

02704/17.

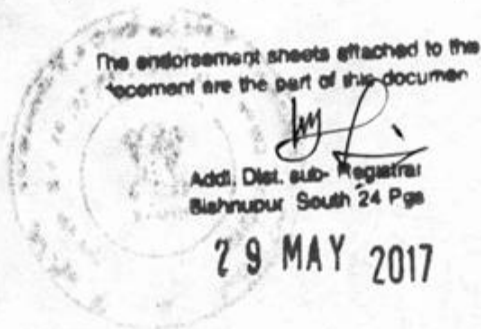
I-2567/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

V 710030

Q-161310000 3A755/17



v.c.m - 480/17
3/4/17

Conveyance

1. Date: 03/04/17.
2. Nature of Document: Deed of Sale
3. Parties: Collectively the following which will include their respective successors-in-interest:

v.c.m 3/4/17
5/4/17

২৬৯ ২৯/৩/১৭ ২০০.০০

কর্তার নাম - Dhananjay Sardar
Advocate

কিনা - F/1019/2015
Allpore Police Court, Kal-27

v.c.No - 470/17
শ্রী শ্রী কুমার মন্ডল
বিক্রমপুর ও. ডি. এস. জাং জাং
D. K. Mondal

JOYOTO LAND DEVELOPMENT PVT. LTD.

Hemanta Nandi

Director



- 1113
3/4/17

JOYOTO LAND DEVELOPMENT PVT. LTD.

Hemanta Nandi

Director



- 1115
3/4/17

Aashirbaad Realcon Private Limited

Debabrata Pailan

Director

Jabeed Ali Mondal -
S/o Kuro Mondal
V.P.O. - Amgachia
P.S. Bishnupur
24 Pgs (S)

Sub-Registrar, Bishnupur
District: Jough 24 Parganas

03 APR 2017

3.1 Vendor: Joyotu Land Development Private Limited, a company duly incorporated under the Companies Act, 1956, having its registered office at 35/1, Panchanantala Lane, under P.S. Parnasree (formerly Behala), Post Office Behala, having its **PAN AABCJ4072D**, of the **One Part** represented by its director Sri Hemanta Nandi, son of Sri Bhudeb Nandi, by faith Hindu, by Occupation Business, residing at Tarafdar Para Road, Jagaddal -700 071 under P.S. Sonarpur, Post Office Sonarpur, having his PAN AFJPN2343F, vide Board Resolution dated 03.09.2016, passed by the Company.

AND

3.2 Purchaser: Aashirbaad Realcon Private Limited, a company duly incorporated under the Companies Act, 2013, having its registered office at Nu Mans Park Chakrajumolla, under P.S. Bishnupur, Post Office Pailan, District South 24 Parganas, Kolkata-700104, having its **PAN AAOCA4192Q** of the **Other Part**, represented by its director **Sri Debabrata Pailan**, son of Sri Madan Pailan, by faith Hindu, by Occupation Business, residing at Village Daulatpur, P.O. Pailan, P.S. Bishnupur, District South 24-Parganas, Kolkata 700104, having his **PAN BGPPP6125H**, vide Board Resolution dated 24.03.2017, passed by the Company.

4. Subject Matter of Sale: Undivided 9 Decimals of Sali land in R.S. and L.R. Dag No.808 in Mouza Chakrajumolla, P.S. Bishnupur, District South 24-Parganas morefully described in **Schedule-C** hereto (the "**Said Property**") out of the land described in **Schedule-B** (the "**Said Land**").

5. Background:

5.1 The Vendor is the sole and absolute owner of the Said Land. The devolution of title of the Vendor to the Said Land is mentioned in **Schedule-A** hereto.

5.2 The Vendor has *inter alia* represented to the Purchaser (hereafter the "**Representations**") that:

5.2.1 The Vendor is the owner and fully seized and possessed of and/or otherwise well and sufficiently entitled to the Said Land described in **Schedule-B** hereto.

