

1817/2023

2809/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

78AB 905396

9.30 AM
06/02/23

Maitra
S



Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheet of the Document are the part of the Document

Additional Registrar of Assurances-IV, Kolkata

2/22/23
N = 7725600/-
21.46 dm

Additional Registrar of Assurances-IV, Kolkata

22 FEB 2023

Visit Charge No. 371 of 04/2/23

J (1)...	250
J (2)...	300
Total	550
Realised of	

ARA-IV
Kolkata

DEED OF CONVEYANCE

1. Date: 6th of February 2023
2. Nature of Document: DEED OF SALE
3. Parties:

14 NOV 2022

নং 3219

তার

মোকাম- জয়নগর এ. ডি. এস. আর অফিস

জেলা- দা. ২৪ পরগণা

স্বাক্ষরকারীর নাম

সাক্ষর

মূল্য

P.G. SHAW

Advocate

GMM'S Court

2, Bankshall Street, Kolkata-1

ভেণ্ডার- মুনাল মিত্র

স্বাক্ষর

[Handwritten signature]

Tender Kr Singh



Tender Kr Singh



ALOK Paul



Lakshmi Komta Halder
Lakshmikanta Halder

S/o.-Madhu Halder

53/1, Motilal Gupta Road, Kol-08

P.O. - Barisha



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

26 FEB 2023





Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19042000220121/2023







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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr JITENDRA KUMAR SINGH City:- Not Specified, P.O:- MOREPUKUR, P.S:- Rishra, District:-Hooghly, West Bengal, India, PIN:- 712250	Representative of Buyer [ZALJOG COMPLE X PRIVATE LIMITED] ,[WINSHER REALTORS PRIVATE LIMITED] ,[PANCHWATI INFRACON PRIVATE LIMITED]		841 	Jitendra Kumar Singh 6/2/23





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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr ALOK BARMAN City:- Not Specified, P.O:- JOKA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034	Represent ative of Seller [JOYOTU LAND DEVELOP MENT PRIVATE LIMITED]		 843	 6.2.23
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr LAKHIKANTA HALDAR Son of Mr MADHU HALDAR 1 NETAJI SUBHASH ROAD, City:- Not Specified, P.O:- BEHALA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700001	Mr JITENDRA KUMAR SINGH		 544	 08/02/2023

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





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



040220232028073201

GRIPS Payment Detail

GRIPS Payment ID:	040220232028073201	Payment Init. Date:	04/02/2023 12:36:04
Total Amount:	309014	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4412920938215	BRN Date:	04/02/2023 12:36:22
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr VINEET KHETAN
Mobile: 9331040655

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230280732028	Directorate of Registration & Stamp Revenue	309014
Total			309014

IN WORDS: THREE LAKH NINE THOUSAND FOURTEEN ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192022230280732028

GRN Details

GRN: 192022230280732028 Payment Mode: SBI Epay
GRN Date: 04/02/2023 12:36:04 Bank/Gateway: SBIEpay Payment Gateway
BRN : 4412920938215 BRN Date: 04/02/2023 12:36:22
Gateway Ref ID: 0596690671 Method: ICICI Bank - Retail NB
GRIPS Payment ID: 040220232028073201 Payment Init. Date: 04/02/2023 12:36:04
Payment Status: Successful Payment Ref. No: 2000220121/18/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr VINEET KHETAN
Address: 3B LAL BAZAR STREET, KOLKATA
Mobile: 9331040655
EMail: vka@khetans.in
Period From (dd/mm/yyyy): 04/02/2023
Period To (dd/mm/yyyy): 04/02/2023
Payment Ref ID: 2000220121/18/2023
Dept Ref ID/DRN: 2000220121/18/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000220121/18/2023	Property Registration- Stamp duty	0030-02-103-003-02	231758
2	2000220121/18/2023	Property Registration- Registration Fees	0030-03-104-001-16	77256

Total 309014

IN WORDS: THREE LAKH NINE THOUSAND FOURTEEN ONLY.

