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P-327/2018

भारतीय गैर न्यायिक

एक सौ रुपये

Rs..100

रु. 100



ONE HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 952121

11.1.18  
Gel-c/22528

Certified that the document is a printed & registered. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

*[Signature]*

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

111 JAN 2018

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the 09<sup>th</sup> day of January, Two Thousand Eighteen (2018)

BETWEEN

withal

18

Handwritten text in Odia script, partially obscured by a stamp.

Waste Services Private Limited  
18 R.N. Mukherjee Road  
KAL - 751001

15 DEC 2017  
998000



Handwritten notes in Odia script, including names and dates.

Additional District Magistrate  
Rajahmundry, New Town, 15-12-2017  
11 JAN 2018



(i) **NEW TOWN PROJECTS PRIVATE LIMITED** (having PAN : AABCN9596L) a Company incorporated under the Companies Act. 1956, having its registered office at 113, N.S. Road, 4<sup>th</sup> floor, Room No. 59, P.S. Hare Street, Kolkata- 700001 and (ii) **RAJARHAT ESTATES PRIVATE LIMITED** (having PAN : AACCR7671R) a Company incorporated under the Companies Act. 1956, having its registered office at 113, N.S. Road, 4<sup>th</sup> floor, Room No. 59, P.S. Hare Street, Kolkata- 700001 both represented by its Directors namely (1) **MEENA SINGHAL** wife of Shri Girdhari Lal Singhal and (2) Shri **GIRDHARI LAL SINGHAL** son of Late Fatehchand Singhal, both resident of GC-37, Salt Lake City, Sector-III, Kolkata- 700106, P.S. South Bidhannagar, District North 24 Parganas, hereinafter jointly called as the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in its office for the time being in force and assigns) of the **ONE PART**.

The above named Vendors represented their Constituted Attorney to **JAMAL UDDIN MOLLA** (having PAN : AIYPM1138K) son of Mojambari Molla, residing at Village & P.O. Lauhati, P.S. Rajarhat, District- North 24 Parganas, Kolkata- 700135, by faith Muslim, by occupation- Business, by Nationality- Indian by a registered General Power of Attorney registered at the office of the Addl. District Sub-Registrar New Town Rajarhat and recorded in Book No. IV, Volume No. 1523-2017, Pages from 15137 to 15152, Being No. 152300904 for the year 2017 on 19/12/2017 for sale of schedule mentioned land on their behalf as their Constituted Attorney.

- AND -

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



the context be deemed to mean and include its successors in its office for the time being in force and assigns) of the **OTHER PART** ;

**WHEREAS:**

A) The Vendor No. 1 herein is the owner and possessor of **two** plots of shali land admeasuring an area of **03.72 Decimals** more or less comprised in R.S. & L.R. Dag Nos. 4111 & 4113 under L.R. Khatian Nos. 2510, 3147, 2597, 2238, 2286 & 2287 lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, at present Touzi No. 10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, by virtue of two separate purchase i.e. (1) land area 02.85 Decimals comprised in R.S. Dag No. 4111 under L.R. Khatian Nos. 2510, 3147, 2597 & 2238 purchased from one Sahajuddin Mondal, Rashid Ali, Mourjan Bibi, Sourabhi Khaton, Goljan Bibi, Ansar Ali Mondal, Shamsur Ali Mondal, Giyasuddin Mondal, Israil Mondal, Rahila Bibi, by a registered Deed of Sale recorded in Book No. I, Being No. 02530 in the year 2006 which executed on 08/04/2005 and (2) land area 00.87 Decimals comprised in R.S. Dag No. 4113 under L.R. Khatian Nos. 2286 & 2287 purchased from one Abdul Malek alias Abdul Malek Mondal, by a registered Deed of Sale recorded in Book No. I, Being No. 03520 in the year 2006 which executed on 29/04/2005 both registered at A.D.S.R. office Bidhannagar (Salt Lake City) against valuable consideration mentioned thereon.

