

01149/21

VC-2906/21 (5)

D 10946/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AK 997440

Certified that the instrument is admitted to registration, the stamp duty sheets and the enclosed photographs attached with the document are the part of this document.

District Sub-Register-III  
Alipore South 24-Parganas  
62. 11.2021

28/10/21  
6.48  
6-2/215-4429

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE made this 28<sup>th</sup> day of October 2021

BY AND BETWEEN:

**MATHURANARESH APARTMENTS PVT. LTD. (PAN AAGCM4891G)**, a company within the meaning of the Companies Act, 1956 having its registered office situated at 7,Chittaranjan Avenue, 3<sup>rd</sup> Floor, P.O: Princep Street & P.S: Bowbazar, Kolkata – 700 072 represented by its Director **SOHAN JHA (PAN AJXPJ5695A & AADHAAR No. 2634 9264 4121)**, son of Mayanand Jha, residing at 2H/3A Ghore Bibi Lane, P.O: Kankurgachi & P.S: Phoolbagan, Kolkata- 700 054, hereinafter referred to as the **"VENDOR"** (which term or expression shall unless excluded by or repugnant to the subject or context mean and include its respective successors-in-interest and assigns) of the **ONE PART**

RAVAKAR DAS  
S/o Mr. S. Das  
Vill. Habgram, Ghanspur  
P.O. Habgram, P.S. Ghanspur  
Dist. Howrah, Pin- 711316

126188

Name: D. Chowdhury (Adv.)  
Alipore Judges Court  
Kolkata - 27

Address: [Redacted]

Rs. [Redacted]

Noted on: [Redacted]

11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Date: [Redacted]

For: [Redacted]

By: [Redacted]

8123

[Redacted]

For Mathuramaram Apartments Pvt. Ltd.

Sohan Jha

Authorized Signatory/Director

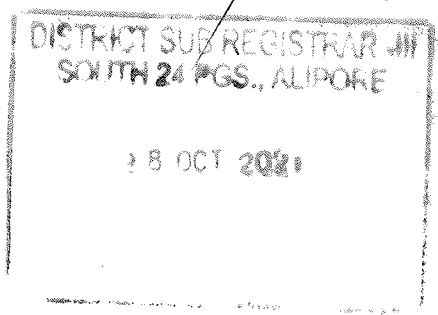


2906

For Urigadrihah Ni-Rise Pvt. Ltd.

Aditya Sedani

Director



8128

PRAVAKAR DAS

S/o Mr. S. Das  
Vill- Nabagram, Shyampur  
P.O.- Nabagram, P.S.-Shyampur  
Dist.- Howrah, Pin- 711315

## AND

**MRIGADRISHTI HI-RISE PRIVATE LIMITED (PAN AAMCM0416H)**, a company within the meaning of the Companies Act, 1956 having its registered office situated at 7, Chittaranjan Avenue, 1st Floor, P.O: Princep Street & P.S: Bowbazar, Kolkata – 700 072 and represented by its Director **ADITYA SADANI (PAN DOWPS3743M & AADHAAR No. 863283721432)**, son of Bhairu Ratan Sadani, residing at 20, Ratan Sarkar Garden Street, P.O: Kalakar Street & P.S: Posta, Kolkata- 700007, hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context mean and include its respective successors-in-interest and assigns) of the **OTHER PART**.

WHEREAS:

A. The Vendor has, represented to the Purchaser that:

- (i) the Vendor along with Bengal Salarpuria Eden Infrastructure Development Company Pvt. Ltd. are the joint owners of ALL THAT the piece and parcel of land admeasuring 61 decimals comprised in RS Dag No. 4815 and LR Dag No. 4835 under L.R Khatian No. 5367 and 5626 at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal (more fully described in the **First Schedule** hereto and as demarcated and delineated on the plan annexed hereto and hereinafter referred to as the "**said Entire Land**").
- (ii) the Vendor is the lawful owner of ALL THAT the land measuring 36.60 decimals out of the Entire Land (**Vendor's Share**)
- (iii) the said Entire Land was recorded/mutated in the name of the Vendor and Bengal Salarpuria Eden Infrastructure Development Company Pvt. Ltd. by the concerned BL&LRO.
- (iv) The said Land is as on date recorded and classified as sali land.
- (v) The Vendor is desirous to sell parts and portions out of the Vendor's Share in the Entire Land being ALL THAT the piece and parcel of land admeasuring 10 decimals out of 61 decimals comprised in RS Dag No. 4815 and LR Dag No. 4835 under L.R Khatian No. 5626 at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal (more fully described in the **Second Schedule** hereto and hereinafter referred to as the "**said Land/Property**")

