

पद १३/१०

१- 4281/15

१- 4261/20/15



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

certified that the document is admitted for registration, the signature sheets and endorsement sheets attached with the document are part of this document.

4674156



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
1 JUN 2015

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 25th day of

MAY, Two Thousand Fifteen

BETWEEN

Kathiyan - 408 instd
460 of

P.O - Behala P.S. Behala (non)

Parnashree Pally Police Station Parnashree, Kolkata 700060,

hereinafter referred to as the **PURCHASERS** (which term or

645 1000 21/5/15
 SL No.....Rs.....Date.....
 Name.....Monotosh Chakrabarti
 Address.....Alipore K.P. 21
 Vender.....Bikesh Ch Ghatak.
 Bikesh Chandra Ghatak
 Alipore Judges Court.



Himaylu Biswas
 S/o - P. K. Biswas
 Vill - Nandabhanga
 P.O. - Kangsabari
 P. S. - Krishnagar
 24/5/15
 743573

District Sub-Registrar-IV
 Registrar U/S 7(2) of
 Registration Act 1908
 Alipore, South 24 Parganas
 - 1 JUN 2015

EXCELLA REAL PROJECTS (I) LIMITED Pan No.

AACCE6119M, a private limited company incorporated under the Companies Act. 1956, being incorporation no. U-45400 W.B.-2010-P.T.C.-155989 having its registered office at 2, Dharmadas Row, Rashbehari Avenue, First Floor, ^{P.O. & P.S. Kalighat} Kolkata 700026, duly represented by it's Managing Director 1). **SRI SUDARSAN ROY,**

Son of Late Kshirode Bihari Roy, PAN NO. AFFPR8426M by faith Hindu, by occupation Business, residing at 10 BG Press Colony, ^{P.O. & P.S. Behala now P.O.} Jairampurjala Road, [P.S. Parnashree, Kolkata 700060, (2). **SRI AJIT**

GHOSH, Son of Motilal Ghosh, PAN NO. AHXPG7894A, by faith Hindu, by occupation Business, residing at 201, Raynagar, ^{P.O. Banskroni, P.S. Regent Park now P.O.} Madhyapara, [P.S. Banskroni, Kolkata 700070, hereinafter jointly called and referred to as the **VENDORS** (which term or expression shall unless exclude by or repugnant to the context shall be deemed to mean and include their heirs, executors, administrators, legal representatives, and assigns) of the **ONE PART.**

AND

PRESIDO LAND DEVELOPERS PVT. LTD. PAN NO. AAHCP

7131P, a private limited company incorporated under the Companies Act. 1956, duly represented by it's Directors (1). **SK. MOKBUL**

HOSSAIN, Son of Late Yusuf Ali, PAN NO. ABMPH 8580K, by faith Muslim, by occupation Business, (2). **OMPRAKASH TULSIAN,** Son of

Bernarasidas Tulsian, PAN NO. ABPIT 7261K, by faith Hindu, by occupation Business, having its registered office at 259/1, ^{P.O. - Behala P.S. Behala now} Parnashree Pally, ^{P.O. & Police Station Parnashree,} Kolkata 700060, hereinafter referred to as the **PURCHASERS** (which term or

expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include it's Successors-in-Office, executors, administrators, legal representatives & assigns) of the

SECOND PART.

WHEREAS one Kinu Ram Mondal Son of Mihir Lal Mondal is the recorded owner seized and possessed of or otherwise well and sufficiently entitled to ALL THAT Piece and parcel of Sali land measuring more or less an area of 29.74 decimals, (under R.S. Dag no. 579, land measuring 6 decimals, R.S. Dag no. 584, land measuring 6.5 decimals, R.S. Dag no. 651, land measuring 3 decimals, R.S. Dag no. 652, land measuring 2.5 decimals, R.S. Dag no. 653, land measuring 0.43 decimals, R.S. Dag no. 654, land measuring 0.31 decimals, and R.S. Dag no. 730, land measuring 11 decimals, in total 29.74 decimals, under R.S. & L.R. Khatian no.407, lying and situated at Mouza Andharmanik, Pargana Magura, J.L. No. 153, District Collectorate Touzi No. 63 and 64, R.S. no. 287 in the District South 24 Parganas, under Police Station Bishnupur, within the jurisdiction of ~~Julpia~~ Gram Panchayet.

