

13130

(4)

1-12-809/12

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 949615

Certified that the document is admitted
to registration. The signature sheet/sheets
to the endorsement sheet/sheets attached
with this document are the part of this
document.

[Signature]
Additional District Sub-Registrar
Balarhat, New Town, North 24-PG

20 DEC 2017

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this
the 19th day of December, Two Thousand Seventeen (2017)

BETWEEN

Withal

(15)

3472

18.12.2017

জেতার নাম
 চাম্প ভেজার যাক্স
 বিধান নগর (সকলেক/সিটি) এ. ডি. এস. হাউ. ৬
 মোট চাম্প ক্রয়, ডাঃ
 চালান নং মোট কত টাকা খাতি

100 t
 Withal Services Private Li
 18 P. N. mukherjee Road
 Kol- 700001

চৌরী বায়স্কপের ভেজার-মিতা দত্ত

27 NOV 2017

410000

Meena Singhal



6938

Meena Singhal



6939

M. R. B. D. D. D.



নাম: সিংহাল, মিতা

পিতা-ভেজার যাক্স

সম্মতি-মিতা

তারিখ-১৮/১২/১৭

(স্বাক্ষর)-১৮/১২/১৭

(স্বাক্ষর)-১৮/১২/১৭

Additional District Magistrate
North 24 Parganas

19 DEC 2017

NEW TOWN PROJECTS PRIVATE LIMITED (having PAN : AABCN9596L) a Company incorporated under the Companies Act. 1956, having its registered office at 113, N.S. Road, 4th floor, Room No. 59, P.S. Hare Street, Kolkata- 700001, represented by its Director **MEENA SINGHAL** wife of Shri Girdhari Lal Singhal resident of GC-37, Salt Lake City, Sector-III, Kolkata- 700106, P.S. South Bidhannagar, District North 24 Parganas by faith Hindu, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in its office for the time being in force and assigns) of the **ONE PART**.

- AND -

WITHAL SERVICES PRIVATE LIMITED. (having PAN : AAACW4481E) a Company, incorporated under the Companies Act. 1956, having its Registered Office at 18, R. N. Mukherjee Road, 2nd Floor, P.S. Hare Street, Kolkata- 700001, represented by its Director - **Sri MANOJ KUMAR BUDHIA** (having PAN : AFAPB5130P) son of Prabhu Dayal Budhia, resident of 18, R. N. Mukherjee Road, 2nd Floor, P.S. Hare Street, Kolkata- 700001, by faith Hindu, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in its office for the time being in force and assigns) of the **OTHER PART**;

WHEREAS :

A) The Vendor herein is the owner and possessor of **two** plots of shali land admeasuring an area of **13.99 Decimals** more or less comprised in R.S. & L.R. Dag Nos. 3848 & 4100 under L.R. Khatian Nos. 959, 398, 3265, 2210, 2761, 2634, 1234, 757, 1312, 1456, 157, 8882 & 1014, lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, at present Touzi No. 10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, by virtue of six separate purchase (1) land area 01.61 Decimals comprised in R.S. Dag No. 3848 under L.R. Khatian Nos. 959, 398, 3265, 2210 & 2761 purchased from one Shan Mohammad Molla, Iyaman Bibi, Yousuf Molla, Khairuddin Molla, Sabed Ali Molla, Abed Ali Molla, Jelepan Bibi, Labejan Bibi, Khayran Nessa, Jaheran Bibi, Maheran Bibi, Soberatan Bibi, Alauddin Molla, Nasiruddin Molla, Nizamuddin Molla, Jahanara Bibi, Tachlima Bibi, Chhalema Bibi, Halima Bibi, Manjura Bibi by a registered Deed of Sale recorded in Book No. I, Being No. 03741 in the year 2006 which executed on 15/06/2005; (2) land area 04.12 Decimals comprised in R.S. Dag No. 3848 under L.R. Khatian No. 2634 purchased from Rohim Middya, by a registered Deed of Sale recorded in Book No. I, Being No. 03548 in the year 2006 which executed on 29/07/2005; (3) land area 02.13 Decimals comprised in R.S. Dag No. 3848 under L.R. Khatian No. 1234 purchased from Sahanara Bibi, Anawara Bibi, Jahanara Bibi, Manuara Bibi, Kutubuddin, Sahabuddin, Sarifuddin and Mahiuddin by a registered Deed of Sale recorded in Book No. I, Being No. 03030, in the year 2006 which executed on 20/01/2005; (4) land area 01.62 Decimals comprised in R.S. Dag No. 3848 under L.R. Khatian No. 757, 959, 3265, 398, 2210 & 1312 purchased from Amena Bibi, Taj Mohammad Molla, Jaiuddin Mondal, by a registered Deed of Sale recorded in Book No. I, Being No. 03746, in the

