

02705/17

2689  
I-2689/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Q → 1613-1000085226/17.

W 616854

The endorsement sheets attached to the document are the part of this document

*[Signature]*  
Add. Dist. sub- Registrar  
Bishnupur South 24 Pgs

29 MAY 2017

N.C. No- 472/17

**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:

N.C. No 314/17  
314/17

280 22/6/17 200.00  
Dhananjay Sardar  
Advocate  
F/1019/2015  
Allipore Police Court, Kol-27  
K. Mondal

v.c. No-472/17

JOYOTO LAND DEVELOPMENT PVT LIL

Hemanti Nandi

Director



1113  
3/4/17

JOYOTO LAND DEVELOPMENT PVT LIL

Hemanti Nandi

Director



1117  
3/4/17

Maxshine Developers Private Limited

Subrata Paul

Director

Jabed Ali Mondal  
S/O Kuro Mondal  
vt P.O Amgachia  
P.S Bishnupur  
29 Pgs (S)

Addl. Dist. Sth-Registrar, Bishnupur  
District: South 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 Purchasers: Maxshine Developers 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 AAKCM3248D**, represented by its Director Sri Subrata 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-700 104, having his **PAN BCZPP3728C**, vide Board Resolution dated 24.03.2017, passed by the Company.

**4. Subject Matter of Sale:** Undivided 10 Decimals of Sali land in R.S. and L.R. Dag No.814 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 Purchasers (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 Purchasers, free from all encumbrances and with vacant possession, can be obstructed or the enjoyment thereof by the Purchasers 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 Purchasers have 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 Purchasers.

**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 Purchasers the Said Property, absolutely and free from all encumbrances, which the Purchasers 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.6,30,000/- (Rupees Six Lacs Thirty Thousand) only, the entirety of which has been paid by the Purchasers 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 Purchasers 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 Purchasers, which the Purchasers do hereby admit and acknowledge.
- 6.4 Covenant of the Vendor:** The Vendor in future shall, at the request and cost of the Purchasers, do all acts and execute all deeds and/or documents that may be required for perfecting or bettering the title of the Purchasers to the Said Property or more effectually transferring the Said Property to the Purchasers.
- 6.5 Indemnity:** The Vendor hereby indemnifies and agrees to keep the Purchasers saved, harmless and indemnified against all actions, proceedings, claims, demands, costs or expenses that the Purchasers 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 Purchasers, 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 15<sup>th</sup> 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 2<sup>nd</sup> 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 50-2/5<sup>th</sup> 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 Biswanath 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 6<sup>th</sup> 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 30<sup>th</sup> 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
			<b>Total:</b>	<b>146</b>

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

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

**Undivided 10 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:

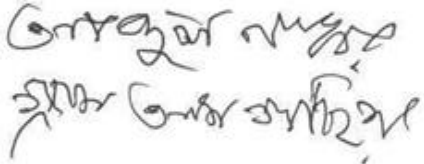
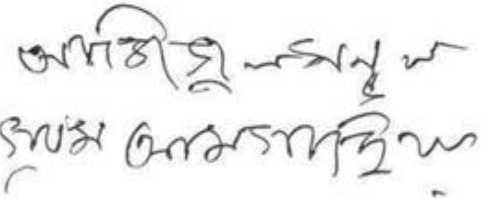
R.S. & L.R. Dag No.	Previous L.R. Khatian No.	Present L.R. Khatian No.	Total Owned Land (in decimal)	Sold Land (in decimal)	Nature of Land
814	273,773 & 47	2553	21	10	Sali

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



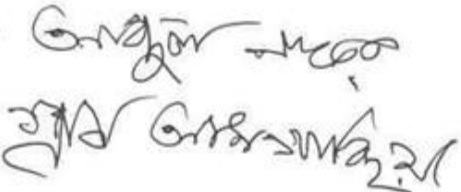

7. Execution and delivery: In witness whereof the parties hereto have executed these presents on the day, month and year first mentioned above.

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

1. 
2. 

**JOYOTU LAND DEVELOPMENT PVT. LTD.**  
Hemante Nandi  
Director

**Executed and Delivered**  
by the Purchasers at Kolkata  
in the presence of:

1. 
2. 