3.1 Vendor: M/S. JOYOTU LAND DEVELOPMENT PVT LTD, [CIN U701WB2001PTC93094] [PAN- AABCJ4072D], a company within the meaning of the Companies Act, 2013, having its registered office at 21/2 D, Manohar Pukur Road, P.S.- Lake, Kolkata- 700029, represented by its Managing Director **ALOKE BURMAN (AADHAR No. 7664 8266 7715) (PAN AEFPB3121G) ,** S/O Lt. Kalipada Burman, by faith- Hindu, By occupation- Business, residing at 23, Kedar Chattejee Lane, Behala P.S- , Kolkata- 700034 hereinafter called Party (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the **First Part.**

AND

3.2 Purchaser:

3.2.1.M/S ZALJOG COMPLEX PVT LTD [PAN-AAACZ3297R],
3.2.2.M/S WINSHER REALTORS PVT LTD [PAN-AABCW3217B]
3.2.3.M/SPANCHWATI INFRACON PVT LTD [PAN-AAGCP9146M]

All having its registered office at Diamond Harbour Road, P.O- Joka, P.S- Bishnupur, Dist.-24 Parganas (South)- 700104 represented by its Authorized Signatory **Mr. Jitendra Kumar Singh, (AADHAR NO-4353 4807 0521) (PAN-ENOPS1448K) (Mobile No.6290585106)** s/o Lt.-Ram Chabila Singh, by faith- Hindu, by occupation- Service residing at-2 No. Dakshin Para 3rd Lane, Rishra, Hooghly, West Bengal-712250, P.O-Morepukur, P.S- Rishra, Dist.-Hooghly, hereinafter called Party (which expression

shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the **Second Part**.

AND

4. Subject Matter of Sale:

All that is part and parcel of land measuring more or less about 21.46 satak in Dag no. 815 under previous khatian no. 81, present khatian no. 270, 533, 628, 685, 2553 in Mouza- Chakrajumolla, P.S- Bishnupur, Dist.- 24 Paraganas (South) within the jurisdiction of Rasapunja Gram Panchayat hereinafter referred to as "**The Said Property**" and more fully described in the schedule 'B' mentioned here under and also demarcated with '**RED**' mark in the plan annexed herewith.

5. Background:

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

5.1.1 That Joyotu Land Development Pvt Ltd i.e the Vendor herein Purchased from Pulin Chandra Sardar All is piece and parcel of Shali land measuring more or less about 0.80 satak in Dag no. 815 under Khatian no. 81 and 0.20 satak in Dag no. 823 under Previous khatian no. 107, in Mouza- Chakrajumolla, P.S- Bishnupur, Dist.- 24 Paraganas(South) by way of deed no. 7196 of 2006 registered at ADSR Bishnupur.

- 5.1.2 That Joyotu Land Development Pvt Ltd i.e the Vendor herein Purchased from Smt. Matangini Naskar, Pulin Sardar, Smt. Durbala Sardar All is piece and parcel of Shali land measuring more or less about 1.66 satak in Dag no. 815 under Khatian no. 81 and 0.44 satak in Dag no. 823 under khatian no. 107 in Mouza- Chakrajumolla, P.S- Bishnupur, Dist.- 24 Paraganas(South) by way of deed no. 2195 of 2017 registered at ADSR Bishnupur.
- 5.1.3 That Joyotu Land Development Pvt Ltd i.e the Vendor herein Purchased from Biswanath Sardar All is piece and parcel of Shali land measuring more or less about 1.25 satak in Dag no. 815 under Khatian no. 81 and 0.25 satak in Dag no. 823 under khatian no. 107 in Mouza- Chakrajumolla, P.S- Bishnupur, Dist.- 24 Paraganas(South) by way of deed no. 7604 of 2006 registered at ADSR Bishnupur.
- 5.1.4 That Joyotu Land Development Pvt Ltd i.e the Vendor herein Purchased from Pradip Sardar All is piece and parcel of Shali land measuring more or less about 1.25 satak in Dag no. 815 under Khatian no. 81 and 0.25 satak in Dag no. 823 under khatian no. 107 in Mouza- Chakrajumolla, P.S- Bishnupur, Dist.- 24 Paraganas(South) by way of deed no. 7540 of 2006 registered at ADSR Bishnupur.
- 5.1.5 That Joyotu Land Development Pvt Ltd i.e the Vendor herein Purchased from Sailen Sardar, Ganesh Sardar, Ashok Sardar All is piece and parcel of Shali land measuring more or less about 2.5 satak in Dag no. 815 under Khatian no. 81 and 0.20

