

09915/21

T-9911/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

59AB 347916

28/10/21

2-2135-338/21

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

District Sub-Registrar-II  
Alipore, South 24 Parganas

29 OCT 2021

THIS INDENTURE OF CONVEYANCE made this the 28<sup>th</sup> day of October, TWO THOUSAND AND TWENTY ONE

BETWEEN

20465

09 AUG 2020

No.....Rs.- 10/- Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)  
SUBHANKAR DAS  
STAMP VENDOR  
Alipur Police Court, Kol-27

DEBJYOTI GHOSH  
ADVOCATE  
SEALDAH CIVIL COURT  
ROOM NO -411 (4TH FLOOR)  
KOLKATA-700 014

~~Charuchal Hazumde~~  
8503

For EUPHONIUM REALCON PVT. LTD.  
Charuchal Hazumde  
Director / Authorized Signatory

 8504

OLIFANTS NIRMAN LLP  
Krishanu Jana  
Designated Partner/Authorized Signatory

 8505

Identified by me  
Nilesh Kundu.  
S/o. Lt. N. G. Kundu.  
36/1A, Elgin Rd.  
Kolkata - 700020.



District sub-Registrar-B

Alipore, South 24 Barrages

28 OCT 2020

Digitally signed by Debjyoti Ghosh

**EUPHONIUM REALCON PVT. LTD., PAN AADCE7582P**, a company incorporated under the Companies Act, 1956 having its registered office at Premises No- B.C. Roy Road, Jagaddal, 71 Sonarpur P.O.- Dakshin Jagaddal, P.S.- Sonarpur, District- South 24 Parganas, Kolkata - 700 150, being represented by its authorized representative **MR Chanchal Mozumder, (PAN AHCPM2290B, Adhar No. 9894 2962 0217), (Phone No. 9330110512)**, son of Late Biswa Sundar Mozumder by Nationality- Indian, Residing at 41, Kansari Road, P.O. Bhawanipore, P.S. Kalighat, Kolkata-700025 hereinafter referred to as the **VENDOR** (which expression shall unless otherwise executed by or repugnant to the subject or context be deemed to mean and include each one of them and each of their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**

**AND**

**OLIFANTS NIRMAN LLP, (LLPIN: AAX-3254) (PAN AAHFO4627N)**, a Limited Liability Partnership Firm having its regd. Office at 41, Kansari Para Road, P.O. Bhawanipore, P.S. Kalighat, Kolkata - 700025 being represented by **KRISHANU JANA (PAN NO ANYPJ3721A), (ADHAAR NO.5476 6157 2831), (MOBILE NO. 8584040508)**, son of **PULAKESH JANA**, residing at VILL- Guaberia, P.O- Tabakhali, P.S- Guaberia, Purba Medinipur, West Bengal- 721635, hereinafter referred to as the **PURCHASER** (which expression shall unless otherwise executed by or repugnant to the subject or context be deemed to mean and include each one of them and each of their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**:

**WHEREAS**

By virtue of a Deed of Conveyance being no. 00627 for the year 2015, registered in Book No. I, CD Volume No. 3, Pages 5687 to 5699, registered in



District sub-Registrar

Alipore, South 24 Parganas

20 OCT 2024

the office of District Sub Registrar – IV, South 24 Paraganas M/s. EUPHONIUM REALCON PVT. LTD. the vendor herein therein referred to as the purchaser purchased from Dr. Devi Prasad Shetty all that the undivided and undemarcated piece and parcel of (i) Shali land admeasuring 4 decimal out of 26 decimal of land in R.S. Dag No. 1659 corresponding to L.R. Dag No. 1681 and (ii) Danga Land admeasuring 5 Decimal out of 46 Decimal in R.S. Dag No. 1663 corresponding to L.R. Dag No. 1685 aggregating to 10 Decimal of Mouza Elachi, J. L. No. 70 be the same a little more or less and recorded its name in L.R Khatian no. 2950 of Police Station Sonarpur, District South 24 Parganas, herein after referred to as the '**SAID LAND**'.

