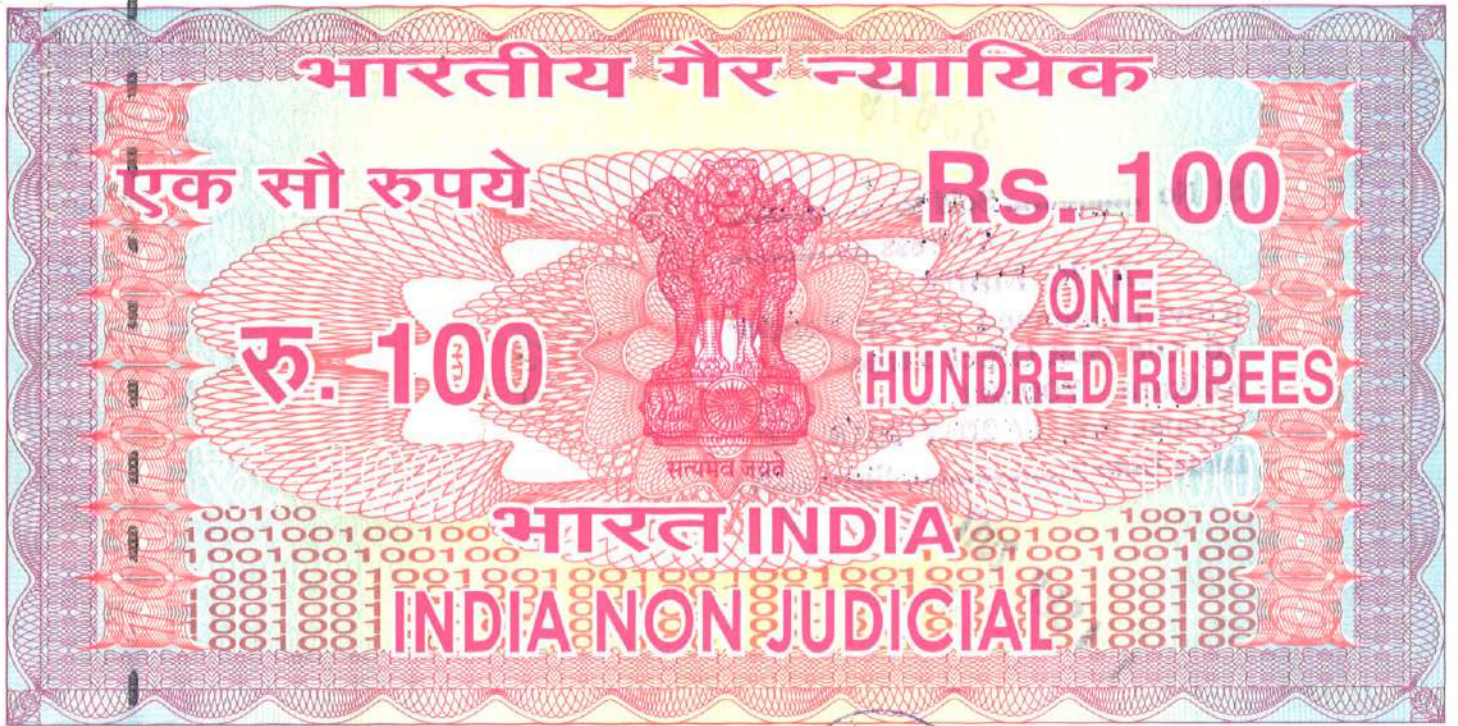


10660/17

I

02889/17



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



Y 727848

Case no. 2166/17

Notified that the Document is admitted to registration. The Signatures Sheet and the Indorsement Sheet attached to this document are the parts of this Document.

Additional Registrar
of Assurances-III, Kolkata

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE ("Deed") made on this the 07TH day of December, 2017

BY AND BETWEEN

SK. SAMSUL, having PAN - AVHPS4461M, son of SK. Salim, residing at Village Atisara MusImpara, Police Station Singur, Post Office Atisara, Singur, District Hooghly, Pin No. 712223, hereinafter referred to as "the Vendor", (which term or expression shall unless

Additional Registrar of
Assurances III, Kolkata

28 DEC 2017

70250
30100
30100
v/c-331

33679

Sl No Sold to
Address.....

A. K. Maity

(Govt.) Licensed Stamp Vendor

10, Old Post Office Street

Kolkata - 700001

License No.: 1/ 2017-2018

Issue Date : Sign.....



