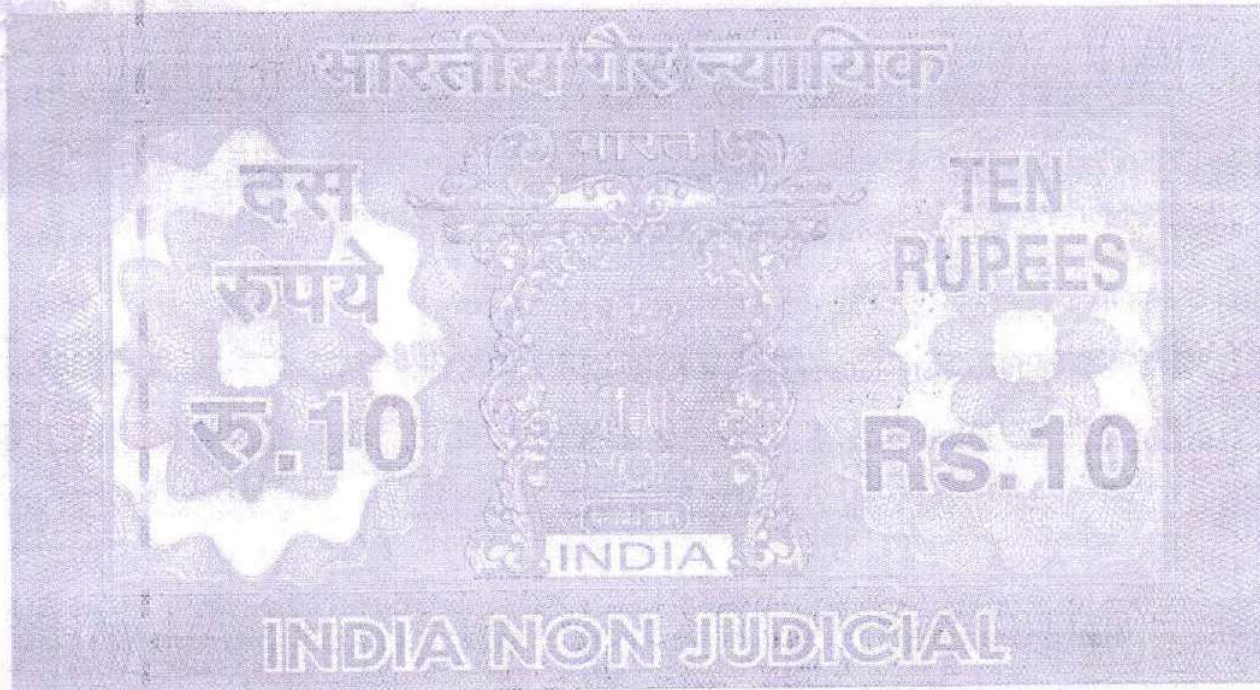


Dwankapati Infra Projects Pvt. Ltd

2860

P-2808/2020



3/20
Certified that the document is admitted to registration. The signature sheet attached to the instrument and search fee attached with this document are the part of this document.

WEST BENGAL

335008/20

36AB 252566

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

THIS DEED OF CONVEYANCE made on this the 04th day of March, TWO THOUSAND AND TWENTY (2020).

11 MAR 2020

BETWEEN

- (i) **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, Salt Lake City, Sector-I, P.O.- CC Block, P.S.- Bidhannagar(North), Kolkata-700064, represented by its Director **URMILA MIMANI**, (PAN No. AENPM6478H) wife of Sri 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 referred to as the **VENDOR** which terms or expression shall unless excluded by or repugnant

73

02-3-20

10

নং তার মূল্য

ক্রয়কার নাম ও পাস

স্টাম্প ডেডার পাস

বিধান নগর (স্ট্যাম্প সিটি) এ.ডি.এস.আর.ও

মোট স্টাম্প করা তার

চালান নং মোট কত টাকা খরিদ

ক্রেতারী-বারাকপুর, ডেডার-মিতা দত্ত

Urmila Mirmani

Dwarkapati Infra Projects Pvt. Ltd
BF-300, Salt Lake City
Sector - I
Kolkata - 700064

27 JAN 2020
580000

1607

IMPLICITY DEVELOPERS PVT. LTD.