satak in Dag no. 823 under khatian no. 107 in Mouza- Chakrajumolla, P.S- Bishnupur, Dist.- 24 Paraganas(South) by way of deed no. 7197 of 2006 registered at ADSR Bishnupur.

- 5.1.6 That Joyotu Land Development Pvt Ltd i.e the Vendor herein Purchased from Mrs. Sandhya Mitra All is piece and parcel of Shali land measuring more or less about 5 satak in Dag no. 815 under Khatian no. 81 and 1 satak in Dag no. 823 under khatian no. 107 in Mouza- Chakrajumolla, P.S- Bishnupur, Dist.- 24 Paraganas(South) by way of deed no. 12494 of 2022 registered at DSR-IV, 24 Paraganas (south).
- 5.1.7 That Joyotu Land Development Pvt Ltd i.e the Vendor herein Purchased from Mr. Dilip Mondal All is piece and parcel of Shali land measuring more or less about 9 satak in Dag no. 815 under Khatian no. 81 and 1 satak in Dag no. 823 under khatian no. 107 in Mouza- Chakrajumolla, P.S- Bishnupur, Dist.- 24 Paraganas(South) by way of deed no. 12495 of 2022 registered at DSR-IV South 24 Paraganas.
- 5.1.8 That thus by way of all the aforementioned purchases the Vendor herein became the owner and occupier of All that is part and parcel of Shali land measuring more or less about 21.46 satak in Dag no. 815 under khatian no. 81 and 3.34 satak in Dag no. 823 under khatian no. 107 in total land measuring more or less about 24.8 satak in Mouza- Chakrajumolla, P.S- Bishnupur, Dist.- 24 Paraganas (South) within Raspunja Gram Panchayat hereinafter referred to as

'The Total Land' and more fully described in the Schedule 'A' mentioned here under.

5.1.9 That thereafter, the Vendor herein mutated 1 satak in Dag no. 823, 8 satak in Dag no. 815, under it's khatian being no. 2553 in the ROR.

5.1.10 Thus, the Vendor is the sole and absolute owner and fully seized and possessed of and/or otherwise well and sufficiently entitled to the Said Property described in the schedule mentioned herein below, being a part or portion of the Said Land, free from all encumbrances.

5.1.11 That the Vendor herein is now desirous of selling All that is part and parcel of land measuring more or less about 21.46 satak in Dag no. 815 under previous khatian no. 81, present khatian no. 270, 533, 628, 685, 2553 in Mouza-Chakrajumolla, P.S- Bishnupur, Dist.- 24 Paraganas (South) within the jurisdiction of Rasapunja Gram Panchayat more fully described in the schedule 'B' mentioned here under and also marked with '**Red**' border in the plan annexed herewith to the Purchasers in the following manner:

Name of Purchaser	Area	Dag	Khatian
Jaljog Complex Pvt Ltd	10	815	270, 533, 628, 685, 2553
Winsher Realtors Pvt Ltd	10	815	270, 533, 628, 685, 2553
Panchwati Infracon Pvt Ltd	1.46	815	270, 533, 628, 685, 2553
TOTAL	21.46		

- 5.1.12 The Said Property or any part thereof is not the subject matter of any mortgage, charge, lien, security and/or guarantee of any nature whatsoever.
- 5.1.13 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 Property or any part thereof.
- 5.1.14 No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the Vendor from selling and/or dealing with the Said Property.
- 5.1.15 The Said Property and/or 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.
- 5.1.16 No part of the Said Property and/or 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 Relying on the aforesaid Representations of the Vendor and believing the same to be true and correct, the Purchasers has agreed to purchase the Said Property and this Deed of Conveyance is now

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

- 5.3 That the Purchasers had approached the Vendor for purchasing the said property for a consideration of Rs. 38,95,000/- (Rupees Thirty Eight lakh Ninety Five Thousand) only and the Vendor have agreed to it.

