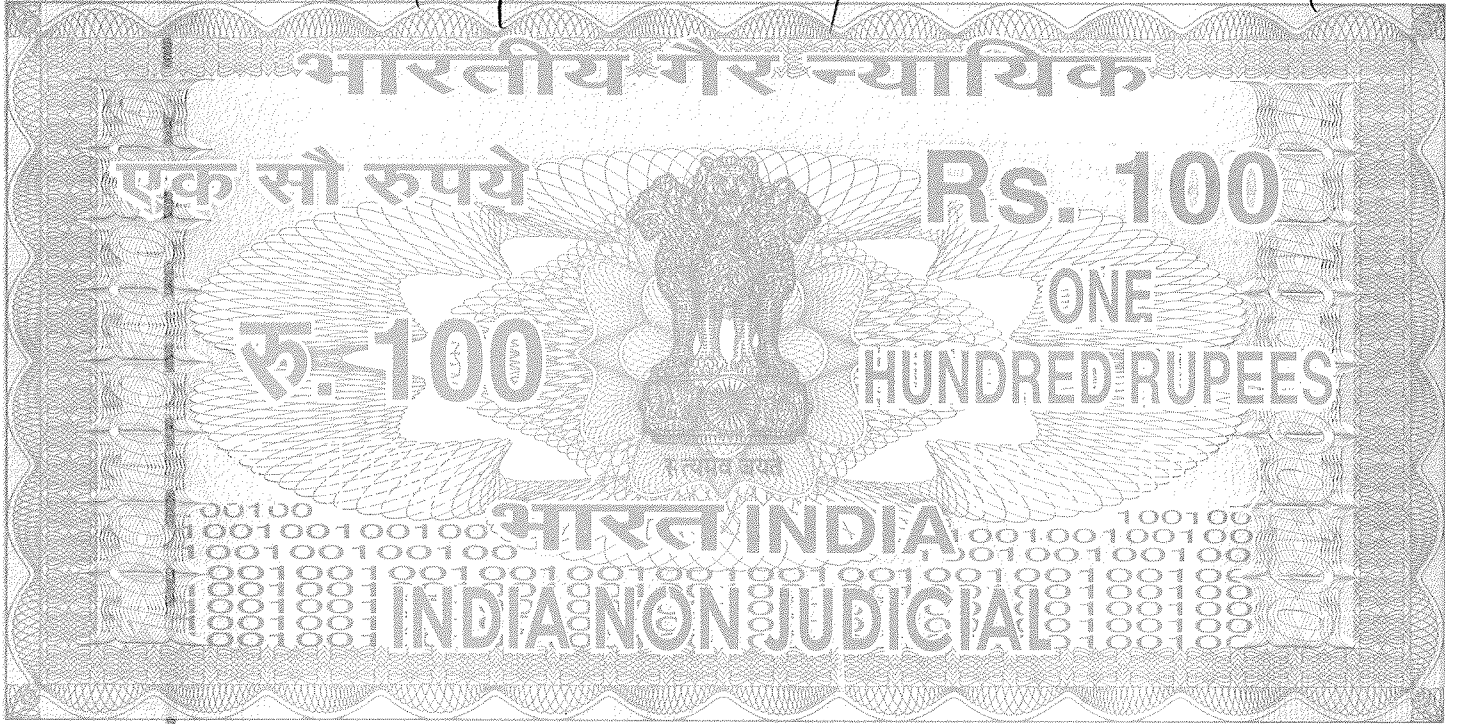


01/10/21 VC-2905/21

I 10948/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AK 997441

Certified that the document is admitted to the register at the end of the day and the document is filed with the office of this office.

28/10/21
6.40
6-2/2153883

District Sub-Register-III
Alipore, South 24-parganas
02.11.2021

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 28th 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, 3rd 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**



PRABHAKAR DAS
S/o Mr. S. Das
Vill - Habiganj, Brahmapur
P.O. - Habiganj, P.S. - Brahmapur
Dist. - Howrah, Pin - 711312

110487

Name: Chowdhury (Mr.)
Alipore Judges Court

Kolkata - 71
Address: [Redacted]

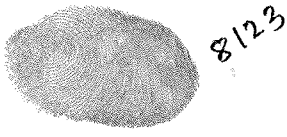
Fis. [Redacted]

Post [Redacted]

Kolkata - 71 [Redacted]

Date: [Redacted]