B. The Vendor hereby, further declare and represent to the Purchaser as under:-

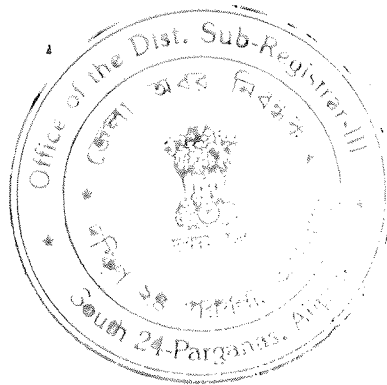
13



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SOUTH 24 PGS., ALLI PORE  
28 OCT 2021

- (i) The Vendor came to absolutely own and possess the said Land having free, good, clear and marketable title and that no person other than the Vendor has any right, title, interest in or claim over the said Land/Property.
- (ii) There exists no acquisition/requisition proceedings pending or concluded before any Governmental/ Statutory authority, distress, court order or other attachment, charging order, garnishee order, recovery proceedings as arrears of land revenue, liens, charges, lispendens, clogs and hindrances, minor claims or otherwise, execution or other process which a court or recovery officer or similar body or authority may use to prejudice the marketability and clear title of the Purchaser after the execution of this Deed or create any restriction of any nature on the transfer of the said Property or any part thereof in the manner contemplated herein, with regard to payment of any debt, tax, maintenance, duty, cess or outstanding, of any nature whatsoever in respect of the said Property;
- (iii) There are no pending disputes, actions, claims or demands with any third parties, including adjoining or neighbouring owners, with respect to the said Property or any boundary walls and fences, or with respect to any easement, right or means of access thereto or their use and occupation or in relation to any neighbouring properties or its use or occupation;
- (iv) There is no other matter, which adversely affects the value or use of the said Property or its user or enjoyment or casts any doubt on the Vendor's rights over the said Property, and which has not been disclosed to the Purchaser;
- (v) That the Vendor has paid and/or shall pay all taxes, land revenues and other outgoings payable up to the date of execution of these presents;
- (vi) That the Vendor is a company duly organised, validly existing and in good standing under the applicable laws;
- (vii) That the Vendor has not entered into any Agreement for sale and transfer, nor the Vendor's have created any interest of a third party into or upon the said Property or any part or portion thereof;
- (viii) That the Vendor has good clear and marketable title to the said Property, free from all encumbrances, mortgages, charges, claims, demands, leases, tenancies, licenses, occupancy rights, trusts, debutter, waqf, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vesting, alignment, easements, lispendens, injunctions, vesting, court orders and liabilities whatsoever;



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- (ix) That there are no insolvency notices or petitions or proceedings pending against the Vendor;
  - (x) That the Vendor has not concealed or suppressed any material defect in the said Property;
  - (xi) That the said Property or any part thereof is not affected and/or vested under any applicable ceiling laws including the Urban Land (Ceiling and Regulation) Act, 1976;
  - (xii) That no certificate proceeding and/or notice of attachment have been instituted and/or levied and/or served on the Vendor or their predecessors-in-title under any law including the Income Tax Act, 1961 and no notice has been served on the Vendor or their predecessors in title for the acquisition or requisition of the said Property or any part thereof under any law or Act and/or Rule and no suit(s) and/or proceeding(s) is or are pending in any Court of law affecting the said Property and/or any part thereof nor the same has been lying attached under any writ of attachment of any Court or Statutory Authority; and
  - (xiii) That there is no legal bar, impediment in holding and/or transferring or otherwise against the Vendor for selling the said Property to the Purchaser in the manner herein contained.
- C. Relying on the aforesaid representations made by the Vendor, the Purchaser have come forward to purchase for valuable consideration, the said Property and all other rights attached thereto free from all encumbrances and the Vendor and the Purchaser now wish to execute this Deed, to convey the said Property to the Purchaser on the terms and conditions set out hereunder.
- D. In pursuance of the aforesaid agreement the Vendor is executing this Deed in favour of the Purchaser.

**NOW THIS DEED WITNESSETH as follows:-**

- I. In pursuance of the afore stated agreement and in consideration of the sum of **Rs. 10,15,000/- (Rupees Ten Lacs Fifteen Thousand only)** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor being the full consideration money agreed to be paid (the receipt whereof the Vendor do hereby as also by the receipts and memos hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof do hereby acquit release and discharge the Purchaser as well as the said Property hereby absolutely and permanently sold transferred and conveyed), the Vendor do hereby indefeasibly grant, sell, transfer, convey, assign and assure to and unto the Purchaser absolutely and forever, at the request of the Purchaser, ALL THAT the piece and parcel of land admeasuring 10 decimals out of 61 decimals comprised in RS Dag No. 4815 and LR Dag No. 4835

