

7624

I-7409/16



5/21/16
R-258782

पश्चिम बंगाल WEST BENGAL

U 935304

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 document.

[Signature]

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

08 JUL 2016

THIS DEED OF CONVEYANCE made this the 5th day of JULY, TWO THOUSAND AND SIXTEEN (2016)

BETWEEN

(i) **SRI BIJAL MONDAL**, son of Late Behari Mondal, residing at Mohishgote, P.O. Krishnapur, P.S. New Town, Kolkata - 700102, District - North 24-Parganas, by religion Hindu, by Nationality Indian, by Occupation Business, hereinafter referred to as the **VENDOR** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **ONE PART** ;

AND

- (ii) **SIMPLICITY DEVELOPERS PVT. LTD.** (PAN No. AALCS5585N), a company incorporated within the meaning of the Companies Act, 1956, having its registered office at BF-300, Sector - I, Salt Lake City, P.O. - CC Block, P.S. Bidhannagar(North), Kolkata - 700064, West Bengal, represented by its Director **MRS. URMILA MIMANI**, (PAN No. AENPM6478H) wife of Mr. Bulaki Das Mimani, residing at BF-300, Salt Lake City, Sector - I, P.O. - CC Block, P.S. Bidhannagar(North), Kolkata - 700064, by religion Hindu, Nationality Indian, by Occupation Business, hereinafter called the "**PURCHASER**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors, successor-in-office administrators, representatives and assigns) of the **OTHER PART** ;

WHEREAS

- A) By a Deed of Conveyance dated 22.06.1999 registered at the Additional District Sub-Registration Office Bidhannagar (Salt Lake City) copied in Book No. I, Being No. 4400 for the year 1999 Nur Mohammad Molla sold, transferred and conveyed to Lakshmi Agarwal, ALL THAT piece and parcel of land measuring an area of 07 Decimals out of 28 Decimals comprised in R.S. Dag No. 1308 under L.R. Khatian No. 467 of Mouza Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10, under Rajarhat Police Station in the district of North 24-Parganas fully described in the schedule thereunder written.

- B) By a Deed of Conveyance dated 17.08.1999 registered at the Additional District Sub-Registration Office Bidhannagar (Salt Lake City) copied in Book No. I, Being No. 4401 for the year 1999 Sri Hem Chandra Chakraborty sold, transferred and conveyed to Lakshmi Agarwal, ALL THAT piece and parcel of land measuring an area of 06 Cottahs, 04 Chittaks comprised in R.S. Dag No. 1316 under L.R. Khatian No. 978 of Mouza Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10, under Rajarhat Police Station in the district of North 24-Parganas fully described in the schedule thereunder written.
- C) By a Deed of Conveyance dated 23.06.1999 registered at the Additional District Sub-Registration Office Bidhannagar (Salt Lake City) copied in Book No. I, Being No. 4397 for the year 1999, Kasem Ali Mondal and others sold, transferred and conveyed to Lakshmi Agarwal, ALL THAT piece and parcel of land measuring an area of 21 Decimals out of 21 Decimals comprised in R.S. Dag No. 1309 under L.R. Khatian No. 843 & 85, of Mouza Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10, under Rajarhat Police Station in the district of North 24-Parganas fully described in the schedule thereunder written.
- D) After the said purchase Lakshmi Agarwal duly mutated her name in the records of B.L. & L.R.O. under L.R. Khatian No. 1255 in respect of land measuring an area of 07 Decimals out of 28 Decimals comprised in R.S. Dag No. 1308, an area of 21 Decimals out of 21 Decimals comprised in R.S. Dag No. 1309 and an area of 10 Decimals out of 62 Decimals comprised in R.S. Dag No. 1316 being total area 38 Decimals.