year 2006 which executed on 29/04/2005; (5) land area 01.21 Decimals comprised in R.S. Dag No. 3848 under L.R. Khatian No. 959, purchased from Kura Gazi, Shuklal Bibi, Saira Bibi, Zakir Gazi, Sakir Gazi, Sabir Gazi, Raila Bibi, Marjina Bibi and Arjina Bibi, by a registered Deed of Sale recorded in Book No. I, Being No. 02647, in the year 2006 which executed on 22/02/2005; (6) land area 03.30 Decimals comprised in R.S. Dag No. 4100 under L.R. Khatian No. 1014, 1456, 157 & 8812, purchased from Poonam Malhotra by a registered Deed of Sale recorded in Book No. I, Volume No. 226, Pages from 276 to 301, Being No. 3715 in the year 2006 which executed on 29/07/2005 all registered at A.D.S.R. office Bidhannagar (Salt Lake City) against valuable consideration mentioned thereon.

B) While seized and possessed of the said plot of land, the said Vendor recorded its name to the BL & LR office at the time of L.R. Settlement Operation being L.R. Khatian No. 8602 in respect of said land measuring 05.25 Decimals comprised in R.S. & L.R. Dag No. 3848, at Mouza-Bishnupur, P.S. Rajarhat, District North 24 Parganas as absolute owner and possessor thereof.

C) Since then, the Vendor herein is seized and possessed of the aforesaid plot of shali land measuring an area of **13.99 Decimals** more or less more fully described in the Schedule hereinafter written by virtue of above Purchase and L.R. Record of rights and has been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in its name as absolute owner and possessor thereof and has the full right to dispose or transfer the same to others as the Vendor herein shall think fit and proper.

D) Now, the Vendor herein has agreed to sell due to urgent need of money and the Purchaser herein has agreed to purchase the said plot of land measuring an area of **13.99 Decimals** more or less more fully described in the schedule hereinafter written, at or for the total consideration of Rs. **25,84,200/-** (Rupees twenty five lakhs eighty four thousand two hundred) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of Rs. **25,84,200/-** (Rupees twenty five lakhs eighty four thousand two hundred) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at or before the execution hereof, the receipt whereof the Vendor do hereby as also by the receipt and Memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be, the Vendor do hereby grant sell, convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the aforesaid plots of land admeasuring an area of **13.99 Decimals** more or less comprised in R.S. & L.R. Dag Nos. 3848 & 4100 under L.R. Khatian Nos. 959, 398, 3265, 2210, 2761, 2634, 1234, 757, 1312, 1456, 157, 8882, 1014, 8602 lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, at present Touzi No. 10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas more fully and particularly described in the Schedule hereunder written and hereinafter referred to as '**the SAID LAND**' together with all easement rights of compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water courses lights and all manner of former and other right liberties benefits privileges easements appendages and appurtenances whatsoever

belonging or in any way appertaining thereto or reputed or known to be part or parcel of member thereof which now is or are or hereto before were or was held used occupied or enjoyed therewith AND reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof AND all the Raiyati and entire share estate right title interest inheritance use trust possession land claim easements quasi easements privileges claims and demands whatsoever of the Vendor out of or upon the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be *TOGETHER WITH* all deeds paths muniments writings and evidences of title in anywise relating to or connected with the said land or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor or any of him may procure the same without any action or suit at law or in equity *TO HAVE AND TO HOLD* the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges leases tenancies occupancy rights liens lispendences attachments bargaders trusts claims demands acquisition requisition vesting alignment claims demands and liabilities whatsoever or howsoever.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER:-

1. That free and clear and freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the cost and expenses of the Vendor is and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispendences, attachments whatsoever.

