

6239

Q-6362/29



पश्चिम बंगाल WEST BENGAL

93AB 163080

2/978885/24

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
Rajshahi New Town, North 24 Pgs.

19 APR 2024

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the
19th day of April, Two Thousand Twenty-four (2024).

BETWEEN

Cont. P/2

১৫৫২৭/০৩ ২০২১ ১০

ক্রেতার নাম ও মা

স্বাম্প ভেদার স্বাক্ষর

বিধান নং, মূল্য নং, সঠি এ ডি এস আর ও

মেটি স্বাক্ষর ও

চলান নং মেটি কটাক্ষ বরিশ

ক্রেতার-বারাকপুর, ভেদার-মিতা দত্ত

KRISHNA DAS
ADVOCATE
Barasat Judges Court

29 FEB 2023

998000



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

39 APR 2024

(2)

(1) **"SURUCHI VANIJYA PRIVATE LIMITED"**, (PAN-AAJCS9904K), a company incorporated under the Companies Act. 1956, having its Regd. Office at 18, R.N. Mukharjee Road, 2nd Floor, P.O. - GPO, P.S.- Hare Street, Kolkata - 700001, (2) **"WITHAL SERVICES PRIVATE LIMITED"**, (PAN-AAACW4481E), a company incorporated under the Companies Act. 1956, having its Regd. Office at 18, R.N. Mukharjee Road, 2nd Floor, P.O. - GPO, P.S.- Hare Street, Kolkata - 700001, both are represented by its Director **SRI MANOJ KUMAR BUDHIA**, (PAN-AFAPB5130P), son of Late Prabhu Dayal Budhia, residing at 5A, Mukharjee Para Lane, P.O. & P.S.- Kalighat, Kolkata - 700026, by faith-Hindu, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the **"VENDORS"** (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 limited Company incorporated under the Companies Act. 1956, having its Office at Lauhati, P.O. - Lauhati, P.S. - Rajarhat, Dist. North 24 Parganas, Kolkata - 700135, represented by its Director **JAMAL UDDIN MOLLA**, (having PAN: AIYPM1138K), son of Late

Cont. P/3

(3)

Mojambari Molla, residing at Village & P.O. Lauhati, P.S. - Rajarhat, Dist. North 24 Parganas, Kolkata - 700135, by faith- Islam, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the **"PURCHASER"** (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 OTHER PART.

WHEREAS One Suruchi Vanijya Private Limited, (the Vendor No. 1 herein) is the absolute recorded owner and possessor of Shali land measuring an area of 18.55 Satak more or less, comprised in R.S. & L.R. Dag No. 4096 & 4116, under L.R. Khatian No. 13034, the said land clearly as under following manner :-

Recorded land area	Share of land	Out of land	R.S. & L.R Dag	L.R. Khatian	Nature of land
03.71 Satak	0.0714	52 Satak	4096	13034	Shali
14.84 Satak	0.1667	89 Satak	4116	13034	Shali
18.55 Satak in total					

lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 173 at present No.10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the Dis-

Cont. P/4

(4)

tract of North 24 Parganas, by virtue of purchase by two registered Deed of Conveyance, (1) purchase from Nazma Rahaman Begam, Rubina Rahaman, Tuhina Rahaman, Tahamina Rahaman, dated 23/02/2023, registered at A.D.S.R. Rajarhat, New Town, copied in Book No. I, Volume No.1523-2023, Pages from 96676 to 96697, Being No. 02639 in the year 2023 and (2) purchase from Nitu Developers Private Limited, dated 20/02/2023, registered at A.D.S.R. Rajarhat, New Town, copied in Book No. I, Volume No.1523-2023, Pages from 90234 to 90266, Being No. 02407 in the year 2023 and after purchase the said Suruchi Vanijya Private Limited recorded its name at B.L. & L.R.O. under L.R. Khatian No. 13034 and enjoying the same absolutely free from all encumbrances what soever.

AND WHEREAS While seized and possessed of the aforesaid plot of land, measuring an area 18.55 Satak more or less, comprised in R.S. & L.R. Dag No. 4096 & 4116, under L.R. Khatian No. 13034, the said Suruchi Vanijya Private Limited (the Vendor No. 1 herein) conversion the land from Shali to Bahutal Abasan, conversion Case No. CN/2023/1507/2569, dated 21/07/2023, Memo No. CON/145/23/3554/SDL/BST/2023, dated 19/09/2023.