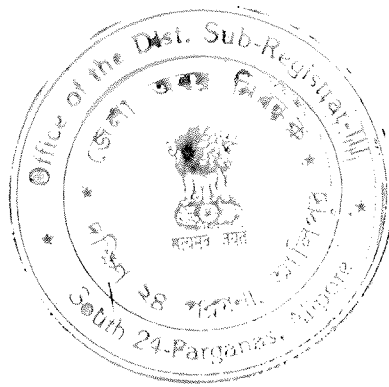


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under L.R Khatian No. 5626 at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal (more fully described in the **Second Schedule** hereto) and hereinafter referred to as the “**said Property**”) out of the said Entire Land, Together With all benefits and advantages of ancient and other rights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said Property or any part or portion thereof belonging to or in anywise appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertaining thereto And all the rights and properties hereby sold transferred and conveyed is hereinafter referred to as the said Property **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said Property and of any and every part thereof And all the legal incidences thereof And all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of the Vendor into or upon and/or in respect of the said Property or any and every part or portion thereof herein comprised and hereby sold granted conveyed and transferred Together With all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concerning the said Property or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit both at law or in equity **TO HAVE AND TO HOLD** the said Property hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances whatsoever.

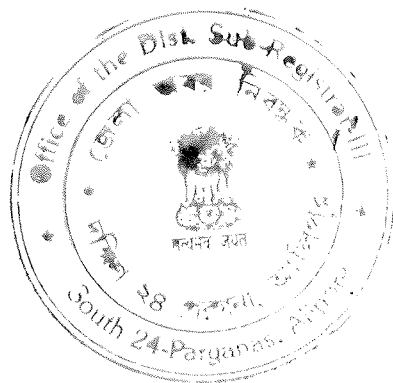
- II. The Recitals set forth hereinabove forms an integral part of this Deed.
- III. The Vendor and each one of them declare, confirm and covenant with and represent and warrant to the Purchaser as under:-
  - (a) THAT notwithstanding any act deed matter or thing whatsoever by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents are the absolute and lawful owner of and/or otherwise well and sufficiently entitled to the said Property hereby granted sold/ conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void and the same;
  - (b) THAT the Vendor now have valid legal right full and absolute power to grant sell convey transfer assure and assign the said Property and/or the right title interest into or upon the said Property hereby granted sold



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conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner as aforesaid;

- (c) THAT the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the said Property and receive and take the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from under or in trust for any of their predecessors in title or any one of them;
- (d) THAT all rates taxes and other impositions and/or outgoings payable in respect of the said Property up to the date of execution of these presents as and when assessed by any of the authorities concerned shall be payable by the Vendor and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser;
- (e) THAT no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act, 1961 against Vendor and/or the said Property;
- (f) THAT no acquisition and/or requisition have been initiated or pending over and in respect the said Property or any part or portion thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed thereunder;
- (g) THAT the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever or howsoever into or upon the said Property or any part or portion thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said Property and every part or portion thereof unto and to the use of the Purchaser as shall or may be reasonably required;
- (h) That the Vendor has handed over all relevant original/copies documents, revenue records, tax paid receipts, etc. pertaining to the said Property on the date of execution of these presents to the Purchaser. The Vendor further agree and undertake to handover such original documents as may be requisitioned by the Purchaser or that may be subsequently found to be in the possession and/or the custody of the Vendor; and
- (i) That the Vendor undertakes to co-operate with the Purchaser and



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provide necessary support and sign and execute all or any documents so as to enable the Purchaser to get all concerned government records duly transferred in its name and to reflect the names of the Purchaser as the owner of the said Property in all concerned government records.

- IV. On or before execution hereof the Vendor has put the Purchaser in quiet, vacant and peaceful physical possession of the said Property, the receipt whereof the Purchaser and each of them do hereby admit, acknowledge and confirm, and it shall be lawful for the Purchaser from time to time or at all times thereafter to peacefully and quietly hold, occupy, possess and enjoy the said Property hereby transferred, granted and assured for their use and benefit without any suit, lawful eviction, interruption, claim, objection and/or demand whatsoever, from or by the Vendor or their respective successors or from any person lawfully or equitably claiming or to claim by, from under or in trust for them.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**  
 ("the said Entire Land")

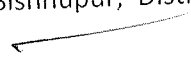
ALL THAT the piece and parcel of land admeasuring 61 decimals comprised in RS Dag No. 4815 and LR Dag No. 4835 at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal and delineated on the plan annexed hereto and butted and bounded as follows:

NORTH: By L.R Dag No. 4834  
 SOUTH: By L.R Dag No. 4836, 4837 & 4838  
 EAST: By L.R Dag No. 4846 & 4839  
 WEST: By L.R Dag No. 4832



**THE SECOND SCHEDULE ABOVE REFERRED TO:**  
 ("the said Property/Land")

ALL THAT the undivided piece and parcel of land admeasuring 10 decimals out of 61 decimals comprised in RS Dag No. 4815 and LR Dag No. 4835 under L.R Khatian No. 5626 at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal



**[FOLLOWING PAGES ARE EXECUTION PAGES]**

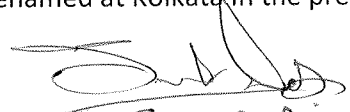




DISTRICT SUB REGISTRAR - III  
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**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and signatures the day month and year first above written.