Maxshine Developers Private Limited  
  
Director

DRAFTED BY ME



Dhananjay Sardar  
Advocate  
F/1019/2015  
All India Police Court, 6/3/27

**Receipt and Memo of Consideration**

The Vendor confirms having received from the Purchasers the sum of **Rs. 6,30,000/- (Rupees Six Lacs Thirty Thousand)** only towards full and final payment for the Sale of the Said Property in the manner following:

Date	Mode	Number	Bank	Branch	Amount (Rs.)
30.03.2017	Cheque	629373	United Bank of India	Pailan	6,30,000/-

**Total Rs. 6,30,000/-**

(Rupees Six Lacs Thirty Thousand) only

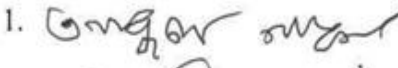
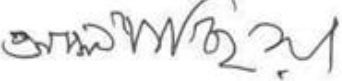
JOYOTO LAND DEVELOPMENT PVT. LTD

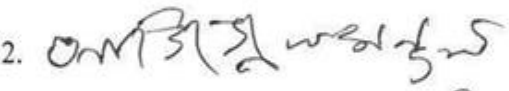
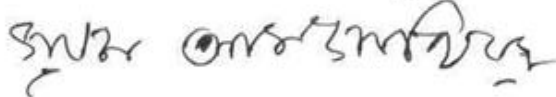
Hemant Nandi

Director

**Vendor**

**Witnesses:**

1.   


2.   


**SITE PLAN OF PROPOSED PROJECT AT MOUZA- CHAK RAJU MOLLA,  
 J.L. NO.-18, P.S.- BISHNUPUR, DIST.- SOUTH 24 PARGANAS.  
 DAG No 814. Land Area: 10 Decimal.**



PAILANHAT. PAILAN TO NEPALGUNJ ROAD.

**JOYDITO LAND DEVELOPMENT PVT. LIL**  
*Hemanta Nandi*  
 Director



Maxshine Developers Private Limited  
*Subrata Palan*  
 Director

H

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					

Name **MOTU LAND DEVELOPMENT PVT. LTD**

Signature Hemanta Saha  
**Director**

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name **Maxshine Developers Private Limited**

Signature Subrata Paul  
**Director**

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

GRN: 19-201718-001301022-1 Payment Mode Online Payment  
GRN Date: 19/05/2017 22:39:43 Bank : State Bank of India  
BRN : IK00EPPDW1 BRN Date: 19/05/2017 22:40:32

DEPOSITOR'S DETAILS

Name : Dhananjoy Sardar Id No. : 16131000085226/5/2017  
[Query No./Query Year]  
Contact No. : Mobile No. : +91 9874934058  
E-mail :  
Address : Alipore Police Court  
Applicant Name : Mr Kamala Maity  
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	16131000085226/5/2017	Property Registration- Stamp duty	0030-02-103-003-02	100982
2	16131000085226/5/2017	Property Registration- Registration Fees	0030-03-104-001-16	20226

In Words : Rupees One Lakh Twenty One Thousand Two Hundred Eight only  
Total 121208

(A)

v.e-472/17



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 16131000085226/2017

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 Developm ent Private Limited ]			<b>MAXSHINE LAND DEVELOPMENT PVT. LTD</b> Hemanta Nandi Director 03/04/17
2	Shri Subrata Pailan , Daulatpur, P.O:- Pailan, P.S:- Bishnupur, District:-South 24- Parganas, West Bengal, India, PIN - 700104	Represent ative of Buyer [Maxshine Developer s Private Limited ]			<b>MAXSHINE Developers Private Limited</b> Subrata Pailan Director 03/04/17
Sl 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 Subrata 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



Digitally signed by [Name] DN: cn=[Name], o=[Organization], ou=[Department], email=[Email]

2017.03.31 06:06:05


Query No:-16131000085226/2017, 31/03/2017 06:06:05 PM BISHNUPUR (A.D.S.R.)





*Subrata Pailan*





  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন

IDENTITY CARD      WB / 23 / 109 / 705075  
 পরিচয় পত্র

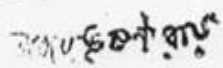



Elector's Name	Nandi Hemanta
নির্বাচকের নাম	নন্দী হেমন্ত
Father/Mother/ Husband's Name	Bhudeb
পিতা/মাতা/স্বামীর নাম	ভূদেব
Sex	M
লিঙ্গ	পুং
Age as on 1.1.1995	32
১.১.১৯৯৫-এ বয়স	৩২

Hemanta Nandi

Address  
 Tarafdar Para Road, Jagaddal-71,  
 Sonarpur, S. 24 Pgs.

