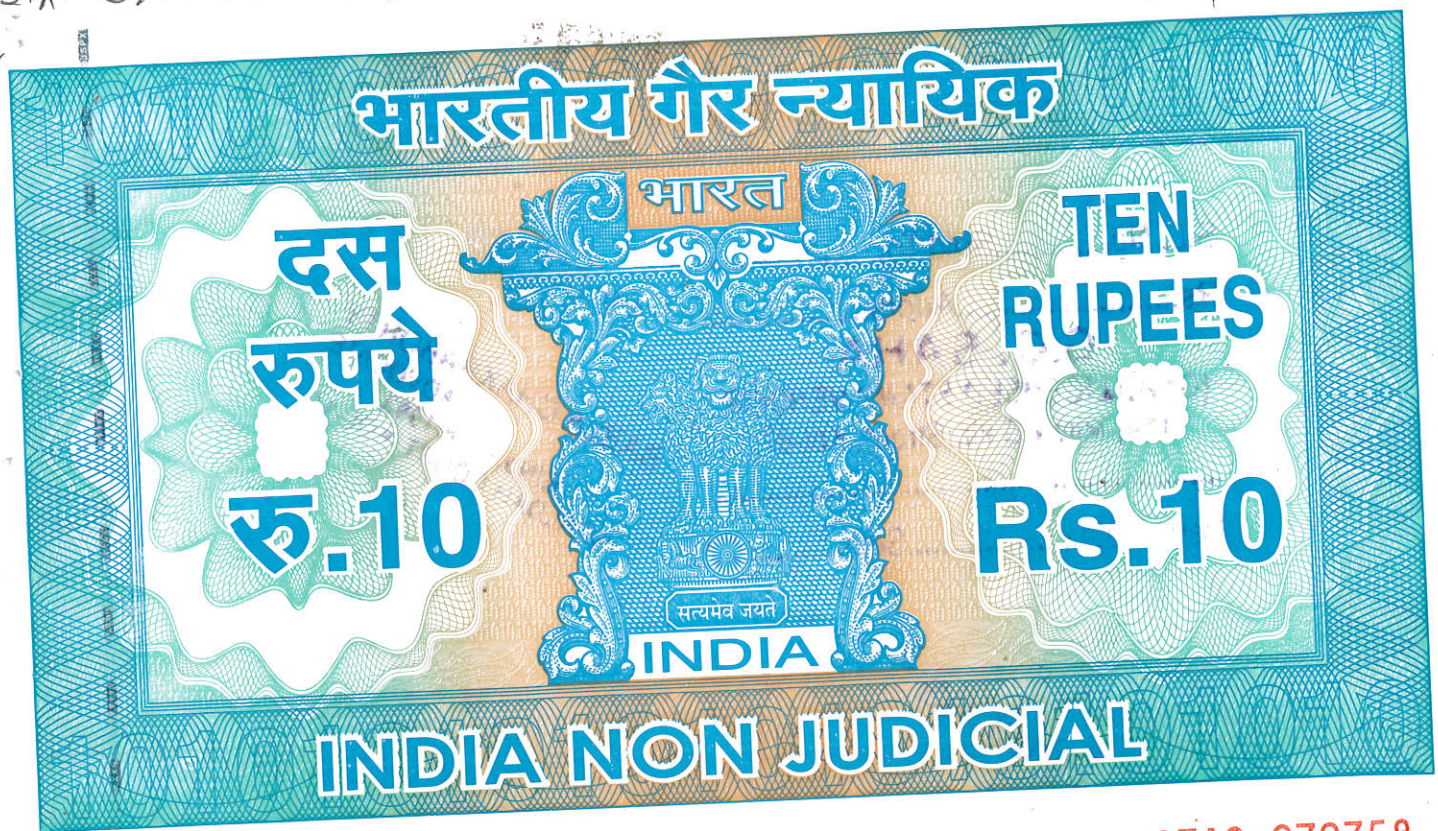


A.D.S.R. B/NARAR D 1- 6833- 6854 -

31/8/2009

Kousumidi



पश्चिम बंगाल WEST BENGAL

03AC 039358

610/4
11.11.20



20
20
305L
109L

163698

S.L. No.....Sold To.....

Rs.....Addrs.....

G.C. SAHA

(Govt.) LICENSED STAMP VENDOR

11A, Mirza Galib Street, Kol-87

Issue Date.....Sign.....

