

5181

Q. 5150 / 29

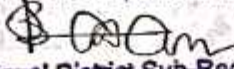


क/अभिषेक पश्चिम बंगाल WEST BENGAL
28/3/24

2/813459/24

93AB 136834

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this documents.


Additional District Sub-Registrar
Rajarhat New Town, North 24-Pgs.

28 MAR 2024

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the
28th day of March, Two Thousand Twenty-four (2024).

BETWEEN

05 FEB 2024
998000



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

28 MAR 2024

BAGHBAAN PROJECTS PRIVATE LIMITED, (having PAN : AACCB4404A), a Company incorporated under the Companies Act. 1956, having its Head Office at 23A Netaji Subhas Road, 4th Floor, P.O- GPO, P.S. – Hare Street , Kolkata - 700001, **represented by its Director Girdhari Lal Singhal** , (having PAN: AIQPS7772P, Aadhar No. 2178 7181 1815), son of Late Fateh Chand Singhal, residing at GC- 37 Salt Lake City, Sector-III, P.O. – GC Market, P.S – South Bidhannagar , Kolkata – 700106, by faith- Hindu, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Director in office for the time being in force, executors, administrators, representatives and assigns) of the ONE PART;

-AND-

NITU DEVELOPERS PRIVATE LIMITED, (having PAN : AAECN1633P), a Company incorporated under the Companies Act. 1956, having its registered Office at Lauhati , P.O. - Lauhati, P.S. – Rajarhat , Kolkata - 700135, **represented by its Director Jamaluddin Molla** , (having PAN: AIYPM1138K, Aadhar No. 4262 4133 2212), son of Late Mojambari Molla, residing at Vill & P.O. – Lauhati , P.S – Rajarhat , Kolkata – 700135, by faith- Muslim, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators representatives nominees and assigns) of the OTHER PART;

WHEREAS one Baghban Projects Private Limited is the absolute recorded owner and possessor of a plot of land measuring an area of 14.83 Satak comprised in R.S. & L.R. Dag No. 4116, under L.R. Khatian No. 8785, under the following manner :-

L.R. & R.S DAG NO.	L.R. KHATIAN NO	TOTAL AREA(SATAK)	SHARE	Recorded AREA (SATAK)	NATURE
4116	8785	89.00	0.1667	14.83	SHALI

Total 14.83 Satak more or less,

lying and situated at Mouza- **Bishnupur**, J.L. No. 44, R.S. No. 126, at present Touzi No. 10, within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas, by virtue of purchase from Lalbanu Bibi, Ansar Ali Molla, Selim Molla, Ajar Ali Molla, Anowara Khatun by a registered Deed of Conveyance dated 26/03/2013, registered at A.D.S.R.Rajarhat, New Town, copied in Book No. I, CD Volume No. 6, Pages from 2796 to 2814, Being No. 03820 in the year 2013 and enjoyed the same absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plot of land by virtue of purchase by Deed of Conveyance (i.e. 03820/2013), the Baghban Projects Private Limited (the Vendor herein) mutated its name at B.L. & L.R.O. Rajarhat under L.R. Khatian No. 8785 and enjoying the same absolutely free from all encumbrances whatsoever.

AND WHEREAS Since then the said Baghban Projects Private Limited (the Vendor herein) is well seized and possessed of the aforesaid plot of land measuring an area of 14.83 Satak comprised in R.S. & L.R. Dag No. 4116, under L.R. Khatian No. 8785, lying and situated at Mouza **Bishnupur**, J.L. No. 44, R.S. No. 126, at present Touzi No. 10, within the local limits of Chandpur Gram Panchayat, Additional District Sub- Registration Office Rajarhat, New Town, under Rajarhat Police Station, in the District of North 24-Parganas, more fully described in the schedule hereinafter written by virtue of above purchase and thereafter own L.R. Settlement Record of rights and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in their name as absolute owner and possessors thereof and have the full right to dispose or transfer the same to any body in any way as the Vendor herein shall think fit and proper.