5.2.2 The Said Land is free from all encumbrances of every nature and kind.

- 5.2.3 The Said Land or any part thereof is not the subject matter of any mortgage, charge, lien, security and/or guarantee of any nature whatsoever.
- 5.2.4 No notices have been issued by the Income-tax Authority nor are any proceedings pending within the meaning of Section 281 of Income-tax Act, 1961 and there is no prohibitory order upon the Vendor from selling and/or dealing with the Said Land or any part thereof.
- 5.2.5 No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the Vendor from selling and/or dealing with the Said Land.
- 5.2.6 The Said Land or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Vendor.
- 5.2.7 No part of the Said Land has been or is liable to be acquired and/or vested under the West Bengal Land Reforms Act, 1955 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.
- 5.2.8 The Vendor has not entered into any agreement and/or writings with any person or persons nor have they received any deposit and/or earnest money or token money from any person or persons under any arrangement whatsoever in respect of the Said Land or any part thereof.
- 5.2.9 The Vendor has not done any act or executed any document or papers or knows any fact whereby the sale of the Said Property by the Vendor to the Purchaser, free from all encumbrances and with vacant possession, can be obstructed or the enjoyment thereof by the Purchaser may be defeated, delayed or prejudiced in any manner.
- 5.2.10 The Vendor has full power and absolute authority to sell and transfer the Said Property.
- 5.3 Relying on the aforesaid Representations of the Vendor and believing the same to be true and correct, the Purchaser has agreed to purchase the Said Property and this

Conveyance is now being executed to give effect to the transfer of the Said Property by the Vendor to the Purchaser.

6. Now this deed witnesses:

- 6.1 Sale:** At and for the consideration mentioned in Clause 6.2, the Vendor doth hereby sell and convey to the Purchaser the Said Property, absolutely and free from all encumbrances, which the Purchaser shall Have And Hold forever hereafter. It is a sale within the meaning of Section 54 of the Transfer of Property Act, 1882.
- 6.2 Consideration:** This sale of the Said Property is being made by the Vendor at and for the total Consideration of Rs.6,00,000/- (Rupees Six Lacs) only, the entirety of which has been paid by the Purchaser to the Vendor at or before the execution hereof, the receipt whereof the Vendor hereby and by the Memo of Consideration below admits and acknowledges and releases the Purchaser and the Said Property of and from the same.
- 6.3 Possession:** Vacant, peaceful and khas possession of the Said Property has been handed over by the Vendor to the Purchaser, which the Purchaser doth hereby admit and acknowledge.
- 6.4 Covenant of the Vendor:** The Vendor in future shall, at the request and cost of the Purchaser, do all acts and execute all deeds and/or documents that may be required for perfecting or bettering the title of the Purchaser to the Said Property or more effectually transferring the Said Property to the Purchaser.
- 6.5 Indemnity:** The Vendor hereby indemnifies and agrees to keep the Purchaser saved, harmless and indemnified against all actions, proceedings, claims, demands, costs or expenses that the Purchaser may suffer or incur hereafter by virtue of any claim of any nature whatsoever in respect of any liabilities arising in connection with the Said Property or any part thereof, statutory or contractual, and the Vendor hereby further undertakes and covenants to forthwith pay, reimburse and/or make good such losses, expenses or costs incurred by the Purchaser, if any.

Schedule-A
[Devolution of Title]