6 NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 38,95,000/- (Rupees Thirty Eight lakh Ninety Five Thousand) only, paid to the Vendor by the Purchasers at or immediately before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchaser, its successors and assigns and every one of them and also the said "Property"), they the Vendor as beneficial Owner doth by these presents indefeasibly grant, sell, convey, and transfer, assign and assure unto the Purchasers, its successors and assigns vacant, free from encumbrances, attachment and other defects in title **ALL THAT** said "Property" **HOWSOEVER** otherwise the said "Property" now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** the land or ground whereupon or on part whereof the same is erected and built **TOGETHER FURTHER WITH** all houses, outhouses or other buildings, erections, fixtures, walls, yards, courtyards and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said "Property" or

any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said "Property" or every part thereof AND all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said land or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, his heirs, executors, administrators, legal representatives and assigns or any persons from whom he or they can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVEHOLD, POSSESSAND ENJOY** the said land and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the Purchasers, its successors and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens, etc. whatsoever created or suffered by the Vendor from to these presents **AND** the Vendor doth hereby for himself, his heirs, executors, administrators, legal representatives and assigns covenant with the Purchasers, its successors and assigns, **THAT** notwithstanding any act, deed or thing whatsoever, by the Vendor or by any of its predecessors and ancestors in title, done or executed or knowingly

suffered to the contrary, they the Vendor had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchasers, its successors and assigns in the manner aforesaid **AND THAT** the Purchasers, its successors and assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said land and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of its ancestors or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of his ancestors or predecessors in title or any person or persons and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them, the Vendor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers, its successors and assigns do and execute, or cause to be done and executed perfectly assuring the said land and every part

thereof unto and to the use of the Purchasers, its successors and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER THAT** the Vendor and his / her heirs, executors, administrators, legal representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchasers, its successors and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor to the said land or any breach of the covenants hereunder contained.

7 THE SAID VENDOR HEREBY COVENANTS WITH THE SAID PURCHASERS AS FOLLOWS:-

- a) The Vendor are otherwise well and sufficiently entitled to **'The Said Property'** described in the **SCHEDULE** of the said property hereunder written and the same is his self-acquired property. Its title to **The Said Property'** is free and marketable;
- b) No other person except the Vendor have any right, claim or demand in respect of **'The Said Property'** or any part thereof;
- c) The Vendor have not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on **The Said Property'** and **The Said Property'** is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority and the Vendor hereby

declare that they shall hereafter not create any third party rights or whatsoever nature in respect of **The Said Property**;

d) The Vendor have not entered into any agreement or arrangement, oral or written with regard to the sale of **The Said Property**;

e) There are no proceedings instituted by or against the Vendor in respect of **The Said Property** and pending in any Court or before any authority and **The Said Property** is not under any lis pendens;

f) The Vendor have not received any notice of acquisition or requisition from the Government of West Bengal or any authority or authorities in respect of **The Said Property**; and

g) The Vendor hereby covenant with the Purchasers, its successors, persons/successors-in-office and assigns to save, harmless, indemnify and keep indemnified the Purchasers, its successors, persons/successors-in-office and assigns from or against all encumbrances, charges and equities whatsoever; and

h) The Vendor shall at the request and costs of the Purchasers, its successors, persons/successors-in-office and assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly *conveying* and assuring **The Said Property** and every part thereof in the aforesaid manner.

SCHEDULE 'A' ABOVE REFERRED TO
[THE TOTAL LAND]

All that is part and parcel of land measuring more or less about 21.46 satak in Dag no. 815 under khatian no. 81, 3.32 satak in Dag no. 823 under khatian no. 107 in total land measuring more or less about 24.8 satak in Mouza- Chakrajumolla, P.S- Bishnupur, Dist.- 24 Paraganas (South) within Raspunja Gram Panchayat.

