

716

19242

19335/24

19335/24



24/12/24

पश्चिम बंगाल WEST BENGAL

2/12/24

98AB 103134

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

*[Handwritten Signature]*

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

24 DEC 2024

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE made on this the 24<sup>th</sup> day of December in the year 2024 (Two Thousand Twenty Four).

4709 2118/2024

নাম- SUJAUDDIN MALICK  
Advocate  
জন ও তারিখ- Barasat Judge's Court  
North 24 Parganas

সাক্ষিন-  
চ্যাম্প মূল্য-  
ডেভার শ্রী-  
বারাসাত কোর্ট  
উত্তর ২৪ পরগনা

টি. ভি. নং-  
চ্যাম্প ক্রয়ের তারিখ-  
মোট চ্যাম্পের মূল্য-  
ট্রেজারী অফিস-বারাসাত  
ডেভার শ্রী তাপস কুমার সাহা

05 AUG 2024  
400000



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

24 DEC 2024

**BETWEEN**

**MEGACITY GREEN VALLEY PRIVATE LIMITED (PAN. AAECM1455A)**, a Company incorporated under the Companies Act, 1956, Registered Office at 23A, Netaji Subhas Road, 4<sup>th</sup> Floor, RN-7A, Kolkata- 700001, represented by its Director **GIRDHARI LAL SINGHAL (PAN. AIQPS7772P, Aadhaar No. 2178 7181 1815)**, S/o Late Fateh Chand Singhal, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at GC-37, Salt Lake City, Sector- III, P.O.- GC Market, P.S.- South Bidhannagar, District- North 24 Parganas, Kolkata- 700106, 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 heirs, successors, executors, legal representatives, administrators, and assigns etc) of the **FIRST PART**.

**AND**

**NITU DEVELOPERS PRIVATE LIMITED (PAN. AAECN1633P)**, a Limited Company incorporated under the Companies Act, 1956, Registered Office at Lauhati, P.O.- Lauhati, P.S.- Rajarhat, District- North 24 Parganas, Kolkata- 700135, represented by its Director **JAMALUDDIN MOLLA (PAN. AIYPM1138K, Aadhaar No. 426241332212)**, S/o Late Mojambari Molla, by faith- Islam, by Nationality- Indian, by occupation- Business, residing at Vill. & P.O.- Lauhati, P.S.- Rajarhat, District- North 24 Parganas, Kolkata- 700135, hereinafter called referred the as the **PURCHASER** (Which term or

expression shall unless excluded by or repugnant to the subject or context be deemed to mean and included his executor, administrators, and assigns) of the **OTHER PART**.

**WHEREAS** the Vendor herein, purchased a Plot of Shali land measuring an area 01 Acre 39 decimal in R.S. & L.R. Dag No. 4018, previous L.R. Khatian No. 311, 3388, 3069, lying and situated at Mouza-Bishnupur, J.L. No. 44, under Chandpur Gram Panchayet, P.S.-Rajarhat, District- North 24 Parganas. by virtue of a Deed of Conveyance being No. 08981 for the year 2006, recorded in Book No. I, Pages from 1 to 31, registered at A.D.S.R.- Bidhannagar, North 24 Parganas, dated 29/05/2006 from 1) Abed Ali Middy, 2) Subid Ali Middy, 3) Safikul Islam @ Safik Middy all sons of Innat Ali Middy.

**AND WHEREAS** after purchasing the said property, the Vendor herein duly recorded its name in B.L. & L.R.O. vide L.R. Khatian No. 11274 and have been paying Govt. Khazna regularly and also mutated its name in Chandpur Gram Panchayet and paying rates and taxes and possessing the said property which is free from all encumbrances.

**AND WHEREAS** the Vendor herein intends to sell and the Purchaser for his necessary accommodation agreed to Purchase **ALL THAT** piece and parcel of vacant Shali land measuring an area **20 decimal out of 01** Acre 39 decimal, in R.S. & L.R. Dag No. 4018, under L.R. Khatian No. 11274,

lying and situated at Mouza- Bishnupur, J.L. No. 44, under Chandpur Gram Panchayet, P.S.- Rajarhat, District- North 24 Parganas, more fully described in the Schedule hereunder written free from all encumbrances for a highest market price of free from all encumbrances for a consideration amount of Rs 44,00,000/- (Rupees Forty Four Lakh ~~only~~) only.

