

05404/17.

D05377/17



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

1613-1000319492/17,

Y 631662

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

Add. Dist. sub- Registrar
Bishnupur South 24 Pgs.

25 SEP 2017

Conveyance

1. Date: 15/09/2017
2. Nature of Document: **Deed of Sale**
3. Parties: Collectively the following which will include their respective

successors-in-interest:

- 3.1 Vendor: **Amit Mandal**, Son of Late Krishna Mohan Mandal, by faith Hindu, by Occupation Business, residing at Village- Chakrajumolla, under Police Station-Bishnupur, Post Office- Pailan, Kolkata-700104, having PAN-ASTPM9283G, of the One Part .

NO. 5044 Date 14/09/17

Sold to.....
of.....
Rupees..... 600

S. CHAKRAVERTY
Advocate, Alipore Judges' Court
Kolkata - 27


Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Knt. 27

Amit Mandal 15.09.17



VET/3113



Amit Mandal



VET/3114

Maxleen Developers Private Limited
Debabrata Pailon
Director

Addl. Dist. Sub-Registrar, Bishnupur
District: South 24 Parganas

15 SEP 2017

AND

3.2 Purchaser: Maxleen Developers Private Limited, a company duly incorporated under the Companies Act, 2013, having its registered office at Nu Mans Park, Chakrajumolla, Post Office Pailan, under P.S. Bishnupur, District South 24 Parganas, Kolkata-700104, having its PAN- **AAKCM3870F**, 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-700 104, having his PAN **BGPPP6125H**, vide Board Resolution dated 04.09.2017, passed by the Company.

4. Subject Matter of Sale: 10 Decimals of Sali land in R.S. and L.R. Dag No.839 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 has *inter alia* represented to the Purchaser (hereafter the "**Representations**") that:

5.1.1 The Vendor is the sole and absolute owner and fully seized and possessed of and/or otherwise well and sufficiently entitled to the Said Land described in **Schedule-B** hereto. The devolution of title of the Vendor to the Said Land is mentioned in **Schedule-A** hereto.

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

5.1.3 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.

5.1.4 No notices have been issued by the Income-tax Authority nor 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.

- 5.1.5 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.
- 5.1.6 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.
- 5.1.7 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.
- 5.1.8 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.
- 5.1.9 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.
- 5.1.10 The Vendor has full power and absolute authority to sell and transfer the Said Property.
- 5.2 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, transfer 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. 7,20,000/- (Rupees: Seven Lakh Twenty Thousand) 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. Dharnidhar Mandal, son of late Trailokyanath Mandal was the owner and his name was recorded in R.S. record of rights in Khatian No.71 in respect of 1.01 Acre of land in R.S. and L.R. Dag No. 839 in Mouza Chakrajumolla, J.L. No.18, P.S. Bishnupur, District South 24-Parganas.
- B. After the death of the said Dharnidhar Mandal his two sons Krishna Mohan Mandal and Bishnupada Mandal had become the owners of the said 1.01 Acre of land each having equal share and/or interest therein.
- C. Thus, Krishna Mohan Mandal, since deceased, was the sole and absolute owner of 50 ½ Decimals of land.
- D. After the death of Krishna Mohan Mandal, his two sons Haripada Mandal and Amit Mandal had become the joint owners of 50 ½ Decimals of land each having equal share and/or interest therein.
- E. Thus, Amit Mandal is the sole and absolute owner of and/or otherwise well and sufficiently entitled to and fully seized and possessed of Sali land measuring about 25 ¼ Decimals in R.S. and L.R. Dag No. 839, but 25 Decimals of land is still recorded in the name of his late father Krishna Mohan Mandal in L.R. Khatian No.203, in Mouza Chakrajumolla, J.L. No.18, P.S. Bishnupur, District South 24-Parganas morefully described in Schedule-B hereto.