AND WHEREAS the said Kinuram Mondal, Mihirlal Mondal seized and possessed the said land and paying all rates and taxes. The said Kinuram Mondal sold and transferred the aforesaid land measuring an area 29.74 decimals (under R.S. Dag no. 579, land measuring 6 decimals, R.S. Dag no. 584, land measuring 6.5 decimals, R.S. Dag no. 651, land measuring 3 decimals, R.S. Dag no.

652, land measuring 2.5 decimals, R.S. Dag no. 653, land measuring 0.43 decimals, R.S. Dag no. 654, land measuring 0.31 decimals, and R.S. Dag no. 730, land measuring 11 decimals, in total 29.74 decimals, under R.S. & L.R. Khatian no.407, lying and situated at Mouza Andharmanik, Pargana Magura, J.L. No. 153, District Collectorate Touzi No. 63 and 64, R.S. no. 287 in the District South 24 Parganas, under Police Station Bishnupur, within the jurisdiction of Julpia Gram Panchayet. by way of Bengali Kobala in favour of present Vendor / Company EXCELLA REAL PROJECTS (I) LTD. On 5/12/2012. The said Deed was registered in the office of A.D.S.R. Bishnupur, recorded in Book no.1, C.D. Volume no. 21, pages from 1462 to 1474, being no. 7554 for the year 2012.

AND WHEREAS the said EXCELLA REAL PROJECTS (I) LTD. being the present Vendor herein became the absolute lawfull owner of ALL THAT Piece and parcel of land measuring more or less an area of 29.74 decimals by way of deed lying and situated at Mouza Andharmanik, Pargana Magura, J.L. No. 153, District Collectorate Touzi No. 63 and 64, comprised in R.S. Dag no. 579, land measuring 6 decimals, R.S. Dag no. 584, land measuring 6.5 decimals, R.S. Dag no. 651, land measuring 3 decimals, R.S. Dag no. 652, land measuring 2.5 decimals, R.S. Dag no. 653, land measuring 0.43 decimals, R.S. Dag no. 654, land measuring 0.31 decimals, and R.S. Dag no. 730, land measuring 11 decimals, in total 29.74 decimals, under R.S. & L.R. Khatian no.407, lying and situated at Mouza Andharmanik, Pargana Magura, J.L. No. 153, District Collectorate

Touzi No. 63 and 64, R.S. no. 287 in the District South 24 Parganas, under Police Station Bishnupur, in the District South 24 Parganas, under Police Station Bishnupur, within the jurisdiction of Julpia Gram Panchayet.

AND WHEREAS the said Vendor/ company after purchase the said land and got possession of the aforesaid Sali land and payment of all rents and taxes regularly and all rights ownership according to law.

AND WHEREAS the said Sali land is free from all encumbrances, charges, liens, dispendences, mortgage and/or any other nature whatsoever and have no acquisition or requisition or any other legal proceedings both civil and criminal under the jurisdiction of the learned court or elsewhere and no one else had or have right, title and interest, claim or demand save and except the owner herein and also still in possession and enjoyment continuing by the said owner in respect thereof morefully and particularly described in the Schedule written hereunder and hereinafter referred to as the said land.

AND WHEREAS due to urgent need of money The Vendor/ company sold the Schedule property and the purchaser/ Company has agreed to purchase and the Vendor/ Company has agreed to sell the schedule property and other rights and liberties easements, appendages, appurtenances and estate right, title and interest, property claim whatsoever of the owners as described in the schedule written

hereunder at the agreed consideration of Rs.9,00,000/- (Rupees Nine lacs) only as specially mentioned in the Memo of Consideration written hereunder.