Thus the said M/s. EUPHONIUM REALCON PVT LTD, became owner of **ALL THAT** the undivided undemarcated piece and parcel of (i) Shali land admeasuring 4 decimal out of 26 decimal of land in R.S. Dag No. 1659 corresponding to L.R. Dag No. 1681 and (ii) Danga land admeasuring 6 Decimal out of 46 Decimal in R.S. Dag No. 1663 corresponding to L.R. Dag No. 1685 aggregating to 10 Decimal of Mouza Elachi, J. L. No. 70 be the same a little more or less and recorded its name in L.R Khatian no. 2950, Police Station Sonarpur under the jurisdiction of Rajpur Sonarpur Municipality, District South 24 Parganas, more fully and particularly described in the Schedule hereunder written and herein after referred to as the "**SAID LAND**".

THAT now the Vendor have represented to the PURCHASER that the said Property is free from all encumbrances marketable and they have a good title to the same.

The Vendor shall help to obtain permission and/or necessary NOC from various departments such as Airport Authority of India, Provisional Fire NOC and agrees to grant unto the PURCHASER the absolute right and benefit of the permissions and NOCs and the plan.



*[Handwritten signature]*

*[Faint, illegible text]*

28 OCT 2022

The Vendor also assured the PURCHASER herein that it has not stood as guarantor in respect of any third party liability and/ or have given any undertaking in favour of any third party

The Vendor also undertake to sign and execute any further papers and/or documents which the PURCHASER may require for the purpose of carrying out development of the land without any further financial liability.

The Vendor have agreed to sell, transfer and convey and the PURCHASER have agreed to purchase **ALL THAT** the undivided undemarcated piece and parcel of Shali land admeasuring 4 decimal out of 26 decimal of and in R.S. Dag No. 1659 corresponding to L.R. Dag No. 1681 and 6 Decimal out of 46 Decimal in R.S. Dag No. 1663 corresponding to L.R. Dag No. 1685 aggregating to 10 Decimal of Mouza Elachi, J. L. No. 70 be the same a little more or less and recorded its name in L.R Khatian no. 2950, Police Station, Sonarpur under the jurisdiction of Rajpur Sonarpur Municipality, District South 24 Parganas, i.e the "**SAID LAND**" which is morefully and particularly mentioned in **Schedule** herein below herein after referred to as the "**Demised Land**", free from all encumbrances, liens, dispendens, charges, acquisitions, requisitions, attachments and trusts of whatsoever nature alongwith the benefit of the permissions and/or NOC at and for the consideration of a sum of **Rs. 46,00,000/- (Rupees Forty Six Lacs) only**

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of **Rs. 46,00,000/- (Rupees Forty Six Lacs) only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor do and each of them doth hereby as also by the receipt hereunder written admit acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser and the said land ) the Vendor do and each of them doth hereby grant transfer



*[Handwritten signature]*

District sub-Registrar-II

Alimpara, South 24 Parganas

20 OCT 2021



convey assign and assure unto and in favour of the Purchaser **ALL THAT** the piece and parcel of land comprising to R.S Dag no. 1659 & 1663 corresponding to L.R. Dag no. 1681 & 1685 mentioned in the Schedule herein below morefully, and the same is shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (hereinafter referred to as the said land ) **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or heretofore was situated, called, known, numbered, described and distinguished Together With all boundary walls areas sewers drains ditches ancient and other rights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby sold granted, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendor do and each of them doth hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing by the vendor or their predecessors - in - title done or executed or knowingly suffered to the contrary the vendor is now lawfully, rightfully, and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the vendor have now in themselves good right, full power and absolute authority to



District sub-Registrar-II

Alipore South 24 Parganas

28 OCT 2024

grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchasers in manner aforesaid AND the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for them AND that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid AND further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the purchaser in manner aforesaid as shall or may reasonably required.