Sohan Jha



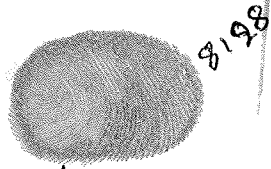
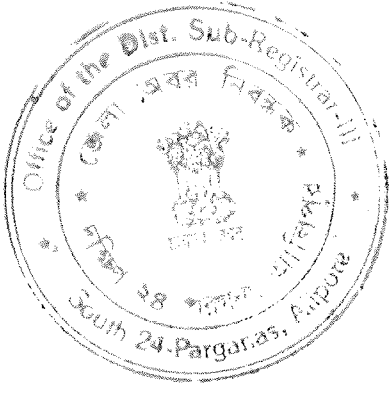
For Mathuranaresh Apartments Pvt. Ltd.

Sohan Jha
Authorized Signatory/Director



For Jyotismat Developers Pvt. Ltd.

Somenath Chatterjee
Director



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE

28 OCT 2021

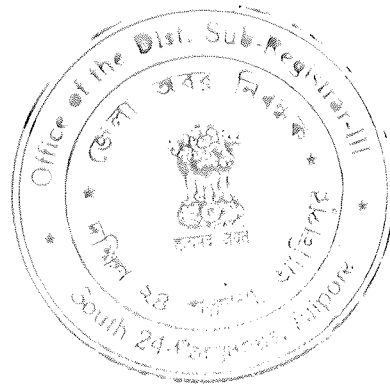
Pravakar Das
PRAVAKAR DAS
S/o Mr. S. Das
VIII- Nabagram, Shyampur
P.O.- Nabagram, P.S.-Shyampur
Dist.- Howrah, Pin- 711315

AND

JYOTISMAT DEVELOPERS PRIVATE LIMITED (PAN AAECJ3413B), 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 Authorised Signatory **SOMENATH CHATTERJEE (PAN APAPC8577P & AADHAAR No. 4069 2352 9636)**, son of Late Amulya Ratan Chatterjee, residing at 2/1, Ramkrishna Pally, P.O: Bhadreswar, & P.S: Bhadreswar, Hooghly - 712124, 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:-



DISTRICT SUB REG. - III
SOUTH 24 PGS., ALIPORE
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, lispensens, 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, lispensens, injunctions, vesting, court orders and liabilities whatsoever;

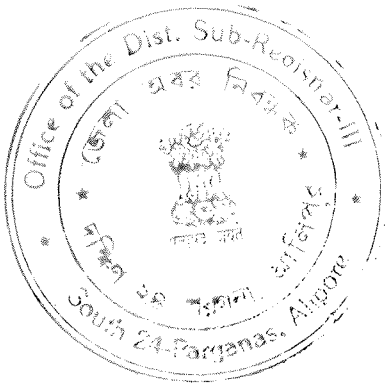


DISTRICT SUB-REGISTRAR - III
SOUTH 24 PGS., ALIPORE
28 OCT 2020

- (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:-

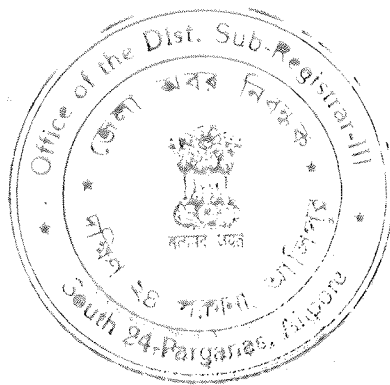
- I. In pursuance of the afore stated agreement and in consideration of the sum of **Rs. 10,15,000/- (Rupees Ten Lacs Fifteen Thousand only)** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor being the full consideration money agreed to be paid (the receipt 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



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

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



DISTRICT SUP. REGISTRAR - III
SOUTH 24 PGS., ALIPORE

28 OCT 2021

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



DISTRICT SUB/REGISTRAR -III
SOUTH 24 PGS., ALIPORE

28 OCT 2021

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")

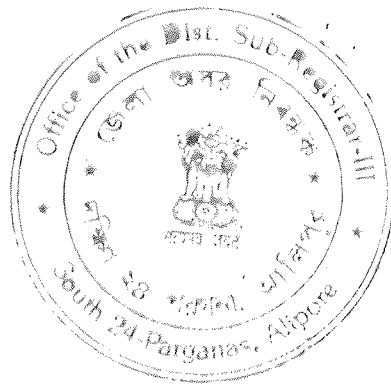
ALL THAT the piece and parcel of land admeasuring 61 decimals comprised in RS Dag No. 4815 and LR Dag No. 4835 at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal and delineated on the plan annexed hereto and butted and bounded as follows:

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


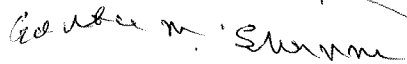
[FOLLOWING PAGES ARE EXECUTION PAGES]



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

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures the day month and year first above written.