Schedule-B
[The Said Land]

ALL THAT the piece or parcel of Sali land measuring about 25 Decimals in R.S. and L.R. Dag No. 839 Decimals recorded in L.R. Khatian No.203 (R.S. Khatian No. 71) in Mouza Chakrajumolla, J.L. No.18, Re:Sa: No. 451, Touzi No.1, Additional District Sub-Registrar and P.S. Bishnupur, under Gram Panchayat Rasapunja, District South 24 Parganas TOGETHER WITH all other rights, liberties, easements, privileges,

advantages and appurtenances thereto as shown in the Plan annexed hereto and bordered RED thereon.

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:

L.R. Dag No.	L.R. Khatian No.	Total owned Land (in decimal)	Sold Land (in decimal)	Nature of Land
839	203	25	10	Sali

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

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. *Izasm Molla*
Vill-Doulat Pur, P.S + Bishumpur

Amit Mandal

2. *Asit K. Baidya*
Pailan 24 Bagua (S)

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

1. *Izasm Molla*
Vill-Doulat Pur, P.S - Bishumpur

Maxleen Developers Private Limited

Debabrata Pailan

Director

2. *Asit K. Baidya*
Pailan 24 Bagua (S)

DRAFTED BY ME

Dhananjoy Sardar
Advocate
19/2015
Alipore P.O. Dist. Kol-27

Receipt and Memo of Consideration

The Vendor confirms having received from the Purchaser the sum of **Rs. 7,20,000/-** (**Rupees: Seven Lakh Twenty Thousand**) only towards full and final payment for Sale of the Said Property in the manner following:

Sl.	Date	Mode	Number	Bank	Branch	Amount (RS.)
01	30.01.17	Cheque	993811	United Bank of India	Pailan	2,50,000/-
02	02.02.17	Cheque	993812	United Bank of India	Pailan	2,50,000/-
03	28.03.17	Cheque	993813	United Bank of India	Pailan	1,30,000/-
04	12.09.17	Cheque	993816	United Bank of India	Pailan	90,000/-
					TOTAL	7,20,000/-

(Rupees : Seven Lakh Twenty Thousand) only

Amit Mandal

Witnesses:

Vendor

1. *Iyasin Molla*

vill - Doulat pur - PS - Bishnu pur

2. *Asit M. Bevkya*
Pailan 24 Bepnes (S)





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 16131000319492/2017

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	Amit Mandal , Chakrajumolla, P.O:- Pailan, P.S:- Bishnupur, District:-South 24- Parganas, West Bengal, India, PIN - 700104	Seller	 <i>Amit Mandal</i>		<i>Amit Mandal</i> 15.09.17
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Shri Dhananjoy Sardar Son of Shri Samar Chandra Sardar , Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Amit Mandal, Shri Debabrata Pailan		<i>Dhananjoy Sardar</i> 15.09.17	



Debabrata Pailan

Maxidem Developers Private Limited

Debabrata Pailan












15.09.17
Director

(Debashis Kumar Basu)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BISHNUPUR
South 24-Parganas, West
Bengal

		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
 <i>Debabrata Pailan</i>	left hand					
	right hand					