14 SEP 2017



[Signature]

Additional Registrar of
Assurance

7 DEC 2017

Identified by me
Soumya Banerjee
Son of S.P. Banerjee
Advocate High Court, Calcutta
WB/375/2003

excluded by or repugnant to the subject or context be deemed to mean and include his legal representatives, heirs, successor and/or assigns) of the **ONE PART**

AND

BENGAL DCL HOUSING DEVELOPMENT COMPANY LIMITED, a company incorporated under the provisions of the Companies Act, 1956 and having its Registered Office at 24, Park Street, Police Station Shakespeare Sarani, Post Office Park Street, Kolkata 700 016 having **PAN - AABCB9839N**, represented by one of its Director, Mr. Indranil Majumdar, son of Mr. P.K. Majumdar, having **PAN - AHXPM8920F**, by faith Hindu, working for gain at Bengal DCL Housing Development Company Limited, residing at 65, Avenue South, Santoshpur, Post Office Santoshpur, Police Station Jadavpur, Kolkata – 700075, District South 24 Parganas, hereinafter referred to as **"the Purchaser"**, (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-interest, nominees and assigns) of the **OTHER PART**.

WHEREAS:

- A. One Kalipada Koley, was the recorded owner in respect of land admeasuring 5 (five) decimals comprised in L.R. Plot No. 1441/2555, recorded in L.R. Khatian No. 202, in Mouza Ramnagar, J.L. No. 84, within the jurisdiction of Police Station Singur, District Hooghly (**"Demised Land"**) and more fully described in the **Schedule** herein after written, having acquired ownership right in respect of the said Demised Land through laws of inheritance.
- B. By a deed of conveyance dated November 29, 2017 executed between the said Kalipada Kolay and Sk. Samsul, the Vendor herein, registered in the Office of the



Additional Registrar of
Assurances Calcutta

7 DEC 2010

District Sub-Registrar at Singur, in Book No.1, Volume No. 0614, Pages 81145 to 81171, having Deed No. 3787 for the year 2017, the said Kalipada Koley sold transferred and conveyed the Demised Land in favour of the Vendor herein.

- C. In the aforesaid manner, Sk. Samsul, the Vendor herein, has become the absolute owner of the Demised Land.
- D. The Vendor is entitled to the right, title and interest in the Demised Land and enjoying the same free from all sorts of encumbrances, charges, liens, lis pendens, demands, claims, hindrances, attachments, debts, dues, acquaintances and requisitions, trust, vesting whatsoever without any interference, disturbance, obstruction whatsoever from any person.
- E. The Vendor is now desirous of selling the Demised Land to the Purchaser and accordingly approached the Purchaser. The Purchaser relying upon the representations of the Vendor and believing the same to be true and correct, hereby agrees to purchase and acquire the Demised Land for the consideration mentioned herein below and the Vendor has agreed to execute this Deed in favour of the Purchaser in the manner hereinafter contained and subject to the terms and conditions hereinafter appearing.

NOW THIS DEED OF CONVEYANCE HEREBY WITNESSETH AS FOLLOWS:

1. In the premises herein contained and consideration of the sum of Rs. 6,00,000/- (Rupees Six Lakhs only) paid by the Purchaser to the Vendor (the receipt whereof the Vendor does hereby as well as also by the Memo hereunder written admit and acknowledge and of and from the payment of the same and every part thereof do



Additional Registrar of
Assurances
Kolkata
7 DEC 2019

hereby forever release, discharge, acquit and exonerate the Purchaser and the Demised Land hereby sold, transferred, conveyed, released and relinquished), the Vendor does hereby as the absolute owner, grant, convey, assign, sell, transfer and assure free from all encumbrances, lis pendens, attachments and disputes **UNTO AND IN FAVOUR** of the Purchaser absolutely the Demised Land along with all appurtenances and appendages thereto **TOGETHER WITH** all rights and vertical and lateral supports easements, quasi easements, privileges, advantages whatsoever thereto or to any part(s) thereof respectively belonging or appertaining thereto or therewith usually held occupied or enjoyed or reputed or known as part (s) hereof **TO HAVE AND TO HOLD** the same and all other benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured and every part or parts thereof respectively absolutely and forever in favour of the Purchaser.

AND THE VENDOR DOES HEREBY COVENANT WITH THE PURCHASER AND DECLARE that notwithstanding any act, deed, matter or thing by the Vendor done or executed or suffered to the contrary, the Vendor is now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to an absolute estate of inheritance in fee simple in possession of the Demised Land and every part thereof and that the Demised Land has not been affected by any attachment, charge, trusts, vesting, lis pendens, notice or declaration or notices for acquisition or requisitions or any scheme of the Government of India or the Government of West Bengal or any Metropolitan Development Authority or any Office of the Land Acquisition Collector nor does the Vendor has received any notice in relation thereto and that there is no