NOW THIS INDENTURE WITNESSETH as under :

That in pursuance of an agreement and in consideration of the said sum of Rs.9,00,000/- (Rupees Nine lacs) only to be true and lawful money of the Union of India in hand to the Vendor/Company herein paid by the purchaser company at or before the execution of these presents (the receipt whereof the Vendor/Company does hereby by the receipt hereunder written admitted, acknowledged of the same) and hereby acquit, release and forever discharge the purchaser Company as well as ALL THAT piece and parcel of Sali land measuring more or less an area of 29.74 decimals comprised in (under R.S. Dag no. 579, land measuring 6 decimals, R.S. Dag no. 584, land measuring 6.5 decimals, R.S. Dag no. 651, land measuring 3 decimals, R.S. Dag no. 652, land measuring 2.5 decimals, R.S. Dag no. 653, land measuring 0.43 decimals, R.S. Dag no. 654, land measuring 0.31 decimals, and R.S. Dag no. 730, land measuring 11 decimals, in total 29.74 decimals, under R.S. & L.R. Khatian no.407, lying and situated at Mouza Andharmanik, Pargana Magura, J.L. No. 153, District Collectorate Touzi No. 63 and 64, R.S. no. 287 in the District South 24 Parganas, under Police Station Bishnupur, within the jurisdiction of Julpia Gram Panchayet. A.D.S.R. Bishnupur, D.R.O. at Alipore. morefully and particularly described in the schedule written hereunder and hereafter called and referred to as the "said property" the Vendor/Company does hereby grant,

transfer, convey, sell, assign and assure to and unto and in favour of the Purchaser Company free from all encumbrances all that the 'schedule land drains, water, water courses, water supply, sewer line and other pipe lines etc. and other rights, liberties, easements, quasi-easements, appendages, appurtenances and estate right, title, interest, property claim whatsoever the Vendor/Company in the said property free from all encumbrances to hold the said absolute and forever, morefully and particularly mentioned and described in the schedule written hereunder and hereinafter referred to as the said property or HOWSOEVER OTHERWISE the said property now is or are of any time heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished together with all and singular erections, sewers, drains, paths, passages, rights, rights, benefits of ancient or other rights, liberties, easements, privileges, profits, advantages and appurtenances whatsoever thereto belonging to or in anywise appertaining to or with the same or any part thereof now are or at any time heretofore were held, used, occupied or enjoyed therewith or reputed to belong or taken or known as pert and parcel of number thereof or appurtenant thereto with their and every of their appurtenances and the reversion and reversions, remainder and remainders and the rents, issues, profits of and from the said property in entirely hereby granted, sold, transferred, conveyed, assigned and assured or intended so to be and every part

thereof AND all the estate, right, title, interest, inheritance, use, trust, possession, property claim and demand whatsoever both at law and in equity of the Vendor/company or in any upon the said property to be used by the purchaser Company for any law full purposes only hereby granted, sold, transferred, conveyed, assigned or and/or intended to so be and also to the production and/or inspection for all lawful purposes upon payment of all costs and expenses thereof upon reasonable notice of all deeds, pattahs, muniments, writings and evidences of title whatsoever relating to or concerning the said property or any part thereof concerning the said property at any time heretofore were or was or hereafter shall or may be in the custody, possession or power of the Vendors TO HAVE AND TO HOLD the said property hereby granted, sold transferred, conveyed, assigned and assured, or expressed or intended so to be unto and to the use of the purchaser Company absolutely and forever for a perfect and indefeasible estate or inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever and the Vendor/ Company does hereby covenant with the purchaser Company that notwithstanding any act, deed, matter, assurance or thing whatsoever by the Vendor/ Company made, done, executed, occasioned or suffered to the contrary the Vendor/ Company are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to all that

the said property hereby granted, sold, transferred, conveyed,
 assigned and assured or expressed or intended so to be unto
 and to the use of the purchaser Company for a perfect and
 indefeasible estate or inheritance in fee simple in possession
 without any manner or hindrance, lawful eviction, interruption,
 claim or demand whatsoever from or by the Vendor/ Company
 or any person(s) lawfully or equitably claiming or to claim from
 under or in trust for the owners the right and privileges and that
 free and clear and freely and clearly and absolutely acquitted,
 exonerated or discharged or otherwise by the Vendor/ Company
 well and sufficiently saved and kept harmless and indemnified of
 from and against all and manner of former or other state
 encumbrances, claims, demands, charges, liens, lispendenses,
 debts and attachments, whatsoever and made done executed
 occasioned or suffered by the Vendor/ Company or any person to
 claim from under or in trust for the Vendor/ Company and that free
 and clear and freely and clearly and absolutely acquitted,
 executed, discharged or otherwise by the Vendor/ Company well
 and sufficiently saved and kept harmless and indemnified or
 otherwise estate, right, title, lease, mortgage, charges, trusts, wakf,
 debuttar, attachments, executions, lispendenses, claim, demand
 and encumbrances, whatsoever made done occasioned or suffered
 by the Vendor/ Company or any person or persons lawfully or
 equitably claiming or to claim by from through under or trust for the