Urmila Mirmani

Director

1605

Urmila Mirmani

1608



Identified By Mr-

Sahul Ray

MANAGER, RCI

570-T, PPT

20, 208, SALT LAKE CITY, KOLKATA

700064, WEST BENGAL, INDIA

Registered Director Sub-Registrar
Salt Lake City, West Bengal, North 26-1-18

27 JAN 2020

to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **FIRST PART** ;

AND

- (ii) **DWARKAPATI INFRA-PROJECTS PVT. LTD** (PAN No. AAECD7991C) a company incorporated within the meaning of the Companies Act, 1956, having its registered office at BF-300, Salt Lake City, Sector-I, P.O.- CC Block, P.S.- Bidhannagar(North), Kolkata-700064, represented by its Director **MONALISA MIMANI**, (PAN No. AFCPG2995K) wife of Sri Sudarshan 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 referred to as 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 **SECOND PART** ;

WHEREAS :

- A) By virtue of absolute ownership Bijal Mondal is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property of sali land measuring an area of 3.50 Decimals(0.1250 Share) out of 28.00 Decimals comprised in R.S./L.R. Dag No. 1308 and sali land measuring an area of 10.50 Decimals(0.5000 Share) out of 21.00 Decimals comprised in R.S./L.R. Dag No. 1309 and sali land

measuring an area of 5.1832 Decimals(0.0836 Share) out of 62.00 Decimals comprised in R.S./L.R. Dag No. 1316 under 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 (RB-II) Gram Panchayet, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the district of North 24-Parganas.

- B) By a Deed of Conveyance dated 05.07.2016, duly registered at Additional District Sub Registrar New Town, Rajarhat, copied in Book No.- I, Volume No. 1523-2016, Pages from 228553 to 228576, Being Deed No. 07409 for the year 2016, Bijal Mondal, described therein called the Vendor, sold ,granted, transferred and conveyed to Simplicity Developers Pvt.Ltd, described therein called the Purchaser, **ALL THAT** piece and parcel of land measuring an area of 3.50 Decimals(0.1250 Share) out of 28.00 Decimals comprised in R.S./L.R. Dag No. 1308 and sali land measuring an area of 10.50 Decimals(0.5000 Share) out of 21.00 Decimals comprised in R.S./L.R. Dag No. 1309 and sali land measuring an area of 5.1832 Decimals(0.0836 Share) out of 62.00 Decimals comprised in R.S./L.R. Dag No. 1316 under 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 (RB-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 .
- C) After the said purchase Simplicity Developers Pvt.Ltd duly mutated its name in the records of B.L. & L.R.O. under LR Khatian No. 3379 in respect of land measuring an area of 3.50 Decimals(0.1250 Share) out of 28.00 Decimals comprised in R.S./L.R. Dag No. 1308 and sali land

measuring an area of 10.50 Decimals(0.5000 Share) out of 21.00 Decimals comprised in R.S./L.R. Dag No. 1309 and sali land measuring an area of 5.1832 Decimals(0.0836 Share) out of 62.00 Decimals comprised in R.S./L.R. Dag No. 1316 of Mouza - Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10, within the jurisdiction of Rajarhat-Bishnupur (RB-II) Gram Panchayet

D) Thus the said Simplicity Developers Pvt.Ltd is became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property an absolute estate in fee simple possession to the said land an area of 3.50 Decimals(0.1250 Share) out of 28.00 Decimals comprised in R.S./L.R. Dag No. 1308 and sali land measuring an area of 10.50 Decimals(0.5000 Share) out of 21.00 Decimals comprised in R.S./L.R. Dag No. 1309 and sali land measuring an area of 5.1832 Decimals(0.0836 Share) out of 62.00 Decimals comprised in R.S./L.R. Dag No. 1316 under L.R. Khatian No. 3379 of Mouza - Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10, within the jurisdiction of Rajarhat-Bishnupur (RB-II) Gram Panchayet of Mouza - Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10, within the jurisdiction of Rajarhat-Bishnupur (RB-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').