Additional Registrar of
Assurances III. Kolkata
7 DEC 2018

previous agreement for sale executed by the Vendor in respect of the Demised Land with any person or persons and that there is no order passed by any court or any statutory authority restraining the Vendor from selling, transferring and/ or alienating the Demised Land in any manner and that notwithstanding as aforesaid, the Vendor now has good right, full power, absolute authority and indefeasible title to grant, convey, transfer and assign the Demised Land hereby granted, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser and in the manner aforesaid according to the true intent and meaning of these presents and that the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into hold, possess and enjoy the Demised Land hereby granted sold and conveyed and receive rents, issues and profits thereof and every part thereof without any lawful eviction, interruption, disturbances, obligations, restrictions, claim and demand whatsoever from or by the Vendor and all persons claiming from under or in trust of the Vendor and that free and clear and freely and clearly and absolutely acquitted exonerated discharged and released or otherwise well and sufficiently saved and kept indemnified of from and against all manner of charges mortgages claims demands liens lispendens debts attachments and encumbrances whatsoever made or suffered by the Vendor or any of the ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid and that the Vendor and all persons claiming any estate right title and interest whatsoever in the Demised Land or any part thereof both at law and in equity from through under or in trust of the Vendor or any other person or persons as aforesaid shall and will from time to time and at all times hereafter at the request and



Additional Registrar of
Assurances I. K. K. K.

27 DEC 2018

cost of the Purchaser execute and cause to be done and executed all such other and further assurances acts, deeds, matters and things for further better and more perfectly granting and transferring the Demised Land and every part thereof unto and to the use of the Purchaser according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER** the Vendor does hereby covenant with the Purchaser that if it transpires that the Demised Land hereby conveyed, sold and transferred by the Vendor is not free from all encumbrances, the Vendor will be liable to the Purchaser to make good any loss sustained by them and furthermore, the Vendor hereby indemnifies and shall keep saved, harmless and indemnified the fullest extent from and against any and all actions, suits, proceedings, losses, damages, costs, compensations, charges, expenses, claims, duties, penalties, interests, demands, etc. and consequences if any claimed against or suffered by the Purchaser or its successor-in-interest, nominees and assigns for any reasons including for the reason of (a) any defect in the title of the Vendor to the Demised Land or any claim/s to the Demised Land and/or any claim/s to the benefits, advantages and/or rights agreed to be granted, sold, conveyed and transferred in favour of the Purchaser and/or (b) any non-disclosure and/or improper disclosure and/or misrepresentation made by the Vendor herein, and/or (c) any representation, declaration, undertaking and assurances made by the Vendor in this Deed is breached or is being found to be untrue, incorrect, false or misleading and/or (d) from any sums, duties, taxes, levies, interests, penalties, etc. payable to the government, statutory authorities and/or on account of Vendor not having obtained **AND** the Vendor hereby gives his consent to mutate the Demised Land in the name of the Purchaser in the records of the



Additional Registrar of
Assurances I

27 DEC 2016

concerned Office of the Block Land and Land Reforms Officer and other concerned offices **AND FURTHER** it is agreed by and between the Vendor and the Purchaser that whenever and wherever any interpretation would be necessary in order to give the fullest scope and effect legally possible to any covenant or contract herein contained the expressions 'the Vendor' and 'the Purchaser' shall mean and include their legal heirs, legal representatives successors in-interest, nominees, executors, administrators and/or assigns (As applicable).

2. THE VENDOR DOES HEREBY FURTHER COVENANT AND REPRESENTS AND WARRANTS TO THE PURCHASER AS FOLLOWS:

- (i) that the Vendor is the absolute owner in respect of the Demised Land and he has the right, power and authority to enter into this Deed and the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any deed, matter or thing, whereby the Demised Land or any part thereof can or may be impeached, encumbered or affected in title and the Vendor hereby agrees that he shall after the execution hereof, not do any act of commission or omission or allow any person or party to do any act of commission or omission whereby the rights of the Purchaser under this Deed may be prejudicially or otherwise affected;
- (ii) AND THAT notwithstanding any act, deed, matter or thing the Vendor or any of the Vendor's predecessors-in-title may have done, committed, executed or knowingly suffered to the contrary, the Vendor now has good right, full power, absolute authority, indefeasible title or otherwise well and sufficiently



Additional Registrar of
Assurances Kolkata

7 DEC 2010

entitled to grant, sell, convey, transfer, assign and assure the Demised Land and rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents and the Vendor doth hereby fully indemnifies and agrees to keep the Purchaser or its successors-in-title, nominees, and/or assigns saved, harmless and indemnified against all claims, losses, liabilities, costs, actions, proceedings and damages it may suffer or may put to at any time in future owing to any defect in Vendor's right title and interest in the Demised Land or for want of clear and marketable right, title and interest in respect of the Demised Land or the transfer thereof to the Purchaser in terms hereof or due to any defect, violation or non-compliance of any of the declarations and/or representations and/or warranties and/or covenants specified herein;

