

15069/2022

15014/2022

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL



AE 573928

16/80 2/27815m/2
M=363637/-
old en

Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part this Document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

16 SEP 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this 16th day of Friday, Two Thousand and Twenty One Two (2022)

BETWEEN

2854
DHARITRI INFRAVENTURE PVT. LTD.
DN-51, MERLIN INFINITE
KOLKATA - 700091

NAME
ADD
13 APR 2022
SURANIAN MUKHERJEE
Licensed from a Vendor
C.C. Q. Art
2 & 3, K. S. Roy Road, Kol-1

13 APR 2022

13 APR 2022



16 SEP 2022
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA



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

GRN Details

GRN:	192022230123392028	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	16/09/2022 16:25:59	Bank/Gateway:	SBICPay Payment Gateway
BRN :	8944886080039	BRN Date:	16/09/2022 16:27:50
Gateway Ref ID:	IGAOHTIF10	Method:	State Bank of India NB
Payment Status:	Successful	Payment Ref. No:	2002781541/2/2022
			[Query No/*/Query Year]

Depositor Details

Depositor's Name: Mr JOY MONDAL
Address: ALIPORE JUDGES COURT
Mobile: 7003574517
EMail: mondaljoy85@gmail.com
Period From (dd/mm/yyyy): 16/09/2022
Period To (dd/mm/yyyy): 16/09/2022
Payment ID: 2002781541/2/2022
Dept Ref ID/DRN: 2002781541/2/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002781541/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	10929
2	2002781541/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	3650
Total				14579

IN WORDS: FOURTEEN THOUSAND FIVE HUNDRED SEVENTY NINE ONLY.

JEEBAN KRISHNA MONDAL ALIES JIBAN KRISHNA MONDAL (having PAN - BMLPM9898N), (having AADHAAR No.3093 5025 0406) and SHANKAR PRASAD MANDOL (having PAN - BNKPM5367E), (having AADHAAR No.4621 6387 8525) both son of Dhirendra Mondal, both by faith - Hindu, both by Occupation - Cultivation, both by nationality - Indian, both residing at Vill + P.O - Akandakeshari, P.S.- Rajarhat, District - North 24 Parganas, Pin - 700135, appointed by a Registered General Power of Attorney executed & registered on 25.04.2022 in the office of ARA-IV, Kolkata and recorded in Being No.7200 for the year 2022, represented by the attorney TANIYA DEY (having PAN - AZQPD4471) (AADHAAR No. 6938 9895 7885), son of Dilip Kumar Dey, by faith -Hindu , by Occupation -Service, by Nationality - Indian, residing at A E 151, Rabindra Pally Sushi Jyoti Avenue, Baguiati, Rajarhat Gopalpur (M), North 24 Parganas, West Bengal-700101, hereinafter referred to as Owners/Vendors which expression shall unless excluded by and repugnant to the context and meaning thereof, be deemed to mean and include his legal heirs, legal representative, successors, executors, administration, agents and assigns of the FIRST PART;

AND

JAWED AMJAD (PAN ACXPA1334Q AND AADHAR NO. 247699952929) son of Amjad Ali, by faith Muslim, by occupation - Business, by nationality Indian, residing at 11 Harshi Street, Raja Ram Mohan Sarani, Amherst Kolkata, Kolkata-700009, hereinafter referred to as the "Purchaser" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his successors, legal heirs, legal representative, administrator, agent and assigns) of the SECOND PART;

AND

M/s Dharitri Infraventure Private Limited, (CIN-U45400WB2014PTC 201136), (PAN AAFCD3234P), a private limited company registered under the provisions of Companies Act, 1956 and is an existing company within the meaning of the Companies Act, 2013, having it's registered office at DN-51; Merlin Infinite; 8th floor; Suite - 805, Sector V; Saltlake City; Kolkata-700091, represented by it's Vicky Singh, (PAN- CIEPS6214G) (Aadhaar No. 6579 1324 6457) son of Late Ranjit Singh, by



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nationality- Indian, by faith- Hindu, by occupation- Service, resident of 5/H/1, Bagmari Road, Maniktala, Police Station-Maniktala, Post Office- Kankurgachi, Kolkata- 700 054 hereinafter referred to as the "Confirming Party" (which term or expression shall until and unless excluded by or repugnant to the context and meaning thereof, shall be deemed to mean and include his it's successors, heirs, executors, administrators, representatives, agents and assigns) of the THIRD PART.