- A. Amal Sardar alias Amal Krishna Sardar, son of Surendra Nath Sardar was the sole and absolute owner of and/or otherwise well and sufficiently entitled to and fully seized and possessed of the Sali land as mentioned below recorded in L.R. Khatian No.47 in Mouza Chakrajumolla, J.L. No.18, P.S. Bishnupur, District South 24-Parganas:
- a) 10 Decimals in R.S. and L.R. Dag No. 824,
 - b) 61 Decimals in R.S. and L.R. Dag No. 825 and
 - c) 16 Decimals in R.S. and L.R. Dag No.814.
- B. By a Deed of Conveyance dated 15th June, 2004 registered with the Additional District Sub-Registrar, Bishnupur in Book No. I, Volume No.32, Pages from 225 to 232, Being Deed No.7780 for the Year 2006, and by another Deed of Conveyance dated 2nd November, 2004 registered with the Additional District Sub-Registrar, Bishnupur in Book No. I, Volume No. 32, Pages from 155 to 162, Being Deed No.7769 for the Year 2006, the said Amal Sardar alias Amal Krishna Sardar had sold, transferred and conveyed to the Vendor herein the above land.
- C. Rajbala Sardar, wife of late Meghnad Sardar was the sole and absolute owner of and/or otherwise well and sufficiently entitled to and fully seized and possessed of the Sali land measuring about 1 Acre 50-2/5th Decimals in various Dags including L.R. Dag No. 825 recorded in L.R. Khatian No.78 in Mouza Chakrajumolla, J.L. No.18, P.S. Bishnupur, District South 24-Parganas which she had inherited from her husband the said late Meghnad Sardar.
- D. By a Deed of Conveyance dated 19.9.1983, registered with the Sub-Registrar, Bishnupur in Book No.1, Volume No.111, Pages from 140 -144, Being Deed No. 7261 for the Year 1983, Rajbala Sardar, wife of Meghnad Sardar sold, transferred and conveyed inter alia 15 Decimals of Sali land in L.R. Dag No.825, recorded in L.R. Khatian No. 78 to Bithika Sardar wife of Bishwanath Sardar.
- E. Thus, Bithika Sardar had become the sole and absolute owner of and/or otherwise well and sufficiently entitled to and fully seized and possessed of the Sali land measuring

about 15 Decimals in L. R. Dag No. 825, recorded in L.R. Khatian No.580/1 in her name in Mouza Chakrajumolla, J.L. No.18, P.S. Bishnupur, District South 24-Parganas.

- F. Biswanath Sardar, son of late Bhupal Sardar was the sole and absolute owner of and/or otherwise well and sufficiently entitled to and fully seized and possessed of the Sali land measuring about 30 Decimals out 272 Decimals in L.R. Dag No. 825 recorded in L.R. Khatian No.601 in Mouza Chakrajumolla, J.L. No.18, P.S. Bishnupur, District South 24-Parganas which he had inherited from his father late Bhupal Sardar.
- G. By a Deed of Conveyance dated 5.7.2000, registered with the Sub-Registrar, Bishnupur in Book No.I, Volume No.1, Pages from 143 to 146, Being Deed No.32 for the Year 2005, the said Bithika Sardar had sold transferred and conveyed Sali land measuring about 15 Decimals in L. R. Dag No.825 recorded in L.R. Khatian No.580/1 and Bishwanath Sardar had sold, transferred and conveyed Sali land measuring about 30 Decimals in L.R. Dag No.825 recorded in L.R. Khatian No.601 in Mouza Chakrajumolla, J.L. No.18, P.S. Bishnupur, District South 24-Parganas to Radha Kanta Mondal, son of Mahesh Chandra Mondal.
- H. By a Deed of Conveyance dated 6th January, 2005 registered with the Sub-Registrar, Bishnupur in Book No.1, Volume No.145, Pages from 209 -216, Being Deed No.7531 for the Year 2006, the said Radha Kanta Mondal, son of Mahesh Chandra Mondal had sold, transferred and conveyed 45 Decimals of Sali land in L.R. Dag No. 825, L.R. Khatian No. 601 and 580/1 to the Vendor herein.
- I. By a Deed of Conveyance dated 30th May, 2006, registered with the Sub-Registrar, Bishnupur, in Book No.I, Volume No.145, Pages from 385 -390, Being Deed No.7754 for the Year 2006, the said Goutam Sardar and Ram Krishna Sardar, both sons of Atul Krishna Sardar, sold 5 Decimals of Sali land in L.R. Dag No.814 and 9 Decimals of Sali land in L.R. Dag No.808 in LR Khatian No. 273 and 773 to the Vendor herein which they had inherited from their father.
- J. Thus, the Vendor herein has become sole and absolute owner of the above land morefully described in **Schedule-B** hereto and recorded its name in the records of concerned BLLRO in L.R. Khatian No.2553.