**EXECUTED AND DELIVERED** by the **VENDOR** abovenamed at Kolkata in the presence of:

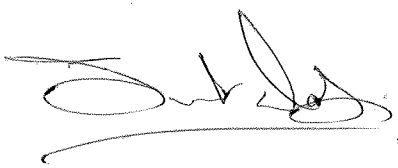
1   
S.C.A. Aie  
Kolkata 72

2 Arup Ghosh  
85, A Sarat Bose Rd.  
KOL-26

For Mathuramresh Apartments Pvt. Ltd.

  
Authorised Signatory/Director


**EXECUTED AND DELIVERED** by the **PURCHASER** abovenamed at Kolkata in the presence of:

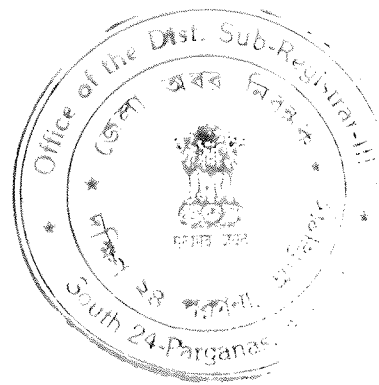
1 

2 Arup Ghosh

For Mrigadrishti Hi-Rise Pvt. Ltd.

Aditya Sadani  
Director

  
**Abhishek Roy**  
Advocate  
Alipore Judges Court  
Enrollment No. F/2047/1780/2019



DISTRICT SUB-REGISTRAR-II  
SOUTH 24 PARGANAS, HOOGHLY

28 OCT 2021



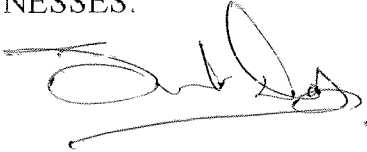
### MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the agreed sum of Rs. **10,15,000/-** (**Rupees Ten Lacs Fifty Thousands**) only towards the full consideration money of this Deed, as per Memo below:-

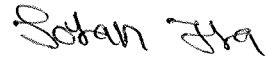
| SL. NO.      | By or out of Cash/ Cheque Number | Date       | Bank, Branch  | Amount (in Rupees) |
|--------------|----------------------------------|------------|---|--------------------|
| 1.           | 315015                           | 25/10/2021 | The Federal Bank Limited, Kolkata/C.R Avenue Branch | 10,15,000/-        |
| <b>Total</b> |                                  |            |   | 10,15,000/-        |

WITNESSES:

1.



For Mathuranaresh Apartments Pvt. Ltd.



