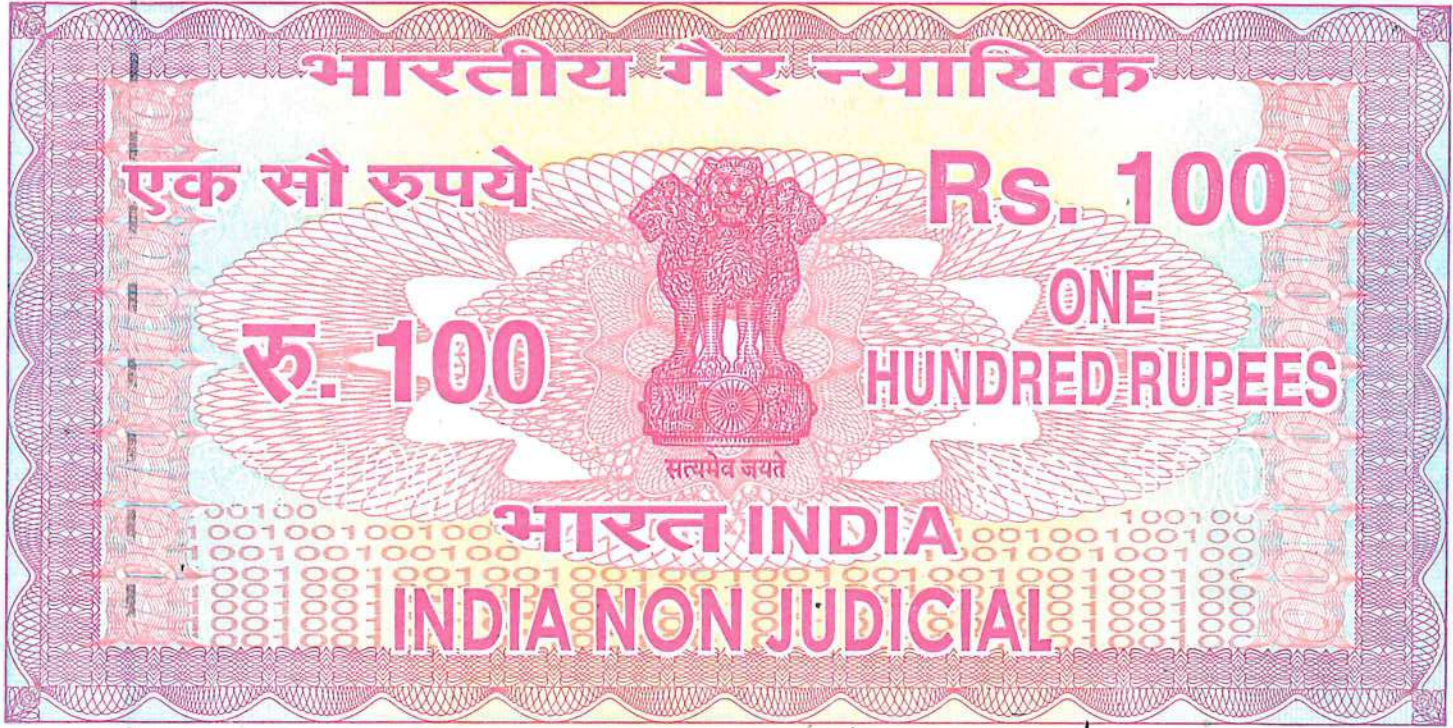


9094

19229/24



11/6/24
 प्रमाणित पश्चिम बंगाल WEST BENGAL 2/1405351/24 AR 232595

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

[Signature]

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

11 JUN 2024

DEED OF CONVEYANCE

This **DEED OF CONVEYANCE** is made on this 11th day of June, 2024;

BETWEEN

MR. PRANAB KUMAR MUKHERJEE (PAN : AERPM3361D), (AADHAR NO. : 4221-9788-8089) son of Late Paresh Chandra Mukherjee, by Nationality: Indian, by Faith: Hindu, by Occupation: Retired Person, residing at 11, Bidhan Park, Post Office: Noapara, Police Station: Baranagarh, District: North 24 Parganas, PIN - 700090, State: West Bengal, India, hereinafter referred to as the '**VENDOR**' (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives, successors and assigns) of the **FIRST PART**;

44415

16 MAY 2024

Rs. Date.

Name. Meel Infra Projects Pvt
Address. Ranchanantola Ry W

Vender.