SCHEDULE 'B' ABOVE REFERRED TO
[THE SAID PROPERTY]

ALL THAT is part and parcel of vacant '**Shali**' land measuring more or less about 21.46 satak in Dag no. 815 under previous khatian no. 81, present khatian no. 270, 533, 628, 685, 2553 in Mouza- Chakrajumolla, P.S- Bishnupur, Dist.- 24 Paraganas (South) within the jurisdiction of Raspunja Gram Panchayat and marked with '**Red**' border in the plan annexed herewith **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of the said plot of land

in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights o and all right appertaining thereto, vacant from all encumbrances and purchased by the Purchasers in the manner as follows:

Name of Purchaser	Area	Dag	Khatian
Zaljog Complex Pvt Ltd	10	815	270, 533, 628, 685, 2553
Winsher Realtors Pvt Ltd	10	815	270, 533, 628, 685, 2553
Panchwati Infracon Pvt Ltd	1.46	815	270, 533, 628, 685, 2553
TOTAL	21.46		

And butted and bounded by in the manner as follows:-

On the North side: Dag no. 821, 822, 823 824

On the South side: Dag no. 814

On the East side: Dag no. 825

On the West side: Dag no. 816, 818

IN WITNESS WHEREOF the parties hereto have executed these presents on this 6th day of February, 2023 first mentioned above.

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

1. Anwarul Haq Naskar
of Amgachia
Kolkata-700104

2. Bidish Mandal
35/1, Panchanantalalaha
Kolkata-700034.

JOYOTU LAND DEVELOPMENT PVT. LTD

MOH

Parad

Managing Director

Signature of the Vendor

Winsher Realtors Pvt. Ltd.

Intender Kr Singh
Authorised Signatory

Zaljog Complex Pvt. Ltd.

Intender Kr Singh
Authorised Signatory

Panchwati Infracon Pvt. Ltd.

Intender Kr Singh
Authorised Signatory

Signature of the Purchasers

Drafted By Me:

Soham Basu

4/2/2023

F/2388/2031/2019

Alipore Judges Court.

RECEIPT AND MEMO OF CONSIDERATION

The Vendor confirms having received from the Purchasers the sum of Rs. 38,95,000/- (Rupees Thirty Eight lakh Ninety Five Thousand) only towards full consideration for Sale of the Said Property in the manner

Date	Paid by/Purchaser Name	Mode	Bank	Amount
	Zaljog Complex Pvt Ltd	RTGS	HDFC	Rs. 18,15,004/-
	Winsher Realtors Pvt Ltd	RTGS	HDFC	Rs. 18,15,004/-
	Panchwati Infracon Pvt Ltd	RTGS	HDFC	Rs. 2,64,992/-
			TOTAL	Rs. 38,95,000/-

following:

(RUPEES THIRTY EIGHT LAKH NINETY FIVE THOUSAND) only

Witnesses:

1. *Azwar Ali Naskar*
of *Angachia*
Kolkata-700109

JOYSTU LAND DEVELOPMENT PVT, LTD
Alok
Managing Director

Signature of Vendor

2. *Bidish Mandal*
35/1, Pancharantala Lane,
Kolkata - 700034.