E) By a Deed of Conveyance dated 13.04.2005 registered at the Additional District Sub-Registration Office ~~Bidhannagar~~ (Salt Lake City) copied in Book No. I, Volume No. 149, Pages from 139 to 150 Being No. 02456 for the year 2005, Lakshmi Agarwal sold, transferred and conveyed to Sri Khitish Mondal and Sri Bijal Mondal, ALL THAT piece and parcel of land measuring an area of 07.00 Decimals out of 28 Decimals comprised in R.S. Dag No. 1308 and land measuring an area of 21.00 Decimals out of 21 Decimals comprised in R.S. Dag No. 1309 and land measuring an area of 10.00 Decimals out of 62 Decimals comprised in R.S. Dag No. 1316, thus totaling 38.00 Decimals under L.R. Khatian No. 1255, of Mouza Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10, under Rajarhat Police Station in the district of North 24-Parganas fully described in the schedule thereunder written.

F) After the said purchase Sri Bijal Mondal mutated his name in the records of B.L. & L.R.O. under L.R. Khatian No. 3345 in respect of $\frac{1}{2}$ shares being land measuring an area of 03.50 Decimals out of 07 Decimals arising out of 28 Decimals comprised in R.S. Dag No. 1308 and land measuring an area of 10.50 Decimals out of 21 Decimals arising out of 21 Decimals comprised in R.S. Dag No. 1309 and land measuring an area of 05 Decimals out of 10 Decimals arising out of 62 Decimals comprised in R.S. Dag No. 1316 being total area 19 Decimals.

G) Thus the said Sri Bijal Mondal, the Vendor herein is became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of purchase

Handwritten signature/initials

absolute estate in fee simple possession to the said land measuring an area piece and parcel of land measuring an area of 03.50 Decimals out of 28 Decimals comprised in R.S./L.R. Dag No. 1308 and land measuring an area of 10.50 Decimals out of 21 Decimals comprised in R.S./L.R. Dag No. 1309 and land measuring an area of 05.00 Decimals out of 62 Decimals comprised in R.S./L.R. Dag No. 1316, thus totaling 19.00 Decimals under L.R. Khatian No. 1255, at present L.R. Khatian No. 3345 of Mouza Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10, within the jurisdiction of Rajarhat Bishnupur-II Gram Panchayet, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the district of North 24-Parganas, fully described in the Schedule hereunder written and (hereinafter for the sake of brevity referred to as the 'said Property').

- H) The Vendor has agreed to sell and transfer the Said Properties and the Purchaser has agreed to purchase and acquire the Said Properties, free from all encumbrances and charges being **ALL THAT sali land measuring an area of 03.50 Decimals out of 28 Decimals comprised in R.S. /L.R. Dag No. 1308 and land measuring an area of 10.50 Decimals out of 21 Decimals comprised in R.S./L.R. Dag No. 1309 and land measuring an area of 05.00 Decimals out of 62 Decimals comprised in R.S./L.R. Dag No. 1316, thus totaling 19.00 Decimals under L.R. Khatian No. 1255, at present L.R. Khatian No. 3345 of Mouza Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10, Together with** all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, drain, ways, water courses,

ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the Said Properties or any part or portion thereof belonging thereto or in any ways appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto, free from all encumbrances and charges for the consideration and subject to the terms and conditions hereinafter appearing.

- I) At or before execution of this Indenture the Vendor has assured and represented to the Purchaser as follows:
- J) **That** the Vendor alone is the sole and absolute owner of the Said Properties.
- K) **That** the Vendor has not entered into any agreement for sale and transfer and/or lease nor has created any interest of any third party into or upon the Said Properties.
- L) **That** the Said Properties are free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debentures, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars, bhagchashi and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Properties is free, clear and marketable.

- M) **That** the Said Properties are not being cultivated and/or the Vendor has not been cultivating the Said Properties.
- N) **That** there is no legal bar or impediment on the part of the Vendor in selling and/or transferring the Said Properties.
- O) **That** the Said Properties are not subject to any notice of acquisition and/or requisition.
- P) **That** the Vendor is in khas possession of the entirety of the Said Properties.
- Q) **That** no person excepting the Vendor has any right of easement or any other right whatsoever or howsoever over and in respect of the Said Properties.
- R) **That** nobody has any right of easement over and in respect of the Said Properties or any part thereof.
- S) The Purchaser relying upon the above representations has agreed to execute this Deed and to make payment of the amount of consideration as hereinafter appearing or enjoyed therewith or reputed to belong or appertain thereto.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS.