ঠিকানা  
 তরফদারপাড়া রোড, জগদ্দাল-৭১,  
 সোনারপুর, পঃ ২৪ পঃ



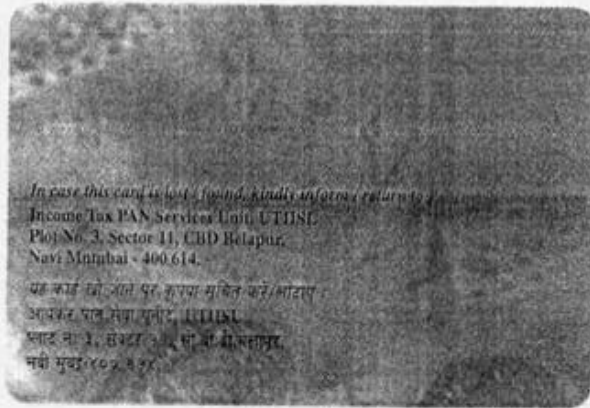
Facsimile Signature  
 Electoral Registration Officer  
 নির্বাচন নিবন্ধন অধিকারিক

For 109 -SONARPUR(S.C.)  
 Assembly Constituency  
 ১০৯ -সোনারপুর(সেপঃ)  
 বিধানসভা নির্বাচন কেন্দ্র

Place	Alipore
থানা	আলিপুর
Date	17.06.95
তারিখ	১৭.০৬.৯৫



**JOYOTU LAND DEVELOPMENT PVT. LTD**  
*Hemant Nand*  
**Director**



## Major Information of the Deed

Deed No :	I-1613-02689/2017	Date of Registration	31/05/2017
Query No / Year	1613-1000085226/2017	Office where deed is registered	
Query Date	15/03/2017 5:22:08 PM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Kamala Maity Amtala,Thana : Bishnupur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9883038901, Status :Others		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 6,30,000/-	Rs. 20,21,250/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,01,082/- (Article:23)	Rs. 20,226/- (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-814	LR-2553	Organisati on	Shali	10 Dec	6,30,000/-	20,21,250/-	
<b>Grand Total :</b>					<b>10Dec</b>	<b>6,30,000 /-</b>	<b>20,21,250 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Joyotu Land Development Private Limited</b> , 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	<b>Maxshine Developers Private Limited</b> , Nu Mans Park, Chakrajumolla, P.O:- Pailan, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAKCM3248D, Status :Organization

### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Hemanta Nandi (Presentant )</b> 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	<b>Shri Subrata Pailan</b> 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.:: BCZPP3728C Status : Representative, Representative of : Maxshine Developers Private Limited (as director)
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#### 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 Subrata Pailan	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Joyotu Land Development Private Limited	Maxshine Developers Private Limited-10 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:- 814(Corresponding RS Plot No:- 814), LR Khatian No:- 2553	Owner:জয়তু ল্যাণ্ড ডেভেলপ মেন্ট প্রাঃ লিঃ, Gurdian:অলোক বর্মণ, Address:নিজ, Classification:শালি, Area:0.22000000 Acre,

#### Endorsement For Deed Number : I - 161302689 / 2017

On 21-03-2017

#### 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 20,21,250/-



**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 Javed 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 Subrata Pailan, director, Maxshine Developers Private Limited, , Nu Mans Park, Chakrajumolla, P.O:- Pailan, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104

Identified by Javed 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**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 20,226/- ( A(1) = Rs 20,212/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 20,226/-

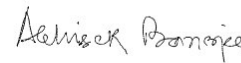
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/05/2017 10:40PM with Govt. Ref. No: 192017180013010221 on 19-05-2017, Amount Rs: 20,226/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00EPPDW1 on 19-05-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,01,082/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,00,982/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 140, 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 10:40PM with Govt. Ref. No: 192017180013010221 on 19-05-2017, Amount Rs: 1,00,982/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00EPPDW1 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**

On 31-05-2017

**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.

*Abhisek Banerjee*

**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 54078 to 54101**

**being No 161302689 for the year 2017.**



**(Debashis Kumar Basu) 09-Jun-17 3:20:56 PM**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

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

**West Bengal.**

**(This document is digitally signed.)**