(iii) AND THAT the Vendor holds good and marketable title in respect of the Demised Land free from all claims, demands, charges, mortgages, liens, attachment, acquisitions, requisitions, restrictions, covenants, lispendens, uses, debuttars, vesting, requisition, alignment, trusts and / or any other encumbrances made or suffered by the Vendor or any person or persons arising or lawfully, rightfully or equitably claiming any estate or interest therein from, under or in trust for the Vendor;

(i) AND THAT there is no subsisting agreement for sale, transfer, lease, tenancy, license, mortgage deed or any other document or instrument in respect of the Demised Land to which the Vendor herein is a party to;



Additional Registrar of
Assurances III Calcutta

- 7 DEC 2011

- (iv) AND THAT any and all rates, taxes, assessment dues, duties, and other outgoings, in respect of the Demised Land, whether assessed, imposed or levied before or after the date of execution of this Deed, and/or even if known or claimed subsequent thereto by the relevant authorities, for the period upto the date of execution of this Deed shall solely be borne and paid by the Vendor;
- (v) AND THAT there is no impediment in holding and/or transferring the Demised Land in favour of the Purchaser under the applicable laws including but not limited to West Bengal Land Reforms Act, 1955 and/or the West Bengal Estate Acquisition Act, 1953 and that no part or portion of the Demised Land ever vested under the any of the applicable laws applicable laws including but not limited to West Bengal Land Reforms Act, 1955 and/or the West Bengal Estate Acquisition Act, 1953;
- (vi) AND THAT there is no impediment in holding and/or transferring the Demised Land in favour of the Purchaser under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and that no part or portion of the Demised Land ever vested under Urban Land (Ceiling & Regulation) Act, 1976;
- (vii) AND THAT there is no pending and/or threatened legal proceedings or litigation of any kind with respect to the with respect to the Demised Land which has or is likely to have the effect of encumbering and/or affecting the sale and transfer of the Demised Land by these presents;
- (viii) AND THAT there is no recovery proceeding or certificate proceeding or order/notice of attachment by the Income Tax authorities or any other



Additional Registrar of
Assurances, Kolkata

7 DEC 2016

authority under any applicable law for the time being in force which has been filed or pending against the Vendor affecting the Demised Land nor has any notice of acquisition or requisition been received in respect of the Demised Land;

(ix) AND THAT there is no order from any Court of competent jurisdiction or from the Central Government/State Government and/or any other local body or authority or any other impediment under the applicable laws whereby or by reasons whereof the Vendor is prevented from selling, conveying and transferring the Demised Land to the Purchaser;

(x) AND THAT the Vendor has not been party or privy to any act, deed or thing by which the rights of the Vendor to deal with the Demised Land has been affected, abridged or curtailed in any manner and that the Purchaser shall, at all times after the date of execution of this Deed, peacefully and quietly hold, possess, use and enjoy the Demised Land in his own right as the absolute owner of the Demised Land, without any hindrance, restriction, disturbance, claim or demand by the Vendor, or his legal heirs or representatives or successors-in-title or any person or persons lawfully or equitably claiming any right or estate therein from, under or in trust for the Vendor;

(xi) AND THAT the Purchaser shall and may, from time to time and at all times hereafter, peaceably and quietly enter into, hold, possess, use and enjoy the Demised Land and every part thereof and receive the rents, issues and profits thereof without any lawful hindrance, eviction, interruption, disturbances, claim or demand whatsoever from or by the Vendor or his legal heirs or



Additional Registrar of
Assurances Kolkata
= 7 DEC 2016

representatives or successors-in-title or any person or persons lawfully or equitably claiming any right or estate therein from, under or in trust for the Vendor;

(xii) AND THAT the Demised Land is free and clear and / or is hereby freely, clearly and absolutely acquitted, exonerated, released and forever discharged from and by the Vendor and the Vendor shall keep the Purchaser well and sufficiently saved, defended, kept harmless and indemnified of and from or against all and all manner of former or other rights, title, interest, liens, charges and encumbrances whatsoever made, done, occasioned and/or suffered by the Vendor or any person or persons rightfully claiming through, under or in trust for the Vendor;

(xiii) AND THAT simultaneously with the execution of this Deed, the Vendor has handed over to the Purchaser all original documents of title relating to, belonging to or connected with the Demised Land, along with mutation records including Record of Rights (Parcha/Khatian document), latest land revenue receipts and any other papers, documents and writings which are available with the Vendor in respect of the Demised Land and the Vendor declares and confirms that he does not have any other document of title and should it come in possession of any evidence or document of or relating to title, he shall and will hand over or cause to be handed over the same to the Purchaser or any person claiming through or on behalf of the Purchaser and the Vendor further declares and confirms that he shall not use any such



Additional Registrar of
Assurances

7 DEC 2014

documents of title for creating any encumbrances over the Vendor's rights in the Demised Land;