WHEREAS one Dhirendra Nath Mondal was the sole owner and acquired ALL THAT piece and parcel of land (classified as Danga) measuring about 2 (Two) Decimal be the same a little more or less lying and situated in R.S./L.R Dag No.2675/2690 and L.R. *Khatian* No. 453, recorded in L.R. Parcha, Mouza *Hudarite*, J.L. No.54, Police Station Rajarhat, within the jurisdiction of Chandpur Gram Panchayet, District North 24 Parganas which is morefully and specifically mentioned in described in the First Schedule hereunder written and hereinafter for the sake of brevity referred to as the "Schedule Mentioned Property" free from all encumbrances, lispence, lien, charges whatsoever;

AND WHEREAS the said Dhirendra Nath Mondal expired leaving behind him surviving his three sons namely Chintamoni Mondal (now deceased), Jeeban Krishna Mondal alias Jiban Krishna Mondal, Shankar Prasad Mandol and only daughter namely Ranibala Naskar, as his only legal heirs and heiress, who inherited his property according to Hindu Succession Act.

AND WHEREAS by virtue of inheritance the First Parties/Vendors herein i.e Jeeban Krishna Mondal alias Jiban Krishna Mondal and Shankar Prasad Mandol, became the joint owners and acquired of ALL THAT piece and parcel of land (classified as Danga) measuring about 1 (One) Decimal out of 2 (Two) Decimal, be the same a little more or less lying and situated in R.S./L.R Dag No.2675/2690 and L.R. *Khatian* No. 453, recorded in L.R. Parcha, Mouza *Hudarite*, J.L. No.54, Police Station Rajarhat, within the jurisdiction of Chandpur Gram Panchayet, District North 24 Parganas which is morefully and specifically mentioned in described in the Second Schedule hereunder written and hereinafter for the sake of brevity referred to as the "Schedule Mentioned Property" free from all encumbrantes, lispence, lien, charges whatsoever.



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AND WHEREAS the First Parties/Vendors herein also applied for mutation to get their names recorded in the records of BL & LRO Rajarhat and they have been enjoying all right, title and interest in respect thereof free from all encumbrances, lispendence, lien, acquisition and requisition, charges whatsoever by making payment of rent and taxes to the concern authority as an absolute owner thereof;

AND WHEREAS while seized and possessed and otherwise well and sufficiently entitled to as absolute owner as aforesaid the First Parties/Vendors herein intended to sell the schedule mentioned property and accordingly in pursuance of his urgent need of money and in a sound and disposing mind approached the Confirming Party hereto, to sell the said property and also requested the Confirming Party hereto, to make payment of the consideration amount for the Said Property in favour of the Vendors herein. Such proposal was accepted by the Confirming Party, with an option to receive the conveyance either in the name of the Purchaser herein or in the name of their nominee Company. The Confirming Party contacted the purchasers/vendee herein about the said land which is to be sold by Vendors herein. The purchasers/vendees accepted this proposal of the Confirming Party and gave Rs. 3,63,637/- (Rupees Three Lakh Sixty Three Thousand Six Hundred And Thirty Seven Only) to the Confirming Party as payment of consideration amount. Sellers/Vendors of the land receiving the consideration amount of the land and thereafter to sell the land in favour of Party Purchaser/Vendee through Party the Confirming Party.