SPECIMEN FORM FOR TEN FINGER PRINTS



Judeender K. Kishan

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



ALOK Puro

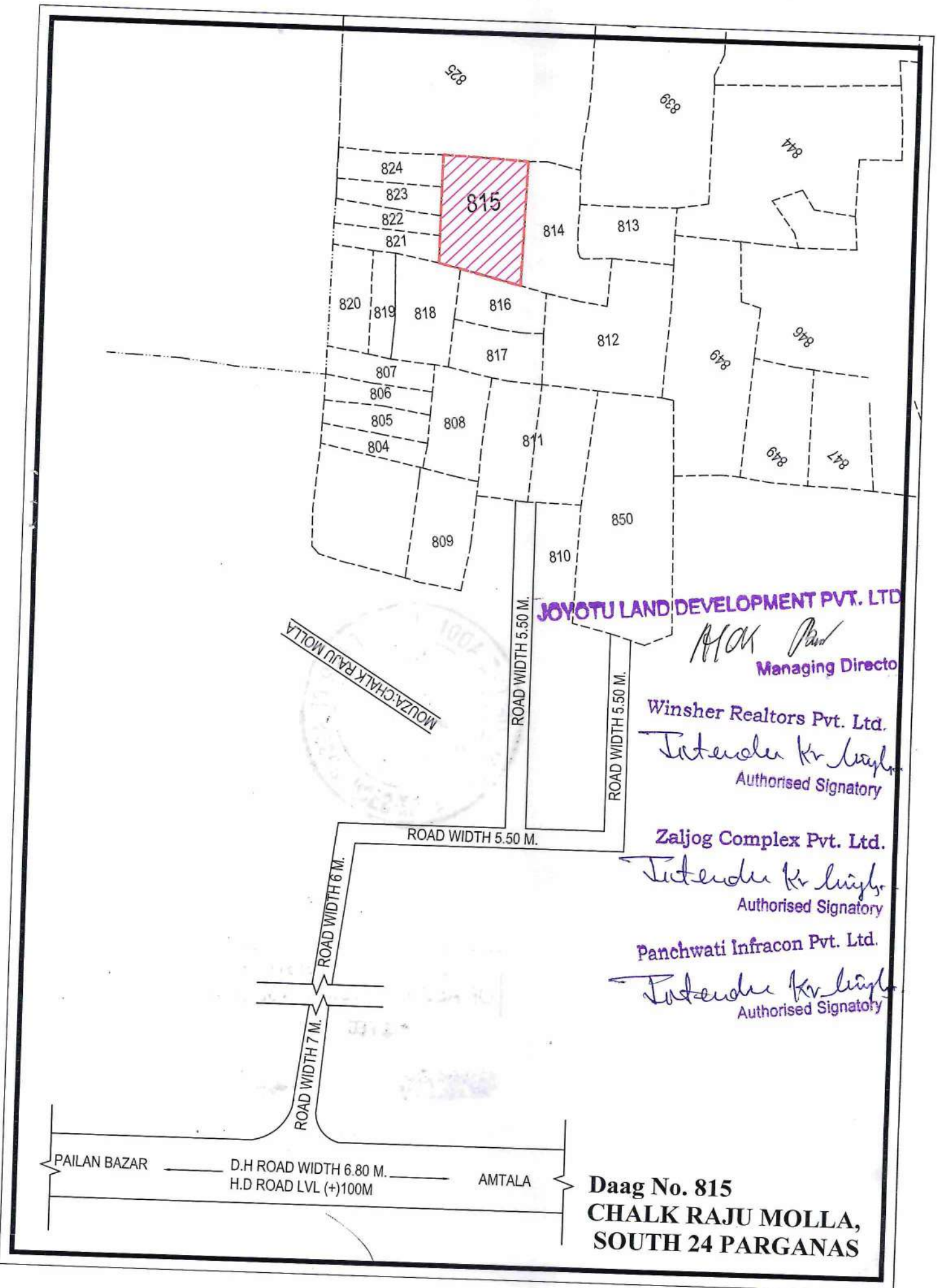
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



JOYOTU LAND DEVELOPMENT PVT. LTD

Manoj Paul
Managing Director

Winsher Realtors Pvt. Ltd.
Intender Kr Singh
Authorised Signatory

Zajog Complex Pvt. Ltd.
Intender Kr Singh
Authorised Signatory

Panchwati Infracon Pvt. Ltd.
Intender Kr Singh
Authorised Signatory

Daag No. 815
CHALK RAJU MOLLA,
SOUTH 24 PARGANAS

PAILAN BAZAR ——— D.H ROAD WIDTH 6.80 M. ——— AMTALA
 H.D ROAD LVL (+)100M

MOUZA: CHALK RAJU MOLLA

ROAD WIDTH 5.50 M.