2. That the Purchaser shall hereinafter peacefully and quietly possess and enjoy the said land in khas without any claim or demand whatsoever from the Vendor or its legal heirs, executors, administrators, representatives, nominees and assigns.

3. That no notice issued under the public demand recovery act has been served on the Vendor nor any such notice has been published.

4. That the land fully described in the schedule below stands retained by the Vendor through operation of family ceiling as envisaged in chapter II-B, West Bengal Land Reforms Act.

5. That the said land or any part or portion thereof or under any interest therein has not vested in and/or is neither acquired nor any notice has been served under the state of West Bengal Acquisition Act. 1956 or statutory modification thereof or under the Urban Land (Ceiling & Regulations) Act. 1976 or any other law for the time being in force.

6. It is hereby declared by the Vendor that the said land which described in the schedule hereinafter written is the self acquired land of the Vendor and that she is not the benamder of any one.

7. It is hereby declared that the said Purchaser has the absolute right to mutate its name in respect of the present purchased land.

8. All the taxes land revenue and impositions payable in respect of the said land up to date of these presents have been fully paid by the Vendor and if any portion of such taxes levies impositions etc. be found to have remained unpaid for the period up to date the same shall be deemed to be the liability of the Vendor and realizable from the Vendor.

9. It is hereby declared by the Vendor that the said land is absolutely free from all encumbrances and that is not the benamder of anyone and the same is not the **DEBATTOR** or **PIROTTOR** property/land or is not subject matter of any court case or not any litigation from any corners whatsoever.

10. That the Vendor has not yet taken any loan or financial benefits from any bank or financial institutions or any corners in respect of the schedule mentioned land.

11. It is transpired that the said property/land hereby sold, conveyed and transferred and assigned by the Vendor, if not free from all encumbrances as herein covenant, the Vendor shall be bound to refund to the Purchaser, the full consideration money paid hereunder together with cost of the stamp and registration charges incurred by the Purchaser herein and if any typographical mistake is discovered in later in this deed that will be rectified by the Vendor without any claim or demand at the cost of the purchaser.

AND the Vendor herein deliver this day khas possession of the said land unto the Purchaser herein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:
(Description of land hereby sell by the Vendor)

ALL THAT piece or parcel of two plots of rayati dakhali swattiya bisistha shali land admeasuring an area of **13.99 Decimals** more or less comprised in R.S. & L.R. Dag Nos. 3848 & 4100 under L.R. Khatian Nos. 959, 398, 3265, 2210, 2761, 2634, 1234, 757, 1312, 1456, 157, 8882, 1014, 8602

which is clearly as under as per Dag & Khatian wise –

R.S. & L.R. Dag No.	L.R. Khatian No.	Out of total land	Share of land	Saleable land area	Nature
3848	8602	30 Decimals	0.1751	05.25 Decimal	Shali
3848	398, 557, 2210,	30 Decimals	0.0440	01.32 Decimals	Shali
3848	2634	30 Decimals	0.1581	04.12 Decimals	Shali
4100	1014, 1456, 157	32 Decimals	0.1032	03.30 Decimals	Shali

Total Saleable land area **13.99 Decimals**

the aforesaid land lying and situated at Mouza- **BISHNUPUR**, J.L. No. 44, R.S. No. 126, at present Touzi No. 10, within the local limits of **Chandpur Gram Panchayet**, within the jurisdiction of Rajarhat Police Station, under A.D.S.R. office Rajarhat New Town, in the District of North 24 Parganas, in the State of West Bengal.

It is clearly stated herein that the Vendor hereby sell the aforesaid land admeasuring an area of **13.99 Decimals** together with all easement rights of the same unto and in favour of the Purchaser herein and the said land is butted and bounded as under :-

R.S. & L.R. Dag No. 4100 is butted and bounded:-

ON THE NORTH BY : R.S. & L.R. Dag No. 3842

ON THE SOUTH BY : R.S. & L.R. Dag No. 4100 (P)

ON THE EAST BY : R.S. & L.R. Dag No. 4101

ON THE WEST BY : 10'-0" wide Panchayet Road. (Kacha)

The annual proportionate rent will be payable as per State Government Rules and Regulations.