Name..... Maxleen Developers Private Limited

Signature..... *Debabrata Pailan*
Director

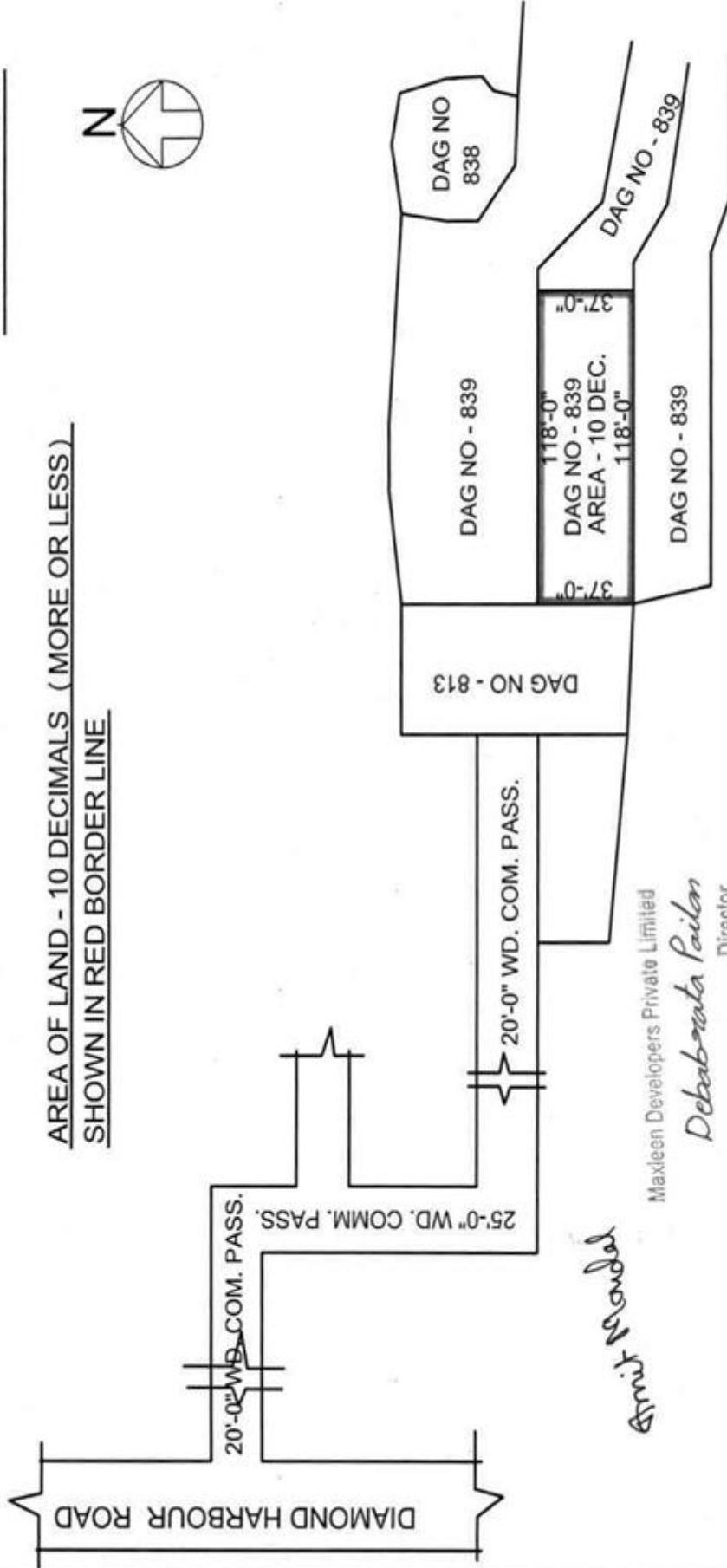
		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Amit Mandal</i>	left hand					
	right hand					

Name.....

Signature..... *Amit Mandal*

SITE PLAN OF LAND AT MOUZA - CHAKRAJUMOLLA, J. L. NO - 18, R. S. NO - 451, TOUZI NO - 1, R. S. & L. R. DAG NO - 839, R. S. KHATIAN NO - 71, L. R. KHATIAN NO - 203, P. S. - BISHNUPUR, UNDER RASAPUNJA GRAM PANCHAYET, DIST. 24 - PGA. (SOUTH)

SCALE - 1" = 50'-0"



Arjit Mondal
 Maxleen Developers Private Limited
Debabrata Pailan
 Director

SUBHASIS MONDAL
 CIVIL D.M. SHIP & SURVEYOR
 S/I. NO - 4926

TRACE BY

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAXLEEN DEVELOPERS PRIVATE
LIMITED



17/06/2016
Permanent Account Number
AAKCM3870F

25/06/2016

Debabrata Pailan

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMIT MANDAL
KRISHNA MOHAN MANDAL
02/07/1954

Permanent Account Number
ASTPM9283G

Amit Mandal
Signature



Amit Mandal

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



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

KKC0156232



নির্বাচকের নাম : অমিত মন্ডল

Elector's Name : Amit Mandal

পিতার নাম : কৃষ্ণমোহন মন্ডল

Father's Name : Krishnamohan Mandal

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ / Date of Birth : XX / XX / 1955