AND WHEREAS Now (the Vendor herein) being in need of money intended desired and agreed to sell and purchaser herein have agreed to purchase the aforesaid

plot of shali land measuring an area of 14.83 Satak comprised in R.S. & L.R. Dag No. 4116, under L.R. Khatian No. 8785, lying and situated at Mouza-**Bishnupur**, J.L. No. 44, R.S. No. 126, at present Touzi No. 10, within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station, in the District of North 24-Parganas together with all easement rights of the same, more fully and particularly described in the Schedule hereunder written and at or for the total consideration of Rs. 29,36,340/- (Rupees : Twenty- nine Lac Thirty- six Thousand Three Hundred Forty) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said Agreement and in consideration of only Rs. 29,36,340/- (Rupees : Twenty- nine Lac Thirty- six Thousand Three Hundred Forty) to the Vendor paid by the Purchaser as per Memo below at or for the immediately before the execution of these presents (the receipt whereof the Vendor do hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof acquire, release and forever discharge the said Purchasers well as the said land, particularly described in the schedule hereunder written) the Vendor do hereby grant sell, convey transfer assign and assure unto and in favour of the Purchaser herein ALL THAT piece or parcel of land measuring an area of 14.83 Satak comprised in R.S. & L.R. Dag No. 4116, under L.R. Khatian No. 8785, lying and situated at Mouza-**Bishnupur**, J.L. No. 44, R.S. No. 126, at present Touzi No. 10, within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District North 24-Parganas, more fully and particularly described In the schedule herein after written and together with full benefits of passages, ways, water, ways, Rights, liberties, privileges, all manner of easements and appurtenances belonging AND ALL the estate, rights, title, interest, claim and demand whatsoever of the Vendor unto or upon the same and every part thereof TO HAVE AND TO HOLD the said piece or parcel of land hereby granted, convoyed, transferred and assigned and intended so to be unto and to the use of the Purchaser herein absolutely and forever free from all encumbrances, charges, attachments, liens, etc. whatsoever and free from all acquisition and requisition and alignments and any claim or adverse possession and the Vendor do hereby covenant with the Purchaser as follows :-

1. THAT notwithstanding any acts, deed or things hereto before done, executed or knowingly suffered to the contrary the Vendor is now lawfully seized and possessed of the said property free from all encumbrances, attachments or defected, in title whatsoever and that the Vendor have full power and absolute authority to sell the said property in manner aforesaid.

2. THAT the Purchaser shall hereafter peaceably and quietly hold possess and enjoy the said property in Khas without any claim or demand whatsoever from the Vendor or any claiming through or under them.

3. FURTHER the Vendor its heirs, executors, administrators, representatives or assigns, covenant with the Purchaser its heirs, executors, administrators, representatives or assigns to save harmless indemnify and keep indemnified the Purchaser, its Director in office, heirs, administrators or assigns, free or against all encumbrances, charges and equities whatsoever.

4. THAT the Vendor its heirs, administrators or assigns, further covenant that the Vendor or they shall at the request and cost of the Purchaser its heirs, administrators, or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed.

5. THAT the Purchaser herein will be entitled to mutate its names in respect of the said piece or parcel of land along with building and the common passages, with the authorities concerned and will pay the proportionate sum of revenue to the State of West Bengal.

6. THAT the land fully described in the schedule hereinafter written stands retained by the Vendor through operation of family ceiling as envisaged in chapter II - B, West Bengal Land Reforms Act,

7. AND that the said piece or parcel of land or any part or portion thereof or any interest there in has not vested in and / or are / is not acquire by the state of West Bengal Estate Acquisition Act. 1956 ,or statutory modification thereof or under the urban land ceiling and Regulations Act. 1976 or any other law for the time being in force.

8. ALL THE taxes, land revenue and impositions payable in respect of the said property up to date of these presents has been fully paid by the Vendor, and if any portion of such taxes, levies impositions etc. found to has remained unpaid for the

period up to date hereof, the same shall be deemed to be the liability of the Vendor and releasable from the Vendor.

IT IS hereby declared that the land described in the schedule below is the self acquired property of the Vendor and its are not the benamder of anyone.

AND the Vendor deliver this day Khas possession of the said land with unto the Purchaser.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT piece or parcel of Rayati Dakhali Swattiya Bisistha plot of land measuring an area of **14.83 Satak** comprised in **R.S. & L.R. Dag No. 4116**, under **L.R. Khatian No - 8785**, (in the name of Baghban Projects Private Limited), which is clearly as under :-

L.R. & R.S DAG NO.	L.R. KHATIAN NO	TOTAL AREA(SATAK)	SALEABLE AREA (SATAK)	SHARE	NATURE
4116	8785	89.00	14.83	1667	SHALI

Total 14.83 Satak more or less,

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

The annual proportionate rent will be payable to the Collectorate of North 24 Parganas on behalf of the Govt. of West Bengal as per State Govt. Rules and Regulations.