15 OCT 2024

BABLA CHAKRABORTY
ADVOCATE
E/No.- 158/1993
SEALDAH COURT, KOL-14

15 OCT 2024

E (I) (II).....	Rs.
G (I).....	Rs.
G (II).....	Rs.
Xerox.....	Rs.
Stamp.....	Rs.
C/Pl.....	Rs.
C. P. H.....	Rs.
Total Rs.	
Copy 1. Signed Seal and	
Delivered to the applicant as per	
Order No. dt	

165.00

10.00

10.00

185.00

6104/2024

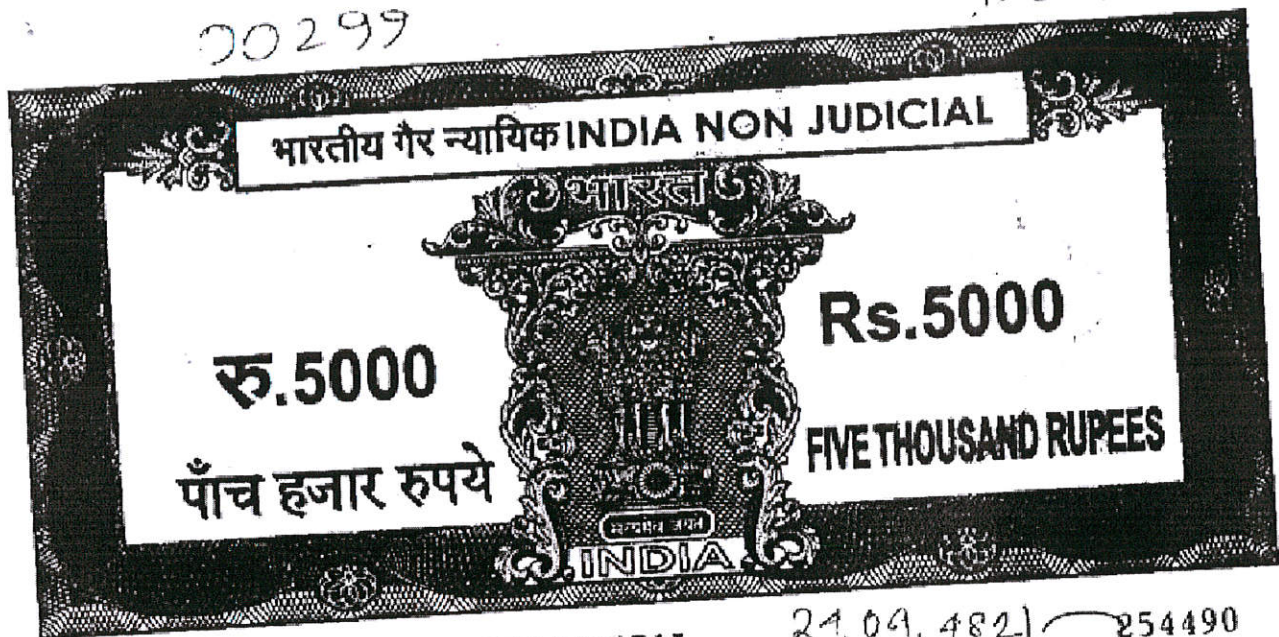
11/11
2024

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
11/11/24



00299

1-00318



भारतीय गैर न्यायिक WEST BENGAL

21,09,482 / 254490

14/1/09
 14 JAN 2009
 15 JAN 2009

15 JAN 2009

DEED OF CONVEYANCE

VALUED AT RS. 22,65,000.00 (RUPEES TWENTY TWO
 LAKHS SIXTY FIVE THOUSAND) ONLY.

1. Date : 14.01.2009
2. Place : Kolkata
3. Parties :

3.1 1. SRI MUKTA LAL MONDAL, 2. SRI AMRITA LAL MONDAL, both are sons of Late Kushdeb Mondal, by
 Nationality - Indian, by Faith - Hindu, by Occupation -

Mr. (Signature)
 (Signature)
 (Signature)



নম্বর	
নাম ও তারিখ	
জমিদার নাম	
মালিক	
জাম্মান মূল্য	৩০০/-
জমিদার লী	
বারানাত কোর্ট	
উত্তর ২৪ পরগনা	
ডি. ডি. নং	
জমিদারীর	২২/১/০৯
জাম্মান মূল্য	১২০০০/-
ট্রেজারী অফিস বারানাত	
ভেণার শ্রী তপস কুমার সাহা	

1636

14/1/09

Asha Real Estates & Developers

Private Limited

163 Rabindra Sadan, 2nd Floor

Room No-210, H/UDA-700007

Ashim sala



117

For the Real Estate & Developers Pvt. Ltd.

