I - 4285/15 I-04262/2015

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL U 674162

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

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 the 25th day of MAY, Two Thousand Fifteen*

BETWEEN

SL No. 657 Rs. 100/- Date 21/5/15

Name Manotosh Chakrabarty

Address Alipore

Vender Bikash Chandra Ghatak

Bikash Chandra Ghatak
Alipore Judges Court.

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

Himanshu Biswas.
S/o- T.K. Biswas.
Vill- Nandabhanga,
Po- Kangaibesia.
P.S- Bishnupur.
24 Pgs(S)
743503.

EXCELLA REAL PROJECTS (I) LIMITED Pan No. AACCE 6119M, 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 Khirode Bihari Roy, PAN NO. AFFPR8426M, by faith Hindu, by occupation Business, residing at 10 BG Press Colony, Jairampurjala Road, PO & P.S Behala now Parnashree, Kolkata 700060, (2). **SRI AJIT GHOSH,** Son of Motilal Ghosh, PAN NO. AHXPG7894A, by faith Hindu, by occupation Business, residing at 201, Raynagar, Madhyapara, P.O- Banshdroni. P.S Regent Park now P.O & P.S. Banshdroni, 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**.

Ajit Ghosh

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, Parnashree Pally, P.O. Behala now 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 originally Anukul Mondal, Jugal Mondal both area sons of Paatit Paban Mondal and Sabitri Bas, wife of Sri Adhir Bas, are 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 34 decimals, under R.S. and L.R. Dag no.723, Khatian no. 941, Sabitri Bas land measuring 8 decimals, Khatian no. 600 Anukul Mondal land measuring 11 decimals, Khatian no. 598, Jugal Mondal land measuring 11 decimals, and R.S. & L.R. Dag no. 724. Khatian no. 941, Sabitri Bas land measuring 1 decimals, Khatian no. 600, Anukul Mondal land measuring 2 decimals, Khatian no. 598, Jugal Mondal land measuring 1 decimals in total 34 decimals, 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 Andharmanik Gram Panchayet.

AND WHEREAS the said Anukul Mondal, Jugal Mondal and Sabitri Bas were seized and possessed the said land and paying all rates and taxes. The said Anukul Mondal, Jugal Mondal and Sabitri Bas sold and transferred the aforesaid land measuring an area 34 decimals, under R.S. and L.R. Dag no.723 land measuring 30 decimals, R.S. & L.R. Dag no. 724, land measuring 4 decimals, under R.S. & L.R. Khatian no.600, 598 & 941, 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 Andharmanik Gram Panchayet by way of Three Bengali Kobala in favour of present Vendor / Company EXCELLA REAL PROJECTS (I) LTD. One Bengali Kobala date 15/01/2013. Vide Book no.1, C.D.Volume no. 1, pages from 4158 to 4170, being no. 00260 for the year 2013. And Bengali Kobala date 13/05/2013. Vide Book no.1, C.D.Volume no. 7, pages from 3413 to 3423, being no. 02909 for the year 2013. & Bengali Kobala date 13/05/2013. Vide Book no.1, C.D.Volume no. 7, pages from 3424 to 3434, being no. 02910 for the year 2013.

AND WHREAS 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 34 decimals by way of three deeds lying and situated at Mouza Andharmanik, Pargana Magura, J.L. No. 153, (under R.S. and L.R. Dag no.723, land measuring 30 decimals, R.S. & L.R. Dag no. 724, land measuring 4 decimals, under L.R. Khatian no.600, 598 & 941, R.S. no. 287 in the District South 24 Parganas, under Police Station Bishnupur, within the jurisdiction of Andharmanik Gram Panchayet.