I. CHAKRABORTY
93, Dr. Rajendra Prasad St
Kolkata-700 017



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

11 JUN 2024

AND

NEEL INFRA PROJECTS PRIVATE LIMITED (CIN: U68200WB2023PTC261453), (PAN-AAICN8345E), a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at **C/O ARUP KUMAR SAMADDER PANCHANANTALA ROAD, WARD NO. 21, POST OFFICE : NATAGARH, POLICE STATION: GHOLA, PIN-700113, DISTRICT NORTH 24 PARGANAS**, being represented by its Director, **SRI SOURAV MITRA (PAN: BRKPM1857K), (AADHAAR NO: 8221-3021-4456)**, son of Late Dipak Mitra, by nationality Indian, by faith Hindu, by occupation Business, residing at **704 GOURANGA NAGAR, C.R. ROAD, POST OFFICE: NATAGARH, POLICE STATION: GHOLA, DISTRICT: NORTH 24 PARGANAS, PIN : 700113**, hereinafter referred to as the "**SECOND PARTY**" or the "**PURCHASER**" (which expression shall wherever the context so requires or admits mean and include the Partners from time to time, legal heirs, executor's administrators, and assigns);

WHEREAS:

1. At all material times one Ananda Mohan Mondal son of Late Lakshmi Kanta Mondal resident of Jamalpara was the absolute owner of **ALL THAT** piece and parcel of Sali land measuring about **8** decimals (1.000 share) more or less, comprised in R.S./L.R. Dag No. 17 corresponding to Kri. Khatian No. 63, lying and situated at Muza – Jamalpara, J.L. No. 42, Touzi – 10 (presently) within the local limits of Rajarhat-Bishnupur – II Gram Panchayet, local jurisdiction of Rajarhat Police Station, District North 24 Parganas (more fully described the **LAND SCHEDULE** hereunder).
2. Said Ananda Mohan Mondal, died intestate, leaving behind him, 6 (six) sons namely 1. Ashok Kumar Mondal, 2. Bidyut Mondal (now deceased), 3. Basudev Mondal (now deceased), 4. Sudev Mondal, 5. Sashanka Mondal & 6. Meghnath Mondal and one daughter Mrs. Kalyani Mondal, as his only surviving legal heir and heiresses, who jointly and equally inherited all right, title and interest of in respect of the Schedule Property, as per Hindu Succession Act, 1956. Each of his surviving legal heir and heiresses entitled 1.14 Decimals, more or less, out of 8 decimals plot of land.
3. Thereafter said Mrs. Kalyani Mondal Alias: Mrs. Kalyani Dhali (Mondal) Alias: Supriya Dali daughter of Late Ananda Mohan Mondal, while sufficiently seized and possessed **ALL THAT** piece and parcel of Sali land measuring about 1.14 Decimals, more or less, comprised in R.S./L.R. Dag No. 17, corresponding to kri. Khatian no. 63, lying and situated at Mouza – Jamalpara, J.L. No. 42, Touzi – 10 (presently) within the local limits of Rajarhat-Bishnupur – II Gram Panchayet, local jurisdiction of Rajarhat Police Station, District North 24 Parganas, entitled by inheritance, died intestate, leaving behind her 2 (two) sons namely 1. Raju Dhali Alias: Rajeshwar Dhali & 2. Apu Dhali Alias: Amit Dhali as her only survives legal heir. Both of them entitled the above mentioned plot of land and sold conveyed and transferred in favour of Chandra Sekhar Mondal & Sudev Mondal through a registered Bengali Saaf Kobala Dalil registered on 03.06.2013 at the office of the A.D.S.R. Rajarhat, North 24 Parganas, recorded in Book no. I, CD volume no. 9, pages from 10772 to 10789, being no. 6495 upon receiving Consideration in money mentioned therein.
4. Sri. Bidyut Mondal one of the legal heirs of Late Ananda Mohan Mondal, while sufficiently seized and possessed **ALL THAT** piece and parcel of Sali land measuring about 1.14 Decimals, more or less, comprised in R.S./L.R. Dag No. 17, corresponding to kri. Khatian no. 63, lying and situated at Mouza – Jamalpara, J.L. No. 42, Touzi – 10 (presently) within the



Department of the Government of India,
District Sub-Registrar,
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local limits of Rajarhat-Bishnupur – II Gram Panchayet, local jurisdiction of Rajarhat Police Station, District North 24 Parganas, entitled by inheritance, died intestate, leaving behind his one son Chandra Sekhar Mondal & one daughter Chandrani Mondal as his only surviving legal heir and heiresses, who jointly and equally inherited all right, title and interest of in respect of the Schedule Property, as per Hindu Succession Act, 1956. Each of his surviving legal heir and heiresses entitled 0.57 Decimals, more or less, out of 1.14 Decimals plot of land.