Ashim sala
Director



118

Mukta Lal Mondal



120
H20

Ashim Lal Mondal

* Kartik Mondal -

SON-OF - Mukta Lal Mondal -

H-86 - Krishnapur P.S. Bagnan
Mushree - Kot-102 P.S. Bishnu



Additional District Sub-Registrar
North 24 Parganas

14 JAN 2009



(2)

Business, residing at BH-86, Majherpara. Post office - Ghoshpara, Police Station Baguiati, District North 24 Parganas, Kolkata - 700102. (Vendors includes Successors-in-interest and/or assigns)

A N D

ASHA REAL ESTATES & DEVELOPERS PRIVATE LIMITED, a Private Limited Company incorporated the Companies Act, 1956 represented by its Director **SRI ASHIM SAHA** son of Late Jalindra Saha having its registered Office at 163, Rabindra Sarani, 2nd floor, Room No. 210, Kolkata- 700 007 by Faith Hindu, by Nationality - Indian, by Occupation - Business (Purchaser includes Successors, In-interest and/or assigns)
Vendors and Purchaser, collectively parties.

NOW THIS CONVEYANCE WITNESSES :

4. **Subject Matter of Conveyance:**

- 4.1. Said Land : Land measuring an area of 5 Cottahas 10 Chittacks 28 sq.ft. more or less alongwith 100 sq.ft. tiles shed structure thereon comprised in C.S. Dag No. 5197, R.S. Dag No. 3210/4665 under C.S. Khatian No. 565, R.S. Khatian No. 64 at Mouza - Krishnapur, J.L. No. 17, Re. Su. No. 180, Touzi No. 228/229, Pargana Kolkata Previously P.S. Rajarhat, Presently P.S. Baguiati Additional District Sub - Registry Office Bidhan Nagar (Salt Lake City) Dist. North 24-Parganas within the local limits of Rajarhat-Gopalpur Municipality, morefully and



(3)

particularly described in the Schedule below.

5. Representation, Warranties and Covenants of the Vendors:

5.1. Representations, Warranties and Covenants on chain of title:

5.1.1: WHEREAS Netai Sardar and Kalipada Sardar was the recorded owners of a piece or parcel of land measuring an area of 31 Decimals out of 62 Decimals more or less comprised in C.S. Dag No. 5197, R.S. Dag No. 3210/4665 under C.S. Khatian No. 565, R.S. Khatian No. 64 at Mouza - Krishnapur, J.L. No. 17, Re. Su. No. 180, Touzi No. 228/229, P.S. Rajarhat, Dist. North 24-Parganas, free from all encumbrances.

AND WHEREAS while the said Kalipada Sardar sold and conveyed a piece or parcel of land measuring an area of 01 Cottah more or less comprised in C.S. Dag No. 5197, R.S. Dag No. 3210/4665 under C.S. Khatian No. 565, R.S. Khatian No. 64 at Mouza - Krishnapur, J.L. No. 17, Re. Su. No. 180, Touzi No. 228/229, P.S. Rajarhat, Dist. North 24-parganas to one Taramoni Mondal vide Sale Deed No. 7043 dated 03/08/1965 registered at S.R.O. Cossipore Dum Dum duly copied in Book No. 1, Vol. No. 101, Pages at 101 to 103, free from all encumbrances.

AND WHEREAS the said Taramoni Mondal also purchased another plot of land measuring an area of 02 Cottahas more or less comprised in C.S. Dag No. 5197, R.S. Dag No. 3210/4665 under C.S. Khatian No. 565, R.S. Khatian

(4)

No. 64 of Mouza-Krishnapur, J.L. No. 17, Re. Su. No. 180, Touzi No. 228/229, P.S. Rajarhat, Dist. North 24 Parganas from one Sri Netai Sardar Vide Sale Deed No.7045 dated 03/08/1965 registered at S.R.O. Cossipore Dum Dum duly recorded in Book No. 1, Vol. No. 98, Pages at 194 to 196, free from all encumbrances.

AND WHEREAS by way of aforesaid purchase, the said Taramoni Mondal became the absolute owner of a piece or parcel of total land measuring an area of 03 Cottahas be the same a little more or less comprised in C.S. Dag No. 5197, R.S. Dag No. 3210/4665 under C.S. Khatian No. 565, R.S. Khatian No. 64 at Mouza- Krishnapur, J.L. No. 17, Re. Su. No. 180, Touzi No. 228/229, P.S. Rajarhat, Dist. North 24-Parganas, free from all encumbrances.