E) 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** land measuring an area of 3.50 Decimals(0.1250 Share) out of 28.00

Decimals comprised in R.S./L.R. Dag No. 1308 and sali land measuring an area of 0.50 Decimals(0.0239 Share) out of 21.00 Decimals comprised in R.S./L.R. Dag No. 1309 and sali land measuring an area of 5.1832 Decimals(0.0836 Share) out of 62.00 Decimals comprised in R.S./L.R. Dag No. 1316 under L.R. Khatian No. 3379 Totalling To 9.1832 Decimals of Mouza – Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10, within the jurisdiction of Rajarhat-Bishnupur (RB-II) Gram Panchayet, **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 thēreto, free from all encumbrances and charges for the consideration and subject to the terms and conditions hereinafter appearing.

- F) At or before execution of this Indenture the Vendor has assured and represented to the Purchaser as follows:
- G) **That** the Vendor alone is the sole and absolute owner of the Said Properties.
- H) **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.
- I) **That** the Said Properties are free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, 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.

- J) **That** the Said Properties are not being cultivated and/or the Vendor has not been cultivating the Said Properties.
- K) **That** there is no legal bar or impediment on the part of the Vendor in selling and/or transferring the Said Properties.
- L) **That** the Said Properties are not subject to any notice of acquisition and/or requisition.
- M) **That** the Vendor is in khas possession of the entirety of the Said Properties.
- N) **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.
- O) **That** nobody has any right of easement over and in respect of the Said Properties or any part thereof.
- P) 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. 22,95,800/-**-(Rupees Twenty Two Lacs Ninety Five Thousand and Eight Hundred 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** land an area of 3.50 Decimals(0.1250 Share) out of 28.00 Decimals comprised in R.S./L.R. Dag No. 1308 and sali land measuring an area of 0.50 Decimals(0.0239 Share) out of 21.00 Decimals comprised in R.S./L.R. Dag No. 1309 and sali land measuring an area of 5.1832 Decimals(0.0836 Share) out of 62.00 Decimals comprised in R.S./L.R. Dag No. 1316 under L.R. Khatian No. 3379 Totalling To 9.1832 Decimals 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 Vendors 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 lispensense 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 his 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 hereinafter 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 Shali land measuring an area of 3.50 Decimals(0.1250 Share) out of 28.00 Decimals comprised in R.S./L.R. Dag No. 1308 and sali land measuring an area of 0.50 Decimals(0.0239 Share) out of 21.00 Decimals comprised in R.S./L.R. Dag No. 1309 and sali land measuring an area of 5.1832 Decimals(0.0836 Share) out of 62.00 Decimals comprised in R.S./L.R. Dag No. 1316 under L.R. Khatian No. 3379 **Totalling To 9.1832 Decimals** of Mouza - Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10, within the jurisdiction of Rajarhat-Bishnupur (RB-II) Gram Panchayet,, Additional District Sub-Registration Office Rajarhat, New Town under Rajarhat Police Station in the district of North 24-Parganas.

DAG NO.	TOTAL AREA	LR.KH.NO.	SHARE	AVAIL.AREA
1308	28 DECIMAL	3379	1250	3.5000 DEC.
1309	21 DECIMAL	3379	239	0.5000 DEC.
1316	62 DECIMAL	3379	836	5.1832 DEC.
			TOTAL	9.1832 DEC.

The said property is butted and bounded as follows :

- ON THE NORTH : By Others Dag
 ON THE SOUTH : By Others Dag
 ON THE EAST : By Others Dag
 ON THE WEST : By Others Dag

IN WITNESS WHEREOF the Parties have hereunto set and subscribed his hands the day month and year first above written.

SIGNED, SEALED AND DELIVERED by

the PARTIES at Kolkata

in the presence of :

WITNESSES :

1. *Rahul Roy*
Salt Lake

SIMPLICITY DEVELOPERS PVT. LTD.