Authorised Signatory/Director

-----  
SIGNATURE OF THE VENDOR

2. Anup Ghosh

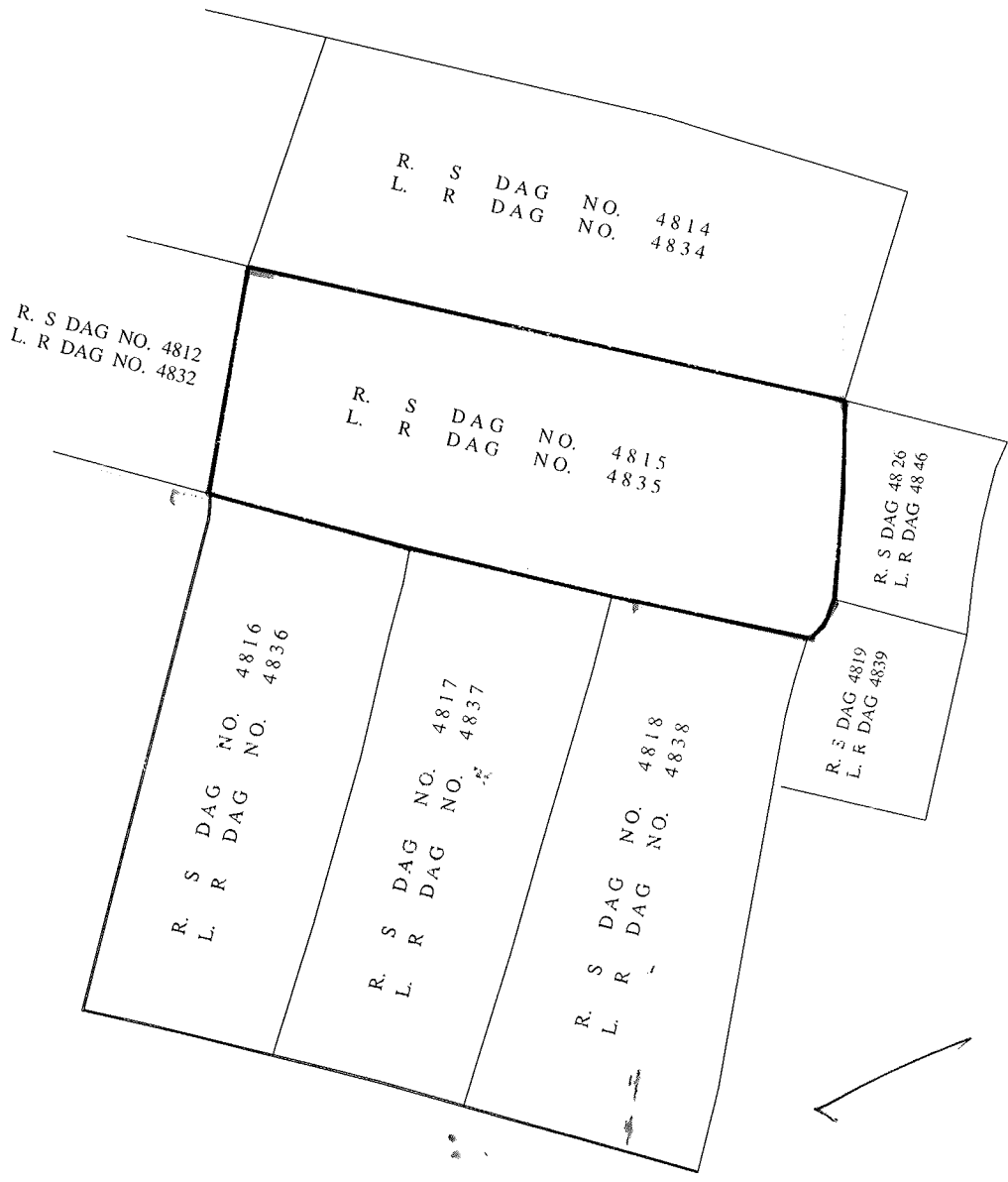




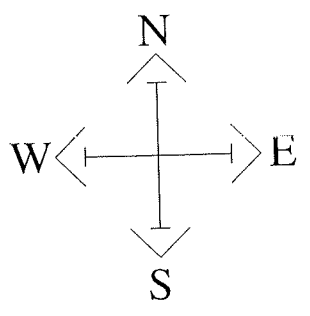
DISTRICT SUB REGISTRAR - III  
SOUTH 24 PGS., ALIPORE

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Plan for RS Dag No. 4815 and LR Dag No. 4835 under L.R Khatian No. 5367 at  
 Mouza - Rashpunja, P.S - Bishnupur, District - South 24 Parganas, West Bengal



NORTH: By L.R Dag No. 4834  
 SOUTH: By L.R Dag No. 4836, 4837 & 4838  
 EAST: By L.R Dag No. 4846 & 4839  
 WEST: By L.R Dag No. 4832

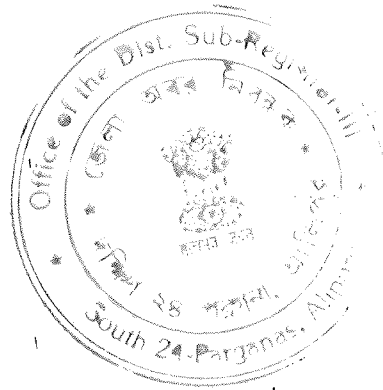


For Mathurenresh Apartments Pvt. Ltd.

*Sohan Jha*  
 Authorised Signatory/Director

For Mrigadrishti HI-Rise Pvt. Ltd.