AND WHEREAS M/s Dharitri Infraventure Private Limited/Confirming Party, herein deals in infrastructure development, promoting and housing construction business and it has acquired a junk of land near 'Sapoorji' New Town to develop into a Housing complex by laying out plan and scheme and offered to sell the same at an affordable price to the intending buyer/purchaser and accordingly the Confirming Party herein by entering into the " Agreement or Memorandum of Understanding" included the schedule mentioned property in the aforesaid project by depositing a substantial amount as security deposit with the Owners/Vendors and hence the confirming party has asserted it's right in the schedule mentioned property by such investment;

AND WHEREAS the confirming party, after acquiring several adjacent plots of land



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to the schedule mentioned property of different owners, has framed a scheme and demarcate the same into different plots of land which is specifically mentioned and described in the First Schedule hereunder written and hereinafter referred to as and proposes to develop the land by laying out sewerage system and other amenities and facilities therein;

AND WHEREAS the Confirming Party having authority to deal with the aforesaid property has published and advertise to sell the scheme plot on the terms and conditions mentioned in the advertisement and the Second Party/Purchaser coming to know about the aforesaid proposal approached the Confirming Party and offered to purchase the schedule mention Scheme Plot for consideration value of Rs.6,000,00/- per katha and the Confirming Party herein, considering the said offer to be fair, reasonable and highest market value of the scheme plot, with the consent of the First Parties/Owners accepted such offer and agreed to sell the "Schedule Mentioned Plot" to the purchaser on the terms and conditions mentioned in the booking agreement dated 23.05.2022; This is agreed between the parties that the Confirming Party/Third Party will develop the said plot with consent of Second Party and also enter into a Joint Venture agreement and will prepare other necessary documents to develop, construct the said land.

AND WHEREAS vide Resolution dated 25.03.2022 duly adopted in its Board meeting held on DN-51, Merlin Infinite, Room No.805, Sector V, Kolkata-700091, the Confirming Party herein has authorized it's one of the Directors Mr. Vicky Singh to deal with, to receive consideration amount, to deliver possession of the land and to sign, execute and cause to be registered necessary Conveyance Deed on behalf of the Confirming Party and in favour of intending Purchaser/Purchasers.

NOW THIS INDENTURE WITNESSETH that in consideration of the agreement arrived at between the FIRST PARTY/VENDOR and the SECOND PARTY/ PURCHASER and duly confirmed by the confirming party herein and for a consideration of a sum of Rs. 3,63,637/- (Rupees Three Lakh Sixty Three Thousand Six Hundred And Thirty Seven Only being paid by the SECOND PARTY/ PURCHASER to the Confirming Party/Third Party on behalf of FIRST PARTIES/VENDORS being the full agreed sale consideration money (receipt whereof the FIRST PARTIES/VENDORS do hereby admit



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and acknowledge) and from the same and every part thereof do hereby acquit, release and discharge the same and every part thereof and the said land with all basic infrastructure including all easement right and facilities and amenities appurtenant to and/or attributed to the said land intended to be conveyed herein, as also to the SECOND PARTY/ PURCHASER the FIRST PARTIES/VENDORS doth hereby grant, transfer, sell, convey, assign and assure unto the SECOND PARTY/PURCHASER, ALL THAT piece and parcel of land (classified as Danga) measuring about 0.50 (Zero Point Five Zero) Decimal out of 2 (Two) Decimal, be the same a little more or less lying and situated in R.S./L.R Dag No.2675/2690 and L.R. *Khatian* No. 453, recorded in L.R. Parcha, Mouza *Hudarite*, J.L. No.54, Police Station Rajarhat, within the jurisdiction of Chandpur Gram Panchayet, District North 24 Parganas which is shown within the "Red" border in the Map Plan appended to this Indenture and more fully set out and described in the SECOND SCHEDULE hereunder written and for the sake of brevity hereinafter referred to as the Scheme Plot free from all encumbrances, charges, liens, lispense, attachments, acquisition or requisition under Urban Land Ceiling or under any other law for the time being in force, trust or whatsoever otherwise, the said plot or any part thereof now or is at any time or times howsoever were or was situated, tenanted, butted and bounded or otherwise called, known, numbered and distinguished together with structure, wall, yards, compounds, ways, paths, passages, advantages, easement, commodities, appendages and appurtenance whatsoever belonging or in anywise appertaining or usually held or engaged therewith or purported to belong or be appurtenant thereto, known as part or parcel thereof AND all the right, title or interest, claim and demand whatsoever both at law or equity of the vendor unto upon or out of the said plot or any part thereof and all Deeds, instruments, TO HAVE AND TO HOLD the same and every part thereof and the inheritance or reversion or reminder thereof in fee simple in possession unto and to the use of the PURCHASER absolutely and forever whatsoever thereto or held and enjoyed therewith and all the estate, right, title and interest, claim and demand whatsoever of the FIRST PARTIES/VENDORS into and upon or in respect of the said land with structure hereditaments and premises and every part thereof;