5. While Said Chandrani Mondal sufficiently seized by inheritance **ALL THAT** piece and parcel of Sali land measuring about 0.57 Decimals, more or less, comprised in R.S./L.R. Dag No. 17, corresponding to Kri. Khatian no. 63, lying and situated at Mouza – Jamalpara, J.L. No. 42, Touzi – 10 (presently) within the local limits of Rajarhat-Bishnupur – II Gram Panchayet, local jurisdiction of Rajarhat Police Station, District North 24 Parganas, gifted the said portion of Sali land in favour of her brother Mr. Chandra Sikhar Mondal out of natural love and affection through a Bengali Daan Patra Dalil registered on 13.05.2013 at A.D.S.R. Rajarhat, North 24 Parganas, recorded in Book – I, CD volume no. 8, pages from 6467 to 6481, being no. 5513 for the year 2013.
6. Subsequently, said Chandra Sekhar Mondal by inheritance, by virtue of a Sale Deed and by virtue of a Daan Patra Dalil became entitle a plot of land measuring about 1.17 Decimals, more or less and mutated in his name by tendering taxes levied thereon at the B.L. & L.R.O., Rajarhat, North 24 Parganas, in L.R. Khatian record 3038.
7. One Sudev Mondal son of Late Ananda Mohan Mondal by inheritance entitled **ALL THAT** piece and parcel of land measuring about 1.14 decimals, more or less and by virtue of a Sale deed being no. 6495 for the year 2013, purchased a land measuring 0.57 decimals more or less, in totaling a land measuring about 1.71 decimals more or less, comprised in R.S./L.R. Dag No. 17, corresponding to Kri. Khatian no. 63, lying and situated at Mouza – Jamalpara, J.L. No. 42, Touzi – 10 (presently) within the local limits of Rajarhat-Bishnupur – II Gram Panchayet, local jurisdiction of Rajarhat Police Station, District North 24 Parganas.
8. One Basudev Mondal son of late Ananda Mohan Mondal while sufficiently seized and possessed **ALL THAT** land measuring about 1.14 Decimals, more or less, comprised in R.S./L.R. Dag No. 17, corresponding to Kri. Khatian no. 63, lying and situated at Mouza – Jamalpara, J.L. No. 42, Touzi – 10 (presently) within the local limits of Rajarhat-Bishnupur – II Gram Panchayet, local jurisdiction of Rajarhat Police Station, District North 24 Parganas, died intestate leaving behind 1(one) wife namely Kalyani Mondal, 1(one) son Krishanu Mondal & 1(one) daughter Riya Mondal as his only legal heir and heiresses.
9. Subsequently, said Ashok Kumar Mondal, Sudev Mondal, Sashanka Mondal, Meghnath Mondal all are sons of Late Ananda Mohan Mondal, Chandra Sekhar Mondal son of Late Bidyut Mondal, Kalyani Mondal wife of Late Basudev Mondal, Krishanu Mondal & Riya Mondal both are the son and daughter of Late Basudev Mondal, while collectively and sufficiently seized and possessed and enjoying **ALL THAT** piece and parcel of Sali land measuring 8 decimals, more or less, comprised in R.S./L.R. Dag No. 17, corresponding to Kri. Khatian No. 63 and L.R. Khatian No. 3038, lying and situated at Mouza – Jamalpara, J.L. No. 42, Touzi No. 10 (presently) within the jurisdiction of Rajarhat police station, within the local limits of Rajarhat – Bishnupur No. 2 Gram Panchayet, sold conveyed and transferred in favour of Mr. Pranab Kumar Mukherjee, being the Vendor herein, by virtue a Bengali Saaf Bikroy Kobala, executed on 21st July of 2014, registered at the office of the A.D.S.R. Rajarhat, North 24 Parganas, recorded in Book No. I, CD volume no. 13, pages from 4066 to 4083, being no. 08199 for the



Assistant District Sub-Registrar,
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year 2014 upon receiving consideration in money mentioned therein.