Vendors further that the Vendor/ Company and all persons having or lawfully claiming any estate, right, title, interest whatsoever in the said property hereby granted, sold, transferred, conveyed, assigned and assured or any part thereof from under or in trust for the Vendor/ Company shall and will from time to time and at all times hereafter at the request and cost of the purchaser Company do and execute all such deeds, acts, matters, assurances and things whatsoever for further better or more perfectly and effectually granting, transferring, conveying, assigning and assuring the said property hereby granted, sold, transferred, conveyed, assigned, assured and confirmed and every part thereof unto and to the use of the purchaser Company in the manner aforesaid shall or may be reasonable required AND that the purchaser company hereby covenants that the purchaser company will and shall maintain the said property and shall keep the same in good condition so that it may not cause and danger and/or prejudicially affect the other adjoining landowners or the persons claiming or to claim from through the Vendors or in trust for the Vendor/ Company into and upon the adjoining area of land belonging to the Vendor/ Company other than the said property hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the purchaser company for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever as

aforesaid the Vendor/ Company has now in itself good rightful power and absolute authority to grant, sale, transfer, convey, assign and assure by these presents the said property hereby granted sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the purchaser company in the manner aforesaid and that the purchaser company shall and may from time to time and at all times hereafter peaceably and quietly hold, use, possess and enjoy the said property hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the purchaser company in the manner aforesaid and to receive the rents issuance and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor/ Company or of the said property and that the purchaser company upon mutation in respect thereof will pay the rates and taxes relating to the said property.

THE VENDOR/ COMPANY DOTH HEREBY COVENANT WITH THE PURCHASER/ COMPANY as follows :

- a) There are no suits and/or proceedings and/or litigations pending in respect of the land or any part thereof;*
- b) The right, title and interest of the Seller in the land is free from all encumbrances and/or alienation whatsoever save*

the occupancy of the Occupant and the seller have a good and marketable title thereto :

- c) The land or any part thereof is at present not affected by any requisition or any acquisition of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Seller :*
- d) Neither the land or any part thereof has been attached and/or liable to be attached under any decree or order of any Court of Law or due to Income Tax, Revenue or any other Public Demand:*
- e) There is no statutory, judicial and/or quasi-judicial and/or departmental order and/or restrictions which may prevent the Seller from selling and/or transferring the land in entirety to the purchaser and/or the nominee/s of the Purchaser free from all encumbrances whatsoever.*
- f) There are no charges or encumbrances relating to or on the land or any part thereof:*
- g) The Vendor/ Company is fully and sufficiently entitled to complete sale of the land to the Purchasers/ company:*
- h) Upon completion of purchase the purchaser and/or its Transferee/s as the case may be shall acquire a clear and marketable title to the land and each and every part thereof:*

- i) *The representations and guarantee of the Seller mentioned hereinabove (hereafter collectively called 'the said Representations') are true and correct:*
- j) *AND THAT the Seller has not at any time done or executed any deed, document or writing whereby the Subject property and the Rights and Properties appurtenant thereto or any part thereof can or may be impeached, encumbered or affected in title :*
- k) *AND THAT the subject land and the rights and properties appurtenant thereto is free from all charges, mortgages, liens, attachments, leases, acquisition, requisition, restrictions, litigations, lispens, covenants, uses, debuttar, trusts made or suffered by the sellers and/or the Assignor or any person or persons arising or lawfully, rightfully or equitably claiming any estate or interest therein from, under or in trust of the seller and/or the Assignor:*
- l) *AND THAT the outgoings aforesaid including the rates, taxes, related interest and penalty, if any, in respect of the land upto the date of execution of these presents shall be borne and paid by the Seller.*
- m) *The Seller and/or the Assignor hereby conform that the Seller and/or the Assignor have not created any mortgage, liens, or any other charge or encumbrances over the Subject Property :*