AND THAT NOTWITHSTANDING any act deed or thing done by the FIRST PARTIES/VENDORS or any of it's predecessor in title to the contrary the FIRST



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PARTIES/VENDORS has good and rightful power and absolute authority to grant, convey, confer or transfer the said land with structure unto the SECOND PARTY/PURCHASER and the confirming party herein has the right to confirm the said transaction in the manner aforesaid AND THAT THE PURCHASER shall and may at all times hereafter peaceably and quietly possess and enjoy the same and every part thereof without any lawful eviction interruption claim or demand whatsoever from or by the FIRST PARTIES/VENDORS or through any person or persons having or lawfully claiming from under or in trust for the FIRST PARTIES/VENDORS or any of his predecessors in title free from all encumbrances made or suffered by the VENDORS or any of his predecessor in title or any person having or lawfully claiming as aforesaid AND THAT the confirming party has received back the security deposit from the Vendor and hereby disclaim it's right except the right of the confirming party to complete the remaining part of the project and to recover the cost thereof from the purchaser AND THAT THE PURCHASER shall have full propriety rights such as the Vendors derived from his title in respect of the said land as described in the Schedule hereunder written AND the Purchaser shall also be entitled to sell, mortgage, lease out or otherwise alienate the property hereby conveyed to anyone without the consent of the Owners/Vendors or the confirming party or any other co-owner who may have acquired before and who may hereafter shall/will acquire any right, title and interest similar to these present acquired by the Purchaser under the terms of this conveyance. The transfer being effected by this Conveyance is subject to : Indemnification by the Vendors about the correctness of the Vendor's title and authority to sell and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendors about the correctness of the Vendor's title, which if found defective or untrue at any time, the Vendors shall, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify.

AND THAT THE VENDOR COVENANT WITH THE PURCHASER THAT he shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable request and at the cost of Purchaser produce or cause to be produced to the Purchaser or his agent or any person or persons as the Purchaser may direct or appoint or, in any court or in any suit or proceeding or otherwise as the occasion may require the title deed and documents



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including those as recited hereinbefore and will permit the deeds, title and document including those as recited herein before to be examined, inspected and given in evidence and will at the like request and cost make furnish or cause to be made or furnished such true or attested or other copies of extract of or abstracts from the said title deed and documents as may be required by the Purchaser in order to make out the title of the land and will at all times keep the said title deeds and documents safe and unobliterated and up-spoilt by fire and other inevitable accident.

AND FURTHER that the vendors and all persons having or lawfully or equitable claiming any estate or interest whatsoever from under or in trust for either of them 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 or cause and procure to be made, done, acknowledge and execute all such further and other lawful reasonable deeds, and assurances if, further assuring the said land and easement right and common right to the Purchaser as may be reasonably required for the better and perfectly assuring the title in the land described in Schedule hereunder written and every part thereof unto and to the Purchaser in the manner aforesaid AND the Vendors further hereby covenant with the Purchaser that they shall require every person to whom they will hereafter transfer and of other adjacent land to enter into covenant in the same Terms as those set-forth in this Deed.





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FIRST SCHEDULE ABOVE REFERRED

(SAID LAND)

ALL THAT piece and parcel of land (classified as Danga) measuring about 2 (Two) Decimal, be the same a little more or less lying and situated in R.S./L.R Dag No.2675/2690 and L.R. *Khatian* No. 453, recorded in L.R. Parcha, Mouza *Hudarite*, J.L. No.54, Police Station Rajarhat, within the jurisdiction of Chandpur Gram Panchayet, District North 24 Parganas.