AND WHEREAS by knowing the intention of the Vendor herein the Purchaser herein approached the Vendor to purchase the same. Being satisfied after inspection of the deeds and documents supplied by the Vendor, the Purchaser agreed to purchase and the Vendor agreed to sale ALL THAT piece and parcel of vacant Shali land measuring an area 20 decimal out of 01 Acre 39 decimal, in R.S. & L.R. Dag No. 4018, under L.R. Khatian No. 11274, lying and situated at Mouza- Bishnupur, J.L. No. 44, under Chandpur Gram Panchayet, P.S.- Rajarhat, District- North 24 Parganas, under the terms and conditions mentioned hereunder.

NOW THIS INDENTURE WITNESSETH that in pursuance of the above Agreement and in consideration of the said sum of Rs 44,00,000/- (Rupees Forty Four Lakh ~~only~~) only paid by cheque to the Vendor by the Purchaser on or before the time of execution of this present (the receipt whereof the Vendor doth hereby as well as by the

FOR MEGACITY GREEN VALLEY PTL. LTD.

*C. C. Datta*  
Director

FOR MEGACITY GREEN VALLEY PTL. LTD.

*C. C. Datta*  
Director

receipt for the same hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and exonerate the Purchaser and the said property fully described in the schedule hereunder written, he the Vendor as beneficial owner doth hereby grant, sell, transfer, assure, convey, assign unto the Purchaser free from all encumbrances, liens, and charges and attachments **ALL THAT** piece and parcel of vacant Shali land measuring an area 20 decimal out of 01 Acre 39 decimal, in R.S. & L.R. Dag No. 4018, under L.R. Khatian No. 11274, lying and situated at Mouza- Bishnupur, J.L. No. 44, under Chandpur Gram Panchayet, P.S.- Rajarhat, District- North 24 Parganas, morefully and particularly described in the Schedule hereunder written and for the sake and brevity hereinafter called "**SAID PROPERTY**" **TOGETHER WITH** all privies, erections, walls yards, ditches, ways, paths, passages, sewers, drains water course and all rights, liberties, privileges easements, profits, appendages and appurtenances whatsoever to the "**SAID PROPERTY**" and premises belonging or in any way appertaining or usually held, occupied or enjoyed therewith or reputed or belong or be appurtenant to the "**SAID PROPERTY**" and the estate right, title, interest, use, trust, possession, property, claim and demand whatsoever both at law and in equity of the Vendor to and upon the "**SAID PROPERTY**" or any part thereof **TOGETHER WITH** all deeds, pattas muniments of title whatsoever in anywise relating to or concerning the said hereditaments

and premises or any part thereof which now are or hereafter shall or may be in possession power or control of the Vendor or any other person or persons from which he may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the "SAID PROPERTY" hereby granted, sold, conveyed, transferred and assured or expressed or intended so to be with all rights, unto and to the use of the Purchaser in manner aforesaid and according to the true, intent and meaning of these presents, and the Purchaser shall be entitled to mutate her name in the Office of the B.L. & L.R.O. in respect of the said property AND THAT the Purchaser shall and may at all times hereafter peaceably and equitably hold, possess and enjoy the "SAID PROPERTY" and every part thereof and receive the rents, issues and profits thereof and every thereof without any lawful eviction interruption, disturbance, claim or demand whatsoever from of or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor, and the said Vendor doth hereby covenants with the Purchaser that notwithstanding any act, deed or thing by the Vendor done or executed or knowingly suffered to the contrary he the Vendor is now lawfully seized and possessed of the "SAID PROPERTY" free from all encumbrances, attachment or defects in title and the Vendor has full power and absolute authority to sell the "SAID PROPERTY" in manner aforesaid **AND FURTHER** that the Vendor and all persons having or lawfully or equitably claiming any

right, title, interest, whatsoever in the "SAID PROPERTY" or any part thereof from under or in trust for his, 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 PROPERTY" and every part thereof AND the Vendor doth hereby further covenants with the Purchaser' that in case the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor or of any encumbrance or charge on the same, then in that case the Vendor shall pay to the Purchaser by way of damages, the whole amount of the sale price together with all other incidental costs and charges suffered by the Purchaser for the realisation thereof, AND the Vendor her heirs, executors, administrators; or assigns further covenant that he will at the requests and costs of the Purchaser her heirs, executors, 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 the "SAID PROPERTY" and every part thereof in manner aforesaid according to the true intent and meaning of this Deed.