AND WHEREAS One "Withal Services Private Limited", (the Vendor No.

Cont. P/5

(5)

2 herein) is the absolute recorded owner and possessor of Shali land measuring an area of 03.85 Satak more or less, comprised in R.S. & L.R. Dag No. 4092, under L.R. Khatian No. 10968 the said land clearly as under following manner :-

Recorded land area	Share of land	Out of land	R.S. & L.R Dag	L.R. Khatian	Nature of land
03.85 Satak	0.1428	27 Satak	4092	10968	Shali

03.85 Satak in total

lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 173 at present No.10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, by virtue of purchase by a registered Deed of Conveyance, dated 04/09/2017, registered at A.D.S.R. Rajarhat, New Town, copied in Book No. I, Volume No.1523-2017, Pages from 259381 to 259403, Being No. 08871 in the year 2017, purchase from Jamaluddin Molla, and after purchase the said Withal Services Private Limited recorded its name at B.L. & L.R.O. under L.R. Khatian No. 10968 and enjoying the same absolutely free from all encumbrances what soever.

AND WHEREAS While seized and possessed of the aforesaid plot of land, measuring an area 03.85 Satak more or less, comprised in R.S. & L.R.

Cont. P/6

(6)

Dag No. 4092, under L.R. Khatian No. 10968, the said Withal Services Private Limited (the Vendor No. 2 herein) conversion the land from Shali to Bahutal Abasan, conversion Case No. CN/2023/1507/3119, dated 23/08/2023, Memo No. CON/1623/BLRO/RAJ/23, dated 17/10/2023.

AND WHEREAS Since then the said Suruchi Vanijya Private Limited and Withal Services Private Limited (the Vendors herein) are well seized and possessed of the aforesaid plots of land total measuring an area 22.40 Satak more or less, comprised in R.S. & L.R. Dag No. 4096 , 4116 & 4092, under L.R. Khatian No. 13034 & 10968, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently 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, morefully described in the schedule hereinafter written by virtue of above purchase and thereafter own 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 names as absolute owners and possessors thereof and have the full right to dispose or transfer the same to any body in any way

Cont. P/7

(7)

as the Vendors herein shall think fit and proper.

AND WHEREAS Now (the Vendors herein being in need of money intended desired and agreed to sell and the purchaser herein have agreed to purchase the aforesaid plots of land total measuring an area 22.40 Satak more or less, comprised in R.S. & L.R. Dag No. 4096 , 4116 & 4092, under L.R. Khatian No. 13034 & 10968, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently 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. 44,35,200/- (Rupees: Forty-four Lac Thirty-five Thousand Two Hundred) only.**

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said Agreement and in consideration of **Rs. 44,35,200/- (Rupees: Forty-four Lac Thirty-five Thousand Two Hundred) only** to the Vendors paid by the Purchaser as per memo below at or for the immediately before

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(8)

the execution of these presents (the receipt whereof the Vendors 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 Purchaser as well as the said land, particularly described in the schedule hereunder written) the Vendors do hereby grant, sell, transfer, assign and assure unto the Purchaser herein ALL THAT piece and parcel of land total measuring an area 22.40 Satak more or less, comprised in R.S. & L.R. Dag No. 4096 , 4116 & 4092, under L.R. Khatian No. 13034 & 10968, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently 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 and particularly described In the schedule hereinafter 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 Vendors 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

Cont. P/9

(9)

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 Vendors 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 Vendors are now lawfully seized and possessed of the said property free from all encumbrances, attachments or defected, in title whatsoever and that the Vendors 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 Vendors or any claiming through or under them.
3. FURTHER the Vendors 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,

Cont. P/10

charges and equities whatsoever.

4. THAT the Vendors its heirs, administrators or assigns, further covenant that the Vendors 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 Vendors 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 statu-

(11)

tory 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 Vendors, and if any portion of such taxes, levies impositions etc. found to have remained unpaid for the period up to date hereof, the same shall be deemed to be the liability of the Vendors and releasable from the Vendors.

IT IS hereby declared that the land described in the schedule below is the self acquired property of the Vendors and it is not the benamdar of anyone.

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

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

(Description of land hereby sold by the Vendors herein).