SECOND SCHEDULE ABOVE REFERRED

(SOLD OUT PROPERTY)

ALL THAT piece and parcel of land (classified as Danga) measuring about 1 (One) Decimal out of 2 (Two) Decimal, be the same a little more or less lying and situated in R.S./L.R Dag No.2675/2690 and L.R. *Khatian* No. 453, recorded in L.R. Parcha, Mouza *Hudarite*, J.L. No.54, Police Station Rajarhat, within the jurisdiction of Chandpur Gram Panchayet, District North 24 Parganas which is clearly shown in the plan annexed hereto and therein bordered with RED colour TOGETHER WITH together with structure, wall, yards, compounds, ways, paths, passages, advantages, easement, commodities, appendages and appurtenance whatsoever belonging or in anywise appertaining or usually held or engaged theqrewith or purported to belong or be appurtenant thereto and the same is butted and bounded:

On the North	: By another plot of L.R Dag No.2675/2690 & 2672;
On the South	: By 30" Wide Road and L.R Dag No.2685;
On the East	: By 30" Wide Road and L.R Dag No.2673 & 2676;
On the West	: By L.R Dag No.2673;



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IN WITNESS WHEREOF the parties hereto have executed these presents on the day,
month and year first above written.

Signed, Sealed and Delivered
by the VENDORS in presence of
Witnesses:

1. Bjanswara
Saltlake DN-87

Taniya Dey

Signature of the VENDORS

2. Sampa Jana

Signed, Sealed and Delivered
by the PURCHASER in presence of
Witnesses:

1. Taniya Dey
Salt Lake - Kel - 91

Javed Shykh

Signature of the PURCHASER

2. Sampa Jana

Signed, Sealed and Delivered by the
CONFIRMING PARTY in presence of
Witnesses:

1. Bjanswara
Saltlake DN-52

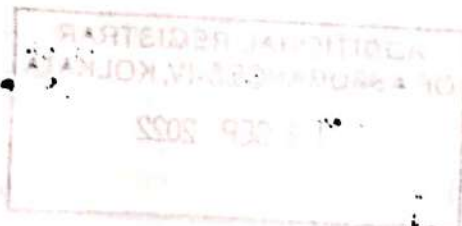


Dharti Infraventure Pvt. Ltd.

Shirish
Director

Signature of the Authorised Signatory of
the CONFIRMING PARTY

2. Sampa Jana



Director

Director



ADDITIONAL REGISTRAR
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16 SEP 2022

Drafted and typed in my chamber

Ayana Das

Advocate

High Court Calcutta

Enroll. No. F/2114/2011

Contents of this Deed are read over
and explained by me to the
executants in their vernacular
language in presence of the
witnesses.

Controlled and Filed
2011



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Received from the within named Purchaser/Jawed Amjad a sum of Rs. 3,63,637/- (Rupees Three Lakh Sixty Three Thousand Six Hundred and Thirty Seven) only as total agreed consideration amount of sale.

In presence of the

Witnesses:-

Dharitri Infraventure Pvt. Ltd.

 Director

1.

Signature of the Confirming Party

2. *Sampa Jena*

2182

Director

Director



2

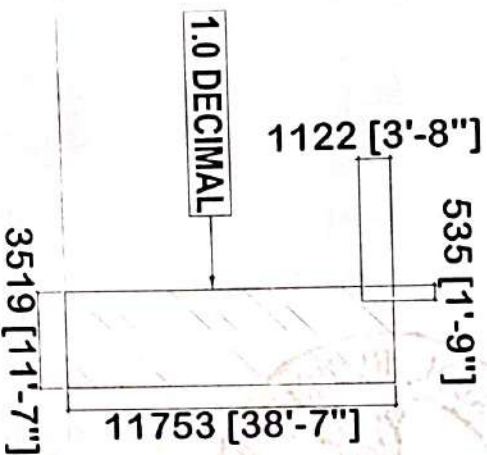
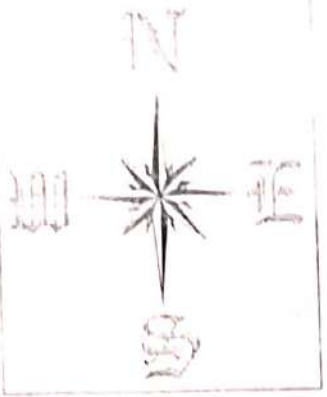
ADDITIONAL REGISTRAR
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16 SEP 2022