### SCHEDULE OF PROPERTY

ALL THAT piece and parcel of vacant Shali land measuring an area 20 decimal out of 01 Acre 39 decimal, in R.S. & L.R. Dag No. 4018, under L.R. Khatian No. 11274, lying and situated at Mouza- Bishnupur, J.L. No. 44, under Chandpur Gram Panchayet, A.D.S.R.- at present Rajarhat previous Bidhannagar, Salt Lake City, P.S.- Rajarhat, District- North 24 Parganas, Kolkata- 700135.

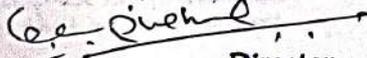
R.S. & L.R. Dag No.	L.R. Khatian No.	Total Area of the Plot (Dec.)	Share	Transferred Area (Dec.)	Classification
4018	11274	139	0.1439	20	Shali/Agriculture
Total Transferred Area- 20 Decimal					

On the North : Land of Dag No. 3857  
On the South : Land of Dag No. 4095  
On the East : Land of Dag No. 3850, 4096, 4097 & 4098  
On the West : Part of Dag No. 4018

There is no Road surrounding the schedule property.

The Photographs, ten fingers impressions of the Vendor and the Purchaser will be treated and considered as the part of the instant Deed of Conveyance.

For MEGACITY GREEN VALLEY PVT. LTD

  
Director

IN WITNESS WHEREOF the parties have hereunto set and subscribed their hands on the day, month and year first above written.

SIGNED, SEALED AND

DELIVERED in presence of :-

Read over & explained by me:

Representative of MEGACITY GREEN  
VALLEY PRIVATE LIMITED

*M. G. Ghosh*

WITNESSES

1. *M. G. Ghosh*

For MEGACITY GREEN VALLEY PVT. LTD

*C. C. Ghosh*  
Director

\_\_\_\_\_  
SIGNATURE OF THE VENDOR

2. *Abdul Hamid*

Drafted by :-

*Sujauddin Mallick*

**SUJAUDDIN MALLICK**  
Advocate  
Barasat Judges Court  
Enrol. No.- F-947/1380/2020

Computerized By -

*Partha Chakraborty*  
Partha Chakraborty  
Barasat Court

**MEMO OF CONSIDERATION**

RECEIVED the Rs 44,00,000/- (Rupees Forty Four Lakh ~~only~~) only from the within named Purchaser as full and final consideration.

Date	Bank Name & Branch	Cheque No.	Amount (Rs.)
22.03.2024	UCO Bank, Bhatenda East Branch	001849	6,00,000.00
16.04.2024	UCO Bank, Bhatenda East Branch	001951	25,00,000.00
18.04.2024	UCO Bank, Bhatenda East Branch	001952	13,00,000.00
			Total Rs 44,00,000/- (Rupees Forty Four Lakh) only

For MEGACITY GREEN VALLEY PVT. LTD  
*[Signature]*  
Director

Signed, Sealed and Delivered  
in presence of following :-

WITNESSES :-

1. *[Signature]*

Representative of MEGACITY GREEN  
VALLEY PRIVATE LIMITED

For MEGACITY GREEN VALLEY PVT. LTD

*[Signature]*  
Director

2. *[Signature]*

Signature of the Vendor



  
 ভারতের নির্বাচন কমিশন  
 परिचय कार्ड  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 YMM1919570



নির্বাচকের নাম : মফিজুল আলী  
 Elector's Name : Mafizul Ali  
 পিতার নাম : ইদ্রিশ আলী  
 Father's Name : Idrish Ali  
 লিঙ্গ/Sex : পুং / M  
 জন্ম তারিখ / Date of Birth : 02/12/1976

Mafizul Ali :

YMM1919570  
 Address:  
 MUSALMAN PARA, JAGADISHPUR,  
 RAJARHAT, NORTH 24 PARGANAS-  
 700135



Date: 26/02/2015  
 115-রাজহাট নতুন টাউন কেন্দ্রের নির্বাচন  
 পরিচয় কার্ডের স্বাক্ষর  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 115-Rajarhat New Town Constituency

In case of change of address mention this Card No.  
 in the relevant form for including your name in it  
 at the changed address and re-submit the form  
 with supporting proof.