*Aditya Saha*  
 Director



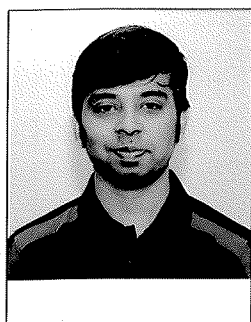
DISTRICT SUB REGISTRAR - III  
SOUTH 24 PGS., ALIPORE  
28 OCT 2021

# SPECIMEN FORM FOR TEN FINGERPRINTS



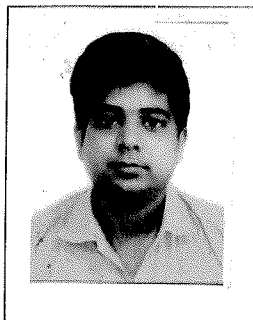
Sohan Jha

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



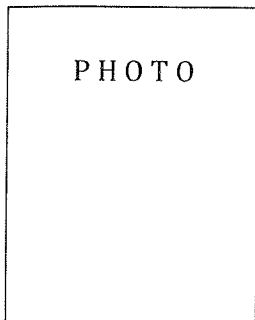
Aditya Sodani

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

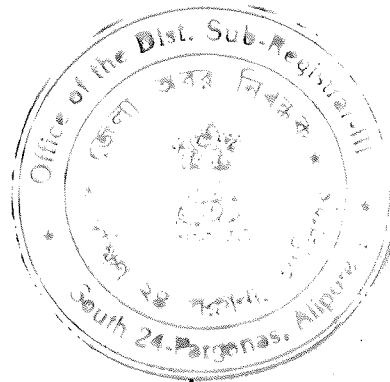


Bharat Das

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



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



DISTRICT SUB REGISTRAR -III  
SOUTH 24 PGS., ALIPORE

28 OCT 2021

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

MATHURANARESH APARTMENTS  
PRIVATE LIMITED

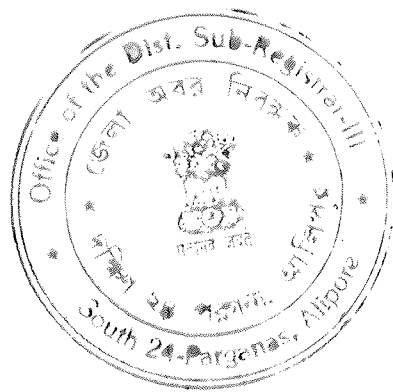


19/04/2010

Permanent Account Number

AAGCM4891G

1052010





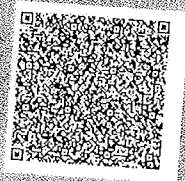
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

स्थायी लेखा-संख्या कार्ड  
Permanent Account Number Card

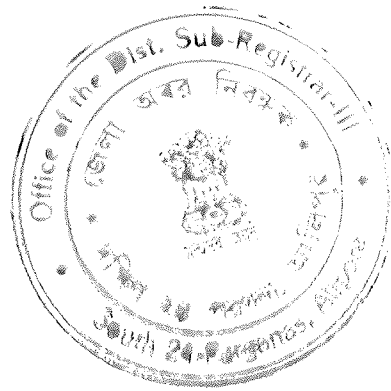
AAMCM0416H



पति/नाम  
MRIGABRISHTHIRISEPRIVATELIMITED

निगम/पंजीकृत तिथि  
Date of Incorporation/Registration  
31/08/2018

02682668





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

नामांकन क्रम / Enrollment No 1007/60802/00161

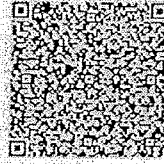
26/08/2011

To,  
सोहन झा  
Sohan Jha  
S/O Mayanand Jha  
2H/3A,  
GHORE BIBI LANE  
PHOOLBAGAN  
Kankurgachi S.O  
Kankurgachi Kolkata  
West Bengal 700054  
9874237087

Ref: 1155 / 22E / 1166838 / 1166988 / P



UE509603126IN



आपका आधार क्रमांक / Your Aadhaar No. :