AND WHEREAS while the said Taramoni Mondal was in so possession and occupation over her acquired property measuring an area of 03 Cottahas more or less, granted, sold and conveyed the same to Mukta Lal Mondal, the Vendor No.1 herein vide Sale Deed No. 3518 dated 07/05/1988 registered at A.D.S.R.O. Bidhan Nagar (Salt Lake City) duly incorporated in Book No. 1, Vol. No. 92, Pages at 1 to 8, free from all encumbrances.

AND WHEREAS by another deed of sale one Kushdeb Mondal purchased a piece or parcel of land measuring an area of 02 Cottahas more or less out of 62 Decimals out of 76 Decimals comprised in C.S. Dag No. 5197 R.S. Dag No. 3210/4665 under C.S. Khatian No. 565, R.S.

(5)

Khatian No. 64 at Mouza- Krishnapur, J.L. No. 17, Re. Su. No. 180, Touzi No. 228/229, P.S. Rajarhat, Dist. North 24-Parganas from one Netai Chandra Sardar vide Deed of Sale Being No. 1681 on dated 23/02/1966 registered at S.R.O. Cossipore Dum Dum duly copied in Book No. 1, Vol. No. 18, Pages at 254 to 256, free from all encumbrances.

AND WHEREAS the said Kushdeb Mondal also purchased another Plot of land measuring an area of 04 Cottahas more or less at Mouza - Krishnapur, J.L. No. 17, Re.Su. No. 180, Touzi No. 228/229, being C.S. Dag No. 5197, R.S. Dag No. 3210/4665 under C.S. Khatian No. 565, R.S. Khatian No. 64, P.S. Rajarhat, Dist. North 24-Parganas from one Netai Chandra Sardar vide Sale Deed No. 1976 dated 13.03.1967 registered at S.R.O. Cossipore Dum Dum, free from all encumbrances.

AND WHEREAS the said Kushdeb Mondal also purchased another Plot of land measuring an area of 02 Cottahas comprised in C.S. Dag No. 5197, R.S. Dag No. 3210/4665 under C.S. Khatian No. 565, R.S. Khatian No. 64 at Mouza - Krishnapur, J.L. No. 17, Re. Su. No. 180, Touzi No. 228/229, P.S. Rajarhat, Dist. North 24-Parganas from one Netai Chandra Sardar vide Sale Deed No. 8407 dated 27/09/1966 registered at S.R.O. Cossipore Dum Dum duly copied in Book No. 1, Vol. No. 127, Pages at 12 to 14, free from all encumbrances.

AND WHEREAS the aforesaid Kushdeb Mondal also purchase

(6)

another piece or parcel of land measuring an area of 02 Cottahas 02 Chittacks more or less comprised in C.S. Dag No. 5197, R.S. Dag No. 3210/4665 under C.S. Khatian No. 565, R.S. Khatian No. 64 within Mouza-Krishnapur, J.L. No. 17, Re.Su. No. 180, Touzi No. 228/229, P.S. Rajarhat, Dist. North 24-Parganas from one Netai Charan Sardar by way of a Deed of Sale vide No. 3158 dated 02/05/1969 registered at S.R.O. Cossipore Dum Dum duly copied in Book No. 1, Vol. No. 47, Pages at 216 to 218, free from all encumbrances.

AND WHEREAS by way of aforesaid purchase the said Kushdeb Mondal became the absolute owner of total land measuring an area of 10 Cottahas 02 Chittacks more or less comprised in C.S. Dag No. 5197, R.S. Dag No. 3210/4665 under C.S. Khatian No. 565, R.S. Khatian No. 64 within Mouza-Krishnapur, J.L. No. 17, Re. Su. No. 180, Touzi No. 228/229, P.S. Rajarhat, Dist. North 24-Parganas free from all encumbrances.

AND WHEREAS while the said Kushdeb Mondal was enjoying and possessing the same as an absolute owner subsequently died leaving behind three daughters, two sons and his wife as his only legal heirs and successors who thereafter inherited the same as per Hindu Law of Inheritance.

AND WHEREAS the aforesaid heirs of deceased Kushdeb Mondal, amicably settled the said plot of land measuring an area of 10 Cottahas 02 Chattacks more or less and

(7)

enjoying and possessing their acquired property as per their respective 1/6th share each.

AND WHEREAS Mukta Lal Mondal Vendor No. 1 herein became absolute owner of an area of 3 Cottahas by way of purchase and land measuring an area 1 Cottaha 11 Chittacks by way of inheritance after death of his father namely Kushdeb Mondal total land measuring an area of 4 Cottaha 11 Chittacks comprised in C.S. Dag No. 5197, R.S. Dag No. 3210/4665 under C.S. Khatian No. 565, R.S. Khatian No. 64 within Mouza - Krishnapur, J.L. No. 17, Re. Su. No. 180, Touzi No. 228/229, Previously P.S. Rajarhat presently Baguiati, A.D.S.R.O. Bidhan Nagar Salt Lake City, Dist. North 24-Parganas within the local limits of Rajarhat-Gopalpur Municipality having right, title, interest therein, more fully and particularly mentioned and described in the Schedule hereunder written free from all encumbrances.