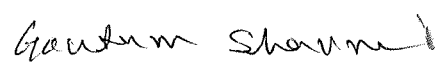
EXECUTED AND DELIVERED by the VENDOR abovenamed at Kolkata in the presence of:


1. 
S. C. Das
KOL-72
2. 
Gautam Sharm

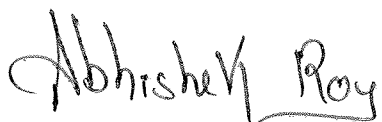
For Mathuranaresh Apartments Pvt. Ltd.

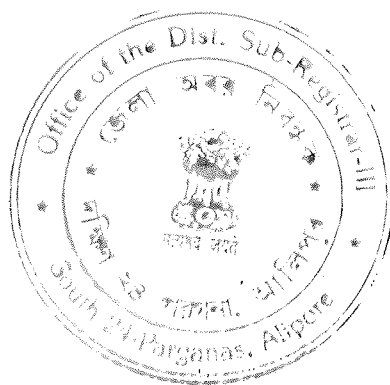
Authorised Signatory/Director

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

1. 
2. 
Gautam Sharm
85A, SARAT BOSE RD
KOL - 700026

For Jyotismat Developers Pvt. Ltd.

Director


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



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE

28 OCT 2024

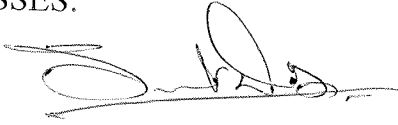
MEMO OF CONSIDERATION

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.	314607	25/10/2021	The Federal Bank Limited, Kolkata/C.R Avenue Branch	10,15,000/-
Total				10,15,000/-

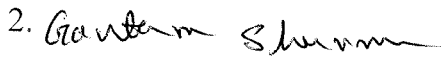
WITNESSES:

1.



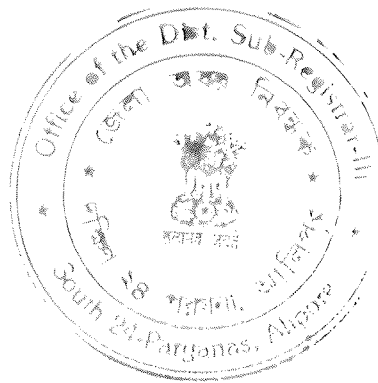
For Mathuranaresh Apartments Pvt. Ltd.


Authorized Signatory/Director

2. 