ON THE EAST IS 2673 & 2676

ROAD WIDE 30'-0"

ROAD WIDE 30'-0"

2675/2690



ROAD WIDE 30'-0"

James A. Ayres

ON THE NORTH IS 2672

ON THE SOUTH IS 2685

ROYAL ENCLAVE

ON THE WEST IS 2673

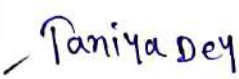
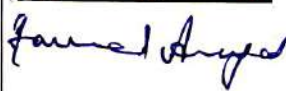
Shirley



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16 SEP 2022

TEN FINGER PRINT

 					
	Left Hand				
					
	Thumb	Fore	Middle	Ring	Little
	Right Hand				
 					
	Left Hand				
					
	Thumb	Fore	Middle	Ring	Little
	Right Hand				
 					
	Left Hand				
					
	Thumb	Fore	Middle	Ring	Little
	Right Hand				



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Major Information of the Deed

Deed No :	I-1904-15014/2022	Date of Registration	16/09/2022
Query No / Year	1904-2002781541/2022	Office where deed is registered	
Query Date	16/09/2022 3:23:08 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Taniya Dey DN 51 MERLIN INFINITE BUILDING SALT LAKE SECTOR V, Thana : Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700091, Mobile No. : 9674360689, Status : Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 3,63,637/-	Rs. 3,63,637/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,979/- (Article:23)	Rs. 3,734/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Hudarait, JI No: 54, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2675/2690 (RS :-)	LR-453	Bastu	Danga	1 Dec	3,63,637/-	3,63,637/-	Property is on Road Adjacent to Metal Road,
Grand Total :					1Dec	3,63,637 /-	3,63,637 /-	

Seller Details :

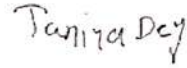
SI No	Name,Address,Photo,Finger print and Signature
1	DHARITRI INFRA VENTURE PRIVATE LIMITED Dn 51 Merlin Infinite, City:- , P.O:- Sachbhavan, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 , PAN No.:: aaxxxxxx4p,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Mr Jeeban Krishna Mondal, (Alias: Mr Jeeban Krishna Mondal) Son of Mr Dhirendra Mondal Akandakeshari , Rajarhat, City:- , P.O:- Akandakeshari, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: BMxxxxxx8N, Aadhaar No: 30xxxxxxx0406, Status :Individual, Executed by: Attorney, Executed by: Attorney

3 **Mr ShankarPrasad Mandol**
 Son of Mr Dhirendra Mandol Akandakeshari , Rajarhat, City:- , P.O:- Akandakeshari, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: BNxxxxxx7E, Aadhaar No: 46xxxxxxxx8525, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Jawed Amjad Son of Mr Amjad Ali Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	16/09/2022	LTI 16/09/2022	16/09/2022	
Son of Mr Amjad Ali 11,Harshi Street , Raja Ram Mohan Sarani, City:- Kolkata, P.O:- Amherst, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx4Q, Aadhaar No: 24xxxxxxxx2929, Status :Individual, Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office				