ROAD WIDTH 5.50 M.

ROAD WIDTH 5.50 M.

ROAD WIDTH 6 M.

ROAD WIDTH 7 M.

Major Information of the Deed

Deed No :	I-1904-02809/2023	Date of Registration	22/02/2023
Query No / Year	1904-2000220121/2023	Office where deed is registered	
Query Date	28/01/2023 4:06:09 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SOHAM BASU 1, NETAJI SUBASH ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8981218451, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 38,95,000/-	Rs. 77,25,600/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,31,768/- (Article:23)	Rs. 77,340/- (Article:A(1), M(a), M(b), I)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Chakrajumollah, JI No: 18, Pin Code : 700104

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-815 (RS :-)	LR-270	Bastu	Shali	10.3354 Dec	18,75,880/-	37,20,744/-	Width of Approach Road: 20 Ft.,
L2	LR-815 (RS :-)	LR-533	Bastu	Shali	3.5371 Dec	6,41,985/-	12,73,356/-	Width of Approach Road: 20 Ft.,
L3	LR-815 (RS :-)	LR-628	Bastu	Shali	1.7515 Dec	3,17,898/-	6,30,540/-	Width of Approach Road: 20 Ft.,
L4	LR-815 (RS :-)	LR-685	Bastu	Shali	0.3503 Dec	63,580/-	1,26,108/-	Width of Approach Road: 20 Ft.,
L5	LR-815 (RS :-)	LR-2553	Bastu	Shali	5.4857 Dec	9,95,657/-	19,74,852/-	Width of Approach Road: 20 Ft.,
TOTAL :					21.46Dec	38,95,000 /-	77,25,600 /-	
Grand Total :					21.46Dec	38,95,000 /-	77,25,600 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED City:- Not Specified, P.O:- JOKA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, PAN No.:: AAxxxxxx2D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ZALJOG COMPLEX PRIVATE LIMITED City:- Not Specified, P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:-700104 , PAN No.:: AAxxxxxx7R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	WINSHER REALTORS PRIVATE LIMITED City:- Not Specified, P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:-700104 , PAN No.:: AAxxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	PANCHWATI INFRACON PRIVATE LIMITED City:- Not Specified, P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:-700104 , PAN No.:: AAxxxxxx4M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr JITENDRA KUMAR SINGH (Presentant) Son of Late RAMCHABILA SINGH City:- Not Specified, P.O:- MOREPUKUR, P.S:-Rishra, District:-Hooghly West Bengal, India, PIN:- 712250, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ENxxxxxx8K, Aadhaar No: 43xxxxxxxx0521 Status : Representative, Representative of : ZALJOG COMPLEX PRIVATE LIMITED (as AUTHORISED REPRESENTATIVE), WINSHER REALTORS PRIVATE LIMITED (as AUTHORISED REPRESENTATIVE), PANCHWATI INFRACON PRIVATE LIMITED (as AUTHORISED REPRESENTATIVE)
2	Mr ALOK BARMAN Son of Late KALIPADA BARMAN City:- Not Specified, P.O:- JOKA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx1G, Aadhaar No: 76xxxxxxxx7715 Status : Representative, Representative of : JOYOTU LAND DEVELOPMENT PRIVATE LIMITED (as AUTHORISED REPRESENTATIVE)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr LAKHIKANTA HALDAR Son of Mr MADHU HALDAR 1 NETAJI SUBHASH ROAD, City:- Kolkata, P.O:- BEHALA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700001			
Identifier Of Mr JITENDRA KUMAR SINGH, Mr ALOK BARMAN			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	ZALJOG COMPLEX PRIVATE LIMITED-5.1677 Dec,WINSHER REALTORS PRIVATE LIMITED-5.1677 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	ZALJOG COMPLEX PRIVATE LIMITED-1.76855 Dec,WINSHER REALTORS PRIVATE LIMITED-1.76855 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	ZALJOG COMPLEX PRIVATE LIMITED-0.14575 Dec,WINSHER REALTORS PRIVATE LIMITED-0.14575 Dec,PANCHWATI INFRACON PRIVATE LIMITED-1.46 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	ZALJOG COMPLEX PRIVATE LIMITED-0.17515 Dec,WINSHER REALTORS PRIVATE LIMITED-0.17515 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	ZALJOG COMPLEX PRIVATE LIMITED-2.74285 Dec,WINSHER REALTORS PRIVATE LIMITED-2.74285 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Chakrajumollah, JI No: 18, Pin Code : 700104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 815, LR Khatian No:- 270	Owner:গোষ্ঠবিহারী সরদার, Gurdian:তিনকড়ি , Address:নিজ , Classification:শালি, Area:0.10000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 815, LR Khatian No:- 533	Owner:পুলিন সরদার, Gurdian:দয়াল , Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 815, LR Khatian No:- 628	Owner:ভঞ্জুরাম সরদার, Gurdian:দয়াল , Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 815, LR Khatian No:- 685	Owner:মানিক সরদার, Gurdian:তিনকড়ি , Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.