SIGNATURE OF THE VENDOR

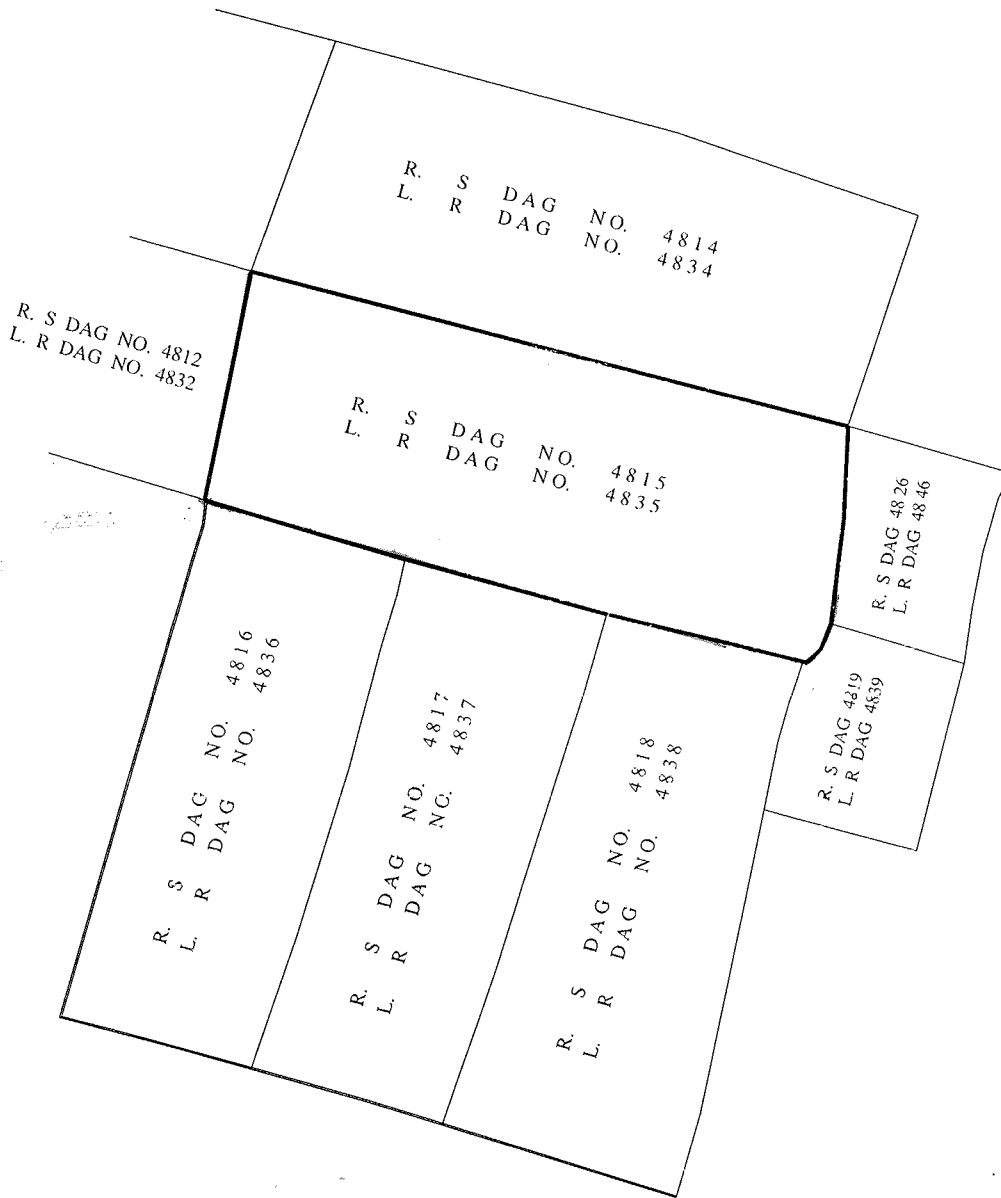




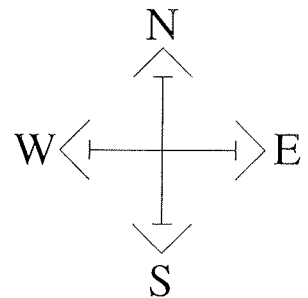
DISTRICT SUB REGISTRAR - III
SOUTH 24 PGS., ALIPORE

28 OCT 2021

**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



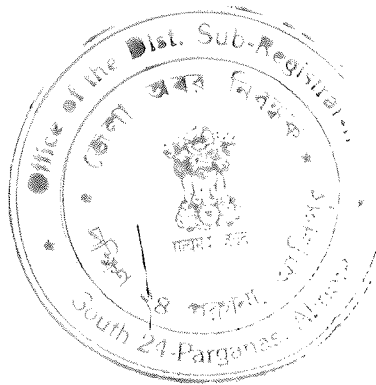
For Mathuranaresh Apartments Pvt. Ltd.

Soban Jha

Authorised Signatory/Director

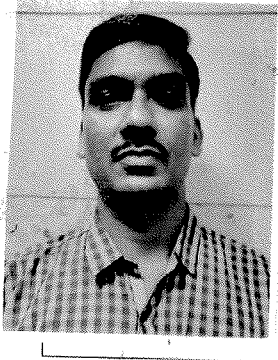
For Jyotismat Developers Pvt. Ltd.