ALL THAT piece or parcel of Rayati Dakhali Swattiya Bisistha land total measuring an area 22.40 Satak more or less, comprised in R.S. & L.R. Dag No. 4096 , 4116 & 4092, under L.R. Khatian No. 13034, (in the name of

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(12)

Suruchi Vanijya Private Limited) and 10968 (in the name of Withal Services Private Limited), under the following manner :-

Saleable land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Khatian No.	Nature of land
03.71 Satak	0.0714	52 Satak	4096	13034	Bahutal Abasan
14.84 Satak	0.1667	89 Satak	4116	13034	Do
03.85 Satak	0.1428	27 Satak	4092	10968	Do

22.40 Satak in total

lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently 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, in the State of West Bengal. The Bahutal Abasan land is now Vacant.

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 Vendors herein sold and conveyed total land measuring an area 22.40 Satak more or less unto and in favour of the Purchaser herein. There are No Road around those sold land.

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(13)

IN WITNESS WHEREOF the Vendors has hereunto set and subscribed
it's hands and Seals on the day, Month and Year first above written.

SIGNED AND SEALED DELIVERED by
the Vendors at Kolkata in the presence of :-

WITNESSES

1. *Meenakshi*
S/o - *Indresh*
w - *Jagdish*
PO+P.S. - *Rajmukh*
KOL - *700135*
2. *Sahab Ali*
Rojark
2001-1st

DRAFTED BY:

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

SURUCHI VANIJYA PVT. LTD.

V.R. Pandey
Director

WITHAL SERVICES PVT. LTD.

V.R. Pandey
Director

SIGNATURE OF THE VENDORS

(14)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchaser, a sum of Rs. 44,35,200/- (Rupees: Forty-four Lac Thirty-five Thousand Two Hundred) only being in full consideration money of the schedule mentioned land and payment as per Memo below :-

MEMO

<u>Date</u>	<u>Ch/DD No.</u>	<u>Bank / Branch</u>	<u>Amount</u>
19/04/2024	RTGS	-----	20,00,000/-
19/04/2024	RTGS	-----	24,35,200/-

Total Rs. 44,35,200/- (Rupees: Forty-four Lac Thirty-five Thousand Two Hundred) only.

WITNESSES

1. *M. J. Gulati*

2. *S. K. Gulati*

SURUCHI VANIJYA PVT. LTD.

M. R. Pandey
Director

WATHAL SERVICES PVT. LTD.

M. R. Pandey
Director

SIGNATURE OF THE VENDORS ✓

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.					

NITU DEVELOPERS PVT. LTD

ATTESTED :- *Smash karmello*

Director

	LH					
	RH.					

SURUCHI VANIJYA PVT. LTD.

M.R. Pandey

Director

SURUCHI VANIJYA PVT. LTD.

ATTESTED :-

M.R. Pandey

Director

	LH.					
	RH.					

WITHAL SERVICES PVT. LTD.

M.R. Pandey

Director

WITHAL SERVICES PVT. LTD.

ATTESTED :-

M.R. Pandey

Director

ॐ
 নির্বাচন কমিশন
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 YMM1919570




নির্বাচক নাম : মাহিজ আলী
 Elector's Name : Mahjib Ali
 পিতার নাম : ইদ্রিস আলী
 Father's Name : Idries Ali
 লিঙ্গ/সেক্স : পুরুষ / M
 জন্ম তারিখ : 02/12/1966
 Date of Birth : 02/12/1966

YMM1919570
 ১৯৭০৭ নম্বর, জগদিশপুর, রাজহাট, উত্তর ২৪ পরগণা
 700135

Address:
 MUSALMAN PARA, JAGADISHPUR,
 RAJARHAT, NORTH 24 PARGANAS,
 700135

Date: 26/02/2015

১১৫-রাজহাট নতুন টাউন বিধানসভা কেন্দ্রের
 নির্বাচনী এলাকা
 Potensial Signature of the Electoral
 Registration Officer for
 115-Rajarhat New Town Constituency

ভোটারেরা এই কার্ডটি সঠিকভাবে দেখে নিবেন এবং
 ভোটারেরা এই কার্ডটি সঠিকভাবে দেখে নিবেন
 ভোটারেরা এই কার্ডটি সঠিকভাবে দেখে নিবেন

To check all changes in electoral register this Card No.
 in the relevant Form for including your name in the
 list of the eligible voters and to check the
 list of the eligible voters