Urmila Mirani
Director

SIGNATURE OF THE VENDOR

2. *Jagabandhu Mondal*
NEW TOWN, KOL-156

Manalika Mirani

PURCHASER

Draft Prepared by me: -

MD. MANIR UZ JAMAN

MD. MANIR UZ JAMAN

Licence No. DW- I - 33.

Residence: Mahammadpur

Rajarhat, Kolkata-700135

District - North 24-Parganas

RECEIVED of and from within named Purchaser the within mentioned sum of Rs. 22,95,800/- (Rupees Twenty Two Lacs Ninety Five Thousand Eight Hundred only) in full payment of the consideration money as per Memo below :

MEMO OF CONSIDERATION

Date	Cheque No.	Bank's Name	Amount(Rs.)
02.03.2020	000017	HDFC, 1 India Exchange Place, Kol-1	3,95,800/-
22.03.2020	000018	HDFC, 1 India Exchange Place, Kol-1	4,00,000/-
12.04.2020	000019	HDFC, 1 India Exchange Place, Kol-1	4,00,000/-
22.04.2020	000020	HDFC, 1 India Exchange Place, Kol-1	4,00,000/-
12.05.2020	000021	HDFC, 1 India Exchange Place, Kol-1	4,00,000/-
22.05.2020	000022	HDFC, 1 India Exchange Place, Kol-1	3,00,000/-
		TOTAL	22,95,800/-

(Rupees Twenty Two Lacs Ninety Five Thousand Eight Hundred only)

WITNESSES :

1. *Rahul Roy*
Salt Lake

SIMPLICITY DEVELOPERS PVT. LTD.

Urmila Mimani

























Director

SIGNATURE OF THE VENDOR

2. *Jagabandhu Mondal*
New Town, Kol-156

SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the Executants.

 <i>Anshu Anand</i>					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
 <i>Usmila Mishra</i>					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
 <i>Rahul Ray</i>			IDENTIFIED BY ME		
	S	R	M (Left Hand)	I	T
			IDENTIFIED BY ME		
	T	I	M (Right Hand)	R	S

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOV. OF INDIA

DWARKAPATI INFRA PROJECTS
PRIVATE LIMITED



04/09/2013

Permanent Account Number

AAECD7991C

04/09/2013

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MONALISA MIMANI
KAMAL KISHORE GANDHI
01/05/1982

Permanent Account Number

AFCPG2995K

Monalisa Mimani
Signature



*For Registration of Jamaffara land
Monalisa Mimani*

*In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTISI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.*

*इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाना
आयकर पैन सेवाएँ यू.टी.एस.यू.,
प्लॉट नं. ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई - ४०० ६१४।*

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SIMPLICITY DEVELOPERS PRIVATE
LIMITED



05/09/2007

Permanent Account Number

AALGS5535N

17062011

SIMPLICITY DEVELOPERS PVT. LTD.

Urmila Mimani

Director

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AENPM6478H



नाम/Name
URMILA MIMANI

पिता/माता का नाम/Father's Name
GOVIND NARAYAN SOMANI

02072016

जन्म तिथि/Birth Date
02/11/1947

पता/Address

पंजीकृत स्थान/Registered Office

Urmila Mimani

इस कार्ड को खोले/पाए या किसी व्यक्ति को दे दिया

यदि आप इसे खोले/पाए, किसी को दे दिया
या किसी व्यक्ति को दे दिया, तो आपको
इस कार्ड को खोले/पाए या किसी व्यक्ति को दे दिया
के बारे में सूचना देनी चाहिए।

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDI,

5th Floor, 1st Main Street,

100001, New Delhi-110001.

100001, New Delhi-110001.

100001, New Delhi-110001.

100001, New Delhi-110001.