Amit Mandal

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

GRN: 19-201718-008346698-1 Payment Mode Online Payment
GRN Date: 23/09/2017 11:46:57 Bank : State Bank of India
BRN : IK00HSYVM8 BRN Date: 23/09/2017 11:47:52

DEPOSITOR'S DETAILS

Id No. : 16131000319492/3/2017
[Query No./Query Year]

Name : Dhananjay Sardar
Contact No. : Mobile No. : +91 9874934058
E-mail :
Address : Alipore Police Court
Applicant Name : Mr DHANANJOY SARDAR
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16131000319492/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	106036
2	16131000319492/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	21237
3	16131000319492/3/2017	Mutation/Conversion -Receipt	0029-00-800-028-27	400
Total				127673

In Words : Rupees One Lakh Twenty Seven Thousand Six Hundred Seventy Three only

Major Information of the Deed

Deed No :	I-1613-05377/2017	Date of Registration	25/09/2017
Query No / Year	1613-1000319492/2017	Office where deed is registered	
Query Date	14/09/2017 1:34:25 PM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	DHANANJOY SARDAR ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7278193313, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 7,20,000/-	Rs. 21,22,310/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,06,136/- (Article:23)	Rs. 21,237/- (Article:A(1), E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-839	LR-203	Organisati on	Shali	10 Dec	7,20,000/-	21,22,310/-	
Grand Total :					10Dec	7,20,000 /-	21,22,310 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Amit Mandal (Presentant) Son of Late Krishna Mohan Mandall , Chakrajumolla, 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.:: ASTPM9283G, Status :Individual, Executed by: Self, Date of Execution: 15/09/2017 , Admitted by: Self, Date of Admission: 15/09/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/09/2017 , Admitted by: Self, Date of Admission: 15/09/2017 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MAXLEEN DEVELOPERS PRIVATE LIMITED , Nu Mans Park, Chakrajumolla, P.O:- Pailan, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAKCM3870F, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	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 : MAXLEEN DEVELOPERS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name & address	
Shri Dhananjoy Sardar Son of Shri Samar Chandra Sardar , Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Amit Mandal, Shri Debabrata Pailan	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Amit Mandal	MAXLEEN 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:- 839(Corresponding RS Plot No:- 839), LR Khatian No:- 203	Owner:কৃষ্ণমোহন মণ্ডল, Gurdian:ধরনীধর, Address:নিজ, Classification:শালি, Area:0.25000000 Acre,

Endorsement For Deed Number : I - 161305377 / 2017

On 15-09-2017

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

Presented for registration at 15:00 hrs on 15-09-2017, at the Private residence by Amit Mandal ,Executant.

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 21,22,310/-

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

Execution is admitted on 15/09/2017 by Amit Mandal, Son of Late Krishna Mohan Mandall, , Chakrajumolla, P.O: Pailan, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business

Indetified by Shri Dhananjoy Sardar, , Son of Shri Samar Chandra Sardar, , Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-09-2017 by Shri Debabrata Pailan, DIRECTOR, MAXLEEN DEVELOPERS PRIVATE LIMITED (Private Limited Company), , Nu Mans Park, Chakrajumolla, P.O:- Pailan, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104

Identified by Shri Dhananjay Sardar, , Son of Shri Samar Chandra Sardar, , Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



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

On 25-09-2017

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 21,237/- (A(1) = Rs 21,223/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21,237/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2017 11:47AM with Govt. Ref. No: 192017180083466981 on 23-09-2017, Amount Rs: 21,237/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00HSYVM8 on 23-09-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,06,136/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,06,036/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no Y631662, Amount: Rs.100/-, Date of Purchase: 14/09/2017, Vendor name: S Das Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2017 11:47AM with Govt. Ref. No: 192017180083466981 on 23-09-2017, Amount Rs: 1,06,036/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00HSYVM8 on 23-09-2017, Head of Account 0030-02-103-003-02



Debashis Kumar Basu
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 112164 to 112184

being No 161305377 for the year 2017.



(Debashis Kumar Basu) 18-10-2017 17:58:09

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)