Mahjib Ali

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



192024250020188948

GRN Details

GRN: 192024250020188948
GRN Date: 19/04/2024 11:10:48
BRN : 5337670770235
Gateway Ref ID: CHP6905027
GRIPS Payment ID: 190420242002018893
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 19/04/2024 11:11:40
Method: State Bank of India NB
Payment Init. Date: 19/04/2024 11:10:48
Payment Ref. No: 2000978835/3/2024
[Query No*/Query Year]

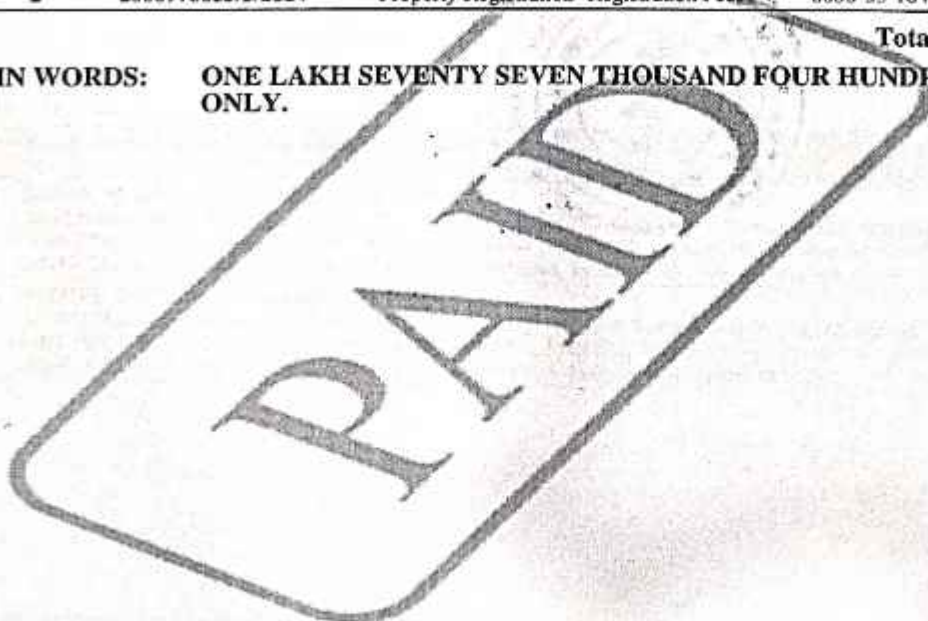
Depositor Details

Depositor's Name: Mr Nitu Developers Private Limited
Address: Lauhati, pin-700135
Mobile: 7003373523
Period From (dd/mm/yyyy): 19/04/2024
Period To (dd/mm/yyyy): 19/04/2024
Payment Ref ID: 2000978835/3/2024
Dept Ref ID/DRN: 2000978835/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000978835/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	133066
2	2000978835/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	44366
Total				177432

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



Major Information of the Deed

Deed No :	I-1523-06362/2024	Date of Registration	19/04/2024
Query No / Year	1523-2000978835/2024	Office where deed is registered	
Query Date	19/04/2024 7:47:00 AM	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. : 9830563601, Status : Solicitor firm		
Transaction	[0101] Sale, Sale Document		
Set Forth value	Rs. 44,35,200/-		
Stamp duty Paid(SD)	Rs. 1,33,076/- (Article:23)		
Remarks			
	Additional Transaction		
	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
	Market Value		
	Rs. 44,35,200/-		
	Registration Fee Paid		
	Rs. 44,366/- (Article:A(1), E)		

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-4096 (RS :-)	LR-13034	Bastu	Bastu	3.71 Dec	7,34,580/-	7,34,580/-	.Project : Not Specified
L2	LR-4116 (RS :-)	LR-13034	Bastu	Bastu	14.84 Dec	29,38,320/-	29,38,320/-	.Project : Not Specified
L3	LR-4092 (RS :-)	LR-10968	Bastu	Bastu	3.85 Dec	7,62,300/-	7,62,300/-	.Project : Not Specified
		TOTAL :			22.4Dec	44,35,200 /-	44,35,200 /-	
		Grand Total :			22.4Dec	44,35,200 /-	44,35,200 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SURUCHI VANIJYA PRIVATE LIMITED 18 R N Mukherjee Road, 2nd Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX6 , PAN No.:: aaxxxxxx4k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	WITHAL SERVICES PRIVATE LIMITED 18 R N Mukherjee Road, 2nd Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-1XX5 , PAN No.:: aaxxxxxx1e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