10. The said Mr. Pranab Kumar Mukherjee, being the Vendor herein, also mutated his name in the records of the B.L. & L.R.O., Rajarhat under L.R. Khatian No. 3619 in respect of the said Property.
11. That the Vendor herein being absolute owner of the said Property for their requirement intending to sale the said Property and for the purpose has approached Purchaser herein.
12. The Vendor has also represented and assured the Purchaser above-named as follows:
 - a) That the Vendor is seized and possessed of or otherwise well and sufficiently entitled as absolute owner of the schedule Property.
 - b) That the schedule Property is free from all encumbrances in any manner whatsoever in nature and the Vendor is fully and sufficiently entitled to deal with and/or dispose of the said Land or any part or portion thereof.
 - c) That the Vendor have not deposited title deeds and documents in respect of the schedule Property with any person or institution with an intention to create equitable mortgage or as Security for performance of any act or payment of any money.
 - d) That there is no impediment of any nature whatsoever for the Vendor to sell and/or transfer the schedule Property in favor of the Purchaser.
 - e) That the schedule Property or any part or portion thereof is not acquisitioned and/or requisitioned by the any statutory body or the Government under any of the laws for the time being in force nor the schedule Property or any part thereof is at present affected by any acquisition or requisition proceedings under any of the laws for the time being in force and neither Vendor had not received any notice relating to attachment requisition acquisition from any competent authority of any statutory body;
 - f) No part of the schedule Property is at present affected by any proposed or sanctioned road alignment nor have the Vendor received any notice therefore;
 - g) The Vendor also confirms that no part or portion of the schedule Property is affected by the H.T. Line or gas or oil pipe-line.
 - h) That in actual no part of the schedule Property is under the possession or occupation Bargadar/Bhag-Chasi.
 - i) That no part of the said plot of land is of nature of Doba or Pukur.
13. The Purchaser herein relying upon the representations herein made by the Vendor and acting on the good faith agreed to purchase and/or acquire **ALL THAT** the plot of Sali Land measuring an area about 8 Decimal, more or less, land comprised in R.S./L.R. Dag No. 17 under L.R. Khatian No. 3619, at Mouza: Jamalpara, J.L. No. 42, Touzi No. 10, under Police Station Rajarhat, within the limits of Rajarhat Bishnupur No. II Gram Panchayet, in District North 24 Parganas, as more particularly mentioned in the Schedule written hereunder and hereinafter referred to as the said Property, free from all



Rajshahi District Sub-Registrar,
Rajarhat, New Town, North 4-Pgs

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encumbrances lien charges mortgage lispendence attachments claims demands debutters trusts leases occupancies acquisition requisition whatsoever in any manner and with vacant and peaceful possession at or for a total consideration of **Rs. 25,00,000/- (Rupees Twenty Five Lakh only)**, which Vendor acknowledges hereunder.

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in consideration of the said sum of **Rs. 25,00,000/- (Rupees Twenty Five Lakh only)** paid to the Vendor by the purchaser on or before the execution of these presents (the receipt whereof the vendor doth hereby admits and acknowledges and from the same and every part thereof acquits releases and discharges the Purchaser the schedule Property intended to be sold and/or transferred by this presents) the Vendor above-named doth hereby grant, sell, transfer, convey, assign and assure unto and in favour of the Purchaser above-named the scheduled Property free from all encumbrances, mortgages, attachments, lispendens, claims, demands, liabilities and trusts whatsoever in nature, Together with all hereditaments, areas, paths, passages, sewers, drains, water, water courses and all manner of connections and all other rights of land comprised therein and all liberties privileges, easements and appurtenances whatsoever there unto belonging or, held or occupied therewith or reputed to belong or appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits of the schedule Property and all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendor into upon and in any manner concerning the said Land and every part thereof, Together with all deeds, pattahs, muniments, writings and evidences of title and other documents exclusively, relating to or concerning the schedule Property or any part thereof which now are or hereafter shall or may be in the custody, power or possession of the Vendor or any other person or persons from whom the Vendor can or any procure the same without any action or suit at law or in equity, To have and to hold the schedule Property hereby sold, granted, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use and benefit of the purchaser absolutely and forever as and for an absolute indefeasible and perfect estate of inheritance thereof in fee simple in possession or an estate equivalent thereto, without manner of condition, use, trust and other things whatsoever to alter, defeat, encumber or make void the same and free from all encumbrances, charges, liens, lispendens, claims, demands, liabilities acquisitions, requisitions and alignments whatsoever in nature:

AND THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

- i) That notwithstanding any act deed matter or things whatsoever by the vendor or any of the predecessors in title of the Vendor made, committed, or knowingly suffered to the contrary the Vendor is lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the schedule Property hereby granted, sold, conveyed and transferred or intended to be in perfect and indefeasible estate or inheritance, without any manner of condition use trust, or thing whatsoever to alter defeat encumber or make void the same.
- ii) And that notwithstanding any such act deed matter or thing whatsoever as aforesaid, the vendor now has good right full power and absolute authority the indefeasible, title to grant, sell, convey and transfer the schedule Property hereby granted sold, conveyed and transferred or expressed or intended so to, be unto and to the use of the purchasers in the manner aforesaid and according to the true intent and meaning of these presents.
- iii) And that the purchasers shall and may from time to time and at all times hereafter



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

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peaceably and quietly hold possess and enjoy the schedule Property hereby granted, sold, conveyed and transferred and receive the rents issues and profits of the said Land without any lawful eviction, interruption, hindrance, claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully or equitably claiming from under or in trust for the Vendor.

iv) And that free and clear and freely and clearly and absolutely acquitted exonerated released and discharged by and at the costs and expenses of the Vendor and well and sufficiently saved, defended, kept harmless and indemnified of and from and against all manner of encumbrances whatsoever made, suffered, created, done executed or occasioned by the Vendor or any other person or persons whatsoever lawfully or equitably or rightfully claiming any estate or interest or right as aforesaid.

v) And that the schedule Property is not affected by any attachment including attachment under any certificate case or any proceedings started at the instance of the Income Tax authorities or the estate duty authorities or other Government authorities under the Public demands recovery Act or any other acts or otherwise whatsoever.