AND WHEREAS Amrita Lal Mondal Vendor No. 2 herein became the absolute owner of an area 1 Cottaha 11 Chittacks by way of inheritance after death of his father namely Kush Dev Mondal comprised in C.S. Dag No. 5197, R.S. Dag No. 3210/4665 under C.S. Khatian No. 565, R.S. Khatian No. 64 within Mouza - Krishnapur, J.L. No. 17, Re. Su. No. 180, Touzi No. 228/229, P.S. Rajarhat, Dist. North 24-Parganas having right, title, interest therein, more fully and particularly mentioned and described in the Schedule hereunder written free from all

encumbrances.

- 5.1.2. True and correct representations :** The vendors are the sole and undisputed owners of the said land. Such ownership having been acquired in the manner stated in clauses 5.1.1 above, the contents of which are all true and correct.
- 5.2.2. Representations, Warranties and Covenant on Encumbrances:**
- 5.2.3. No Acquisition/Requisition :** The Vendors have not received any Notice from any authority or acquisition or requisition of the said land and declares that the said land is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.
- 5.2.4. No Encumbrances by Act of Vendors :** The vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said Plots of Land or any part thereof can or may be impeached, encumbered or allocated in title.
- 5.2.5. Right, Power and Authority to sell :** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey) transfer, assign and assure the said land to the Purchaser.
- 5.2.6. Free from all encumbrances :** The said land is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendences, uses, debultars.

(9)

trusts, prohibitions bargadars, Income Tax Attachment, Financial Institution charges, and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or the Vendor's predecessors in title and the title of the Vendors to the said land is free, clear and marketable.

5.2.7. **No personal Guarantee** : The said land is not affected by or subject to any personal Guarantee for securing any financial accommodation.

5.2.8. **No Bar by Court order or Statutory Authority** : There is no order of Court or any other Statutory authority prohibiting the Vendors from selling, transferring and/or alienating the said property or any portion thereof.

6. Background :

6.1. **Agreement for Sale and purchase** : The vendors have approached and offered to sell the said land and the Purchaser, based on the representations, warranties and covenants mentioned in clause 5 and its sub-clauses above (collectively representations) has agreed to purchase the said land.

7. Transfer :

7.1. **Conveyance** : The Vendors hereby sales, conveys and transfer to the Purchaser, the entirety of the Vendors right, title and interest of whatsoever or howsoever

(10)

nature in the said land measuring an area 5 Cottahas 10 Chittacks 28 sq.ft. more or less alongwith 100 sq.ft. tiles shed structure thereon comprised in C.S. Dag No. 5197 R.S. Dag No. 3210/4665 under C.S. Khatian No. 565, R.S. Khatian No. 64 at Mouza - Krishnapur, J.L. No. 17, Re. Su. No. 180, Touzi No. 228/229, Pargana Kolikata. Previously P.S. Rajarhat, Presently P.S. Baguiati, Additional District Sub - Registry Office Bidhan Nagar (Salt Lake City) Dist. North 24-Parganas, within the local limits of Rajarhat-Gopalpur Municipality, morefully and particularly described in the Schedule below, free from all encumbrances.

7.2. **Consideration** : The Sale, Conveyance and transfer of the said land is being made in consideration of a sum of Rs. 22.65,000.00 (Rupees Twenty Two Lakhs Sixty Five Thousand) only paid to the Vendors, the entirety of which has been received by the Vendors and the vendors have executed the Receipt and Memo of Consideration below and admit and acknowledge the same.

8. **Terms of Transfer** :

8.1. **Salient Terms** : The transfer being affected by this Conveyance is :

8.1.1. **Sale** : A Sale within the meaning of transfer of Property Act, 1882.

8.1.2. **Absolute** : Absolute, irreversible and perpetual.

(11)

8.1.3. **Free from encumbrances** : Free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachment dispendents, uses, debultais, trusts, prohibitions, Income Tax Attachments, Financial Institution Charges, reversionary rights, residuary rights and statutory prohibitions and liabilities whatsoever.

8.2. **Together With:** The transfer being affected by this Conveyance is together with all other rights the Vendors have in the said land and all other appurtenances thereto including but not limited to customary and other rights of easements for the beneficial use of the said land.