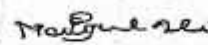
Buyer Details :

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 Date of Incorporation:XX-XX-2XX1 , 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
	Shri Manoj Kumar Budhia (Presentant) Son of Late Prabhu Dayal Budhia Date of Execution - 19/04/2024, , Admitted by: Self, Date of Admission: 19/04/2024, Place of Admission of Execution: Office		 Captured Apr 19 2024 3:05PM LTI 19/04/2024	 19/04/2024
	5A Mukherjee Para Lane, City:- Not Specified, P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: afxxxxxx0p, Aadhaar No: 38xxxxxxxx9702 Status : Representative, Representative of : SURUCHI VANIJYA PRIVATE LIMITED (as Director), WITHAL SERVICES 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, Date of Birth:XX-XX-1XX4 , PAN No.: abxxxxxx8k, Aadhaar No: 42xxxxxxxx2212 Status : Representative, Representative of : NITU DEVELOPERS PRIVATE LIMITED (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mofijul Ali Son of Idrish Ali Jagadishpur, City:- Not Specified, P.O:-Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135		 Captured 19/04/2024	 19/04/2024
Identifier Of Shri Manoj Kumar Budhia, Jamal Uddin Molla			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SURUCHI VANIJYA PRIVATE LIMITED	NITU DEVELOPERS PRIVATE LIMITED-3.71 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SURUCHI VANIJYA PRIVATE LIMITED	NITU DEVELOPERS PRIVATE LIMITED-14.84 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	WITHAL SERVICES PRIVATE LIMITED	NITU DEVELOPERS PRIVATE LIMITED-3.85 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:- 4096, LR Khatian No:- 13034	Owner:সুচী বনিয়া প্রাইভেট লিমিটেড, Gurdian:শ্রী অরিন্দম, Address:বিল্ড , Classification:পাতি, Area:0.01000000 Acre,	SURUCHI VANIJYA PRIVATE LIMITED
L2	LR Plot No:- 4116, LR Khatian No:- 13034	Owner:সুচী বনিয়া প্রাইভেট লিমিটেড, Gurdian:শ্রী অরিন্দম, Address:বিল্ড , Classification:পাতি, Area:0.15000000 Acre,	SURUCHI VANIJYA PRIVATE LIMITED
L3	LR Plot No:- 4092, LR Khatian No:- 10968	Owner:উইথাল সার্ভিসেস প্রাইভেট লিমিটেড, Gurdian:শ্রী অরিন্দম, Address:১৮ জার এম মুখারী রোড কোল ০১ , Classification:পাতি, Area:0.04000000 Acre,	WITHAL SERVICES PRIVATE LIMITED

Endorsement For Deed Number : I - 152306362 / 2024

On 19-04-2024

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 13:58 hrs on 19-04-2024, at the Office of the A.D.S.R. RAJARHAT by Shri Manoj Kumar Budhia ..

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 44,35,200/-.

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

Execution is admitted on 19-04-2024 by Shri Manoj Kumar Budhia, Director, SURUCHI VANIJYA PRIVATE LIMITED, 18 R N Mukherjee Road, 2nd Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District-Kolkata, West Bengal, India, PIN:- 700001; Director, WITHAL SERVICES PRIVATE LIMITED, 18 R N Mukherjee Road, 2nd Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District-Kolkata, West Bengal, India, PIN:- 700001

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 44,366.00/- (A(1) = Rs 44,352.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 44,366/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/04/2024 11:11AM with Govt. Ref. No: 192024250020188948 on 19-04-2024, Amount Rs: 44,366/-, Bank: SBI EPay (SBlePay), Ref. No. 5337670770235 on 19-04-2024, Head of Account 0030-03-104-001-16

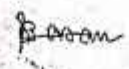
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,33,076/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 1,33,066/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5752, Amount: Rs.10.00/-, Date of Purchase: 27/03/2024, Vendor name: Mila Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/04/2024 11:11AM with Govt. Ref. No: 192024250020188948 on 19-04-2024, Amount Rs: 1,33,066/-, Bank: SBI EPay (SBlePay), Ref. No. 5337670770235 on 19-04-2024, 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

of Registration under section 60 and Rule 69.
entered in Book - I
Volume number 1523-2024, Page from 250259 to 250281
being No 152306362 for the year 2024.



Basak

Digitally signed by SANJOY BASAK
Date: 2024.04.30 18:43:44 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 30/04/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.