**THE SCHEDULE ABOVE REFERRED TO**

**SCHEDULE**

**(SAID LAND/ DEMISED LAND)**

**ALL THAT** the undivided undemarcated piece and parcel of (i) Shali land admeasuring 4 decimal out of 26 decimal of land in R.S. Dag No. 1659 corresponding to L.R. Dag No. 1681 and (ii) Danga land admeasuring 6 Decimal out of 46 Decimal in R.S. Dag No. 1663 corresponding to L.R. Dag No. 1685 aggregating to 10 Decimal of Mouza Elachi, J. L. No. 70 be the same a little more or less and recorded its name in LR Khatian no. 2950, Police Station Sonarpur under the jurisdiction of Rajpur Sonarpur Municipality, District South 24 Parganas as delineated and shown in the



District sub-Registrar-II

Almorah, South 24 Parganas

20 OCT 2023

map or plan annexed hereto and bordered in colour Red thereon (Dr. B.C. Roy Road)

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

**SIGNED AND DELIVERED**

**BY THE VENDOR** at Kolkata

in the presence of:

1. *Banab Ji, Sutradhar*  
36/1A, Elgin Road, Kol-20.
2. *Anji Jalan*  
36/1A Elgin Road  
Kolkata - 700020 .

For EUPHONIUM REALCON PVT. LTD.

*Charukhal Mozumder*

Director / Authorized Signatory

**SIGNED AND DELIVERED**

**BY THE PURCHASER** at Kolkata

in the presence of:

1. *Banab Ji Sutradhar*
2. *Anji Jalan*

OLIFANTS NIRMAN LLP

*Krishanu Jana*

Designated Partner/Authorized Signatory

Drafted by me: -

(As per instruction)

*Debjyoti Ghosh*  
Advocate

Sealdah Civil Court

Kolkata- 700014

Enrollment No. :- *WB/547/09*



*[Handwritten signature]*

District sub-Registrar-II

Allura, South 24 Parganas

28 OCT 2021

MEMO OF CONSIDERATION

RECEIVED of and from the within- named PURCHASER the within-mentioned sum of Rs. 46,00,000/- (Rupees Forty Six Lacs) only

WITNESSES :

- 1) *Banab K. Subadhas.*
- 2) *Amj Jelan.*

For EUPHONIUM REALCON PVT. LTD.

*Charan Chahal Hazimale*

Director / Authorized Signatory

OLIFANTS NIRMAN LLP

Designated Partner/Authorized Signatory

**VENDORS**



District sub-Registrar

Alibon, South 24 Parganas

28 OCT 2023



# SALE DEED PLAN (As Per R.S.Mouza Map)

RS.DAG.NO.- 1659, 1663 LR.DAG.NO.- 1681, 1685

MOUZA - ELACHI,JL.NO.-70,PS.-SONARPUR,

DIST.- 24 PARGANAS SOUTH,



For EUPHONIUM REALCON PVT. LTD.  
*Charndak Hazarika*  
Director / Authorized Signatory

OLIFANT'S NIRMAN LLP  
*Krishanu Jana*  
Designated Partner/Authorized Signatory



*[Handwritten signature]*





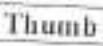





District sub-Registrar-II  
Altona - South 24 Parganas

20 OCT 2024

## FINGERPRINTS

						
	(Left Hand)					
						
	(Right Hand)					
	Name..... <u>CHANCHAL MOZUNDER</u>					
	Signature..... <u>C. Mozunder</u>					

						
	(Left Hand)					
						
	(Right Hand)					
	Name..... <u>KRISHANU JANA</u>					
	Signature..... <u>Krishanu Jana</u>					

PHOTO					
					
	(Left Hand)				
					
	(Right Hand)				
	Name.....				
Signature.....					



District sub-Registrar - II

Alipore South 24 Parganas

20 OCT 2021






Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16022002135338/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Chanchal Mozumder 41, Kansarpara Road, City:- Not Specified, P.O:- Bhawanipore. P.S:-Kalighat, District:- South 24-Parganas, West Bengal, India, PIN:- 700025	Represent ative of Seller [EUPHON IUM REALCO N PRIVATE LIMITED ]			<i>Chanchal Mozumder 28/10/21</i>
2	Mr KRISHANU JANA VILL- Guaberia, City:- Not Specified, P.O:- Tabakhali, P.S:- Sutahata, District:-Purba Midnapore, West Bengal, India, PIN:- 721635	Represent ative of Buyer [OLIFANT S NIRMAN LLP ]			<i>Krishanu Jana 28/10/21</i>
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Nilesh Kundu Son of Mr N G Kundu 36/1A, Elgin Road(Lala Lajpat Rai Sarani), City:- Not Specified, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District-South 24- Parganas, West	Mr Chanchal Mozumder, Mr KRISHANU JANA			<i>Nilesh Kundu 28-10-2021.</i>