- n) The Seller and the Assignor do hereby accord their consent to the Purchaser for mutation, separation and/or apportionment, amalgamation, etc. of the Subject property in the Panchayet records, Land Reforms Office and all the records of the Government and/or semi-government and/or other statutory body and/or authority:
- o) The Seller and the Assignor hereby confirm that the Subject land is not vested under any act or statute and further confirms that the subject land or any part or portion thereof has not been declared as non-transferable land by any Government or any body or authority:
- p) AND that on or before execution of these presents, the Seller has delivered Physical possession of the land in questions:

SCHEDULE OF PROPERTY

All that piece and parcel of Sali land measuring more or less an area of 29.74 decimals comprised in (under R.S. Dag no. 579, land measuring 6 decimals, R.S. Dag no. 584, land measuring 6.5 decimals, R.S. Dag no. 651, land measuring 3 decimals, R.S. Dag no. 652, land measuring 2.5 decimals, R.S. Dag no. 653, land measuring 0.43 decimals, R.S. Dag no. 654, land measuring 0.31 decimals, and R.S. Dag no. 730, land measuring 11 decimals, in total 29.74 decimals, under R.S. & L.R. Khatian (no.407), lying and situated at Mouza Andharmanik, Pargana Magura, J.L. No. 153, District

18/12/2020
 Collectorate Touzi No. 63 and 64, R.S. no. 287 in the District South 24
 Parganas, under Police Station Bishnupur, within the jurisdiction of
 Andharmoni Gram Panchayet. A.D.S.R. Bishnupur, D.R.O. at
 Alipore. together with all easements rights and liberties, appendages,
 appurtenances and estate right title and interest, property claim
 whatsoever which is butted and bounded as follows :-

Dag no. 579

North : land under Dag no. 585.
South : land under Dag no. 578.
East : land under Dag no. 575.
West : land under Dag no. 580.

Dag no. 584

North : land under Dag no. 591.
South : land under Dag no. 583.
East : land under Dag no. 585.
West : land under Dag no. 594.

Dag no. 651

North : land under Dag no. 650.
South : land under Dag no. 657.
East : land under Dag no. 652.
West : land under Dag no. 648.

Dag no. 652.

North : land under Dag no. 650.
South : land under Dag no. 656.
East : land under Dag no. 653.
West : land under Dag no. 651.

Dag no. 653

North : land under Dag no. 650.
South : land under Dag no. 655.
East : land under Dag no. 654.
West : land under Dag no. 652.

Dag no. 654

North : land under Dag no. 650.
South : land under Dag no. 655.
East : land under Dag no. 714.
West : land under Dag no. 653.

Dag no. 730

North : land under Dag no. 728.
South : land under Dag no. .
East : land under Dag no. 731 & 727.
West : land under Dag no. 729.

~~ALL WITNESSES~~ **WHEREOF** the parties hereto set and subscribed their hands and seals on this the day, month and year as first above written.

IN PRESENCE OF

WITNESSES:

1. *Himayshi Bhunia.*
Nandachanga.
Bishnupur
21 April
2. *Krishanu Chakrabarty*
P-15 Ramdipon mo
Kol-93

DRAFTED BY

M. Motosh Chakrabarty
113/373/86

Advocate
Alipore Judges Court
Kol-22

EXCELLA REAL PROJECTS (I) LTD

Subhansu Roy
Director

EXCELLA REAL PROJECTS (I) LTD

Ajit Ghosh
Director

Vendors/ company

Computer typed by

S. S. Mondal
Shekhar Sakha Mondal

Alipore Judges Court.

Kolkata 700027.

MEMO OF CONSIDERATION

Received a sum of Rs.9,00,000/- (Rupees Nine lacs) only from the
within named Purchaser/ Company on the following manner :

TOTAL = 9,00,000/-

(RUPEES NINE LACS) ONLY.

WITNESSES

1. Himanshu Mishra

EXCELLA REAL PROJECTS (I) LTD

Sudhansu Ray
Director

2. Rishyanta Chakraborty

EXCELLA REAL PROJECTS (I) LTD

Arjit Ghosh
Director

VENDORS/COMPANY

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name

Signature *Omprakash Tulsiani*

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name

Signature *S.K. MOKLAL HARI*

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name

Signature *Sudhakar Ray*

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name

Signature *Ajit Ghosh*



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No./Year	16041000087310/2015	Query Date	28/05/2015 3:28:54 PM
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Dibyendu Chakraborty		
Address	Judges Court Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL		
Applicant Status	Others		
Other Details	Mobile No. : 9831783121		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4305] Declaration [No of Declaration : 1]		
Set Forth value	Rs. 9,00,000/-	Total Market Value:	Rs. 15,49,600/-
Stampduty Payable	Rs. 77,490/-	Stampduty Article:-	23, 4
Registration Fee Payable	Rs. 17,078/-	Registration Fee Article:-	A(1), E, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 100/-
Mutation Fee Payable	DLRS server does not return any information		
Remarks			