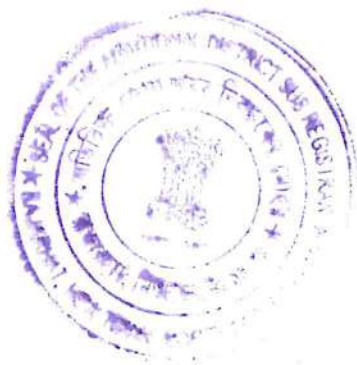
vi) And that the schedule Property or any part or portion thereof is not been declared to be acquisitioned or requisitioned under the land acquisition act or any other act acts or laws for the time being in force and that the said Land or any part thereof is not affected by any notice for acquisition or requisition under the defense or India Act or Rules framed thereunder or any other acts or enactments whatsoever.

vii) And that there is no impediment under the provisions of the Urban Land (ceiling and Regulation Act, 1976 for the Vendor to grant, transfer, convey, sell, assign and assure the schedule Property in favour of the purchasers in the manner aforesaid.

viii) And that the Vendor and all other persons having or lawfully or equitably or rightfully claiming any estate right title interest trust Land claim and demand whatsoever in the schedule Property hereby sold, transferred or any part thereof from under or in trust for the Vendor at the shall and will from time to time and at all times hereafter at the requests and costs of the purchaser make, do execute and perfect or cause to be made done, executed and perfected all such acts, deeds, matters and things for further better and more perfectly assuring conveying and confirming the said Land and every part thereof unto and to the use and benefit of the purchasers for ever in the manner aforesaid as shall or may be reasonably required.

ix) And that the Vendor hereby indemnify and shall keep the Purchaser indemnified from all such costs charges loss damages expenses caused and/or suffered by the Purchaser for the reason of defective title acquired by the Vendor and/or for the reason of the encumbrances of the schedule Property in any manner of whatsoever in nature.

x) And that the Vendor hereby indemnify and shall keep the Purchaser indemnified from all claims, demands, actions, proceedings, losses, damages, costs, charges and expenses which may be brought or commenced against the Purchaser or which the Purchaser may or may have to incur or may have to suffer as a result, direct or indirect, for any encumbrances, liens, lispendens, attachments, acquisitions, uses, debutters, trusts, hypothecation, mortgage, charges created or made by the Vendor/Vendor or any person lawfully or equitably or rightfully claiming as aforesaid from the Vendor/Vendor in respect of the schedule Property;



RAJARHAT DISTRICT SUB-REGISTRAR,
Rajarhat, New Town, North 24-Pgs

11 JUN 2024

xi) And that the Vendor hereby indemnify and shall keep the Purchaser indemnified from all claims, demands, actions, proceedings, losses, damages, costs, charges and expenses which may be brought or commenced against the Purchaser or which the Purchaser may or may have to incur or may have to suffer as a result, direct or indirect, for the defective marketable title relating to the said Land or any lawful and rightful claim and demand or objection relating to the schedule Property or any part or portion thereof arises hereinafter made by any third person;

xii) And that the Vendor hereby indemnify and shall keep the Purchaser indemnified from all claims, demands, actions, proceedings, losses, damages, costs, charges and expenses which may be brought or commenced against the Purchaser or which the Purchaser may or may have to incur or may have to suffer as a result, direct or indirect, for any misrepresentations or breach of trust or any wrong representations and declaration made by the Vendor and/or either herein or in any agreement or deed of conveyance being executed between the parties hereto or on their behalf by any other persons.

SCHEDULE PROPERTY

(above referred to)

ALL THAT the piece and parcel or plot of vacant Sali Land measuring an area about 8 (eight) Decimal, more or less, comprised in R.S./L.R. Dag No. 17 and corresponding to L.R. Khatian No. 3619 at Mouza: Jamalpara, J.L. No. 42, Touzi No. 10 (presently), under Police Station Rajarhat, within the limits of Rajarhat Bishnupur No. II Gram Panchayet, in District: North 24-Parganas, together with all easement rights titles interests and benefits attached thereto, the plot of land is butted and bounded in following manner :

ON THE NORTH	:	BY THE LAND OF R.S./L.R. DAG NO. 23;
ON THE SOUTH	:	BY 21 FEET WIDE KACCHA PANCHAYET ROAD (METAL)
ON THE EAST	:	BY THE LAND OF R.S./L.R. DAG NO. 18
ON THE WEST	:	BY THE LAND OF R.S./L.R. DAG NO. 16.

IN WITNESS WHEREOF the parties hereto put their respective signature on this the day, month and year first above written.