It is clearly stated herein that the Vendor herein sold and conveyed the said land measuring of 14.83 Satak be the same a little more or less together with all easement right of the same unto and in favour of the Purchaser herein. The said saleable land is butted and bounded as under :-

ON THE NORTH : R S & L R Dag No :- 4116 (P)

ON THE NORTH : R S & L R Dag No :- 4092

ON THE NORTH : R S & L R Dag No :- 411

ON THE NORTH : R S & L R Dag No :- 4116 (P)

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed her hand's and seal on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendor at Kolkata in Presence of :

1. *Abdul Ali*
vill Jagadishpur
P.O. - Rajarhat
KOL-700135
2. *Sahab Ali*
Rajarhat
KOL-135



For BAGHBAAN PROJECTS PVT. LTD.

L.C. Dey
Director

SIGNATURE OF THE VENDOR

Deed prepared by :

Krishna Das
Krishna Das
Advocate
Dist. Judge's Court Barasat
North 24 Parganas
Enrolment No. WB-1027/98

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchaser to the Vendor, a sum of Rs. 29, 36, 340/- (Rupees : Twenty- nine Lac Thirty- six Thousand Three Hundred Forty), only being the full consideration money of the schedule mentioned land and payment as per memo below.

M E M O

Date.	Ch/RTGS	Drawee Bank	Amount
15/01/2024	448062	SBI, Lauhati	<u>29,36,340/-</u>

Total Rs. 29,36,340/- (Rupees : Twenty- nine Lac Thirty- six Thousand Three Hundred Forty).

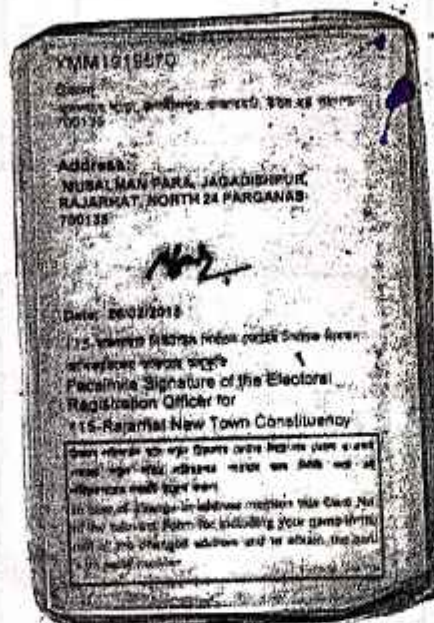
Witnesses :-

1. *M. G. W. B. Li*
S/o - *J. G. W. B. Li*
W - *Jagadish Por*
PO + P.S. - *Rayanhet*
KOL - *700135*
2. *S. G. B. A. Li*
Rajarkat
KOL - *135*

For BAGHBAAN PROJECTS PVT. LTD.

C. P. P. P. P. P.
Director

SIGNATURE OF THE VENDOR



Majid Ali

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

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

N.B. -

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

	LH					
	RH.					

ATTESTED :- *Smaller m/c*

 For BAGHBAAN PROJECTS PVT. LTD. <i>C. C. D. Singh</i> Director	LH					
	RH.					

ATTESTED :- *C. C. D. Singh*
For BAGHBAAN PROJECTS PVT. LTD.
Director

PHOTO	LH.					
	RH.					

ATTESTED :-

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



192023240440106528

GRN Details

GRN:	192023240440106528	Payment Mode:	SBI Epay
GRN Date:	28/03/2024 10:13:56	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0567597161935	BRN Date:	28/03/2024 10:14:33
Gateway Ref ID:	CHP4772048	Method:	State Bank of India NB
GRIPS Payment ID:	280320242044010651	Payment Init. Date:	28/03/2024 10:13:56
Payment Status:	Successful	Payment Ref. No:	2000813459/1/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Nitu Developers Private Limited
Address:	Lauhati, pin-700135
Mobile:	7003373523
Period From (dd/mm/yyyy):	28/03/2024
Period To (dd/mm/yyyy):	28/03/2024
Payment Ref ID:	2000813459/1/2024
Dept Ref ID/DRN:	2000813459/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000813459/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	88100
2	2000813459/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	29377
Total				117477

IN WORDS: ONE LAKH SEVENTEEN THOUSAND FOUR HUNDRED SEVENTY SEVEN ONLY.