Schedule-B
[The Said Land]

ALL THAT the piece or parcel of land containing an area of **1.46 Acres** (Equivalent to 146 Decimals) be the same a little more or less, comprised in several L.R. Dag Nos. and Khatian Nos. mentioned below, in **Mouza Chakrajumolla**, J.L. No.18, R.S. No. 451, Touzi No.1, Pargana Magura, P.S. Bishnupur, Post Office Pailan, under Raspunja Gram Panchayat, District South 24 Parganas:-

L.R. Dag Nos.	Previous L.R. Khatian Nos.	Present L.R. Khatian No.	Nature of Land	Total Owned Land (in Decimals)
808	273, 773	2553	Sali	9
814	273, 773 & 47	2553	Sali	21
824	47	2553	Sali	10
825	47,78, 580/1, 601	2553	Sali	106
			Total:	146

TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto .

Schedule-C
[Subject Matter of Sale]
[The Said Property]

9 Decimals of land, be the same a little more or less, *out of the Said Land described in Schedule-B* above, in the following Dag and Khatian:

R.S. & L.R. Dag No.	Previous L.R. Khatian No.	Present L.R. Khatian No.	Total Owned Land (in decimal)	Sold Land (in decimal)	Nature of Land
808	273, 773	2553	9	9	Sali

TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto as shown in the plan annexed hereto and bordered **BLUE** thereon.

7. Execution and delivery: In witness whereof the parties hereto have executed these presents on the day, month and year first mentioned above.

Executed and Delivered
by the Vendor at Kolkata
in the presence of:

1. *[Handwritten signature]*
[Handwritten signature]

2. *[Handwritten signature]*
[Handwritten signature]

JOYTO LAND DEVELOPMENT PVT. LTD.

Hemanta Nandi

Director

Executed and Delivered
by the Purchaser at Kolkata
in the presence of:

1. *[Handwritten signature]*
[Handwritten signature]

2. *[Handwritten signature]*
[Handwritten signature]

Aashirbaad Realcon Private Limited

Debabrata Pailon

Director

DRAFTED BY ME

[Handwritten signature]

Dhananjay Sardar
Advocate

F/10/19/2015
Alipore Police Court, Kol-27

Receipt and Memo of Consideration

The Vendor confirms having received from the Purchaser the sum of **Rs.6,00,000/- (Rupees Six Lacs)** only towards full and final payment for the Sale of the Said Property in the manner following:

<u>Date</u>	<u>Mode</u>	<u>Number</u>	<u>Bank</u>	<u>Branch</u>	<u>Amount (Rs.)</u>
30.03.2017	Cheque	245932	United Bank of India	Pailan	6,00,000/-

Total Rs. 6,00,000/-

(Rupees Six Lacs) only.

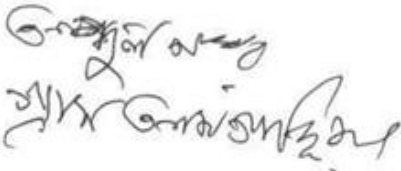
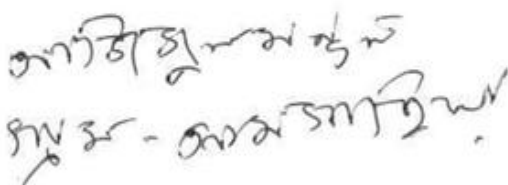
JOYOTO LAND DEVELOPMENT PVT. LTD.

Hemant Nand:

Director.

Vendor

Witnesses:

1. 
2. 







Government of West Bengal

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

OFFICE OF THE A.D.S.R. BISHNUPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16131000094755/2017

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Hemanta Nandi , Tarafdar Para Road, Jagaddal, P.O.- Sonarpur, P.S.- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700071	Represent ative of Seller [JOYOTU LAND DEVELOP MENT PRIVATE LIMITED]			Signature with date Director JOYOTU LAND DEVELOPMENT PVT. LTD Hemanta Nandi 03/04/17
2	Shri Debabrata Pailan , Daulatpur, P.O:- Pailan, P.S:- Bishnupur, District:-South 24- Parganas, West Bengal, India, PIN - 700104	Represent ative of Buyer [AASHIRB AAD REALCO N PRIVATE LIMITED]			Signature with date Director Aashirbaad Realcon Private Limited Debabrata Pailan 03/04/17

Query No:-16131000094755/2017, 31/03/2017 06:02:06 PM BISHNUPUR (A.D.S.R.)