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



192024250108470118

GRN Details

GRN: 192024250108470118 Payment Mode: SBI Epay  
GRN Date: 06/07/2024 16:58:21 Bank/Gateway: SBlePay Payment Gateway  
BRN: 7345234463415 BRN Date: 06/07/2024 16:58:33  
Gateway Ref ID: CHQ4212659 Method: State Bank of India NB  
GRIPS Payment ID: 060720242010847010 Payment Init. Date: 06/07/2024 16:58:21  
Payment Status: Successful Payment Ref. No: 2001716710/2/2024  
[Query No\*/Query Year]

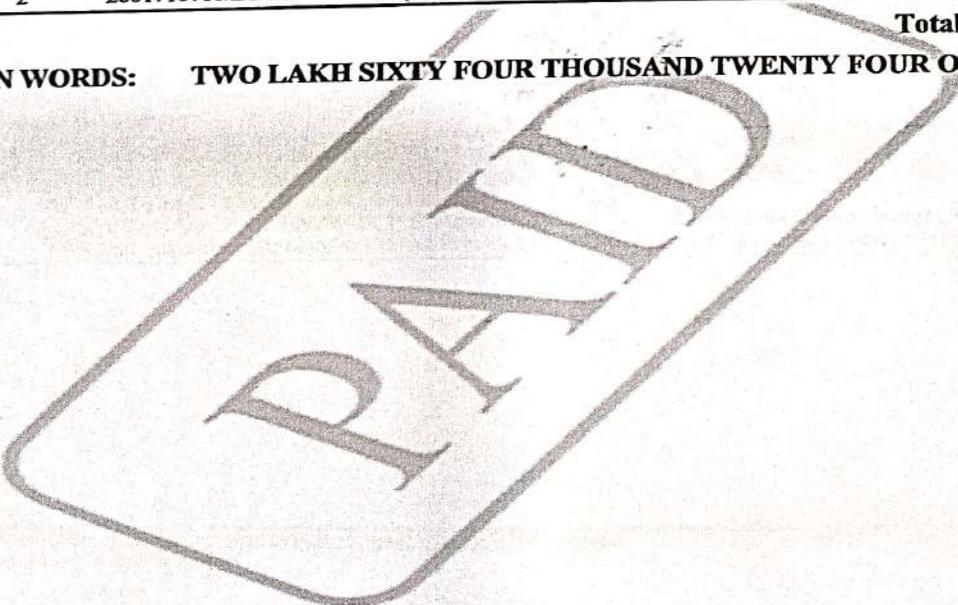
Depositor Details

Depositor's Name: Ms NITU DEVELOPERS PRIVATE LIMITED  
Address: Lauhati,PO-Lauhati,Pin-700135  
Mobile: 8013152537  
Period From (dd/mm/yyyy): 06/07/2024  
Period To (dd/mm/yyyy): 06/07/2024  
Payment Ref ID: 2001716710/2/2024  
Dept Ref ID/DRN: 2001716710/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001716710/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	220010
2	2001716710/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	44014
<b>Total</b>				<b>264024</b>

IN WORDS: TWO LAKH SIXTY FOUR THOUSAND TWENTY FOUR ONLY.



### Major Information of the Deed

Deed No :	I-1523-19335/2024	Date of Registration	24/12/2024
Query No / Year	1523-2001716710/2024	Office where deed is registered	
Query Date	04/07/2024 4:43:15 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SUJAUDDIN MALLICK BARASAT JUDGES COURT,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 8013152537, Status :Advocate		
Transaction	[0101] Sale, Sale Document	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value	Rs. 44,00,000/-	Market Value	Rs. 44,00,000/-
Stampduty Paid(SD)	Rs. 2,20,020/- (Article:23)	Registration Fee Paid	Rs. 44,014/- (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-4018 (RS :-)	LR-11274	Bastu	Shali	20 Dec	44,00,000/-	44,00,000/-	,Project : Not Specified
<b>Grand Total :</b>					20Dec	44,00,000 /-	44,00,000 /-	