ভাৰতৰ নিৰ্বাচন কমিছন
भारत का
ELECTION COMMISSION OF INDIA

IDENTITY CARD

LMW5021209



নিৰ্বাচকৰ নাম : ৰাহুল ৰায়

Elector's Name : Rahul Ray

পিতাৰ নাম : মিলন কুমাৰ ৰায়

Father's Name : Milan Kumar Ray

লিঙ্গ / Sex : পুৰ / M

জন্ম তাৰিখ
Date of Birth : 07/11/1987

IDENTIFIED BY ME

Rahul Ray

LMW5021209

ঠিকনা:
4/31 ব্ৰহ্মপুৰ ম'ৰে, কলকাতা ৭০০০২৬
Sector 31, Brahmapur More, Kolkata - 700026

Address:
A/31 Brahmapur More Kolkata
Municipal Corp. Regent Park SOUTH 24
PARGANAS 700026

Date: 12/02/2008
108-জয়পুৰ বিধান সভাৰ
স্বাক্ষৰিত
Facsimile Signature of the Electoral
Registration Officer for
108-Jayapur Constituency

যদি আপোনাৰ ঠিকনা সলনি কৰিব লাগে তেন্তে এই
কাৰ্ডটোত সলনি কৰিব লাগিব।
যদি আপোনাৰ ঠিকনা সলনি কৰিব লাগে তেন্তে
ই-১৬ ফৰ্মত আপোনাৰ নাম আৰু ঠিকনা
সলনি কৰিব লাগিব।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201920-020499822-1

Payment Mode: Online Payment

GRN Date: 04/03/2020 16:46:15

Bank: State Bank of India

BRN: CKM3973472

BRN Date: 04/03/2020 16:49:19

DEPOSITOR'S DETAILS

Id No.: 15230000335008/3/2020

(Case No./Qtr./Year)

Name: MD M JAMAN

Contact No:

Mobile No: +91-9930538095

E-mail:

Address: SP SHUKHOBRISTI NEWTOWN

Applicant Name: Mr MD MANIR UZ JAMAN

Office Name:

Office Address:

Status of Depositor: Deed Writer

Purpose of payment / Remarks: Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	15230000335008/3/2020	Property Registration - Stamp duty	0000-02-103-003-00	114900
2	15230000335008/3/2020	Property Registration - Registration Fees	0000-03-104-001-16	22872

Total

137772

In Words: Rupees One Lakh Thirty Seven Thousand Seven Hundred Seventy Two only

Major Information of the Deed

Deed No :	I-1523-02808/2020	Date of Registration	11/03/2020
Query No / Year	1523-0000335008/2020	Office where deed is registered	
Query Date	22/02/2020 12:59:11 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	MD MANIR UZ JAMAN SP SHUKHOBRIHTI, AA-III, NEW TOWN, Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700156, Mobile No. : 9830538095, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 22,95,800/-	Rs. 22,95,800/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,14,810/- (Article:23)	Rs. 22,972/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-II, Mouza: Jamalpara, JI No: 42, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1308 (RS :-)	LR-3379	Bastu	Shali	3.5 Dec	8,75,000/-	8,75,000/-	
L2	LR-1309 (RS :-)	LR-3379	Bastu	Shali	0.5 Dec	1,25,000/-	1,25,000/-	
L3	LR-1316 (RS :-)	LR-3379	Bastu	Shali	5.1832 Dec	12,95,800/-	12,95,800/-	
TOTAL :					9.1832Dec	22,95,800 /-	22,95,800 /-	
Grand Total :					9.1832Dec	22,95,800 /-	22,95,800 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SIMPLICITY DEVELOPERS PRIVATE LIMITED BF-300, SALT LAKE CITY,SECTOR-I, P.O:- CC BLOCK, P.S.- North Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700064 PAN No.: AALCS5585N,Aadhaar No Not Provided by UIDAI, Status Organization, Executed by Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DWARKAPATI INFRA-PROJECTS PRIVATE LIMITED BF-300, SALT LAKE CITY,SECTOR-I, P.O:- CC BLOCK, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No. : AAECD7991C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by Representative

Representative Details :