  
District sub-Registrar - R

Alibon South 24 Parganas

20 OCT 2021

-----  
(Samar Kumar Pramanick)

DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R. -I  
I SOUTH 24-PARGANAS

South 24-Parganas, West  
Bengal



*[Handwritten signature]*

District sub-Registrar

Almore, South 24 Parganas

20 OCT 2021





Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192021220102144701 Payment Mode: Online Payment  
GRN Date: 27/10/2021 16:12:06 Bank/Gateway: ICICI Bank  
BRN : 69351202 BRN Date: 27/10/2021 16:10:16  
Payment Status: Successful Payment Ref. No: 2002135338/1/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: OLIFANTS NIRMAN LLP  
Address: 41, Kansaripara Road KOLKATA - 700025  
Mobile: 9836016301  
Depositor Status: Buyer/Claimants  
Query No: 2002135338  
Applicant's Name: Mr DEBJYOTI GHOSH  
Identification No: 2002135338/1/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002135338/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	196374
2	2002135338/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	49105
			<b>Total</b>	<b>245479</b>

IN WORDS: TWO LAKH FORTY FIVE THOUSAND FOUR HUNDRED SEVENTY NINE ONLY.



आयकर विभाग  
TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
EUPTONUM REACCON PRIVATE LIMITED

26/07/2014

AADCE268391

EUPTONUM REACCON PRIVATE LIMITED  
C-10, Sector-10, Gurgaon, Haryana  
122001  
Phone: 01299-421111  
Fax: 01299-421112  
E-mail: info@euptronum.com

For EUPTONUM REACCON PVT. LTD.

*C. Hazare*  
Director / Authorized Signatory



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
AAHFO4627N

नाम / Name	OLIFANTS NIRMAN LLP
निगमन / गठन की तारीख / Date of Incorporation/Formation	08/06/2021
	
	Validity unknown Signed by : Income Tax PAN Services Unit, UH1131 Date : 17/06/21 08:57:10 Reason : Document Signer Location : India

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.  
स्थायी लेखा संख्या (पैन) एक कागजात से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के चुगतान, अंशदान, कर मांग, टैक्स बकाया, सूचना के मिलान और इलैक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (अधिकांश नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.  
एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ This e-PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "PAN QR Code Reader"  
इस ई-स्थायी लेखा संख्या (e-PAN) कार्ड में एंशित क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "PAN QR Code Reader" है।

Cut

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number Card  
AAHFO4627N

नाम / Name  
OLIFANTS NIRMAN LLP



निगमन / गठन की तारीख /  
Date of Incorporation/Formation  
08/06/2021

Fold

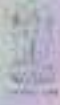
In case this card is lost / found, kindly inform / return to:  
Income Tax PAN Services Unit, UH1131,  
Plot No. 3, Sector 11, CBD Scheme,  
New Mumbai - 400 614.

यदि कार्ड खोया/पैदा हो, कृपया सूचना दें/वापस करें।  
आयकर पैन सेवा यूनिट, UH1131,  
प्लॉट नं. 3, सेक्टर 11, सीडीएस स्कीम,  
नई मुंबई - 400 614.