Somenath Banerjee
Director













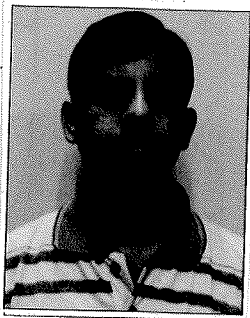
DISTRICT SUB REGISTRAR - III
SOUTH 24 PGS., ALIPUR
28 OCT 2021

SPECIMEN FORM FOR TEN FINGERPRINTS













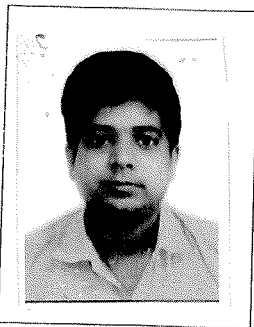
Sohan Arora

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




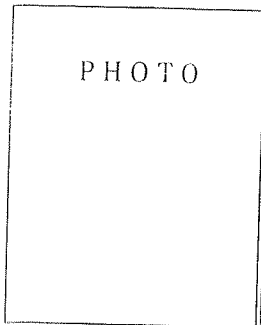
Somen Arora

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



Pravakar Dey

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



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





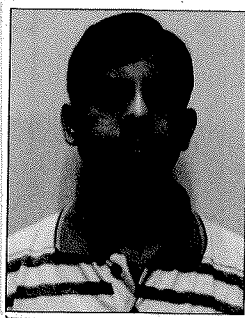
DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE
28 OCT 2021

SPECIMEN FORM FOR TEN FINGERPRINTS



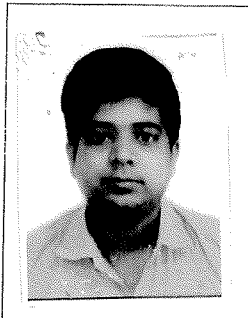
Sobhan Jha

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



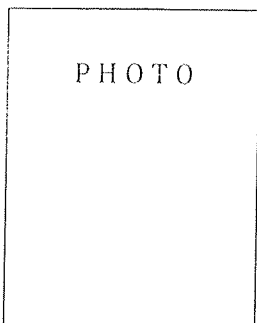
Somenath Chinnaya

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



Pravakar Day

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



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





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

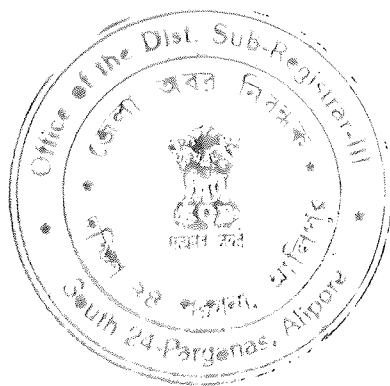


19/04/2010

Permanent Account Number

AAGCM4891G

1052010



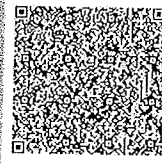
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAECU3413B



पान नाम
JYOTISMAI DEVELOPERS PRIVATE LIMITED

पान/पान संख्या
Date of Incorporation/Formation
17/09/2018

19032018





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No. 1007/60802/00161

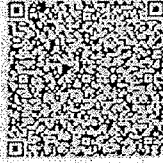
26082011

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

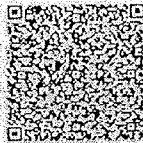
आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA

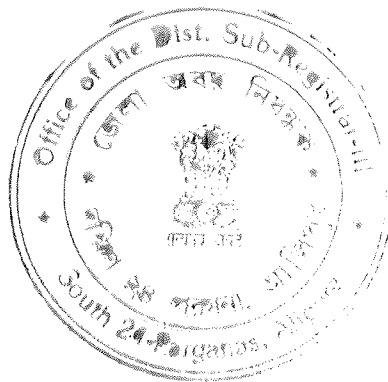


सोहन झा
Sohan Jha
जन्म वर्ष / Year of Birth : 1986
पुरुष / Male



2634 9264 4121

आधार — आम आदमी का अधिकार



वित्त विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOHAN JHA

MAYANAND JHA

14/11/1986

Permanent Account Number

AJXPJ5695A

Sohan Jha
Signature



2008





सत्यमेव जयते
भारत सरकार



आधार

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 0653/49136/00417

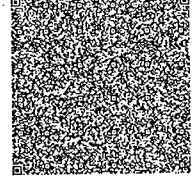
To
Somenath Chatterjee

C/O: Amulya Ratan Chatterjee,
2/1, Ramkrishna Pally,
VTC: Bhadreswar M, PO: Bhadreswar,
Sub District: Hooghly, District: Hooghly,
State: West Bengal, PIN Code: 712124,
Mobile: 8420014034

34307450



KF343074508F1



आपका आधार क्रमांक / Your Aadhaar No. :