SI No.	Name and Address of identifier	Identifier of	Signature with date
1	Jabed Ali Mondal Son of Late Kuro Mondal , Amgachia, P.O:- Amgachia, P.S:- Bishnupur, District:-South 24- Parganas, West Bengal, India, PIN - 700104	Shri Hemanta Nandi, Shri Debabrata Pailan	Jabed Ali Mondal 03/04/17.

(Abu Hena Mobassir)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 BISHNUPUR
 South 24-Parganas, West
 Bengal



Query No:-16131000094755/2017, 31/03/2017 06:02:06 PM BISHNUPUR (A.D.S.R.)

**SITE PLAN OF PROPOSED PROJECT AT MOUZA- CHAK RAJU MOLLA,
J.L. NO.-18, P.S.- BISHNUPUR, DIST.- SOUTH 24 PARGANAS.**

Day No: 808 Land Area: 9 Decimal



PAILANHAT.

PAILAN TO NEPALGUNJ ROAD.

COMMON PASS.

JOYDITO LAND DEVELOPMENT PVT. LTD

Hemanti Nandi

Director

LAND OF MOUZA- DALMATPUR.

DIAMOND HARBAR ROAD.
25'-0" WIDE C. PASS.
25'-0" WIDE COMMON PASSAGE.



25'-0" WIDE COMMON PASSAGE.

Aashirbaad Realcon Private Limited
Debabrata Pailan
Director

SEKENDAR AKHON
SURVEYOR & PLANE TABLE
Vill. Daulatpur, P.O. Pailan
Dist. South 24 Parganas
Regd. No.-14954, Date 03/04/17











Thumb 1st finger middle finger ring finger small finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger middle finger ring finger small finger











	left hand					
	right hand					

JOYLO LAND DEVELOPMENT PVT. LTD

Name

Signature Hemant Nand Director

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name Aashirbaad Realcon Private Limited

Signature Debasrata Pailon Director

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

GRN: 19-201718-001300968-1 Payment Mode Online Payment
GRN Date: 19/05/2017 22:32:47 Bank: State Bank of India
BRN: IK00EPPDY5 BRN Date: 19/05/2017 22:33:45

DEPOSITOR'S DETAILS

Id No. : 16131000094755/5/2017
[Query No./Query Year]
Name : Dhananjoy Sardar
Contact No. : Mobile No. : +91 9874934058
E-mail :
Address : Alipore Police Court
Applicant Name : Mr Debabrata Pailan
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16131000094755/5/2017	Property Registration- Stamp duty	0030-02-103-003-02	90876
2	16131000094755/5/2017	Property Registration- Registration Fees	0030-03-104-001-16	18205

Total 109081

In Words : Rupees One Lakh Nine Thousand Eighty One only

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DEBABRATA PAILAN
MADAN PAILAN
01/01/1983

Permanent Account Number
BGPPP6125H

Debabrata Pailan
Signature



Debabrata Pailan

Debabrata Pailan



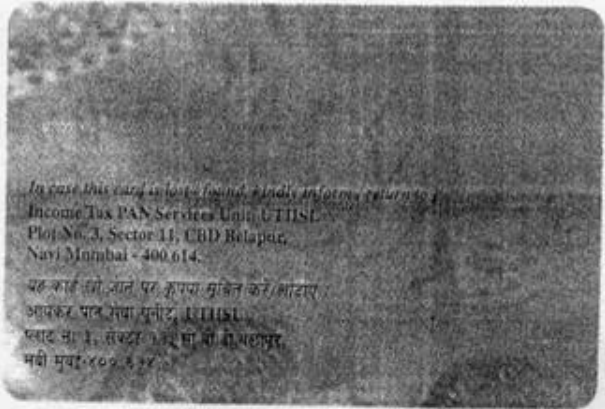


Hemanta Nandi





JOYOTU LAND DEVELOPMENT PVT. LTD
Hemanta Nandi
Director



Major Information of the Deed

Deed No :	I-1613-02667/2017	Date of Registration	29/05/2017
Query No / Year	1613-1000094755/2017	Office where deed is registered	
Query Date	22/03/2017 2:23:41 PM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Debabrata Pailan Daulatpur, Thana : Bishnupur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9883038901, Status :Buyer/Claimant		
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. 18,19,125/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 90,976/- (Article:23)	Rs. 18,205/- (Article:A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Chakrajumollah