- (xiv) AND THAT the Vendor and all people having or lawfully, rightfully or equitably claiming any estate or interest in the Demised Land or any part thereof from under or in trust for the Vendor shall without claiming any further consideration therefore from time to time and at all times hereafter at the request and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further, better or more perfectly assuring the Demised Land and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured to and unto the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser;
- (xv) AND THAT neither the Vendor nor any one on his behalf has committed or omitted any act, deed, matter or thing whereby his incidental rights thereto including the right to peaceful use, occupation, ownership and enjoyment of the Demised Land and other rights and benefits in respect thereof may become or may be prejudicially affected or encumbered in any manner or whereby the right, title and interest therein may become liable to attachment and/or sale whether by a decree or order of Court or otherwise;
- (xvi) AND THAT the Vendor has not entered into and nor shall enter into any agreement with any other party with respect to the Demised Land other than the Purchaser and no such arrangement exists as on date;



Additional Registrar of
Assurances Calcutta
- 7 DEC 2014

- (xvii) AND THAT the Purchaser shall hold the Demised Land freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendor well and sufficiently saved, defended, kept harmless and indemnified, of from and against all former and other estates, title charges, encumbrances, any claims, legal proceedings, rates and taxes whatsoever made, executed, occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for the Vendor;
- (xviii) AND THAT the Vendor has on this day delivered over vacant and peaceful possession of the Demised Land to the Purchaser for its exclusive ownership use and enjoyment thereof.
- (xix) AND THAT the Vendor shall whenever reasonably required by the said Purchaser and at the cost of the Purchaser, execute and perform all such acts, deeds and writings as may be required by the Purchaser or its nominees for the purpose of giving full effect to the intents herein expressed for further and better assuring the unencumbered title of the Demised Land hereunder and hereby conveyed to the Purchaser;
- (xx) AND FURTHER THAT the Purchaser is purchasing the Demised Land relying on the aforesaid representation of the Vendor and believing the same to be true.



Additional Registrar of
Assurances, Kolkata
27 DEC 2016

SCHEDULE ABOVE REFERRED TO:**(DESCRIPTION OF THE DEMISED LAND)**

[Demised Land sold by the Vendor]

All That piece of parcel of Sali land admeasuring 5 (five) decimal comprised in L.R. Plot No. 1441/2555, recorded in L.R. Khatian No. 202, in Mouza Ramnagar, J.L. No. 84, within the jurisdiction of Baruipara Paltagarh Gram Panchayat, Police Station Singur, Block Singur, District Hooghly butted and bounded by the following and delineated on the Plan annexed hereto and is bordered in colour Red and the said Plan shall always be deemed to be an integral part of this Deed and will be in full force and effect as though the same was expressly set out in the body of this Deed:

On the North: L.R. Plot No. 1441

On the East: L.R. Plot No. 1441/2555 (Part)

On the South: Service road of Durgapur Expressway

On the West: L.R. Plot No. 1441



Additional Registrar of
Assurances in Calcutta
- 9 DEC 2011

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

SIGNED and DELIVERED by **the Vendor** at

Kolkata in the presence of:

1. Sitangshu Senkandan
9, Old Post Office Street
KOL KATA - 700 001
2. Saroj Kumar Das
10, Old Post Office Street
Kolkata - 700 001

SIGNED and DELIVERED by **the Purchaser**

at Kolkata in the presence of:

1. Sitangshu Senkandan
2. Saroj Kumar Das

Bengal DCL Housing Development Co. Ltd.

[Signature]
Director

Drafted by me
Soumya Banerjee, Advocate
High Court Calcutta
WB/375/2005



Additional Registrar of
Assurances in Calcutta

27 DEC 2016

Received from the Purchaser the sum of Rs. 6,00,000/- (Rupees Six Lakhs only) towards full and final payment of the consideration receivable by the Vendor under this Deed, in the following manner:

MEMO OF CONSIDERATION

Date	Particulars	Amount (Rs.)
December 6, 2017	By account payee Cheque No. 825197 dated 06.12.2017, issued by the Axis Bank, Kolkata(WB) Main Branch, West Bengal, for and on behalf of Bengal DCL Housing Development Company Limited , drawn in favour of Sk. Samsul,	6,00,000/-

1. *Sitangshu SenGandhi*

SKSamsul

2. *Saroj Kumar Das*

Vendor



Additional Registrar of
Assurances III Kolkata

27 DEC 2018

SITE PLAN OF R.S. & L.R. DAG NO 1441/2555 (PART) AT MOUZA-RAMNAGAR,
J.L. NO.- 84, P.S.- SINGUR, DIST- HOOGHLY — RED BORDER LINE SHOWN
AREA - 5.0 DECIMAL