4069 2352 9636

मेरा आधार, मेरी पहचान



Issue Date: 26/09/2013



Somenath Chatterjee

DOB: 01/04/1972

Male

4069 2352 9636

मेरा आधार, मेरी पहचान



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOME NATH CHATTERJEE

AMULYA RATAN CHATTERJEE

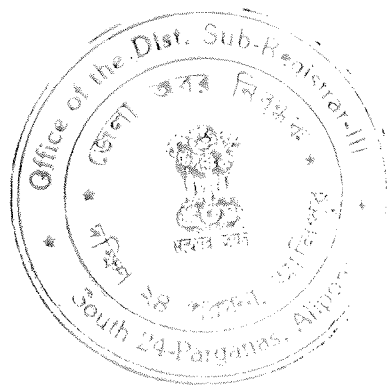
01/04/1972

Permanent Account Number
APAPC8577P

Some Nath
Chatterjee
Signature



01/04/2019





Major Information of the Deed

Deed No :	I-1603-10948/2021	Date of Registration	02/11/2021
Query No / Year	1603-2002153863/2021	Office where deed is registered	
Query Date	22/10/2021 7:21:04 PM	1603-2002153863/2021	
Applicant Name, Address & Other Details	PRAVAKAR DAS 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	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4835 (RS :-)	LR-5626	Bastu	Shali	10 Dec	10,15,000/-	11,25,000/-	
Grand Total :					10Dec	10,15,000 /-	11,25,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MATHURANARESH APARTMENTS PVT. LTD. 7,Chittaranjan Avenue, 3rd Floor, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072 , PAN No.:: AAxxxxxx1G,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	JYOTISMAT DEVELOPERS PRIVATE LIMITED 7, Chittaranjan Avenue 1st Floor, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072 , PAN No.:: AAxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SOHAN JHA (Presentant) 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: Business, Citizen of: India, , PAN No.:: AJxxxxxx5A, Aadhaar No: 26xxxxxxxx4121 Status : Representative, Representative of : MATHURANARESH APARTMENTS PVT. LTD. (as DIRECTOR)
2	Mr SOMENATH CHATTERJEE Son of Late Amulya Ratan Chatterjee 2/1, Ramkrishna Pally, City:- , P.O:- Bhadreswar, P.S:-Bhadreswar, District:-Hooghly, West Bengal, India, PIN:- 712124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx7P, Aadhaar No: 40xxxxxxxx9636 Status : Representative, Representative of : JYOTISMAT DEVELOPERS PRIVATE LIMITED (as Authorised Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRAVAKAR DAS Son of Mr SHANKAR DAS NABAGRAM, SHYAMPUR, City:- , P.O:- NABAGRAM, P.S:-Shyampur, District:- Howrah, West Bengal, India, PIN:- 711315			
Identifier Of Mr SOHAN JHA, Mr SOMENATH CHATTERJEE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	MATHURANARESH APARTMENTS PVT. LTD.	JYOTISMAT DEVELOPERS 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, Gurdian:লিমিটেড , Address:7, চিত্তরঞ্জন এভিনিউ কোলকাতা- 700 072. , Classification:শালি, Area:0.37000000 Acre,	MATHURANARESH APARTMENTS PVT. LTD.

Endorsement For Deed Number : I - 160310948 / 2021

On 28-10-2021

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

Presented for registration at 18:40 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

Indetified by Mr PRAVAKAR DAS, , , Son of Mr SHANKAR DAS, NABAGRAM, SHYAMPUR, P.O: NABAGRAM, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Law Clerk

Execution is admitted on 28-10-2021 by Mr SOMENATH CHATTERJEE, Authorised Signatory, JYOTISMAT DEVELOPERS PRIVATE LIMITED, 7, Chittaranjan Avenue 1st Floor, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072

Indetified by Mr PRAVAKAR DAS, , , Son of Mr SHANKAR DAS, NABAGRAM, SHYAMPUR, P.O: NABAGRAM, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Law Clerk



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 5:08PM with Govt. Ref. No: 192021220102182751 on 27-10-2021, Amount Rs: 11,264/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1259912469 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 5:08PM with Govt. Ref. No: 192021220102182751 on 27-10-2021, Amount Rs: 33,770/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1259912469 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 AK7441, 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 345732 to 345755
being No 160310948 for the year 2021.**



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.12.01 13:03:46 +05:30
Reason: Digital Signing of Deed.

**(Debasish Dhar) 2021/12/01 01:03:46 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**

(This document is digitally signed.)