B) While seized and possessed of the said plots of land, the said Vendor No. 1 recorded its name to the BL & LR office at the time of L.R. Settlement Operation being **L.R. Khatian No. 8602** as absolute owner and possessor thereof and has been enjoying the same.

C) The Vendor No. 2 herein is the owner and possessor of **two** plots of shali land admeasuring an area of **19.75 Decimals** more or less comprised in R.S. & L.R. Dag Nos. 4110 & 4112 under L.R. Khatian Nos. 2151, 8584, 8585, 8587, lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, at present Touzi No. 10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, by virtue of **three** separate purchase i.e. (1) land area 09.75 Decimals comprised in



R.S. Dag No. 4110 under L.R. Khatian Nos. 2151, 8584, 8585 & 8587 purchased from one Ahmmad Ali Molla, Abed Ali Molla, Mansur Ali Molla, Samsur Ali Molla, all sons of late Ambar Ali Molla, by a registered Deed of Sale recorded in Book No. I, Volume No. 546, Pages from 210 to 227, Being No. 09056 in the year 2006 which executed on 13/04/2005 and (2) land area 05.00 Decimals comprised in R.S. Dag No. 4112 under L.R. Khatian No. 950, purchased from one Abbas Ali Mondal alias Molla, Sahadat Ali Mondal alias Molla, Wohab Ali Mondal alias Molla, Azan Ali Mondal alias Molla and Anar Ali Mondal alias Molla by a registered Deed of Sale recorded in Book No. I, Volume No. 178, Pages from 181 to 214, Being No. 02900 in the year 2006 which executed on 13/12/2004 (3) land area 05.00 Decimals comprised in R.S. Dag No. 4112 under L.R. Khatian No. 950, purchased from one Khatoon Jan Bibi, Momena Khatoon Bibi, Amena Bibi, by a registered Deed of Sale recorded in Book No. I, Volume No. 273, Pages from 147 to 164, Being No. 04511, in the year 2006 which executed on 01/06/2005 all registered at A.D.S.R. office Bidhannagar (Salt Lake City) against valuable consideration mentioned thereon.

D) While seized and possessed of the said plots of land, the said Vendor recorded its name to the BL & LR office at the time of L.R. Settlement Operation being **L.R. Khatian No. 8786**, land area 05 Decimals comprised in R.S. & L.R. Dag No. 4112 as absolute owner and possessor thereof and has been enjoying the same measuring an area of **19.75 Decimals** more or less.

E) Since then, the Vendors herein are jointly seized and possessed of the aforesaid plots of land admeasuring an area of 23.47 Decimals more or less more fully described in the Schedule hereinafter written by virtue of above Purchase and L.R. Record of rights more or less more fully described in the Schedule hereinafter written by virtue of above Purchase and L.R. Record of rights and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in its name as absolute owner and possessor thereof and has the full right to dispose or transfer the same to others as the Vendors herein shall think fit and proper.

F) Now, the Vendors herein have agreed to sell due to urgent need of money and the Purchaser herein has agreed to purchase the said plot of land measuring



an area of **18.47 Decimals** more or less more fully described in the schedule hereinafter written, at or for the total consideration of **Rs. 36,94,000/-** (Rupees thirty six lakhs ninety four thousand) only.

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement and in consideration of **Rs. 36,94,000/-** (Rupees thirty six lakhs ninety four thousand) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendors paid at or before the execution hereof, the receipt whereof the Vendors doth hereby as also by the receipt and Memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be, the Vendors doth hereby grant sell, convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the aforesaid plots of land admeasuring an area of **18.47 Decimals** comprised in **R.S. & L.R. Dag Nos. 4110, 4111, 4112 & 4113**, under present L.R. Khatian Nos. 2151, 8584, 8585, 8587, 8786 & 8602 lying and situated at Mouza- **BISHNUPUR**, J.L. No. 44, R.S. No. 126, at present Touzi No. 10, within the local limits of **Chandpur Gram Panchayet**, within the jurisdiction of Rajarhat Police Station, under A.D.S.R. office Rajarhat New Town, in the District of North 24 Parganas more fully and particularly described in the Schedule hereunder written and hereinafter referred to as '**the SAID LAND**' together with all easement rights of compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water courses lights and all manner of former and other right liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel of member thereof which now is or are or hereto before were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati share estate right title interest inheritance use trust possession land claim easements quasi easements privileges claims and demands whatsoever of the Vendors out of or upon the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds paths muniments writings and evidences of title in anywise relating to or connected with the said land or any part thereof which now are or is or hereafter