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

CHANCHAL MOZUMDER

BISWA SUNDAR MOZUMDER

12/12/1964

Permanent Account Number

AHCPN22908

*Chanchal Mozumder*

Signature









भारत सरकार

Government of India



चंद्र शेखर  
Chandra Shekhar  
जन तिथि / DOB : 12/07/1934  
पुरुष / Male



9894 2962 0217

मेरा आधार, मेरी पहचान



राष्ट्रीय पहचान प्राधिकरण  
National Identification Authority of India

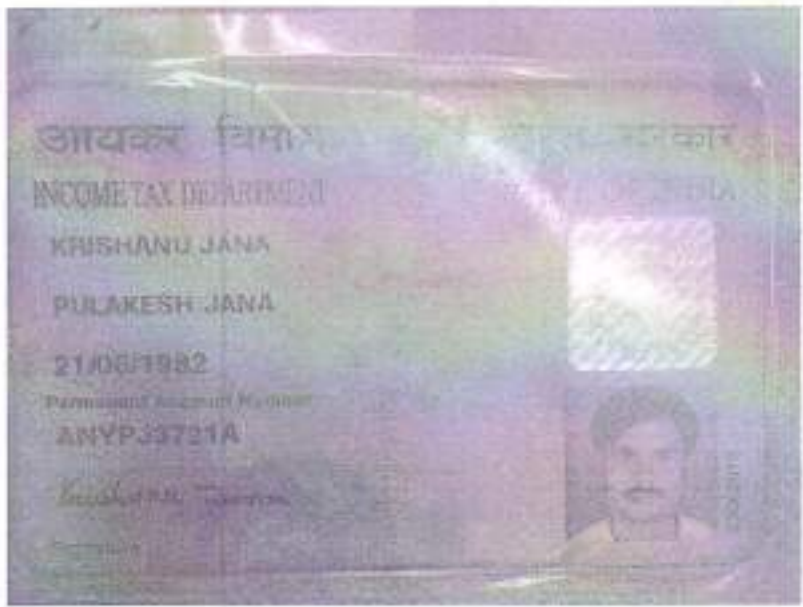
पता : प्रधान मंत्री निवास  
महल 41, लक्ष्मी नगर रोड,  
कोनार्क, नए दिल्ली, दिल्ली  
दिल्ली - 110025, नए दिल्ली  
110025

Address: PM Office Building  
Block-41, Laxmi Nagar Road,  
Connaught Place, New Delhi  
Delhi - 110025, New Delhi, India

9894 2962 0217







आयकर विभाग

INCOME TAX DEPARTMENT

KRISHANU JANA

PULAKESH JANA

21/06/1982

Permanent Account Number

ANYP33721A

*Krishanu Jana*







ভারত সরকার  
Government of India

ভারত সরকার  
Government of India

Government of India

Address: Government of India  
Ministry of Health and Family Welfare  
New Delhi, India



ভারত সরকার  
Government of India

5476 6157 2831

আমার আবার, আমার পরিচয়



ভারত সরকার  
Government of India



Address: Government of India  
Ministry of Health and Family Welfare  
New Delhi, India



5476 6157 2831

ভারত সরকার  
Government of India



- Aadhaar is a proof of identity, not of citizenship.
- It is a biometric-based, unique, and permanent identity.
- It is an electronically generated letter.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- It is a biometric-based, unique, and permanent identity.
- It is an electronically generated letter.

- Aadhaar is a proof of identity, not of citizenship.
- It is a biometric-based, unique, and permanent identity.
- It is an electronically generated letter.

ভারত সরকার  
Government of India

Address: Government of India  
Ministry of Health and Family Welfare  
New Delhi, India



5476 6157 2831

ভারত সরকার  
Government of India



## Major Information of the Deed

Deed No :	I-1602-09911/2021	Date of Registration	29/10/2021
Query No / Year	1602-2002135338/2021	Office where deed is registered	
Query Date	21/10/2021 2:01:43 PM	1602-2002135338/2021	
Applicant Name, Address & Other Details	DEBJYOTI GHOSH Thana : Entaly, District : Kolkata, WEST BENGAL, PIN - 70014, Mobile No. : 9874622772, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 46,00,000/-	Rs. 49,09,095/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,96,384/- (Article:23)	Rs. 49,137/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Elachi, JI No: 70, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1681 (RS :-1659 )	LR-2950	Bastu	Shali	4 Dec	18,40,000/-	19,63,638/-	Width of Approach Road: 8 Ft.,
L2	LR-1685 (RS :-1663 )	LR-2950	Bastu	Danga	6 Dec	27,60,000/-	29,45,457/-	Width of Approach Road: 8 Ft.,
		<b>TOTAL :</b>			<b>10Dec</b>	<b>46,00,000 /-</b>	<b>49,09,095 /-</b>	
		<b>Grand Total :</b>			<b>10Dec</b>	<b>46,00,000 /-</b>	<b>49,09,095 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>EUPHONIUM REALCON PRIVATE LIMITED</b> Premises No- B.C. Roy Road, Jagaddal, 71 Sonarpur, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 , PAN No.:: AAxxxxxx2P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

### Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>OLIFANTS NIRMAN LLP</b> 41, Kansaripara Road, City:- Not Specified, P.O:- Bhawanipore, P.S:-Kalghat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxxx7N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative





**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Chanchal Mozumder (Presentant )</b> Son of Late Biswa Sundar Mozumder 41, Kansaripara Road, City:- Not Specified, P.O:- Bhawanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx0B, Aadhaar No: 98xxxxxxxx0217 Status : Representative, Representative of : EUPHONIUM REALCON PRIVATE LIMITED (as Authorised Signatory)
2	<b>Mr KRISHANU JANA</b> Son of Mr PULAKESH JANA VILL- Guaberia, City:- Not Specified, P.O:- Tabakhali, P.S:-Sutahata, District:-Purba Midnapore, West Bengal, India, PIN:- 721635, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx1A, Aadhaar No: 54xxxxxxxx2831 Status : Representative, Representative of : OLIFANTS NIRMAN LLP (as Authorised Signatory)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Nilesh Kundu</b> Son of Mr N G Kundu 36/1A, Elgin Road(Lala Lajpat Rai Sarani), City:- Not Specified, P.O:- LALA LAJPAT RAI SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020			
Identifier Of Mr Chanchal Mozumder, Mr KRISHANU JANA			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	EUPHONIUM REALCON PRIVATE LIMITED	OLIFANTS NIRMAN LLP-4 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	EUPHONIUM REALCON PRIVATE LIMITED	OLIFANTS NIRMAN LLP-6 Dec

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Elachi, JI No: 70, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1681, LR Khatian No:- 2950	Owner:ইউফোনিয়াম রিয়েলকন, Gurdian:শ্রী সি-., Address:বিল্ড , Classification:বাগি, Area:0.04000000 Acre,	EUPHONIUM REALCON PRIVATE LIMITED
L2	LR Plot No:- 1685, LR Khatian No:- 2950	Owner:ইউফোনিয়াম রিয়েলকন, Gurdian:শ্রী সি-., Address:বিল্ড , Classification:বাগি, Area:0.06000000 Acre,	EUPHONIUM REALCON PRIVATE LIMITED



1000

1000

1000

1000

1000

1000

1000

1000

1000

1000

1000

1000



**On 28-10-2021**

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

Presented for registration at 19:18 hrs on 28-10-2021, at the Private residence by Mr Chanchal Mozumder .

**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 49,09,095/-

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

Execution is admitted on 28-10-2021 by Mr Chanchal Mozumder, Authorised Signatory, EUPHONIUM REALCON PRIVATE LIMITED (Private Limited Company), Premises No- B.C. Roy Road, Jagaddal, 71 Sonarpur, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150

Indetified by Mr Nilesh Kundu, . . Son of Mr N G Kundu, 36/1A, Road: Elgin Road(Lala Lajpat Rai Sarani), , P.O: LALA LAJPAT RAI SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service

Execution is admitted on 28-10-2021 by Mr KRISHANU JANA, Authorised Signatory, OLIFANTS NIRMAN LLP (LLP), 41, Kansaripara Road, City:- Not Specified, P.O:- Bhawanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by Mr Nilesh Kundu, . . Son of Mr N G Kundu, 36/1A, Road: Elgin Road(Lala Lajpat Rai Sarani), , P.O: LALA LAJPAT RAI SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service



**Samar Kumar Pramanick**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I | SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 29-10-2021**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 49,137/- ( A(1) = Rs 49,091/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 49,105/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/10/2021 4:13PM with Govt. Ref. No: 192021220102144701 on 27-10-2021, Amount Rs: 49,105/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 69351202 on 27-10-2021, Head of Account 0030-03-104-001-16



## Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,96,384/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 1,96,374/-

### Description of Stamp

1. Stamp: Type: Impressed, Serial no 347916, Amount: Rs.10/-, Date of Purchase: 09/08/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/10/2021 4:13PM with Govt. Ref. No: 192021220102144701 on 27-10-2021, Amount Rs: 1,96,374/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 69351202 on 27-10-2021, Head of Account 0030-02-103-003-02



**Samar Kumar Pramanick**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I | SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 427024 to 427051

being No 160209911 for the year 2021.



Digitally signed by Samar kumar  
pramanick  
Date: 2021.11.18 11:22:25 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/11/18 11:22:25 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

1