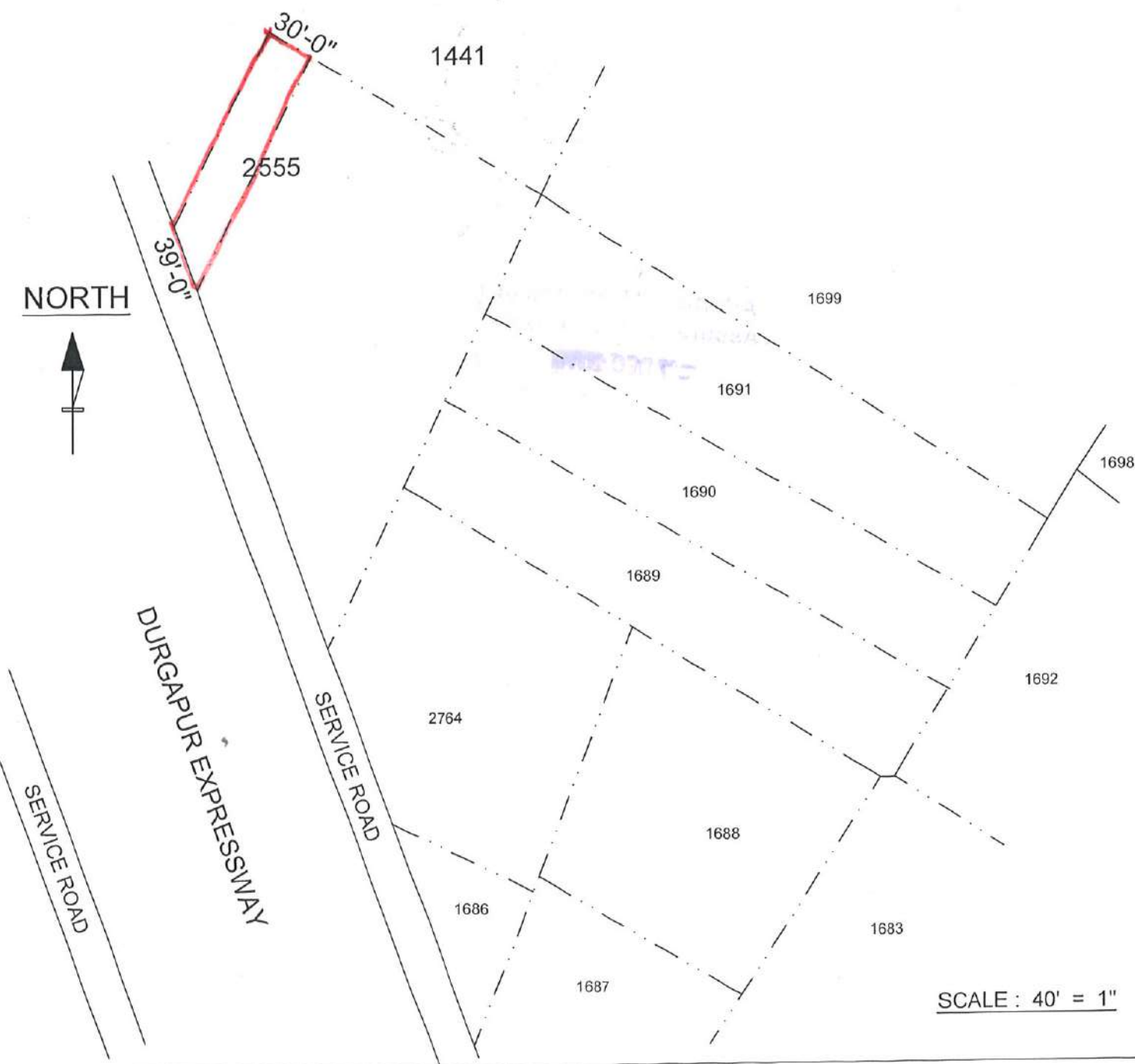
VENDOR'S SIGNATURE

SK Sumi SK

PURCHASER SIGNATURE

Bengal DCL Housing Development Co. Ltd.

Imajumf
Director




Handwritten signature




Additional Registrar of
Assurances in Kolkata

27 DEC 2016


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD
 পরিচয় পত্র

WB/27/183/246347



Elector's Name	: Sekh Samsul
নির্বাচকের নাম	: সেখ সামসুল
Father/Mother/ Husband's Name	: Selim
পিতা/মাতা/স্বামীর নাম	: সেলিম
Sex	: Male
লিঙ্গ	: পুরুষ
Age as on 1.1.95	: 20
১.১.৯৫ -এ বয়স	: ২০

SKSAMSUL

Address :

Atisarha Muslim Para
 (Mouja-Atisarha, J.L.No-43)
 P.S.-Singur, Dist-Hooghly

ঠিকানা :