AND WHREAS 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, lispendences, 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.10,50,000/-(Rupees Ten lacs Fifty Thousand) 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.10,50,000/-(Rupees Ten lacs Fifty Thousand) 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 34 decimals by way of three deeds lying and situated at Mouza Andharmanik, Pargana Magura, J.L. No. 153, (under R.S. and L.R. Dag no.723, land measuring 30 decimals, R.S. & L.R. Dag no. 724, land measuring 4 decimals, under L.R. Khatian no.600, 598 & 941, R.S. no. 287 in the District South 24 Parganas, under Police Station Bishnupur, within the jurisdiction of Andharmanik 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 entirely 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, lispendens, 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 34 decimals by way of three deeds lying and situated at Mouza Andharmanik, Pargana Magura, J.L. No. 153, (under R.S. and L.R. Dag no.723, land measuring 30 decimals, R.S. & L.R. Dag no. 724, land measuring 4 decimals, under L.R. Khatian no.600, 598 & 941, R.S. no. 287 in the District South 24 Parganas, under Police Station Bishnupur, within the jurisdiction of Andharmanik 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. 723.

North	*: Company's land. &Dag no. 572 & 724.*
South	*: Company's land & Dag no. 729 & 728.*
East	*: Company's land.& Dag no. 725 & 726.*
West	*: Company's land.& Dag no. 722.*

Dag no. 724.

North	*: Company's land. &Dag no. 572.*
South	*: Company's land & Dag no. 723.*
East	*: Company's land.& Dag no. 1610.*
West	*: Company's land.& Dag no. 572.*

IN WITNESS 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. Himanshu Biswas.
   Nand Abhanga.
   Bishnupur,
   24 pgs(S)
2. Tribyomdu Chakraborty
   P-15 Bondipur Rd
   Kol-93

EXCELLA REAL PROJECTS (I) LTD
Sudarsan Ray
Director

DRAFTED BY
Manotosh Chakraborty
WB/373/86
Advocate
Alipore Judges Court
Kol-27.

EXCELLA REAL PROJECTS (I) LTD
Ajit Ghosh.
Director

Vendors/ company

Computer typed by

S. S. Mondol

Shekhar Sakha Mondal

Alipore Judges Court.

Kolkata 700027.

MEMO OF CONSIDERATION

Received a sum of Rs.10,50,000/-(Rupees Ten lacs Fifty Thousand) only from the within named Purchaser/ Company on the following manner :

TOTAL = 10,50,000/-

(RUPEES TEN LACS FIFTY THOUSAND) ONLY.

WITNESSES

1. Himansu Biswas

2. Srikanta Chakraborty

EXCELLA REAL PROJECTS (I) LTD
Sudarsan Ray
Director

EXCELLA REAL PROJECTS (I) LTD
Ajit Ghosh
Director

VENDORS/COMPANY

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

Name .....

Signature .....

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

Name .....

Signature .....

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

Name ....

Signature ..Omprakash Tulsian..

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

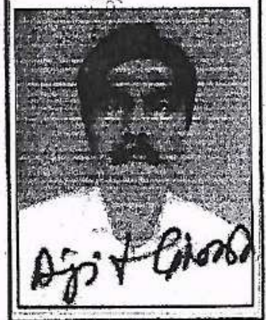
Name ....

Signature ...SK. Mokeeul Hossin

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

Name ....

Signature Sudarsan Roy..........



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

Name ....

Signature ....Ajit Ghosh.........................

105

Government of West Bengal

Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	16041000087336/2015	Query Date	28/05/2015 3:35:34 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. : 9051769132		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4305] Declaration [No of Declaration : 1]		
Set Forth value	Rs. 10,05,000/-	Total Market Value:	Rs. 13,60,000/-
Stampduty Payable	Rs. 68,010/-	Stampduty Article:-	23, 4
Registration Fee Payable	Rs. 14,988/-	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			

Ajit Ghosh.