PAID

Major Information of the Deed

Deed No :	I-1523-05150/2024	Date of Registration	28/03/2024
Query No / Year	1523-2000813459/2024	Office where deed is registered	
Query Date	27/03/2024 10:56:45 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SAHEB ALI MOHAMMADPUR, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 7003373523, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 29,36,340/-	Rs. 29,36,340/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 88,110/- (Article:23)	Rs. 29,377/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Bishnupur, JI No: 44, Pin Code : 700135

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-4116 (RS :-)	LR-8785	Bastu	Shali	14.83 Dec	29,36,340/-	29,36,340/-	Project : Not Specified
Grand Total :					14.83Dec	29,36,340 /-	29,36,340 /-	

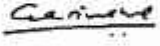
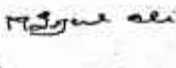
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BAGHBAAN PROJECTS PRIVATE LIMITED 23A Netaji Subhas Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: Aaxxxxxx4a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

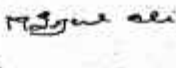
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NITU DEVELOPERS PRIVATE LIMITED Lauhati, City:- Not Specified, P.O:- Lauhati, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: Aaxxxxxx3p,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Girdhari Lal Singhal (Presentant) Son of Late Fateh Chand Singhal Date of Execution - 28/03/2024, Admitted by: Self, Date of Admission: 28/03/2024, Place of Admission of Execution: Office	 Mar 28 2024 3:14PM	 LT1 28/03/2024	 28/03/2024
	GC -37, Salt Lake City, Block/Sector: III, City:- Not Specified, P.O:- GC Market, P.S:-South Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Aixxxxxx2p, Aadhaar No: 21xxxxxxx1815 Status : Representative, Representative of : BAGHBAAN PROJECTS PRIVATE LIMITED (as Director)			
2	Jamal Uddin Molla Son of Late Mojambari Molla Lauhati, City:- Not Specified, P.O:- Lauhati, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: Aixxxxxx8k, Aadhaar No: 42xxxxxxx2212 Status : Representative, Representative of : NITU DEVELOPERS PRIVATE LIMITED (as Director)	 28/03/2024	 28/03/2024	 28/03/2024

Identifier Details :

Name	Photo	Finger Print	Signature
Mafijul Ali Son of Idriah Ali Jagadishpur, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	 28/03/2024	 28/03/2024	 28/03/2024
Identifier Of Mr Girdhari Lal Singhal, Jamal Uddin Molla			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	BAGHBAAN PROJECTS PRIVATE LIMITED	NITU DEVELOPERS PRIVATE LIMITED-14.83 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Bishnupur, JI No: 44, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4116, LR Khatian No:- 8785	Owner: বাগবাণ প্রজেক্ট প্রাইভেট লিমিটেড, Address: 23 এ, নেতাজী সুভাষ রোড, ৪র্থ জোড, কলকাতা-১। Classification: শদি, Area: 0.14000000 Acre,	BAGHBAAN PROJECTS PRIVATE LIMITED

Endorsement For Deed Number : I - 152305150 / 2024

On 28-03-2024

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.

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

Presented for registration at 14:14 hrs on 28-03-2024, at the Office of the A.D.S.R. RAJARHAT by Mr Girdhari Lal Singhal ,.

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 29,36,340/-

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

Execution is admitted on 28-03-2024 by Mr Girdhari Lal Singhal, Director, BAGHBAAN PROJECTS PRIVATE LIMITED, 23A Netaji Subhas Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mafijul Ali, , Son of Idrish Ali, Jagadishpur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 29,377.00/- (A(1) = Rs 29,363.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 29,377/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/03/2024 10:14AM with Govt. Ref. No: 192023240440106528 on 28-03-2024, Amount Rs: 29,377/-, Bank: SBI EPay (SBIEPay), Ref. No. 0567597161935 on 28-03-2024, Head of Account 0030-03-104-001-16

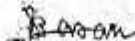
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 88,110/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 88,100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4897, Amount: Rs.10.00/-, Date of Purchase: 27/02/2024, Vendor name: Mita Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/03/2024 10:14AM with Govt. Ref. No: 192023240440106528 on 28-03-2024, Amount Rs: 88,100/-, Bank: SBI EPay (SBIEPay), Ref. No. 0567597161935 on 28-03-2024, Head of Account 0030-02-103-003-02



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

Date of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2024, Page from 199485 to 199501
Being No 152305150 for the year 2024.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2024.04.09 13:17:15 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 09/04/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.