Sl No	Name Address,Photo,Finger print and Signature
1	URMILA MIMANI (Presentant) Wife of BULAKI DAS MIMANI BF-300 SALT LAKE CITY, SECTOR-I, P.O:- CC BLOCK, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064. Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. : AENPM6478H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SIMPLICITY DEVELOPERS PRIVATE LIMITED (as DIRECTOR)
2	MONALISA MIMANI Wife of SUDARSHAN MIMANI MIMANI BF-300 SALT LAKE CITY, SECTOR-I, P.O:- CC BLOCK, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. : AFCPG2995K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DWARKAPATI INFRA-PROJECTS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
RAHUL ROY Son of TAPAN ROY CF 305, SALT LAKE CITY, SECTOR -I, P.O:- CC BLOCK, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064			
Identifier Of URMILA MIMANI, MONALISA MIMANI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SIMPLICITY DEVELOPERS PRIVATE LIMITED	DWARKAPATI INFRA-PROJECTS PRIVATE LIMITED-3.5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	SIMPLICITY DEVELOPERS PRIVATE LIMITED	DWARKAPATI INFRA-PROJECTS PRIVATE LIMITED-0.5 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	SIMPLICITY DEVELOPERS PRIVATE LIMITED	DWARKAPATI INFRA-PROJECTS PRIVATE LIMITED-5 1832 Dec

Endorsement For Deed Number : I - 152302808 / 2020

On 04-03-2020

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

Presented for registration at 14:55 hrs on 04-03-2020, at the Private residence by URMILA MIMANI .,

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 22,95,800/-


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

Execution is admitted on 04-03-2020 by URMILA MIMANI, DIRECTOR, SIMPLICITY DEVELOPERS PRIVATE LIMITED, BF-300, SALT LAKE CITY, SECTOR-I, P.O:- CC BLOCK, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064

Identified by RAHUL ROY, ., Son of TAPAN ROY, CF 305, SALT LAKE CITY, SECTOR -I, P.O: CC BLOCK, Thana: North Bidhannagar, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by profession Others

Execution is admitted on 04-03-2020 by MONALISA MIMANI, DIRECTOR, DWARKAPATI INFRA-PROJECTS PRIVATE LIMITED, BF-300, SALT LAKE CITY, SECTOR-I, P.O:- CC BLOCK, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064

Identified by RAHUL ROY, ., Son of TAPAN ROY, CF 305, SALT LAKE CITY, SECTOR -I, P.O: CC BLOCK, Thana: North Bidhannagar, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by profession Others


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

On 11-03-2020

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 22,972/- (A(1) = Rs 22,958/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 22,972/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/03/2020 4:49PM with Govt. Ref. No: 192019200207996221 on 04-03-2020, Amount Rs. 22,972/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKM3973472 on 04-03-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,14,810/- and Stamp Duty paid by Stamp Rs 10/- by online = Rs 1,14,800/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 73, Amount: Rs.10/-, Date of Purchase: 02/03/2020, Vendor name: MITA DUTTA
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/03/2020 4:49PM with Govt. Ref. No: 192019200204996221 on 04-03-2020, Amount Rs: 1,14,800/-,
Bank: State Bank of India (SBIN0000001), Ref. No: CKM3973472 on 04-03-2020, Head of Account 0030-02-103-003-02



Sanjoy Basak

ADDITIONAL DISTRICT SUB-REGISTRAR

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

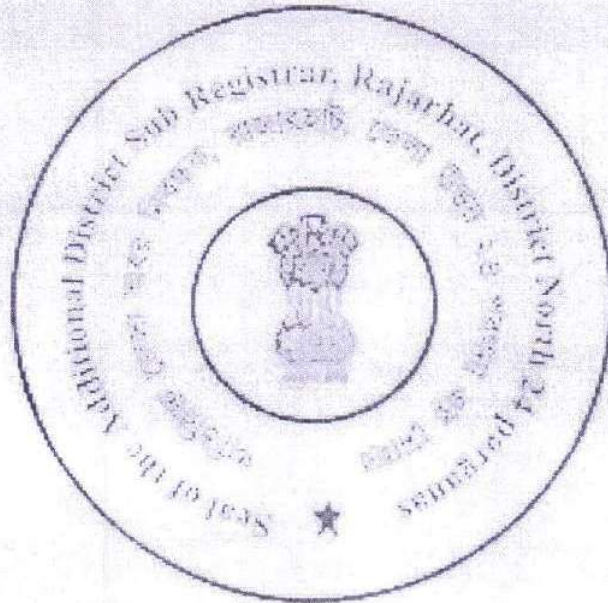
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2020, Page from 126788 to 126815