Sudanan Ray
Ajit Ghosh

Land Details						
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: ANDHAR MANIK, Mouza: Andharmanik	RS Plot No:- 730, RS Khatian No:- 407	11 Decima I	8,00,000/-	8,00,000/-	Proposed Use: Industrial Purpose, ROR: Shali
L2	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: ANDHAR MANIK, Mouza: Andharmanik	RS Plot No:- 654, RS Khatian No:- 407	0.31 Decima I	5,000/-	12,400/-	Proposed Use: Industrial Purpose, ROR: Shali
L3	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: ANDHAR MANIK, Mouza: Andharmanik	RS Plot No:- 579, RS Khatian No:- 407	6 Decima I	35,000/-	2,40,000/-	Proposed Use: Industrial Purpose, ROR: Shali
L4	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: ANDHAR MANIK, Mouza: Andharmanik	RS Plot No:- 584, RS Khatian No:- 407	6.5 Decima I	35,000/-	2,60,000/-	Proposed Use: Industrial Purpose, ROR: Shali
L5	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: ANDHAR MANIK, Mouza: Andharmanik	RS Plot No:- 651, RS Khatian No:- 407	3 Decima I	10,000/-	1,20,000/-	Proposed Use: Industrial Purpose, ROR: Shali
L6	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: ANDHAR MANIK, Mouza: Andharmanik	RS Plot No:- 652, RS Khatian No:- 407	2.5 Decima I	10,000/-	1,00,000/-	Proposed Use: Industrial Purpose, ROR: Shali

L7	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: ANDHAR MANIK, Mouza: Andharmanik	RS Plot No:- 653 , RS Khatian No:- 407	0.43 Decima 1	5,000/-	17,200/-	Proposed Use: Industrial Purpose, ROR: Shali
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Seller Details			
Name & Address (Organization)	Status	Execution And Admission Details	Other Details
Excella Real Project I Ltd 2 Dharmadas Row Rashbihari Avenue, Flat No: 1st Floor, P.O:- Kalighat, P.S:- Kalighat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026	Organization	Executed by: Representative,	PAN No. AACCE6119M,

Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Shri Ajit Ghosh, M D Son of Shri Motilal Ghosh 201 Raynagar Madhyapara, P.O:- Bansdroni, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHXPG7894A,		Excella Real Project I Ltd
Shri Sudarshan Roy, M D Son of Late Khired Bihari Roy 10 BG Press Colony Jairampurjala, P.O:- Behala, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFFPR8426M,		Excella Real Project I Ltd

Buyer Details			
Name & Address (Organization)	Status	Execution And Admission Details	Other Details
Presido Land Developers Pvt Ltd 259/1 Parnasree Pally, P.O:- Behala, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060	Organization	Executed by: Representative,	PAN No. AAHCP7131P,

Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Shri Omprakash Tulsian, Director Son of Shri Bernarasidas Tulsian 259/1 Parnashree Pally, P.O:- Behala, P.S:- Behala, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700060	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ABPIT7261K,		Presido Land Developers Pvt Ltd
Sk Mokbul Hossain, Director Son of Late Yusuf Ali 259/1 Parnashree Pally, P.O:- Behala, P.S:- Behala, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700060	Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. ABMPH8580K,		Presido Land Developers Pvt Ltd

Identifier Details		
Identifier Name & Address	Other Details	Identifier of
Mr Himansu Biswas Son of Mr T K Biswas Nandabhanga, P.O:- Nandabhanga, P.S:- Bishnupur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700103	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,	Shri Sudarshan Roy, Shri Ajit Ghosh, Sk Mokbul Hossain, Shri Omprakash Tulsian

