA KHAITAN (Presentant) Son of Late RATANLAL KHAITAN Date of Execution - 28/10/2024, , Admitted by: Self, Date of Admission: 28/10/2024, Place of Admission of Execution: Office	 Oct 28 2024 2:24PM	 Captured LTI 28/10/2024	 28/10/2024
10A, RAWDON STREET,1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: AFxxxxxx8R, Aadhaar No: 37xxxxxxxx7108 Status : Representative, Representative of : PRUDENT INFREAREALTY PRIVATE LIMITED (as Director)				
2	Mr SADDAM NAVAS Son of A NAVAS ALIPORE TREASURY BUILDING , 8TH FLOOR,25, BELVEDERE ROAD,, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Government Service, Citizen of: India, , State Government Office,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : THE GOVERNMENT OF WEST BENGAL (as ADM&DL&LRO)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr HARIDAS SARDAR Son of Late B SARDAR VILLAGE SARBERIA, City:- , P.O:- SARBERIA, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743385	 28/10/2024	 Captured 28/10/2024	 28/10/2024
Identifier Of Mr RAVINDRA KHAITAN, Mr SADDAM NAVAS			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	THE GOVERNMENT OF WEST BENGAL	PRUDENT INFREAREALTY PRIVATE LIMITED-3 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANHOOGHLY-II, Mouza: Banhoogly, JI No: 0, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1629, LR Khatian No:- 1		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160317942 / 2024

On 28-10-2024

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 12:58 hrs on 28-10-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr RAVINDRA KHAITAN ,.

Admission Execution (for exempted person)

Execution by Mr SADDAM NAVAS, , ADM&DL&LRO, THE GOVERNMENT OF WEST BENGAL (Others), NEW TREASURY BUILDING,8TH FLOOR25, BELVEDERE ROAD,ALIPORE, City:- Not Specified, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027

who is exempted FROM his personal appearance in this office under section 88 of Registration Act XVI of 1908, is proved by his seal AND signature.

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

Execution is admitted on 28-10-2024 by Mr RAVINDRA KHAITAN, Director, PRUDENT INFREAREALTY PRIVATE LIMITED (Private Limited Company), 10A, RAWDON STREET,,1ST FLOOR, City:- Not Specified, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr HARIDAS SARDAR, , Son of Late B SARDAR, VILLAGE SARBERIA, P.O: SARBERIA, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743385, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 856.00/- (A(1) = Rs 810.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 824/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/10/2024 1:42PM with Govt. Ref. No: 192024250254480118 on 24-10-2024, Amount Rs: 824/-, Bank: SBI EPay (SBlePay), Ref. No. 6690843512135 on 24-10-2024, Head of Account 0030-03-104-001-16
Online on 28/10/2024 1:00PM with Govt. Ref. No: 192024250257581668 on 28-10-2024, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 2880665393835 on 28-10-2024, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,070/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 4,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 24716, Amount: Rs.100.00/-, Date of Purchase: 23/08/2024, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/10/2024 1:42PM with Govt. Ref. No: 192024250254480118 on 24-10-2024, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 6690843512135 on 24-10-2024, Head of Account
Online on 28/10/2024 1:00PM with Govt. Ref. No: 192024250257581668 on 28-10-2024, Amount Rs: 4,070/-, Bank: SBI EPay (SBlePay), Ref. No. 2880665393835 on 28-10-2024, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 458374 to 458392

being No 160317942 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.10.28 16:06:42 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 28/10/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.