- I) **That** in consideration of a sum of **Rs.23,03,000/- (Rupees Twenty three lacs three thousand only)** of the lawful money of

the Union of India well and truly paid by the Purchaser to the Vendor, receipt of which the Vendor doth hereby and also by the receipt hereunder written, admits and acknowledges to have been received and of and from the payment of the same and every part thereof doth hereby acquit, release and discharge the Purchaser and the Said Properties, being the Said Properties, and/or the entirety of the right title interest of the Vendor into or upon the Said Properties hereby intended to be sold, transferred and conveyed and the Vendor hereby indefeasibly grant, sell, transfer, convey, assign and assure unto and to the Purchaser being **ALL THAT sali land measuring an area of 03.50 Decimals** out of 28 Decimals comprised in R.S./L.R. Dag No. 1308 and land measuring an area of 10.50 Decimals out of 21 Decimals comprised in R.S./L.R. Dag No. 1309 and land measuring an area of 05.00 Decimals out of 62 Decimals comprised in R.S./L.R. Dag No. 1316, thus totaling 19.00 Decimals under L.R. Khatian No. 1255, at present L.R. Khatian No.3345 of Mouza Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10, **Together With** all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, drain, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the Said Properties or any part or portion thereof belonging thereto or in anyways appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto, free from all encumbrances and charges for the consideration and subject to the terms and conditions hereinafter appearing or enjoyed therewith or reputed

to belong or appertain thereto **And** the reversion or reversions remainder or remainders and the rents issues ~~and~~ profits of the Said Properties and every part or portion thereof **And** all the legal incidences thereof **And** all the estate right, title, interest, inheritance, possession, use, trust, property, claims and demands whatsoever both at law and in equity of the Vendor into or upon and in respect of the Said Properties or any and every part thereof herein comprised and hereby sold, granted and transferred **Together With** all deeds, pattahs, muniments and evidences of title which are anyways exclusively relates to or concerns the Said Properties or any part or parcel thereof which now are or hereafter shall or may be in the custody, power, possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity **To Have And To Hold** the Said Properties hereby granted, sold, conveyed, transferred, assigned, assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances, charges, liens, claims, demands, mortgages, leases, licenses, liabilities, trust, attachments, acquisitions, requisitions, prohibitions, restrictions, easements and lispenses whatsoever.

- II) And** the Vendor doth hereby further covenants with the Purchaser that the Vendor is the absolute and lawful owner of the Said Properties and every part thereof and entitled each and every part or portions comprised therein and forming part thereof, free from all encumbrances, charges and liabilities of whatsoever nature **And** the Vendor doth hereby covenants with the Purchaser that it has not at any time heretofore done or executed or

knowingly suffered or been party or privy to any act deed matter or thing whereby or by the reason whereof the Said Properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or so intended to be was or is encumbered in title, estate or otherwise or by reason whereof the Vendor may or can be prevented from granting, selling, conveying, assigning and assuring the Said Properties or any part thereof in the manner as aforesaid.

III) And That Notwithstanding any acts, deeds, matters or things by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently entitled to and absolutely seized and possessed of and or entitled to the Said Properties **And** the Said Properties hereby granted, sold, conveyed, transferred, assigned, assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance 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 acts, deeds, matters or things whatsoever as aforesaid the Vendor now has good right, full and absolute power and authority to grant sell, convey, transfer, assure and assign the Said Properties hereby granted sold, conveyed, transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner as aforesaid and on the terms and conditions as aforesaid **And That** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold, possess and enjoy the same and receive and take all the rents issues and profits thereof

without any lawful eviction interruption claims or demands whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from under or in trust for any of his predecessors in title.