Bank Details

Bank details have not been supplied

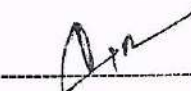
For Information only

Land Details as per Land Record			
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Details of Land
L1	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: ANDHAR MANIK, Mouza: Andharmanik	RS Plot No:- 730, RS Khatian No:- 407	DLRS Server does not return any information about RS Plo
L2	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: ANDHAR MANIK, Mouza: Andharmanik	RS Plot No:- 654, RS Khatian No:- 407	DLRS Server does not return any information about RS Plo
L3	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: ANDHAR MANIK, Mouza: Andharmanik	RS Plot No:- 579, RS Khatian No:- 407	DLRS Server does not return any information about RS Plo
L4	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: ANDHAR MANIK, Mouza: Andharmanik	RS Plot No:- 584, RS Khatian No:- 407	DLRS Server does not return any information about RS Plo
L5	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: ANDHAR MANIK, Mouza: Andharmanik	RS Plot No:- 651, RS Khatian No:- 407	DLRS Server does not return any information about RS Plo
L6	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: ANDHAR MANIK, Mouza: Andharmanik	RS Plot No:- 652, RS Khatian No:- 407	DLRS Server does not return any information about RS Plo

Land Details as per Land Record			
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Details of Land
-L7	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: ANDHAR MANIK, Mouza: Andharmanik	RS Plot No:- 653 , RS Khatian No:- 407	DLRS Server does not return any information about RS Plot

Note:

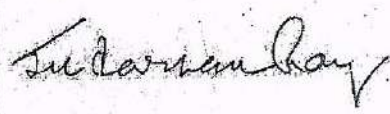
1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment only. Assessed market value is valid for 44 days.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
9. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.



(Tridip Misra)

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

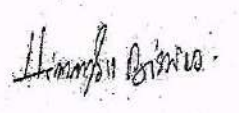
Seller Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	Excella Real Project I Ltd 2 Dharmadas Row Rashbihari Avenue, Flat No: 1st Floor, P.O:- Kalighat, P.S:- Kalighat, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700026 PAN No. AACCE6119M, Status : Organization Represented by representative as given below:-		
1(1)	Shri Sudarshan Roy, M D Son of Late Khirod Bihari Roy 10 BG Press Colony Jairampurjala, P.O:- Behala, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFFPR8426M, Status : Representative Date of Execution : 01/06/2015 Date of Admission : 01/06/2015 Place of Admission of Execution : Office	 6/1/2015 2:08:08 PM hrs	 LTI 6/1/2015 2:08:14 PM hrs
		 6/1/2015 2:08:28 PM hrs	
(2)	Shri Ajit Ghosh, M D Son of Shri Motilal Ghosh 201 Raynagar Madhyapara, P.O:- Bansdroni, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHXP07894A, Status : Representative Date of Execution : 01/06/2015 Date of Admission : 01/06/2015 Place of Admission of Execution : Office	 6/1/2015 1:53:39 PM hrs	 LTI 6/1/2015 1:56:13 PM hrs
		 6/1/2015 2:07:58 PM hrs	

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	Presido Land Developers Pvt Ltd 259/1 Parnasree Pally, P.O:- Behala, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060 PAN No. AAHCP7131P, Status : Organization Not Executed	Photo	Finger Print
		Signature	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Himansu Biswas Son of Mr T K Biswas Nandabhanga, P.O:- Nandabhanga, P.S:- Bishnupur, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700103 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,	Shri Sudarshan Roy, Shri Ajit Ghosh, ,	 6/1/2015 2:08:45 PM hrs

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: ANDHAR MANIK, Mouza: Andharmanik	RS Plot No:- 730 , RS Khatian No:- 407	11 Decimal	8,00,000/-	8,00,000/-	Proposed Use: Industrial Purpose, ROR: Shali
L2	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: ANDHAR MANIK, Mouza: Andharmanik	RS Plot No:- 654 , RS Khatian No:- 407	0.31 Decimal	5,000/-	12,400/-	Proposed Use: Industrial Purpose, ROR: Shali