আটিসারহা মুসলিম পাড়া
 (মৌজা-আটিসারহা, জে.এল.নং-৪৩)
 থানা-সিঙ্গুর, জেলা-হুগলী

Facsimile Signature of
 Electoral Registration Officer
 নির্বাচক-নিবন্ধন আধিকারিক

For 183 Singur Assembly Constituency
 ১৮৩ সিঙ্গুর বিধানসভা নির্বাচন ক্ষেত্র

Place : Singur

স্থান : সিঙ্গুর

Date : 21/02/96

তারিখ : ২১/০২/৯৬

83-454

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SK SAMSUL
SALIM SEKH
02/01/1976
Permanent Account Number
AVHPS4461M


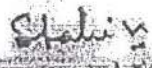
Signature



SK SAMSUL

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

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTHSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	
AABCB9839N	
नाम / NAME	
BENGAL DCL HOUSING DEVELOPMENT COMPANY LTD	
निर्माण/स्थापना की तिथि / DATE OF INCORPORATION/FORMATION	
30-03-1999	
 Shalini Joint Commissioner (Systems & Technical), Commissioner of Income-tax (C.O.), KOLKATA	

Bengal DCL Housing Development Co. Ltd.


Director

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(प्रणाली एवं तकनीकी),
पी-7,
चौरिंग्ही स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AHXP8920F



नाम /NAME

INDRANIL MAJUMDAR

पिता का नाम /FATHER'S NAME

PIJUSH KANTI MAJUMDAR

जन्म तिथि /DATE OF BIRTH

10-02-1972

हस्ताक्षर /SIGNATURE

Indranil Majumdar

Shahin

आयकर आयुक्त, (कम्प्यू. अपा.), कोल.

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Indranil Majumdar

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

GRN: 19-201718-012979705-1 Payment Mode Online Payment
GRN Date: 07/12/2017 10:18:15 Bank : AXIS Bank
BRN : 5942444 BRN Date: 07/12/2017 10:36:22

DEPOSITOR'S DETAILS

Id No. : 19030001680090/1/2017

[Query No./Query Year]

Name : BENGAL DCL HOUSING DEVELOPMENT CO
Contact No. : 03340003311 Mobile No. : +91 9748326506
E-mail : sanjay.nandi@in.dclgroup.com
Address : 24 PARK STREET KOLKATA 700016
Applicant Name : Mr Soraj Kumar Das
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19030001680090/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	60770
2	19030001680090/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	12248
3	19030001680090/1/2017	Mutation/Conversion -Receipt	0029-00-800-028-27	200

Total

73218

In Words : Rupees Seventy Three Thousand Two Hundred Eighteen only



Additional Registrar of
Assurance kate

9 DEC 2016







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - III KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19030001680090/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Sk. Samsul Village Atisara Muslimpara, P.O:- Atisara, P.S:- Singur, District:-Hooghly, West Bengal, India, PIN - 712223	Seller		4961 	SK Samsul 07/12/17
2	Mr Indranil Majumdar 65, Avenue South, P.O:- Santoshpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075	Represent ative of Buyer [BENGAL DCL HOUSING DEVELOP MENT COMPAN Y LIMITED]		4960 	Indranil Majumdar 07/12/17 Representative
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Soumya Banerjee Son of Mr S P Banerjee High Court, Calcutta, P.O:- G P O, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Sk. Samsul , Mr Indranil Majumdar		Soumya Banerjee Advocate 07/12/17	


(Malay Kanti Das)

ADDITIONAL REGISTRAR
OF ASSURANCE

Additional Registrar
Assurance
= 7 DEC 2017

OFFICE OF THE A.R.A. -
III KOLKATA
Kolkata, West Bengal



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

WB / 18 / 108 / 321190

IDENTITY CARD

পরিচয় পত্র



Elector's Name

নির্বাচকের নাম

Majumdar Indranil

মজুমদার ইন্দ্রনীল

Father/Mother/
Husband's Name

পিতা/মাতা/স্বামীর নাম

Pijush

পীযুষ

Sex

লিঙ্গ

M

পুং

Age as on 1.1.1995

১১.১৯৯৫-এ বয়স

22

২২

Address

Laketerrace&AvenueSouth,Ward103,Kasba,
South24Parganas

ঠিকানা

লেকটেরেস ও এভিনিউ সাউথ,ওয়ার্ড ১০৩,কসবা,
দক্ষিণ ২৪পরগনা

জি.জি.জি. রাস্তা

Facsimile Signature
Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For 108 -JADAVPUR