IV) And That the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted, exonerated, released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges, liens, claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, executions, prohibitions, restrictions, easements and lispensence whatsoever suffered or made or liabilities created in respect of the Said Properties by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or its predecessors in title or any of them as aforesaid or otherwise **And That** all rates, taxes and other impositions and/or outgoings payable in respect of the Said Properties upto the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the Vendor and those relating to the period subsequent to the date of execution of these presents in respect of the Said Properties will be payable by the Purchaser **And That** the Vendor never held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the Said Property or any part or portion thereof has not been affected or vested under the Urban Land Ceiling & Regulation) Act, 1976 **And That** no certificate proceedings and/or notice of attachment is subsisting

under the Income Tax Act 1961 **And That** no notice, which is or may be subsisting has been served on the Vendor for the acquisition of the Said Properties or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed thereunder and the Vendor has no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the Said Properties or any part thereof **And That** no suit and/or proceeding is pending in any Court of law affecting the Said Properties and/or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **And Further That** the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the Said Properties or any part thereof from through 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 make, do, acknowledge and execute all such further and lawful acts, deeds, matters and things whatsoever for further better and more perfectly and effectually granting and assuring the Said Properties and every part thereof unto and to the use the Purchaser as shall or may be reasonably required.

- V) **And This Deed Further Witnesseth** that herein after the Purchaser shall be entitled to hold, possess and enjoy the Said Properties in common with the other co-owners of the said *Dags*, without any interruption or hindrance by the Vendor or any person and/or persons claiming through or under the Vendor.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

ALL THAT piece or parcel of **Sali** land measuring an area of 03.50 Decimals out of 28 Decimals comprised in R.S. /L.R. Dag No. 1308 and land measuring an area of 10.50 Decimals out of 21 Decimals comprised in R.S./L.R. Dag No. 1309 and land measuring an area of 05.00 Decimals out of 62 Decimals comprised in R.S./L.R. Dag No. 1316, thus totaling 19.00 Decimals under L.R. Khatian No. 1255, at present L.R. Khatian No.3345 of Mouza Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10, within the jurisdiction of Rajarhat Bishnupur No. II Gram Panchayet, Additional District Sub-Registration Office at Rajarhat, New Town under Rajarhat Police Station in the district of North 24-Parganas.

The details of Land is shown as hereunder:

R.S./L.R. Dag No.	L.R. KHATIAN NO.	TOTAL AREA	SALEABLE AREA
1308	3345	28Decimals	03.50 Decimals
1309	3345	21 Decimals	10.50 Decimals
1316	3345	62Decimals	05.00 Decimals
		Total	19.00 Decimals

The said property is butted and bounded as follows :

ON THE NORTH : By 12 ft. Road.

ON THE SOUTH : By R.S. Dag Nos. 1316, 1314

ON THE EAST : By R.S. Dag Nos. 1312, 1311 and 1310

ON THE WEST : By R.S. Dag Nos. 1316, 1308

IN WITNESS WHEREOF the Vendor have hereunto set and subscribed their respective hands the day month and year first above written.

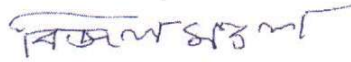
SIGNED AND DELIVERED by

the **VENDOR** at Kolkata


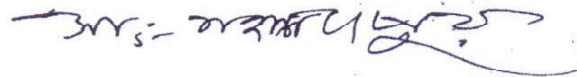
in the presence of :

WITNESSES :

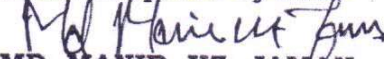
1. Rahul Ray
Salt Lake



SIGNATURE OF THE VENDOR

2. 


Draft Prepared by me:-


MD. MANIR UZ JAMAN,

Licence No. **DW- I - 33.**

D.R.O. North 24-Parganas

Residence: Mahammadpur,

Rajarhat, Kolkata-700135,

Mobile : 9830538095/8420729961

E-mail : manicircle2@gmail.com

RECEIVED of and from within named Purchaser the within mentioned sum of **Rs.23,03,000/- (Rupees Twenty three lacs three thousand only)** in full payment of the consideration money as per Memo below :

MEMO OF CONSIDERATION

Date	Cheque/ Cash	Bank's Name	Amount(Rs.)
05.07.16	028178	HDFC Bank, CJ-166, Salt Lake	10,00,000/-
05.07.16	028179	HDFC Bank, CJ-166, Salt Lake	13,03,000/-
		TOTAL	23,03,000/-

(Rupees Twenty three lacs three thousand only)

WITNESSES :

- Rahul Ray
Salt Lake























(Signature)

SIGNATURE OF THE VENDOR

- (Signature)* (PAN AHOPM7880R)

SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the
 Executans.