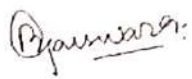
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Miss Taniya Dey Daughter of Mr Dilip KUMar Dey Date of Execution - 16/09/2022, , Admitted by: Self, Date of Admission: 16/09/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Sep 16 2022 6:52PM	LTI 16/09/2022	16/09/2022	
A E 151, Rabindrapally, City:- , P.O:- Baguihati, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal India, PIN:- 700101, Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AZxxxxxx1R, Aadhaar No: 69xxxxxxxx7885 Status : Attorney, Attorney of : Mr Jeeban Krishna Mondal, Mr ShankarPrasad Mandol				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Vicky Singh (Presentant) Son of Late Ranjit Singh Date of Execution - 16/09/2022, , Admitted by: Self, Date of Admission: 16/09/2022, Place of Admission of Execution: Office	Photo  Sep 16 2022 6:54PM	Finger Print  LTI 16/09/2022	Signature  16/09/2022
Maniktala Bagmari Road, City:- , P.O:- Maniktala, P.S:-Manicktalla, District:-North 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: cixxxxxx4g, Aadhaar No: 65xxxxxxxx6457 Status : Representative, Representative of : DHARITRI INFRA VENTURE PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bijay Jaiswara Son of Late Rajendra Jaiswara 35 , Mathkol , Bankimnagar, City:- , P.O:- Rabindranagar, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700065			
	16/09/2022	16/09/2022	16/09/2022

Identifier Of Mr Vicky Singh, Mr Jawed Amjad, Miss Taniya Dey

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	DHARITRI INFRA VENTURE PRIVATE LIMITED	Mr Jawed Amjad-0.333333 Dec
2	Mr Jeeban Krishna Mondal	Mr Jawed Amjad-0.333333 Dec
3	Mr Shankar Prasad Mandol	Mr Jawed Amjad-0.333333 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Hudarait, JI No: 54, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2675/2690, LR Khatian No:- 453	Owner:শ্রীমন্ত নাথ মণ্ডল, Gurdian:সীতা নাথ মণ্ডল, Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Mr Jeeban Krishna Mondal

On 16-09-2022

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 16:00 hrs on 16-09-2022, at the Office of the A.R.A. - IV KOLKATA by Mr Vicky Singh ..

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 3,63,637/-

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

Execution is admitted on 16/09/2022 by Mr Jawed Amjad, Son of Mr Amjad Ali, 11,Harshi Street , Raja Ram Mohan Sarani, P.O: Amherst, Thana: Amherst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Muslim, by Profession Business

Indetified by Mr Bijay Jaiswara, , Son of Late Rajendra Jaiswara, 35 , Mathkol , Bankimnagar, P.O: Rabindranagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by profession Service

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

Execution is admitted on 16-09-2022 by Mr Vicky Singh, DIRECTOR, DHARITRI INFRA VENTURE PRIVATE LIMITED (Private Limited Company), Dn 51 Merlin Infinite, City:- , P.O:- Sachbhavan, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091

Indetified by Mr Bijay Jaiswara, , Son of Late Rajendra Jaiswara, 35 , Mathkol , Bankimnagar, P.O: Rabindranagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by profession Service

Executed by Attorney

- Execution by Miss Taniya Dey, , Daughter of Mr Dilip KUMAR Dey, A E 151, Rabindrapally, P.O: Baguihati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Service as constituted attorney for 1. Mr Jeeban Krishna Mondal , Mr Jeeban Krishna Mondal Akandakeshari , Rajarhat, P.O: Akandakeshari, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, 2. Mr ShankarPrasad Mandol Akandakeshari , Rajarhat, P.O: Akandakeshari, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135 is admitted by him

Indetified by Mr Bijay Jaiswara, , Son of Late Rajendra Jaiswara, 35 , Mathkol , Bankimnagar, P.O: Rabindranagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,734/- (A(1) = Rs 3,636/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 3,650/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/09/2022 4:27PM with Govt. Ref. No: 192022230123392028 on 16-09-2022, Amount Rs: 3,650/-, Bank: SBI EPay (SBlePay), Ref. No. 8944886080039 on 16-09-2022, Head of Account 0030-03-104-001-16

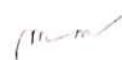
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,929/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 10,929/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8854, Amount: Rs.50/-, Date of Purchase: 13/04/2022, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/09/2022 4:27PM with Govt. Ref. No: 192022230123392028 on 16-09-2022, Amount Rs: 10,929/-, Bank: SBI EPay (SBlePay), Ref. No. 8944886080039 on 16-09-2022, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69,

Registered in Book - I

Volume number 1904-2022, Page from 925334 to 925359
being No 190415014 for the year 2022.




Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.09.20 19:17:12 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/09/20 07:17:12 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)