Assembly Constituency

১০৮ -যাদবপুর

বিধানসভা নির্বাচন ক্ষেত্র

Place

স্থান

Alipore

আলিপুর

Date

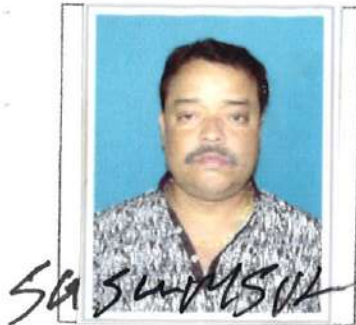
তারিখ

16.06.95

১৬.০৬.৯৫

Majumdar

SPECIMEN FORM TEN FINGER PRINTS



Signature of the Executants and/or Presentants <i>SA SUMSUA</i>	L E F T H A N D	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	R I G H T H A N D	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Signature of the Executants and/or Presentants <i>Umayanti</i>	L E F T H A N D	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	R I G H T H A N D	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Additional Registrar of
Assurances Kolkata
27 DEC 2019

Major Information of the Deed

Deed No :	I-1903-02889/2017	Date of Registration	08/12/2017
Query No / Year	1903-0001680090/2017	Office where deed is registered	
Query Date	06/12/2017 6:55:07 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Soraj Kumar Das 10, Old Post Office Street,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830647608, Status :Solicitor firm		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 6,00,000/-		Rs. 12,15,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 60,870/- (Article:23)		Rs. 12,248/- (Article:A(1), E, M(a), M(b), I)	
Remarks			

Land Details :

District: Hooghly, P.S:- Singur, Gram Panchayat: BARUIPARAPALTAGARH, Mouza: Ramnagar

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-1441/2555	LR-202	Bastu	Shali	5 Dec	6,00,000/-	12,15,000/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
Grand Total :					5Dec	6,00,000 /-	12,15,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Sk. Samsul Son of Sk. Salim Village Atisara Muslimpara, P.O:- Atisara, P.S:- Singur, District:-Hooghly, West Bengal, India, PIN - 712223 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AVHPS4461M, Status :Individual, Executed by: Self, Date of Execution: 07/12/2017 , Admitted by: Self, Date of Admission: 07/12/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/12/2017 , Admitted by: Self, Date of Admission: 07/12/2017 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BENGAL DCL HOUSING DEVELOPMENT COMPANY LIMITED 24, Park Street, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.: AABCB9839N, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Indranil Majumdar (Presentant) Son of Mr P K Majumdar 65, Avenue South, P.O:- Santoshpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHXPM8920F Status : Representative, Representative of : BENGAL DCL HOUSING DEVELOPMENT COMPANY LIMITED (as Director)

Identifier Details :

Name & address
Mr Soumya Banerjee Son of Mr S P Banerjee High Court, Calcutta, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Sk. Samsul , Mr Indranil Majumdar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Sk. Samsul	BENGAL DCL HOUSING DEVELOPMENT COMPANY LIMITED-5 Dec

Land Details as per Land Record

District: Hooghly, P.S:- Singur, Gram Panchayat: BARUIPARAPALTAGARH, Mouza: Ramnagar

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1441/2555(Corresponding RS Plot No:- 1441/2555), LR Khatian No:- 202	Owner:কালিঙ্গদ কোলে, Gurdian:মহাদেব কোলে, Address:নিজ, Classification:শালি, Area:0.05000000 Acre, Under Mutation

Endorsement For Deed Number : I - 190302889 / 2017

On 07-12-2017

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

Presented for registration at 16:15 hrs on 07-12-2017, at the Private residence by Mr Indranil Majumdar ,.

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 12,15,000/-

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

Execution is admitted on 07/12/2017 by Sk. Samsul , Son of Sk. Salim , Village Atisara Muslimpara, P.O: Atisara, Thana: Singur, , Hooghly, WEST BENGAL, India, PIN - 712223, by caste Hindu, by Profession Business

Indetified by Mr Soumya Banerjee, , Son of Mr S P Banerjee, High Court, Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 07-12-2017 by Mr Indranil Majumdar, Director, BENGAL DCL HOUSING DEVELOPMENT COMPANY LIMITED (Others), 24, Park Street, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700016

Indetified by Mr Soumya Banerjee, , Son of Mr S P Banerjee, High Court, Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



Malay Kanti Das
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 08-12-2017

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 12,248/- (A(1) = Rs 12,150/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 12,248/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/12/2017 10:36AM with Govt. Ref. No: 192017180129797051 on 07-12-2017, Amount Rs: 12,248/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 5942444 on 07-12-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60,770/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 60,770/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 33679, Amount: Rs.100/-, Date of Purchase: 14/09/2017, Vendor name: A K Maity

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/12/2017 10:36AM with Govt. Ref. No: 192017180129797051 on 07-12-2017, Amount Rs: 60,770/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 5942444 on 07-12-2017, Head of Account 0030-02-103-003-02



Malay Kanti Das
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2017, Page from 97358 to 97392

being No 190302889 for the year 2017.



Digitally signed by MALAY KANTI DAS
Date: 2017.12.13 17:12:10 +05:30
Reason: Digital Signing of Deed.

(Malay Kanti Das) 13-Dec-17 5:11:58 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)