being No 152302808 for the year 2020.



Digitally signed by SANJOY BASAK
Date: 2020.03.17 16:46:38 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2020/03/17 04:46:38 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.



খাজনার দাখিলা এবং বিবিধ তলব

প্রজার অংশ

১। জেলার নাম	২। থানার নাম ও টৌজি নং	৩। সার্কেলের নাম ও তহশীল বুক নং	৪। ভূমিসহায়কের রসিদ নং
৩:২৪০	বাগারহাট	বাগারহাট	২/২৫
৫। মৌজার নাম ও জে.এল. নং	৬। জমাবন্দী নং	৭। খতিয়ান নং	৮। দাগ নং
আমলা/লাই	৪২ LR	৩৬৬	১৩০৫
		৩৬৬	১৩০৫
			০২৯৯

১০। প্রজার নাম ও পিতা/স্বামীর নাম ও সাকিন	১১। দাখিল হইয়াছে (খাজনা) দাখিল হইয়াছে
দুর্গেশ্বর হস্তা প্রোজেক্ট প্রাধিকার	হইয়াছে

প্রজার উপর সালিয়ানা তলব

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

ওয়ারীশীল

০৪ নং ২৩৫০	তিন সনের পূর্বকার	তৃতীয় সনের বাকি	দ্বিতীয় সনের বাকি	হাল সনের পূর্বকার	হাল	সুদ	মোট
২৫/৪/২০২০	২০	২১	২২	২৩	২৪	২৫	২৬
সার চার্জ					২০০		
পথ কব					২২		
গুড় কর					৫০		
শিক্ষা কর					২০		
বাস জমি বাবদ লাইসেন্স ফি							
অন্যান্য							
গ্রামীণ কর্মসংস্থান আইনে দেয়							
(ক) সার চার্জ					৩০		
(খ) সেস					৫০		
মোট					৩০২		
বাদ মিনাত							

শেষ সনের বাকি ওয়ারীশীল তাহা লিখুন।
দ্রষ্টব্য চেংকেন দ্বারা পাওনা দেওয়া হইলে এইখানে তাহার
সবিশেষ বিবরণ লিখিতে হইবে।

মোট আদায়
(কথায়)

আদায়কারী বাস্তু
তারিখ

৩/৫/২০

SPL

Government of West Bengal

Office of the Block Land & Land Reforms Officer

রাজারহাট, উত্তর ২৪ পরগণা

To

Memo No. CON/1819/BL&LRO/RAJ/

Dated. 27/11/2020

দ্বারকাপতি ইন্ড্রা প্রজেক্ট প্রা লি

পিতা/বাসীর নাম: পক্ষে ডাইরেক্টর

বি এফ ৩০০, সলটলেক, সেক্টর ১, খানা-বিধাননগর উত্তর, কোলকাতা-৭০০০৬৪

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: 05/10/2020



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 25/11/2020 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/2020/1507/1463)

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	3782	1308		1250	0.0300	শালি	বহুতল আবাসন
জামালপাড়া, 42, রাজারহাট	3782	1309		238	0.0100	শালি	বহুতল আবাসন
জামালপাড়া, 42, রাজারহাট	3782	1316		836	0.0500	শালি	বহুতল আবাসন

Schedule - II

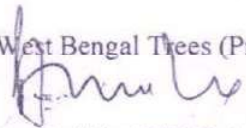
(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter I 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.


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: 25/11/2020

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

Block Land & Land Reforms Officer