may be in possession power custody or control of the Vendors or any person or persons from whom the Vendors or any of them/its may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges leases tenancies occupancy rights liens lispendences attachments bargaders trusts claims demands acquisition requisition vesting alignment claims demands and liabilities whatsoever or howsoever.

**THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER:-**

1. That free and clear and freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the cost and expenses of the Vendors are and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispendences, attachments whatsoever.
2. That the Purchaser shall hereinafter peacefully and quietly possess and enjoy the said land in khas without any claim or demand whatsoever from the Vendors or its legal heirs, executors, administrators, representatives, nominees and assigns.
3. That no notice issued under the public demand recovery act has been served on the Vendors not any such notice has been published.
4. That the land fully described in the schedule below stands retained by the Vendors through operation of family ceiling as envisaged in chapter II-B, West Bengal Land Reforms Act.
5. That the said land or any part or portion thereof or under any interest therein has not vested in and/or is neither acquired nor any notice has been served under the state of West Bengal Acquisition Act. 1956 or statutory modification thereof or under the Urban Land (Ceiling & Regulations) Act. 1976 or any other law for the time being in force.



6. It is hereby declared by the Vendors that the said land which described in the schedule hereinafter written is the self acquired land of the Vendors and that they are not the benamder of any one.

7. It is hereby declared that the said Purchaser has the absolute right to mutate its name in respect of the present purchased land.

8. All the taxes land revenue and impositions payable in respect of the said land up to date of these presents have been fully paid by the Vendors and if any portion of such taxes levies impositions etc. be found to have remained unpaid for the period up to date the same shall be deemed to be the liability of the Vendors and realizable from the Vendors.

9. It is hereby declared by the Vendors that the said land is absolutely free from all encumbrances and that is not the benamder of anyone and the same is not the **DEBATTOR** or **PIROTTOR** property/land or is not subject matter of any court case or not any litigation from any corners whatsoever.

10. That the Vendors have not yet taken any loan or financial benefits from any bank or financial institutions or any corners in respect of the schedule mentioned land.

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

AND the Vendors herein deliver this day khas possession of the said land unto the Purchaser herein.



**SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :**

(Description of land hereby sell by the Vendors)

ALL THAT piece or parcel of four plots of rayati dakhali swattiya bisistha shali land admeasuring an area of **18.47 Decimals** more or less comprised in R.S. & L.R. Dag Nos. **4110, 4111, 4112 & 4113**, under present L.R. Khatian Nos. 2151, 8584, 8585, 8587, 8786 & 8602 which is clearly as under as per Dag and Khatian wise -

R.S. & L.R. Dag No.	L.R. Khatian No.	Out of total land	Share of land	Saleable land area	Nature
4110	2151, 8584, 8585, 8587	39 Decimals	0.2500	09.75 Decimals	Shali
4112	8786	10 Decimals	0.5000	05.00 Decimals	Shali
4111	8602	13 Decimals	0.2188	02.85 Decimals	Shali
4113	8602	08 Decimals	0.1094	00.87 Decimal	Shali

Total land area **18.47 Decimals**

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

It is clearly stated herein that the Vendors hereby sell the aforesaid land admeasuring an area of **18.47 Decimals** together with all easement rights of the same unto and in favour of the Purchaser herein.

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

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

**SIGNED SEALED AND DELIVERED**

by the Parties at Kolkata in Presence of :-

1. *[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

As Constituted Attorney of  
(i) NEW TOWN PROJECTS PRIVATE LIMITED  
(ii) RAJARHAT ESTATES PRIVATE LIMITED  
SIGNATURE OF THE VENDORS

2. *[Handwritten signature]*

*[Handwritten signature]*

WITHAL SERVICES PVT. LTD.