L5	LR Plot No:- 815, LR Khatian No:- 2553	Owner:জয়তু ল্যাণ্ড ডেভালপ মেন্ট প্রাঃ লিঃ, Gurdian:অলোক বর্মণ, Address:নিজ , Classification:শালি, Area:0.08000000 Acre,	Seller is not the recorded Owner as per Applicant.
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On 04-02-2023

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 77,25,600/-

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

On 06-02-2023

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

Presented for registration at 09:30 hrs on 06-02-2023, at the Private residence by Mr JITENDRA KUMAR SINGH ,.

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

Execution is admitted on 06-02-2023 by Mr JITENDRA KUMAR SINGH, AUTHORISED REPRESENTATIVE, WINSHER REALTORS PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- JOKA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; AUTHORISED REPRESENTATIVE, ZALJOG COMPLEX PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- JOKA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; AUTHORISED REPRESENTATIVE, PANCHWATI INFRACON PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- JOKA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Identified by Mr LAKHIKANTA HALDAR, , , Son of Mr MADHU HALDAR, 1 NETAJI SUBHASH ROAD, P.O: BEHALA, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 06-02-2023 by Mr ALOK BARMAN, AUTHORISED REPRESENTATIVE, JOYOTU LAND DEVELOPMENT PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- JOKA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Identified by Mr LAKHIKANTA HALDAR, , , Son of Mr MADHU HALDAR, 1 NETAJI SUBHASH ROAD, P.O: BEHALA, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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

On 07-02-2023

Payment of Fees

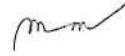
Certified that required Registration Fees payable for this document is Rs 77,340.00/- (A(1) = Rs 77,256.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 77,256/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/02/2023 12:36PM with Govt. Ref. No: 192022230280732028 on 04-02-2023, Amount Rs: 77,256/-, Bank: SBI EPay (SBIEPay), Ref. No. 4412920938215 on 04-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,31,768/- and Stamp Duty paid by online = Rs 2,31,758/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/02/2023 12:36PM with Govt. Ref. No: 192022230280732028 on 04-02-2023, Amount Rs: 2,31,758/-, Bank: SBI EPay (SBlePay), Ref. No. 4412920938215 on 04-02-2023, 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

On 22-02-2023

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

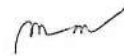
Certified that required Registration Fees payable for this document is Rs 77,340.00/- (A(1) = Rs 77,256.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,31,768/- and Stamp Duty paid by Stamp Rs 10.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3219, Amount: Rs.10.00/-, Date of Purchase: 14/11/2022, Vendor name: M Mitra



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 1904-2023, Page from 165977 to 166008
being No 190402809 for the year 2023.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.03.01 16:17:23 +05:30
Reason: Digital Signing of Deed.

mim

(Mohul Mukhopadhyay) 2023/03/01 04:17:23 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)