8.3. **Subject To** : The transfer being affected by this Conveyance is subject to:

8.3.1. **Identification** : Indemnification by the Vendors about the correctness of the Vendor's title and authority to sell and this Conveyance is being accepted by the Purchaser on express indemnification by the Vendors about the correctness of the Vendor's title, the Representations and authority to sell, which is found defective or untrue at any time, the Vendors shall at the vendor's own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.

8.3.2. **Transfer of property Act** : All obligations and duties of the Vendors and the Purchaser as provided in the Transfer of Property Act, 1882 save as contracted to the

contrary hereunder.

- 8.4. **Delivery of Possession** : Khas, vacant and peaceful possession of the said land has been handed over by the Vendors to the Purchaser, which the Purchaser admits, acknowledges and accepts.
- 8.5. **Outgoings** : All Statutory taxes, surcharge, outgoings and levies of or on the said land, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors with regard to which the Vendors hereby indemnified and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.6. **Holding Possession** : The Vendors hereby covenants that the Purchaser shall and may, from time to time, and at all times hereafter peacefully and quietly enter into, hold, possess, use and enjoy the said land and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be mitt unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim, or demand whatsoever from or by the Vendors or any persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.
- 8.7. **Indemnity** : The Vendors hereby covenants that the

(13)

Vendors or any person claiming under the Vendors in law, trust and equity shall at all times hereafter, indemnify and keep indemnified the Purchaser and/or its Successors in interest of from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or its Successors in interest by reason of any defect in title of the Vendors or any of the Representations being found to be untrue.

- 8.8. **Further Acts** : The Vendors hereby covenants that the Vendors or any person claiming under the Vendors, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and/or its Successor-in-interest do and execute and cause to be done and executed all such acts, deeds and things for further and more perfectly assuring the title of the said land.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece or parcel of land measuring an area of 05 (Five) Cottahas 10 (Ten) Chittacks 28 (Twenty Eight) Sq.ft. more or less alongwith 100 sq.ft. tiles shed structure thereon out of 6 Cottahas 06 Chittacks lying and situated at Mouza - Krishnapur, J.L. No. 17, Re-Su. No. 180, Touzi No. 228/229, Pargana - Kolikata, Additional District Sub Registry Office Bidhan Nagar (Salt Lake City) Previously P.S. Rajarhat, Presently Baguiati, within the local limits of Rajarhat Gopalpur

(14)

Municipality. Dist. North 24-Parganas comprised in:-

<u>C.S.Dag</u>	<u>R.S.Dag</u>	<u>C.S.Kh.</u>	<u>R.S.Kh.</u>	<u>Total</u>	<u>Area</u>	<u>Owned</u>
<u>No.</u>	<u>No.</u>	<u>No.</u>	<u>No.</u>	<u>Area</u>	<u>sold</u>	<u>by</u>
5197	3210/4665	565	64	4kh.11ch. 0sq.ft.	3kh.15ch. 28sq.ft.	Mukta Lal Mondal (Vendor No.1)
5197	3210/4665	565	64	1kh.11ch	1kh.11ch	Amrita Lal Mondal (Vendor No.2)
				Total	5kh.10ch.28sq.ft.	

The Present Owner Govt. of West Bengal represented by its Collector, District North 24-Parganas and the said Plot of land is more fully delineated and demarcated in the Plan or Map annexed herewith bordered by Colour RED.

The Govt. Rent will be fixed as per West Bengal Land Holding Revenue Act.

BUTTED AND BOUNDED BY :

ON THE NORTH : other's land.
ON THE SOUTH : 10ft wide common passage.
ON THE EAST : other's land.
ON THE WEST : land of Asha Real Estates & Developers
Pvt Ltd.

(15)

The photographs, Ten fingers impressions of the Vendors and the Purchaser and also the said Plan will be treated and considered as part of the instant Deed of Conveyance.

9. Execution and Delivery:

9.1. In witness whereof the Vendors have executed and delivered this measurement of Conveyance on the date given above.

Mukta Lal Mondal
Amrita Lal Mondal

Abhim Saha

Signature of the Vendors

Signature of the Purchaser

Witnesses :

Signature <i>Suman Bhattacharya</i>	Signature <i>Mukta Lal Mondal</i>
Name <i>Suman Bhattacharya</i>	Name <i>Mukta Lal Mondal</i>
Father's Name <i>Sumit Bhattacharya</i>	Father's Name <i>Mukta Lal Mondal</i>
Address <i>Sara mandir, Bagmati, Kolt-59.</i>	Address <i>B.H. 86 - Kailash Nagar - Kolt - 102</i>