 <p>Urmila Mirani</p>					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
 <p>राजेंद्र प्रसाद</p>					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	BIJAL MONDAL Son of Late BEHARI MONDAL MOHISHGOTE, P.O:- KRISHNAPUR, P.S:- New Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700102

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	BIJAL MONDAL Son of Late BEHARI MONDAL MOHISHGOTE, P.O:- KRISHNAPUR, P.S:- New Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHOPM7880R., Status : Individual; Date of Execution : 05/07/2016; Date of Admission : 05/07/2016; Place of Admission of Execution : Pvt. Residence

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	SIMPLICITY DEVELOPERS PVT LTD BF - 300, SEC - I, SALT LAKE CITY, P.O:- CC BLOCK, P.S:- North Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700064 PAN No. AALCS5585N,; Status : Organization

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Rahul Roy Son of Tapan Roy C F - 305, Salt Lake City, Sec - I, P.O:- C C Block, P.S:- North Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	BIJAL MONDAL	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-II, Mouza: Jamalpara	LR Plot No:- 1309 , LR Khatian No:- 3345	3.5 Dec	4,24,235/-	6,36,363/-	Proposed Use: Bastu, ROR: Shali
L2	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-II, Mouza: Jamalpara	LR Plot No:- 1309 , LR Khatian No:- 3345	10.5 Dec	12,72,710/-	19,09,089/-	Proposed Use: Bastu, ROR: Shali
L3	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-II, Mouza: Jamalpara	LR Plot No:- 1316 , LR Khatian No:- 3345	5 Dec	6,06,055/-	9,09,090/-	Proposed Use: Bastu, ROR: Shali

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	BIJAL MONDAL	SIMPLICITY DEVELOPERS PVT LTD	3.5	100

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L2	BIJAL MONDAL	SIMPLICITY DEVELOPERS PVT LTD	10.5	100
L3	BIJAL MONDAL	SIMPLICITY DEVELOPERS PVT LTD	5	100

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	MD MANIR UZ JAMAN
Address	MAHAMMADPUR, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135
Applicant's Status	Deed Writer

Office of the A.D.S.R. RAJARHAT, District: North 24-Parganas

Endorsement For Deed Number : I - 152307409 / 2016

Query No/Year	15231000258982/2016	Serial no/Year	1523007624 / 2016
Deed No/Year	I - 152307409 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	BIJAL MONDAL	Presented At	Private Residence
Date of Execution	05-07-2016	Date of Presentation	05-07-2016

Remarks

On 05/07/2016

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

Presented for registration at 17:40 hrs on : 05/07/2016, at the Private residence by BIJAL MONDAL .Executant.

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 34.54,542/-

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

Execution is admitted on 05/07/2016 by

BIJAL MONDAL, Son of Late BEHARI MONDAL, MOHISHGOTE, P.O: KRISHNAPUR, Thana: New Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700102, By caste Hindu, By Profession Business

Indetified by Rahul Roy, Son of Tapan Roy, C F - 305, Salt Lake City, Sec - I, P.O: C C Block, Thana: North Bidhannagar, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700064, By caste Hindu, By Profession Service

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

On 08/07/2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 38,008/- (A(1) = Rs 37,994/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 38,008/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 38,008/- is paid, by online on 08/07/2016 4:16PM with Govt. Ref. No. 192016170012351251 on 08-07-2016, Bank: State Bank of India (SBIN0000001), Ref. No. CK97039252 on 08/07/2016, Head of Account 0030-03-104-001-16

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,72,747/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,72,647/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 1,72,647/- is paid, by online on 08/07/2016 4:16PM with Govt. Ref. No. 192016170012351251 on 08-07-2016, Bank: State Bank of India (SBIN0000001), Ref. No. CK97039252 on 08/07/2016, Head of Account 0030-02-103-003-02

Payment of Stamp Duty

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp. Serial no 2280, Purchased on 12/05/2016, Vendor named M Dutta.



(Debasish Dhar)

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2016, Page from 228553 to 228576

being No 152307409 for the year 2016.