**2634 9264 4121**

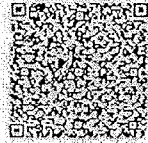
आधार — आम आदमी का अधिकार



भारत सरकार  
GOVERNMENT OF INDIA

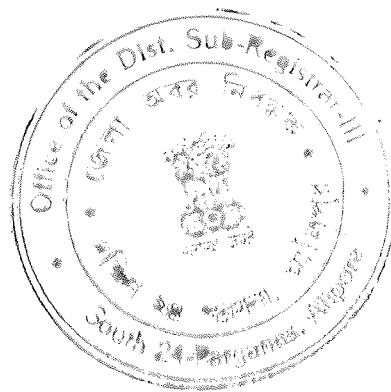


सोहन झा  
Sohan Jha  
जन्म वर्ष / Year of Birth : 1986  
पुरुष / Male



2634 9264 4121

आधार — आम आदमी का अधिकार



विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

SOHAN JHA

MAYANAND JHA

14/11/1986

Permanent Account Number

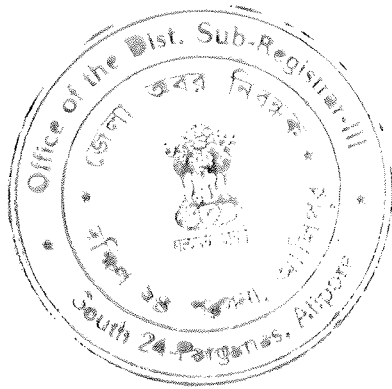
AJXPJ5695A

*Sohan Jha*

Signature



2008



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ADITYA SADANI

BHAIRU RATAN SADANI

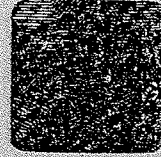
06/11/1987

Permanent Account Number

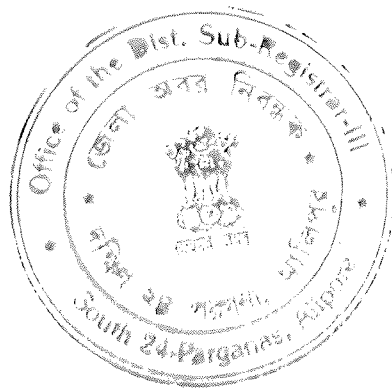
DOWPS3743M

*Aditya Sadani*

Signature



12082011



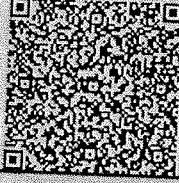




भारत सरकार  
GOVERNMENT OF INDIA

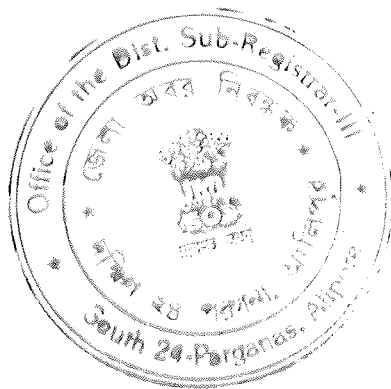


आदित्य सदानी  
Aditya Sadani  
जन्म तिथि/DOB: 06/11/1987  
पुरुष/ MALE



8632 8372 1432

आधार - आम आदमी का अधिकार

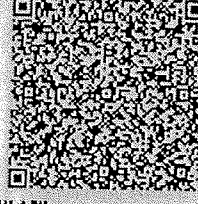




भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

20, आरएटीएमएम एमएमआरकेगआर जीएमआरडीएमएम  
एमएमटीआर ईईटी, बरबज़ार एच.ओ, कोल्कता,  
वेस्ट बंगाल - 700007



Address:

20, RATAN SARKAR GARDEN STREET,  
Barabazar H.O, Kolkata,  
West Bengal - 700007



1947  
1800 300 1947

help@uidai.gov.in www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001





ভারতের নির্বাচন কমিশন  
 परिचय पत्र  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD



নির্বাচকের নাম : শঙ্কর দাস

পিতার নাম : শঙ্কর দাস

Father's Name : Shankar Das

লিঙ্গ/Sex : পু. M

জন্ম তারিখ  
 Date of Birth : 01/05/1991

YTZ1066429

১৯৯১ সালের ০১ মে ০১ তারিখে জন্মগ্রহণ করেছেন

Address  
 NADAPUR  
 SHYAMPUR, HOWRAH 711315

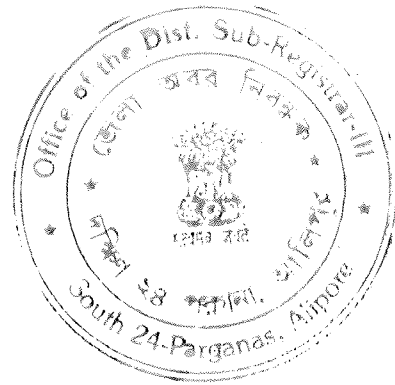
Date: 28/09/2010

১৯৯১ সালের ০১ মে ০১ তারিখে জন্মগ্রহণ করেছেন

Registration Officer for  
 176-Jadaha Dakshin Constituency

ভাঙ্গা বিধানসভা কেন্দ্রের ১৭৬-জাড়া দক্ষিণ বিধানসভা কেন্দ্রের  
 ১৯৯১ সালের ০১ মে ০১ তারিখে জন্মগ্রহণ করেছেন  
 ১৯৯১ সালের ০১ মে ০১ তারিখে জন্মগ্রহণ করেছেন

3



## Major Information of the Deed

|   |   |                                 |            |
|---|---|---------------------------------|------------|
| Deed No :                               | I-1603-10946/2021   | Date of Registration            | 02/11/2021 |
| Query No / Year                         | 1603-2002154429/2021  | Office where deed is registered |            |
| Query Date                              | 22/10/2021 8:21:35 PM   | 1603-2002154429/2021            |            |
| Applicant Name, Address & Other Details | PRAVAKAR DAS<br>85A, Sarat Bose Road, Jyoti Vihar, 3rd Floor, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 7501785960, Status :Solicitor firm |                                 |            |
| Transaction                             | Additional Transaction  |                                 |            |
| [0101] Sale, Sale Document              | [4308] Other than Immovable Property, Agreement [No of Agreement : 2]   |                                 |            |
| Set Forth value                         | Market Value  |                                 |            |
| Rs. 10,15,000/-                         | Rs. 11,25,000/-   |                                 |            |
| Stampduty Paid(SD)                      | Registration Fee Paid   |                                 |            |
| Rs. 33,870/- (Article:23)               | Rs. 11,296/- (Article:A(1), E)  |                                 |            |
| Remarks                                 |   |                                 |            |

### Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Raspunj, JI No: 15, Pin Code : 700104

| Sch No               | Plot Number         | Khatian Number | Land Use Proposed | ROR   | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|---------------------|----------------|-------------------|-------|--------------|-------------------------|-----------------------|---------------|
| L1                   | LR-4835<br>(RS :- ) | LR-5626        | Bastu             | Shali | 10 Dec       | 10,15,000/-             | 11,25,000/-           |               |
| <b>Grand Total :</b> |                     |                |                   |       | <b>10Dec</b> | <b>10,15,000 /-</b>     | <b>11,25,000 /-</b>   |               |

### Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>MATHURANARESH APARTMENTS PVT. LTD.</b><br>7,Chittaranjan Avenue, 3rd Floor, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072 , PAN No.:: AAxxxxx1G,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     | <b>MRIGADRISHTI HI-RISE PRIVATE LIMITED</b><br>7, Chittaranjan Avenue, 1st Floor, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072 , PAN No.:: AAxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |





**Representative Details :**

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Mr SOHAN JHA (Presentant )</b><br>Son of Mr Mayanand Jha 2H/3A Ghore Bibi Lane, City:- , P.O:- Kankurgachi, P.S:-Phulbagan, District:- Kolkata, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AJxxxxxx5A, Aadhaar No: 26xxxxxxxx4121 Status : Representative, Representative of : MATHURANARESH APARTMENTS PVT. LTD. (as Director)       |
| 2     | <b>Mr ADITYA SADANI</b><br>Son of Mr Bhairu Ratan Sadani 20, Ratan Sarkar Garden Street, City:- , P.O:- Kalakar Street, P.S:-Posta, District:-Kolkata, West Bengal, India, PIN:- 700007, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: DOxxxxxx3M, Aadhaar No: 86xxxxxxxx1432 Status : Representative, Representative of : MRIGADRISHTI HI-RISE PRIVATE LIMITED (as Director) |

**Identifier Details :**

| Name   | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| <b>Mr PRAVAKAR DAS</b><br>Son of Mr SHYANKAR DAS<br>NABAGRAM, SHYAMPUR, City:- , P.O:-<br>NABAGRAM, P.S:-Shyampur, District:-<br>Howrah, West Bengal, India, PIN:-<br>711315 |       |              |           |
| Identifier Of Mr SOHAN JHA, Mr ADITYA SADANI   |       |              |           |

**Transfer of property for L1**

| SI.No | From                               | To. with area (Name-Area)                   |
|-------|------------------------------------|---|
| 1     | MATHURANARESH APARTMENTS PVT. LTD. | MRIGADRISHTI HI-RISE PRIVATE LIMITED-10 Dec |

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Raspunj, JI No: 15, Pin Code : 700104

| Sch No | Plot & Khatian Number                   | Details Of Land   | Owner name in English as selected by Applicant |
|--------|---|---|--|
| L1     | LR Plot No:- 4835, LR Khatian No:- 5626 | Owner:মথুরা নরেশ এ্যাপার্টমেন্ট প্রাইভেট,<br>Gurdian:লিমিটেড , Address:7, চিত্তরঞ্জন<br>এভিনিউ কোলকাতা- 700 072. ,<br>Classification:শালি, Area:0.37000000<br>Acre, | MATHURANARESH APARTMENTS PVT. LTD.             |



Endorsement For Deed Number : I - 160310946 / 2021

**On 28-10-2021**

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

Presented for registration at 18:48 hrs on 28-10-2021, at the Private residence by Mr SOHAN JHA .

**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 11,25,000/-

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

Execution is admitted on 28-10-2021 by Mr SOHAN JHA, Director, MATHURANARESH APARTMENTS PVT. LTD., 7,Chittaranjan Avenue, 3rd Floor, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072

Identified by Mr PRAVAKAR DAS, , Son of Mr SHYANKAR DAS, NABAGRAM, SHYAMPUR, P.O: NABAGRAM, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Service

Execution is admitted on 28-10-2021 by Mr ADITYA SADANI, Director, MRIGADRISHTI HI-RISE PRIVATE LIMITED, 7, Chittaranjan Avenue, 1st Floor, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072

Identified by Mr PRAVAKAR DAS, , Son of Mr SHYANKAR DAS, NABAGRAM, SHYAMPUR, P.O: NABAGRAM, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Service

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

**On 30-10-2021**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 11,296/- ( A(1) = Rs 11,250/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 11,264/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/10/2021 5:57PM with Govt. Ref. No: 192021220102225151 on 27-10-2021, Amount Rs: 11,264/-, Bank: Bank of Boroda ( BARB0INDIAE), Ref. No. 1259922802 on 27-10-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 33,770/- and Stamp Duty paid by by online = Rs 33,770/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/10/2021 5:57PM with Govt. Ref. No: 192021220102225151 on 27-10-2021, Amount Rs: 33,770/-, Bank: Bank of Boroda ( BARB0INDIAE), Ref. No. 1259922802 on 27-10-2021, 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



**On 02-11-2021**

**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 11,296/- ( A(1) = Rs 11,250/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 33,770/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no AK7440, Amount: Rs.100/-, Date of Purchase: 01/10/2021, Vendor name: Amal Kr Saha



**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 1603-2021, Page from 345607 to 345631  
being No 160310946 for the year 2021.**



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2021.12.01 12:50:39 +05:30  
Reason: Digital Signing of Deed.

**(Debasish Dhar) 2021/12/01 12:50:39 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.**

**(This document is digitally signed.)**