Drafted and explained by :-

S. K. SIKDER
(SRI MANOJ KANTI SIKDER)

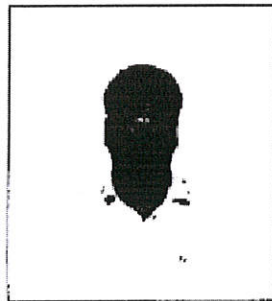
Advocate

District Judges' Court,
North 24-Parganas, Barasat

Typed by me :-

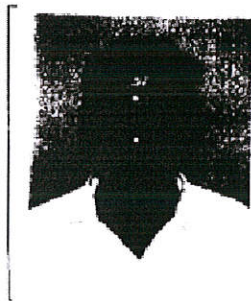
Bidyut Kumar Haldar
(Bidyut Kumar Haldar)
Barasat.

(Specimen Form for Ten Finger Prints)



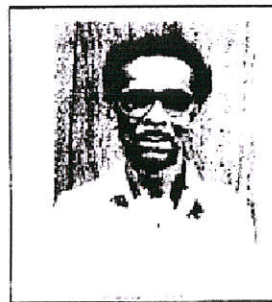
		LITTLE	RING	MIDDLE	FORE	THUMB
 LEFT HAND		MASKED				
 RIGHT HAND						

Am Saba



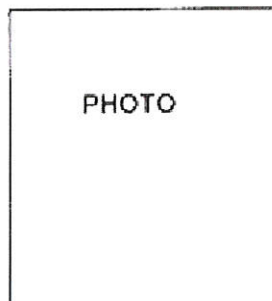
		LITTLE	RING	MIDDLE	FORE	THUMB
 LEFT HAND		MASKED				
 RIGHT HAND						

Am Saba



		LITTLE	RING	MIDDLE	FORE	THUMB
 LEFT HAND		MASKED				
 RIGHT HAND						

Am Saba



		LITTLE	RING	MIDDLE	FORE	THUMB
 LEFT HAND						
 RIGHT HAND		THUMB	FORE	MIDDLE	RING	LITTLE

MEMO OF CONSIDERATION

RECEIVED the total consideration amounting to Rs. 22,65,000.00
(Rupees Twenty Two Lakhs Sixty Five Thousand) only in full
from the within named Purchaser in the following manner:

Rs. 16,00,000 (Rupees Sixteen Lakhs) only by
cheque vide No. 021720 drawn on Standard
Chartered Bank, 139-c, Bidhan Sarani,
Shambazar Branch dated. 14.01.2009
Rs. 6,65,000 (Rupees Six Lakhs Sixty Five Thousand) only
by cash.

Proof to be submitted

Mukta Lal Mandal

Amrita Lal Mandal

Signature of the Vendors

Witnesses

Signature <i>Suman Bhattacharya</i>	Signature <i>Karati Mandal</i>
Name <i>Sumit Bhattacharya</i>	Name <i>Karati Mandal</i>
Father's Name <i>Sumit Bhattacharya</i>	Father's Name <i>Mukta Lal Mandal</i>
Address <i>30/1 Mandir</i>	Address <i>B.H. - 26 - Kachhwa</i>
<i>Bagmati, Kat-59</i>	<i>Purani Margheri -</i>
	<i>Purani</i>

Kol-102

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-00318 of :2009
(Serial No. 00299, 2009)

On 14/01/2009

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 19.24 hrs on 14/01/2009, at the Private residence by Ashim Sana, Claimant.

Admission of Execution(Under Section 58)

Execution is admitted on 14/01/2009 by

1. Mukta Lal Mondal, son of Lt Kushdeb Mondal, B H -86 Majherpara Ghosh Para Kol-102, Thana Baguiati, By caste Hindu, by Profession : Business
 2. Amrita Lal Mondal, son of Lt Kushdeb Mondal, B H -86 Majherpara Ghosh Para Kol-102, Thana Baguiati, By caste Hindu, by Profession : Business
 3. Ashim Saha, Director, Asha Real Estates & Developers Pvt Ltd, 163 Rabindra Sarani, Kol-7, profession : Service
- Identified By Kartik Mondal, son of M L Mondal, Krishnapur, Kol-102 Thana Baguiati, by caste Hindu By Profession Business

Name of the Registering officer : Abhijit Kumar Das
Designation : ADDITIONAL DISTRICT SUB-REGISTRAR

On 15/01/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number 23 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955. Court fee stamp paid Rs. 10 00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 26499/- on 15/01/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 2409482/-

Certified that the required stamp duty of this document is Rs 144569 /- and the Stamp duty paid as Impresive Rs- 5000


[Abhijit Kumar Das]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR
Govt. of West Bengal

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-00318 of :2009
(Serial No. 00299, 2009)

Deficit stamp duty

Deficit stamp duty 1.Rs 49000/- is paid, by the draft number 590372, Draft Date 14/01/2009 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, received on :15/01/2009. 2.Rs 49000/- is paid, by the draft number 590373, Draft Date :14/01/2009 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, received on :15/01/2009. 3 Rs 41590/- is paid, by the draft number 590377, Draft Date 14/01/2009 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, received on 15/01/2009.