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-808	LR-2553	Organisati on	Shali	9 Dec	6,00,000/-	18,19,125/-	
Grand Total :					9Dec	6,00,000 /-	18,19,125 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED , 35/1 Panchanantala Lane, Now PS- Parnasree, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 , PAN No.:: AABCJ4072D, Status :Organization, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	AASHIRBAAD REALCON PRIVATE LIMITED , Nu Mans Park, Chakrajumolla, P.O:- Pailan, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAOCA4192Q, Status :Organization

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Hemanta Nandi (Presentant) Son of Shri Bhudeb Nandi , Tarafdar Para Road, Jagaddal, P.O:- Sonarpur, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFJPN2343F Status : Representative, Representative of : JOYOTU LAND DEVELOPMENT PRIVATE LIMITED (as director)

2	Shri Debabrata Pailan Son of Shri Madan Pailan , Daulatpur, P.O:- Pailan, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGPPP6125H Status : Representative, Representative of : AASHIRBAAD REALCON PRIVATE LIMITED (as director)
---	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Identifier Details :

Name & address	
Jabed Ali Mondal Son of Late Kuro Mondal , Amgachia, P.O:- Amgachia, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104, Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, , Identifier Of Shri Hemanta Nandi, Shri Debabrata Pailan	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	AASHIRBAAD REALCON PRIVATE LIMITED-9 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Chakrajumollah

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 808(Corresponding RS Plot No:- 808), LR Khatian No:- 2553	Owner:জয়তু ল্যাণ্ড ডেভেলপ মেন্ট প্রাঃ লিঃ, Gurdian:অলোক বর্মণ, Address:নিজ, Classification:শালি, Area:0.09000000 Acre,

Endorsement For Deed Number : I - 161302667 / 2017

On 22-03-2017

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 18,19,125/-



Abu Hena Mobassir
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

On 03-04-2017

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

Presented for registration at 10:20 hrs on 03-04-2017, at the Private residence by Shri Hemanta Nandi ,.

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

Execution is admitted on 03-04-2017 by Shri Hemanta Nandi, director, JOYOTU LAND DEVELOPMENT PRIVATE LIMITED, , 35/1 Panchanantala Lane, Now PS- Parnasree, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034

Identified by Jabed Ali Mondal, , Son of Late Kuro Mondal, , Amgachia, P.O: Amgachia, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by profession Others

Execution is admitted on 03-04-2017 by Shri Debabrata Pailan, director, AASHIRBAAD REALCON PRIVATE LIMITED, , Nu Mans Park, Chakrajumolla, P.O:- Pailan, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104

Identified by Jabed Ali Mondal, , Son of Late Kuro Mondal, , Amgachia, P.O: Amgachia, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by profession Others



Abu Hena Mobassir
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

On 29-05-2017

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 18,205/- (A(1) = Rs 18,191/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 18,205/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/05/2017 10:33PM with Govt. Ref. No: 192017180013009681 on 19-05-2017, Amount Rs: 18,205/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00EPPDY5 on 19-05-2017, Head of Account 0030-03-104-001-16

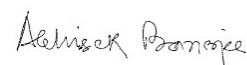
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 90,976/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 90,876/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 139, Amount: Rs.100/-, Date of Purchase: 29/05/2017, Vendor name: A K Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/05/2017 10:33PM with Govt. Ref. No: 192017180013009681 on 19-05-2017, Amount Rs: 90,876/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00EPPDY5 on 19-05-2017, Head of Account 0030-02-103-003-02



ABHISEK BANERJEE
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2017, Page from 54167 to 54189

being No 161302667 for the year 2017.



(Debashis Kumar Basu) 09-Jun-17 3:29:17 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)