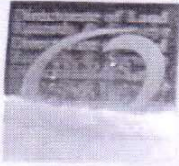


Digitally signed by DEBASISH DHAR
Date: 2016.07.13 15:06:55 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 13-07-2016 15:06:55
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)



খাজনার দাখিলা এবং বিবিধ তলব
প্রজার অংশ

১। জেলার নাম	২। থানার নাম ও তৌজি নং	৩। সার্কলের নাম ও তহশীল ব্লক নং	৪। ভূমিসময়কের রসিদ নং
উঃ ২৪০'	স্বাভাৱিক	স্বাভাৱিক	২/১২
৫। মৌজার নাম ও জে.এল. নং	৬। ক্রমাঙ্কী নং	৭। খতিয়ান নং	৮। দাগ নং
আমলাদার - ৪০ - LR	৩৩০	৩৩০	২০০'
১০। প্রজার নাম ও পিতা/স্বামীর নাম ও সন্নিহিত		১১। কাহার দ্বারা (খাজনা) দাখিল হইয়াছে	
মিস্ত্রীমণি কান্তি প্রসাদ			

প্রজার উপর সালিয়ানা তলব

নগদ খাজনা	সার চার্জ	পথ কর	পূর্ত কর	শিক্ষা কর	বিবিধ		গ্রামীণ কর্মসংস্থান আইনে দেয়		মোট
					খাস জমি বাবদ লহিসেপ ফি ১৭(ক)	অন্যান্য ১৭(খ)	সার চার্জ ১৮(ক)	সেস ১৮(খ)	
১২	১৩	১৪	১৫	১৬					১৯

ওয়ালী

০৪৬৫৭৪২	তিন সনের শুর্বকার	তৃতীয় সনের বাকি	দ্বিতীয় সনের বাকি	হাল সনের পূর্ববর্তী	হাল	সুদ	*অগ্রিম
২৫/২/২০২০	২১	২২	২৩	২৪	২৫	২৬	
সার চার্জ				২০০	২০০	২৪	
পথ কর				২২	২২		
পূর্ত কর				৫০	৫০		
শিক্ষা কর				২০	২০		
খাস জমি বাবদ লহিসেপ ফি							
অন্যান্য							
গ্রামীণ কর্মসংস্থান আইনে দেয়							
(ক) সার চার্জ				৩০	৩০		
(খ) সেস				৬০	৬০		
মোট				৩৭২	৩৭২	২৪	২৭৬
বাদ মিনাহ							

খাজনার অর্থ বসিলাপ দেওয়া হইবে

*যে সনের বাবদ ওয়ালী তাল্য লিখুন।
মুঠব্যা : চেকের দ্বারা খাজনা দেওয়া হইলে এইখানে তাহার
সবিশেষ বিবরণ লিখিতে হইবে।

মোট আদায়
(কথায়)

আদায়কারীর স্বাক্ষর
তারিখ

SPL

Government of West Bengal

Office of the Block Land & Land Reforms Officer

রাজারহাট, উত্তর ২৪ পরগণা

To

Memo No. CON/1243/BL&LRO/RAJ/

Dated. 28/08/2020

সিম্পলিসিটি ডেভলপার্স প্রা লি .

পিতা/স্বামীর নাম: পক্ষে ডাইরেক্টর

সি.এফ-300, সল্টলেক, সেকটর - 1 কোল - 64

P.S.: রাজারহাট

District: উত্তর ২৪ পরগণা

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 27/02/2020



In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 26/08/2020 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2020/1507/544)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
জামালপাড়া, 42, রাজারহাট	3380	1309		5000	0.1000	শালি	বহুতল আবাসন

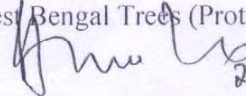
Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act , 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being issued in accordance with the notification bearing no. 4296 LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in-the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.


26/08/2020
Collector u/s 4C of the WBLR Act, 1955
B.L.&L.R.O., Rajarhat
North 24-Parganas
Block Land & Land Reforms Officer

Memo:

Dated: 26/08/2020

- (i) The RI, of the রাজারহাটবিশুপূর-II for information and taking necessary action.
(ii) Office copy of the certificate to be kept with the relevant case Record

Block Land & Land Reforms Officer