Pranab Kumar Mukherjee

MR. PRANAB KUMAR MUKHERJEE
[VENDOR]

NEEL INFRA PROJECTS PVT. LTD.

Sourav Mitra

NEEL INFRA PROJECTS PRIVATE LIMITED
SRI SOURAV MITRA
[PURCHASER]

WITNESS:

1. *K. Mondal,*
Jamalpara

2. *Pradip Das*
Basina

Drafted By:

Sourav Bhuiya
SOURAV BHUIYA
Advocate
High Court, Calcutta
Regd. No-F/2128/1606/2021

Adv. Sourav Bhuiya

NEEL INFRA PROJECTS PVT. LTD.

Sourav Mitra

Director



North 24 Parganas District Sub-Registrar,
Bajarhat, New Town, North 24-Pgs

1 JUN 2024

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of **Rs. 25,00,000/- (Rupees Twenty Five Lakh only)** towards the total consideration for the sale and transfer of the within detailed Property in the following manner:

CHEQUE/RTGS/NEFT/UPI NO.	DATE	BANK	AMOUNT (IN INR)
UTIB0002757	11-06-2024	HDFC BANK	25,00,000.00
	Total		25,00,000.00

Pranab Kumar Mukherjee

MR. PRANAB KUMAR MUKHERJEE
[VENDOR]

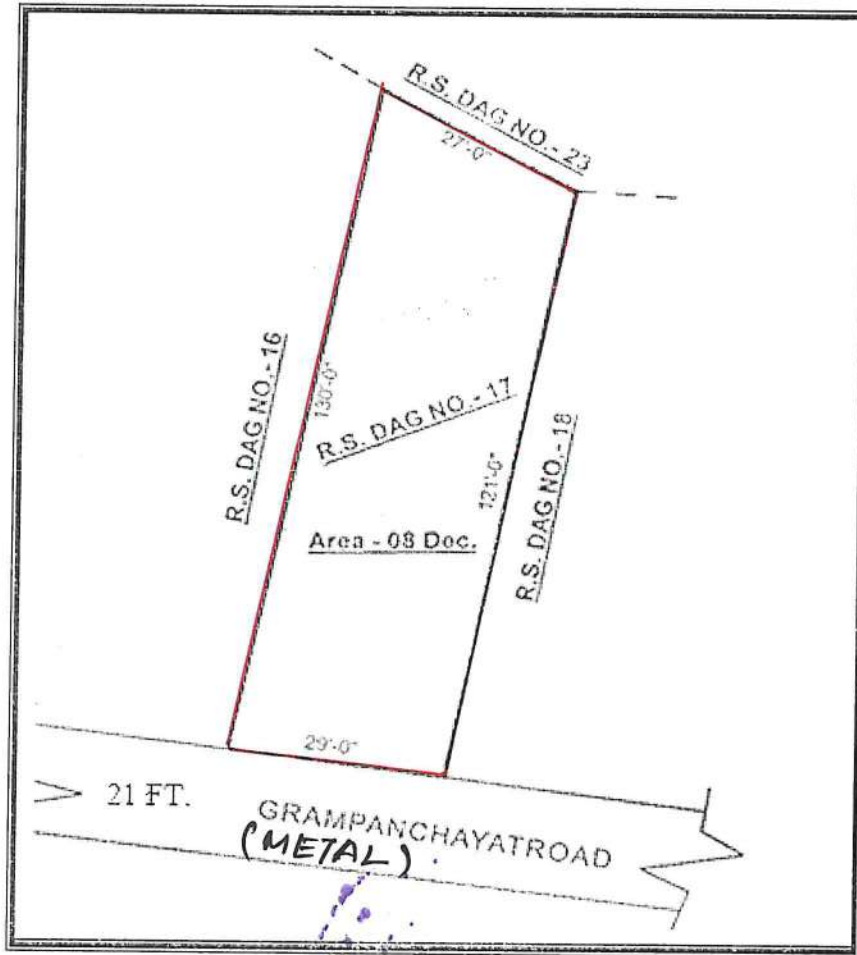
Pranab Kumar Mukherjee



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

11 JUN 2024

LAYOUT PLAN OF R.S./L.R. DAG NO. 17, CORRESPONDING TO L.R. KHATIAN NO. 3619 LYING AND SITUATED AT MOUZA – JAMALPARA, J.L. NO. 42, TOUZI NO. 10, MEASURING ABOUT 8 DECIMALS, MORE OR LESS



Pranab Kumar Mukherjee

MR. PRANAB KUMAR MUKHERJEE
[VENDOR]

NEEL INFRA PROJECTS PVT. LTD.