No.	Land Details					
	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L3	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: ANDHAR MANIK, Mouza: Andharmanik	RS Plot No:- 579 , RS Khatian No:- 407	6 Decimal	35,000/-	2,40,000/-	Proposed Use: Industrial Purpose, ROR: Shali
L4	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: ANDHAR MANIK, Mouza: Andharmanik	RS Plot No:- 584 , RS Khatian No:- 407	6.5 Decimal	35,000/-	2,60,000/-	Proposed Use: Industrial Purpose, ROR: Shali
L5	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: ANDHAR MANIK, Mouza: Andharmanik	RS Plot No:- 651 , RS Khatian No:- 407	3 Decimal	10,000/-	1,20,000/-	Proposed Use: Industrial Purpose, ROR: Shali
L6	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: ANDHAR MANIK, Mouza: Andharmanik	RS Plot No:- 652 , RS Khatian No:- 407	2.5 Decimal	10,000/-	1,00,000/-	Proposed Use: Industrial Purpose, ROR: Shali
L7	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: ANDHAR MANIK, Mouza: Andharmanik	RS Plot No:- 653 , RS Khatian No:- 407	0.43 Decimal	5,000/-	17,200/-	Proposed Use: Industrial Purpose, ROR: Shali

Transfer of Land from Seller To Buyer

Sch No.	Seller Name	Buyer Name	Transferred Area (in decimal)	Transferred Area in(%)
L1	Excella Real Project I Ltd	Presido Land Developers Pvt Ltd	11	100
L2	Excella Real Project I Ltd	Presido Land Developers Pvt Ltd	0.31	100
L3	Excella Real Project I Ltd	Presido Land Developers Pvt Ltd	6	100
L4	Excella Real Project I Ltd	Presido Land Developers Pvt Ltd	6.5	100
L5	Excella Real Project I Ltd	Presido Land Developers Pvt Ltd	3	100

Transfer of Land from Seller To Buyer				
No.	Seller Name	Buyer Name	Transferred Area (in decimal)	Transferred Area In(%)
L6	Excella Real Project I Ltd	Presido Land Developers Pvt Ltd	2.5	100
L7	Excella Real Project I Ltd	Presido Land Developers Pvt Ltd	0.43	100

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Dibyendu Chakraborty
Address	Judges Court Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL
applicant's Status	Others

Office of the D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160404281 / 2015

Query No/Year	16041000087310/2015	Serial no/Year	1604004475 / 2015
Deed No/Year	I - 160404281 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Shri Ajit Ghosh	Presented At	Office
Date of Execution	01-06-2015	Date of Presentation	01-06-2015

Remarks

On 01/06/2015

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, 4 of Indian Stamp Act 1899.

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

Presented for registration at 11:43 hrs on : 01/06/2015, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Ajit Ghosh,.

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

Execution is admitted on 01/06/2015 by

Shri Sudarshan Roy, M D, Excella Real Project I Ltd , 2 Dharmadas Row Rashbihari Avenue, Flat No: 1st Floor, P.O: Kalighat, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026

Indetified by Mr Himansu Biswas, Son of Mr T K Biswas, Nandabhanga, P.O: Nandabhanga, Thana: Bishnupur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700103, By caste Hindu, By Profession Others

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

Execution is admitted on 01/06/2015 by

Shri Ajit Ghosh, M D, Excella Real Project I Ltd , 2 Dharmadas Row Rashbihari Avenue, Flat No: 1st Floor, P.O: Kalighat, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026

Indetified by Mr Himansu Biswas, Son of Mr T K Biswas, Nandabhanga, P.O: Nandabhanga, Thana: Bishnupur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700103, By caste Hindu, By Profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 17,078/- (A(1) = Rs 17,039/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 17,078/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 77,490/- and Stamp Duty paid by Draft Rs 77,400/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 645, Purchased on 21/05/2015, Vendor named Bikash Ch Ghatak.

Description of Draft

1. Rs 28,400/- is paid, by the Draft(other) No: 909078000405, Date: 29/05/2015, Bank: STATE BANK OF INDIA (SBI), ALIPORE.

2. Rs 49,000/- is paid, by the Draft(other) No: 909074000405, Date: 20/05/2015, Bank: STATE BANK OF INDIA (SBI), ALIPORE.



(Tridip Misra)

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

On 28/05/2015

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 15,49,600/-



(Tridip Misra)

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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1604-2015, Page from 5595 to 5627
being No 160404281 for the year 2015.



Digitally signed by TRIDIP MISRA
Date: 2015.06.12 15:58:38 -07:00
Reason: Digital Signing of Deed.

(Tridip Misra) 6/12/2015 3:58:37 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)