### Seller Details :

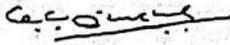
SI No	Name,Address,Photo,Finger print and Signature
1	<b>MEGACITY GREEN VALLEY PRIVATE LIMITED</b> 23A, NETAJI SUBHAS ROAD, 4th FLOOR, RN-7A, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

### Buyer Details :

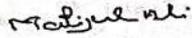
SI No	Name,Address,Photo,Finger print and Signature
1	<b>NITU DEVELOPERS PRIVATE LIMITED</b> LAUHATI, City:- , P.O:- LAUHATI, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Representative Details :**

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>GIRDHARI LAL SINGHAL</b> (Presentant) Son of Late FATEH CHAND SINGHAL Date of Execution - 24/12/2024, , Admitted by: Self, Date of Admission: 24/12/2024, Place of Admission of Execution: Office	 Dec 24 2024 1:16PM	 Captured LTI 24/12/2024	 24/12/2024
GC-37, SALT LAKE CITY, Block/Sector: III, City:- , 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.:: Alxxxxx2P, Aadhaar No: 21xxxxxxxx1815 Status : Representative, Representative of : MEGACITY GREEN VALLEY PRIVATE LIMITED (as DIRECTOR)			
2 <b>JAMALUDDIN MOLLA</b> Son of Late MOJAMBARI MOLLA Lauhati, City:- , 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.:: Aixxxxx8k, Aadhaar No: 42xxxxxxxx2212 Status : Representative, Representative of : NITU DEVELOPERS PRIVATE LIMITED (as Director)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>MAFIJUL ALI</b> Son of IDRISH ALI JAGADISHPUR, City:- , P.O:- JAGADISHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	 24/12/2024	 Captured 24/12/2024	 24/12/2024
Identifier Of GIRDHARI LAL SINGHAL			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	MEGACITY GREEN VALLEY PRIVATE LIMITED	NITU DEVELOPERS PRIVATE LIMITED-20 Dec

## Details as per Land Record

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

Plot & Khatlan Number	Details Of Land	Owner name in English as selected by Applicant
LR Plot No:- 4018, LR Khatlan No:- 11274	Owner:মেগাসিটি গ্রীন ভ্যালি প্রাইভেট লিমিটেড, Gurdian:নরেশ কুমার সিন্ধুগুপ্ত, Address:23১, বেঙ্গলী স্ট্রীট কোলকাতা - 700 001 , Classification:বাড়ি, Area:1.39000000 Acre,	MEGACITY GREEN VALLEY PRIVATE LIMITED

**Endorsement For Deed Number : I - 152319335 / 2024**

2024

**Rate of Market Value(WB PUVI rules of 2001)**

It is certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 40,00,000/-

*Basak*

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

**On 24-12-2024**

**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 13:12 hrs on 24-12-2024, at the Office of the A.D.S.R. RAJARHAT by GIRDHARI LAL SINGHAL .

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

Execution is admitted on 24-12-2024 by GIRDHARI LAL SINGHAL, DIRECTOR, MEGACITY GREEN VALLEY PRIVATE LIMITED, 23A, NETAJI SUBHAS ROAD, 4th FLOOR, RN-7A, City:- , P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001

Identified by MAFIJUL ALI, . . Son of IDRISH ALI, JAGADISHPUR, P.O: JAGADISHPUR, 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 44,014.00/- ( A(1) = Rs 44,000.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 44,014/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 06/07/2024 4:58PM with Govt. Ref. No: 192024250108470118 on 06-07-2024, Amount Rs: 44,014/-, Bank: SBI EPay ( SBlePay), Ref. No. 7345234463415 on 06-07-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,20,020/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 2,20,010/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 4709, Amount: Rs.10.00/-, Date of Purchase: 21/08/2024, Vendor name: Tapas Kr Saha

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 06/07/2024 4:58PM with Govt. Ref. No: 192024250108470118 on 06-07-2024, Amount Rs: 2,20,010/-, Bank: SBI EPay ( SBlePay), Ref. No. 7345234463415 on 06-07-2024, Head of Account 0030-02-103-003-02

*Basak*

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

Registration under section 60 and Rule 69.  
In Book - I  
Number 1523-2025, Page from 21731 to 21749  
No 152319335 for the year 2024.



*Sanjoy Basak*

Digitally signed by SANJOY BASAK  
Date: 2025.01.07 18:38:59 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 07/01/2025  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.