*[Handwritten signature]*

SIGNATURE OF THE PURCHASER

Deed prepared by:

*[Handwritten signature]*

(MRINAL KANTI MUKHERJEE)

Advocate

WB/296/1989

HIGH COURT at Calcutta

Composed by:

*[Handwritten signature]*

(Rahamat Shaikh)

TYPISTS' ASSOCIATION ROOM,

A.D.S.R. Office - Bidhannagar

Kolkata-91





**MEMO OF CONSIDERATION**

**RECEIVED** with thanks from the within named Purchaser, a sum of Rs. 36,94,000/- (Rupees thirty six lakhs ninety four thousand) only being the full consideration money of the schedule mentioned land and payment as per memo below.

**MEMO**

Date	Cheque No.	Drawn on	Amount (Rs.)
05-01-2018	1798 10	Federal Bank, Kat-01	15,00,000/-
do	1798 11	do	15,00,000/-
6-01-2018	179812	do	6,94,000/-

**Rs. 36,94,000/-**

(Rupees thirty six lakhs ninety four thousand) only

**WITNESSES:**

1. *[Handwritten signature]*

*[Handwritten notes]*

*[Handwritten signature]*

As Constituted Attorney of  
 (i) NEW TOWN PROJECTS PRIVATE LIMITED  
 (ii) RAJARHAT ESTATES PRIVATE LIMITED  
SIGNATURE OF THE VENDORS

2. *[Handwritten signature]*  
*[Handwritten notes]*

*Janal uddin Mulla*



WITHAL SERVICES PVT. LTD.  
*M. V. Bhandari*  
Director



PERMANENT ACCOUNT NUMBER  
AFAPB5130P

नाम / NAME  
MANOJ KUMAR BUDHIA

पिता का नाम / FATHER'S NAME  
PRABHU DAYAL BUDHIA

जन्म तिथि / DATE OF BIRTH  
24-12-1964

SIGNATURE  
T.K. Budhia

आयकर अधिकारी, प.प्र. 111  
COMMISSIONER OF INCOME TAX, W.D. 111

M. K. Budhia.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

JAMALUDDIN MOLLA

MOJAMBARI MOLLA

08/10/1974

Permanent Account Number  
AIYPM138K

Signature











*Jamaluddin Molla*












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

# UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 M. K. Ramesh	LH					
	RH.					

ATTESTED :- *M. K. Ramesh*

 J. M. U. S. M. M. M.	LH					
	RH.					

ATTESTED :- *J. M. U. S. M. M. M.*

PHOTO	LH					
	RH.					

ATTESTED :-

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

AN: 19-201718-015012843-1

GRN Date: 09/01/2018 11:25:06

BRN: IK00KZOBW6

Payment Mode Online Payment

Bank: State Bank of India

BRN Date: 09/01/2018 11:26:20

DEPOSITOR'S DETAILS

Name : MRINAL KANTI MUKHERJEE  
Contact No. :  
E-mail :  
Address : High Court Calcutta Kolkata 700001  
Applicant Name : Mr MANOJ KUMAR BUDHIA  
Office Name :  
Office Address :  
Status of Depositor : Advocate  
Purpose of payment / Remarks : Sale, Sale Document Payment No 3

Id No. : 15230000022528/3/2018  
[Query No./Query Year]

Mobile No. : +91 9734822046

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	15230000022528/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	184620
2	15230000022528/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	36954
3	15230000022528/3/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	739

Total

222313

In Words : Rupees Two Lakh Twenty Two Thousand Three Hundred Thirteen only



## Major Information of the Deed

Deed No :	I-1523-00339/2018	Date of Registration	11/01/2018
Query No / Year	1523-0000022528/2018	Office where deed is registered	
Query Date	04/01/2018 9:10:39 PM	A D.S.R. RAJARHAT, District: North 24-Pargar	
Applicant Name, Address & Other Details	MANOJ KUMAR BUDHIA 18 R N MUKHERJEE ROAD 2nd FLOOR, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9874150248, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale. Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs 36,94,000/-	Rs. 36,94,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 1,84,720/- (Article:23)	Rs. 36,954/- (Article:A(1), E)		
Remarks			

### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4110	LR-2151	Bastu	Shali	9.75 Dec	19,50,000/-	19,50,000/-	
L2	LR-4112	LR-3786	Bastu	Shali	5 Dec	10,00,000/-	10,00,000/-	
L3	LR-4111	LR-3502	Bastu	Shali	2.85 Dec	5,70,000/-	5,70,000/-	
L4	LR-4113	LR-3502	Bastu	Shali	0.87 Dec	1,74,000/-	1,74,000/-	
TOTAL :					18.47Dec	36,94,000 /-	36,94,000 /-	
Grand Total :					18.47Dec	36,94,000 /-	36,94,000 /-	

### Seller Details :



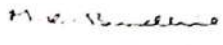
SI No	Name, Address, Photo, Finger print and Signature
1	<b>NEW TOWN PROJECTS PRIVATE LIMITED</b> 113 N S ROAD, 4th FLOOR ROOM NO 59, P.O.- GPO, P.S.- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, PAN No.: AABCN9596L, Status : Organization, Executed by: Representative, Executed by: Representative
2	<b>RAJARHAT ESTATES PRIVATE LIMITED</b> 113 N S ROAD, 4th FLOOR, ROOM NO 59, P.O.- GPO, P.S.- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, PAN No.: AACCR7671R, Status : Organization, Executed by: Representative, Executed by: Representative

### Buyer Details :

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

**Representative Details :**

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>1</b> <b>MANOJ KUMAR BUDHIA</b> Son of PRABHU DAYAL BUDHIA Date of Execution - 09/01/2018, Admitted by: Self, Date of Admission: 11/01/2018, Place of Admission of Execution: Office	 Jan 11 2018 2:04PM	 LTI 11/01/2018	 11/01/2018

13 R K MUKHERJEE ROAD 2nd FLOOR, P.O. - GPO, P.S. - Hare Street, Kolkata, District -Kolkata, West Bengal, India, PIN - 700001, Sex Male, By Caste Hindu, Occupation: Business, Citizen of: India, Status Representative, Representative of : WITHAL SERVICES PRIVATE LIMITED (as DIRECTOR)

Name	Photo	Finger Print	Signature
<b>2</b> <b>JAMALUDDIN MOLLA</b> (Presentant) Son of MOJAM BARI MOLLA Date of Execution - 09/01/2018, Admitted by: Self, Date of Admission: 11/01/2018, Place of Admission of Execution: Office	 Jan 11 2018 2:04PM	 LTI 11/01/2018	 11/01/2018

LAUHATI, P.O. - LAUHATI, P.S. - Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AIYPM1138K Status Representative, Representative of : NEW TOWN PROJECTS PRIVATE LIMITED (as as Constituted attorney of meena singhal), RAJARHAT ESTATES PRIVATE LIMITED (as as Constituted attorney of girnanilal singhal)

**Identifier Details :**

Name & address

BROHAN MONDAL Son of MOTA EB MONDAL LAUHATI, P.O. - LAUHATI, P.S. - Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Identifier Of MANOJ KUMAR BUDHIA, JAMALUDDIN MOLLA	11/01/2018
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Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
	RAJARHAT ESTATES PRIVATE LIMITED	WITHAL SERVICES PRIVATE LIMITED-9.75 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
	RAJARHAT ESTATES PRIVATE LIMITED	WITHAL SERVICES PRIVATE LIMITED-5 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	NEW TOWN PROJECTS PRIVATE LIMITED	WITHAL SERVICES PRIVATE LIMITED-2.85 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	NEW TOWN PROJECTS PRIVATE LIMITED	WITHAL SERVICES PRIVATE LIMITED-0.87 Dec

### Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No - 4110 (Corresponding RS Plot No - 4110) LR Khatian No - 2141	Owner: মনসুর মোল্লা, Gurdian: অম্বর মোল্লা, Address: নিজ, Classification: শালি, Area: 0.03000000 Acre,
L2	LR Plot No - 4112 (Corresponding RS Plot No - 4112) LR Khatian No - 8786	Owner: রাজারহাট এস্টেটস প্রা: লি:, Address: 23এ মেতাজী সূতাৰ ৰোড, ৪র্থ ফ্লোর রুম নং-74 কলকাতা:-৭, Classification: শালি, Area: 0.05000000 Acre.
L3	LR Plot No - 4111 (Corresponding RS Plot No - 4111) LR Khatian No - 8802	Owner: নিউটাউন প্রোজেক্টস প্রা-লি:, Address: 23এন এস ৰোড কলকাতা 1, Classification: শালি, Area 0.03000000 Acre,
L4	LR Plot No - 4113 (Corresponding RS Plot No - 4113) LR Khatian No - 8802	Owner: নিউটাউন প্রোজেক্টস প্রা-লি:, Address: 23এন এস ৰোড কলকাতা 1, Classification: শালি, Area 0.01000000 Acre,

Endorsement For Deed Number : I - 152300339 / 2018

2018

Rate of Market Value(WB PUVI rules of 2001)

It is certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 34,000/-

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

**On 11-01-2018**

**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 : 20 of Indian Stamp Act 1899

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

Presented for registration at 13:58 hrs on 11-01-2018, at the Office of the A.D.S.R. RAJARHAT by JAMALUDDIN MOLLA.

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

Execution is admitted on 11-01-2018 by MANOJ KUMAR BUDHIA, DIRECTOR, WITHAL SERVICES PRIVATE LIMITED, 18 R N MUKHERJEE ROAD 2nd FLOOR, P.O.- GPO, P.S.- Hare Street, Kolkata, District -Kolkata, West Bengal, India, PIN - 700001

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

Execution is admitted on 11-01-2018 by JAMALUDDIN MOLLA, as Constituted attorney of girdhari lal singhal, RAJARHAT ESTATES PRIVATE LIMITED, 113 N S ROAD, 4th FLOOR, ROOM NO 59, P.O.- GPO, P.S.- Hare Street, Kolkata, District -Kolkata, West Bengal, India, PIN - 700001; as Constituted attorney of meena singhal, NEW TOWN PROJECTS PRIVATE LIMITED, 113 N S ROAD, 4th FLOOR ROOM NO 59, P.O.- GPO, P.S.- Hare Street, Kolkata, District -Kolkata West Bengal, India, PIN - 700001

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 36,954/- ( A(1) = Rs 36,940/- , E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 36,954/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/01/2018 11:26AM with Govt. Ref. No: 192017180150128431 on 09-01-2018, Amount Rs: 36,954/-, Bank State Bank of India ( SBIN0000001), Ref. No IK00KZOBW6 on 09-01-2018, Head of Account 0030-03-104-001-16



**Stamp Duty**

required Stamp Duty payable for this document is Rs. 1,84,720/- and Stamp Duty paid by Stamp Rs 100/-.

Rs 1,84,620/-

Description of Stamp

Stamp Type Impressed, Serial no 1353, Amount: Rs 100/-, Date of Purchase: 09/01/2018, Vendor name: M Dutta

Stamp Type Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 09/01/2018 11:26AM with Govt. Ref. No: 192017180150128431 on 09-01-2018, Amount Rs: 1,84,620/-,

Bank State Bank of India ( SBIN0000001), Ref. No. IK00KZOBW6 on 09-01-2018, Head of Account 0030-02-103-003-

02



**Debasish Dhar**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. RAJARHAT**

**North 24-Parganas, West Bengal**

ate of Registration under section 60 and Rule 69.  
★ ered in Book - I  
Volume number 1523-2018, Page from 25279 to 25301  
being No 152300339 for the year 2018.



*Dhar*  
Digitally signed by DEBASISH DHAR  
Date: 2018.01.18 16:45:11 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 01/18/2018 4:44:57 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)