Name of the Registering officer :Abhijit Kumar Das
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR



[Abhijit Kumar Das]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR
Govt. of West Bengal

SITE PLAN OF A LAND AT

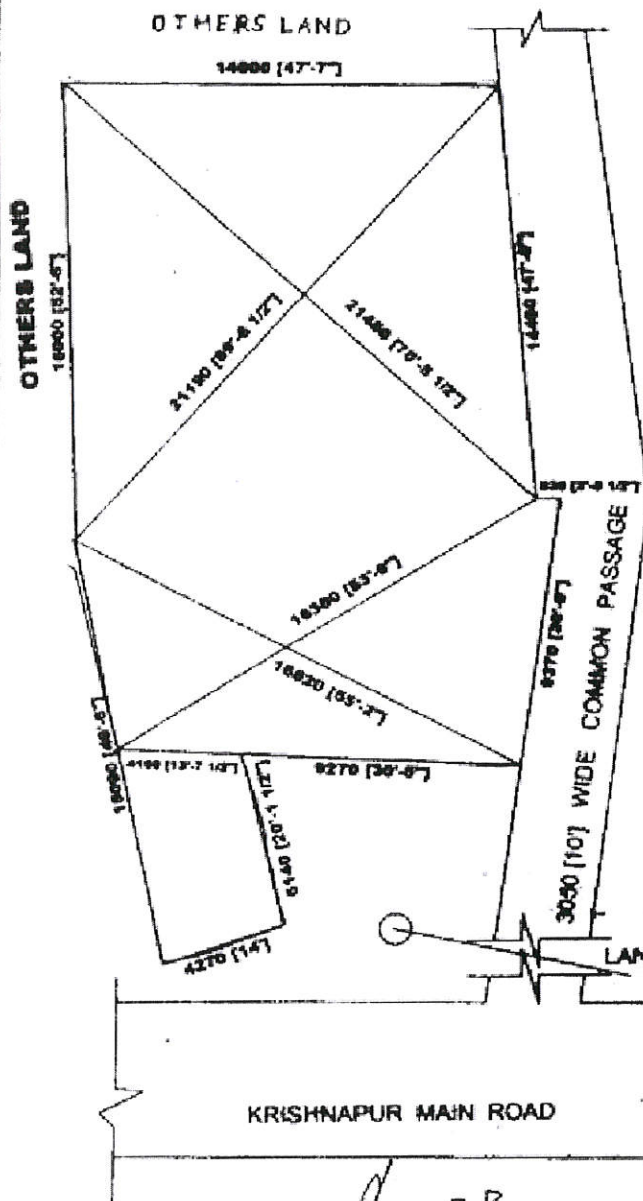
MOUZA - KRISHNAPUR, J.L. NO-17, R.S.KHATIAN NO. 64

R.S. DAG NO. - 3210/4665, UNDER RAJARHAT GOPALPUR MUNICIPALITY

DISTRICT - 24PARGANAS(N) P.S. - BAGUIATI

NAME OF VENDOR
MUKTALAL MONDAL
AMRITALAL MONDAL

NAME OF VENDEE
ASHA REAL ESTATES & DEVELOPERS
PVT.LTD.



AREA OF LAND = 5K-10CH-28 SQ.FT.

Abhinav
SALA



SCALE 1:200

LAND OF ASHA REAL ESTATES & DEVELOPERS PVT.LTD.

Muktalal Mondal
Amrita Lal Mondal

SIGNATURE OF VENDOR

Bikash Mondal
Bikash Mondal
L.B.S. Gr. - A / 63
Rajarhat Gopalpur Municipality

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 6833 to 6854
being No 00318 for the year 2009.



Abhijit Kumar Das

(Abhijit Kumar Das) 16-January-2009
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

Checked by

Certified to be a True Copy

*Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
11/1/24*

Digitally signed by BANSHI BADAN SAHA
Date: 2020.11.25 19:15:20 +05:30
Reason: Digitally e-Signing the Completion Certificate of the Deed.