Sudarsan Ray

Query No:-16041000087336/2015, 28/05/2015 04:16:44 PM SOUTH 24-PARGANAS (D.S.R. - IV)

Buyer Details			
Name & Address (Organization)	Status	Execution And Admission Details	Other Details
Presido Land Developers Pvt Ltd 259/1 Parnashree Pally, P.O:- Behala, P.S:- Behata, 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 Benarasidas 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. AAHCP7131P,		Presido Land Developers Pvt Ltd

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:- 723 , RS Khatian No:- 600	DLRS Server does not return any information about RS Plo

Query No:-16041000087336/2015, 28/05/2015 04:16:44 PM SOUTH 24-PARGANAS (D.S.R. - IV)

Land Details as per Land Record			
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Details of Land
L2	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: ANDHAR MANIK, Mouza: Andharmanik	RS Plot No:- 723 , RS Khatian No:- 600	DLRS Server does not return any information about RS Plo

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, Buyer and Property Details

A. Seller & Buyer Details

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Excella Real Projects I Ltd 2 Dharmadas Row Rashbihari Avenue, 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 Jairampurjala, 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. AFFPR8426M, Status : Representative Date of Execution : 25/05/2015 Date of Admission : 01/06/2015 Place of Admission of Execution : Office	 6/1/2015 2:04:20 PM hrs	 LTI 6/1/2015 2:04:27 PM hrs
		Sudarshan Roy 6/1/2015 2:04:43 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. AHXPG7894A, Status : Representative Date of Execution : 25/05/2015 Date of Admission : 01/06/2015 Place of Admission of Execution : Office	 6/1/2015 1:52:34 PM hrs	 LTI 6/1/2015 1:57:29 PM hrs
		Ajit Ghosh 6/1/2015 2:04:06 PM hrs	

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

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Shri Himansu Biswas Son of Shri T K Biswas Nandabhanga, P.O:- Kanganberia, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743503 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Shri Sudarshan Roy, Shri Ajit Ghosh, ,	Himansu Biswas 6/1/2015 2:05:02 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:- 723 , RS Khatian No:- 600	30 Decimal	10,00,000/-	12,00,000/-	Proposed Use: Industrial Purpose, ROR: Shali
L2	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: ANDHAR MANIK, Mouza: Andharmanik	RS Plot No:- 723 , RS Khatian No:- 600	4 Decimal	5,000/-	1,60,000/-	Proposed Use: Industrial Purpose, ROR: Sha

Transfer of Land from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area (in	Transferred Ar

Transfer of Land from Seller To Buyer				
ch No.	Seller Name	Buyer Name	Transferred Area (in decimal)	Transferred Area in(%)
L1	Excella Real Projects I Ltd	Presido Land Developers Pvt Ltd	30	100
L2	Excella Real Projects I Ltd	Presido Land Developers Pvt Ltd	4	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 - 160404285 / 2015

Query No/Year	16041000087336/2015	**Serial no/Year**	1604004497 / 2015
Deed No/Year	I - 160404285 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Shri Ajit Ghosh	**Presented At**	Office
Date of Execution	25-05-2015	**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 13:05 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 Projects I Ltd , 2 Dharmadas Row Rashbihari Avenue, P.O: Kalighat, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026
Indetified by Shri Himansu Biswas, Son of Shri T K Biswas, Nandabhanga, P.O: Kanganberia, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, By caste Hindu, By Profession Business

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 Projects I Ltd , 2 Dharmadas Row Rashbihari Avenue, P.O: Kalighat, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026
Indetified by Shri Himansu Biswas, Son of Shri T K Biswas, Nandabhanga, P.O: Kanganberia, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, By caste Hindu, By Profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14,988/- (A(1) = Rs 14,949/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 14,988/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 68,010/- and Stamp Duty paid by Draft Rs 67,920/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 651, Purchased on 21/05/2015,Vendor named Bikash Ch Ghatak.

Description of Draft

1. Rs 18,920/- is paid, by the Draft(other) No: 909077000405, Date: 29/05/2015, Bank: STATE BANK OF INDIA (SBI), ALIPORE.

2. Rs 49,000/- is paid, by the Draft(other) No: 909079000405, Date: 29/05/2015, 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 13,60,000/-

(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 5683 to 5711

being No 160404285 for the year 2015.

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

Digitally signed by TRIDIP MISRA
Date: 2015.06.12 16:18:39 -07:00
Reason: Digital Signing of Deed.

(Tridip Misra) 6/12/2015 4:18:38 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)