Sourav Mitra

Director

NEEL INFRA PROJECTS PRIVATE LIMITED
SRI SOURAV MITRA
[PURCHASER]



ADDITIONAL DISTRICT SUB-REGISTRAR,
Rajarhat, New Town, North 24-PGS

11 JUN 2024

UNDER RULE 44A OF THE I.R. ACT 1908

SIGNATURE OF
PRESENTANT/EXECUTANT/SELLER/BUYER/CAIM
ENT WITH PHOTO

 Sourav Mitra	LH					
		LITTLE	RING	MIDDLE	FORE	THUMB
RH 						
	THUMB	FORE	MIDDLE	RING	LITTLE	

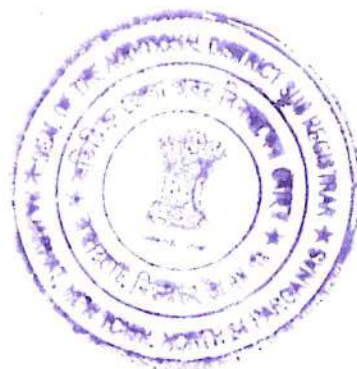
SIGNATURE - Sourav Mitra

 Prabodh K. Mukherjee 2	LH					
		LITTLE	RING	MIDDLE	FORE	THUMB
RH 						
	THUMB	FORE	MIDDLE	RING	LITTLE	

SIGNATURE - Prabodh K. Mukherjee

PHOTO 3	LH					
		LITTLE	RING	MIDDLE	FORE	THUMB
RH						
	THUMB	FORE	MIDDLE	RING	LITTLE	

SIGNATURE -



1
NORTH 24 PARGANAS DISTRICT REGISTRAR'S OFFICE,
Rajarhat, New Town, North 24-Pgs

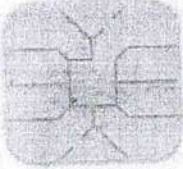
11 JUN 2024

 **GOVERNMENT OF WEST BENGAL**
INDIAN UNION DRIVING LICENCE

Driving Licence No: **WB07 20190014302**

Name: **TAPAN KUMAR GHOSH**

Address
**BISHNU PUR BAT TALA
BASINA RAJARHAT PS NEW TOWN
KOLKATA WB 700135**





S/D/W Of: **PANCHANAN GHOSH**

Date of Issue	24/10/2019	Blood Group: O+
Valid Till (NT)	19/02/2025	Date of Birth
Valid Till (T)	X	20/02/1965

Licencing Authority: **P.V.D. Kolkata(SL)** Licencing Authority Sign: 

FORM 7

Tapan K. Ghosh



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



192024250073333748

GRN Details

GRN:	192024250073333748	Payment Mode:	SBI Epay
GRN Date:	10/06/2024 12:21:14	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8989244585418	BRN Date:	10/06/2024 12:21:30
Gateway Ref ID:	IGARJIYAF1	Method:	State Bank of India NB
GRIPS Payment ID:	100620242007333373	Payment Init. Date:	10/06/2024 12:21:14
Payment Status:	Successful	Payment Ref. No:	2001405351/5/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr SOURAV MITRA
Address:	GOURANGANAGAR, NATAGARAH, 700113
Mobile:	8981619439
Email:	sourav9748008020@gmail.com
Period From (dd/mm/yyyy):	10/06/2024
Period To (dd/mm/yyyy):	10/06/2024
Payment Ref ID:	2001405351/5/2024
Dept Ref ID/DRN:	2001405351/5/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001405351/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	74920
2	2001405351/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	25014
Total				99934

IN WORDS: NINETY NINE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.



1

Major Information of the Deed

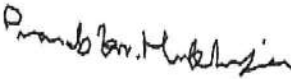
Deed No :	I-1523-09224/2024	Date of Registration	11/06/2024
Query No / Year	1523-2001405351/2024	Office where deed is registered	
Query Date	07/06/2024 3:52:20 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SOURAV BHUIYA BISHPARA NO1, NAYASARAI, Thana : Magra, District : Hooghly, WEST BENGAL, PIN - 712513, Mobile No. : 9331680568, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 25,00,000/-	Rs. 25,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:23)	Rs. 25,014/- (Article:A(1), E)		
Remarks			

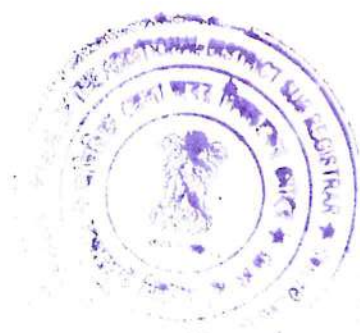
Land Details :

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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-17 (RS :-17)	LR-3619	Bastu	Shali	8 Dec	25,00,000/-	25,00,000/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road,
Grand Total :					8Dec	25,00,000 /-	25,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PRANAB KUMAR MUKHERJEE (Presentant) Son of Late PARESH CHANDRA MUKHERJEE Executed by: Self, Date of Execution: 11/06/2024 , Admitted by: Self, Date of Admission: 11/06/2024 ,Place : Office	 11/06/2024	 Captured LTI 11/06/2024	 11/06/2024



11, BIDHAN PARK,, City:- Not Specified, P.O:- NOAPARA, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700090 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: AExxxxxx1D, Aadhaar No: 44xxxxxxxx8089, Status :Individual, Executed by: Self, Date of Execution: 11/06/2024 , Admitted by: Self, Date of Admission: 11/06/2024 ,Place : Office

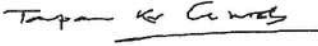
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NEEL INFRA PROJECTS PRIVATE LIMITED PANCHANANTALA ROAD, City:- Not Specified, P.O:- NATARAGH, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700113 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AExxxxxx5E, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SOURAV MITRA Son of Late DEEPAK MITRA Date of Execution - 11/06/2024, , Admitted by: Self, Date of Admission: 11/06/2024, Place of Admission of Execution: Office	Photo  Jun 11 2024 1:17PM	Finger Print  Captured LTI 11/06/2024	Signature  11/06/2024
704, GOURANGA NAGAR C R ROAD, City:- Not Specified, P.O:- NATAGARH, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700113, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: BRxxxxxx7K, Aadhaar No: 82xxxxxxxx4456 Status : Representative, Representative of : NEEL INFRA PROJECTS PRIVATE LIMITED (as DIRECTOR)				

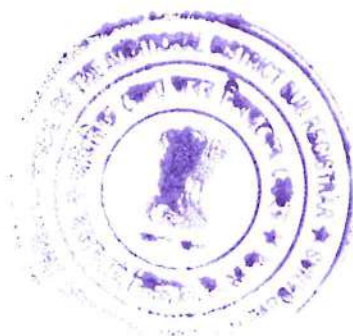
Identifier Details :

Name	Photo	Finger Print	Signature
Mr TAPAN KUMAR GHOSH Son of Late PANCHANAN GHOSH BISHNUPUR RAJARHAT, City:- Not Specified, P.O:- BISHNUPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135		 Captured	
	11/06/2024	11/06/2024	11/06/2024

Identifier Of Mr PRANAB KUMAR MUKHERJEE , Mr SOURAV MITRA

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr PRANAB KUMAR MUKHERJEE	NEEL INFRA PROJECTS PRIVATE LIMITED-8 Dec



Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 17, LR Khatian No:- 3619	Owner:প্রনব কুমার মুখার্জী, Gurdian:পরেশ চন্দ্র, Address:দিজ , Classification:শালি, Area:0.08000000 Acre,	Mr PRANAB KUMAR MUKHERJEE

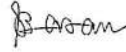


Endorsement For Deed Number : I - 152309224 / 2024

On 10-06-2024

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 25,00,000/-



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

On 11-06-2024

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

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

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

Presented for registration at 12:20 hrs on 11-06-2024, at the Office of the A.D.S.R. RAJARHAT by Mr PRANAB KUMAR MUKHERJEE ,Executant.

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

Execution is admitted on 11/06/2024 by Mr PRANAB KUMAR MUKHERJEE , Son of Late PARESH CHANDRA MUKHERJEE , 11, BIDHAN PARK,, P.O: NOAPARA, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by Profession Retired Person

Indetified by Mr TAPAN KUMAR GHOSH , , Son of Late PANCHANAN GHOSH , BISHNUPUR RAJARHAT, P.O: BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

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

Execution is admitted on 11-06-2024 by Mr SOURAV MITRA, DIRECTOR, NEEL INFRA PROJECTS PRIVATE LIMITED (Private Limited Company), PANCHANANTALA ROAD, City:- Not Specified, P.O:- NATARAGH, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700113

Indetified by Mr TAPAN KUMAR GHOSH , , Son of Late PANCHANAN GHOSH ; BISHNUPUR RAJARHAT, P.O: BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India; PIN - 700135, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25,014.00/- (A(1) = Rs 25,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 25,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/06/2024 12:21PM with Govt. Ref. No: 192024250073333748 on 10-06-2024, Amount Rs: 25,014/-, Bank: SBI EPay (SBlePay), Ref. No. 8989244585418 on 10-06-2024, Head of Account 0030-03-104-001-16



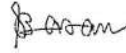
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 74,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 44415, Amount: Rs.100.00/-, Date of Purchase: 16/05/2024, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/06/2024 12:21PM with Govt. Ref. No: 192024250073333748 on 10-06-2024, Amount Rs: 74,920/-,
Bank: SBI EPay (SBlePay), Ref. No. 8989244585418 on 10-06-2024, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2024, Page from 345444 to 345462
being No 152309224 for the year 2024.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2024.06.14 17:21:55 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 14/06/2024

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.**