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed its Director's hands after going through the contents of this Deed of Conveyance on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the Parties at Kolkata in Presence of :-

1. [Signature]

for - [Signature]
[Signature]

THE NEW TOWN PROJECTS PRIVATE LIMITED

Meena Singhal
Director

SIGNATURE OF THE VENDOR

2. [Signature]

for - [Signature]
[Signature]

WITHAL SERVICES PVT. LTD.

M. R. Bandhu
Director

SIGNATURE OF THE PURCHASER

✓
✓

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchaser, a sum of Rs. 25,84,200/- (Rupees twenty five lakhs eighty four thousand two hundred) only being the full consideration money of the schedule mentioned land and payment as per memo below.

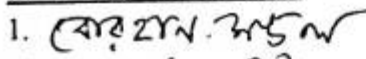
MEMO

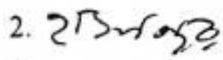
Date	Mode of payment	Drawn on	Amount (Rs.)
06.12.17	ch-179804	Federal Bank R.N. Mukherjee Road Kot-700001	25,84,200/-
			/

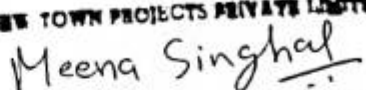
Rs. 25,84,200/-

(Rupees twenty five lakhs eighty four thousand two hundred) only

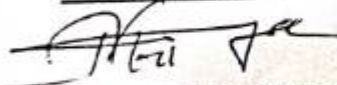
WITNESSES:

1. 
 Sr. - Mr. 2nd
 2nd - 9th 12/17

2. 
 Sr. - Mr. 2nd
 2nd - 9th 12/17

101 NEW TOWN PROJECTS PRIVATE LIMITED

 Meena Singhal
 Director

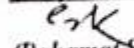
Deed prepared by:



(MRINAL KANTI MUKHERJEE)
 Advocate
 WB/296/1989
 HIGH COURT at Calcutta

SIGNATURE OF THE VENDOR

Composed by:


 (Rahamat Shaikh)
 TYPISTS' ASSOCIATION ROOM, A.D.S.R. Office - Bidhannagar
 Kolkata-91

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

WITHAL SERVICES PRIVATE LIMITED

13/06/1995

Permanent Account Number

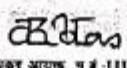
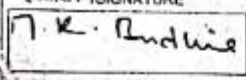
AAACW4481E

2003007

WITHAL SERVICES PVT. LTD.

M. R. R. R. R.

Director

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AFAPB5130P	
	नाम /NAME MANOJ KUMAR BUDHIA	
	पिता का नाम /FATHER'S NAME PRABHU DAYAL BUDHIA	
	जन्म तिथि /DATE OF BIRTH 24-12-1964	
हस्ताक्षर /SIGNATURE		
	आयकर आयुक्त, प.प्र.-III COMMISSIONER OF INCOME-TAX, W.B.-III	

M.K. Budhia.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NEW TOWN PROJECTS
PRIVATE LIMITED

09/08/2004

Permanent Account Number

AABCN9596L



Signature

ATTESTED



ATTESTED

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTILSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खो जाने या कृपया सूचित करें/सीटाए :

आयकर पैन सेवा यूनिट, UTILSL

प्लॉट नं: 3, सेक्टर 11, सीडीबीएलपूर

नवी मुंबई-400 614.

New Town Projects Pvt. Ltd.

Meena Singhal

Director

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 M. V. R. Reddy	LH					
	RH.					

WTHAL SLRVICES PVT. LTD.

ATTESTED :- *M. V. R. Reddy*
Director

 Meena Singhal	LH					
	RH.					

THE TOWN PROJECTS PRIVATE LIMITED

ATTESTED :- *Meena Singhal*
Director

PHOTO	LH					
	RH.					

ATTESTED :-

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

√: 19-201718-013684416-1

Payment Mode Online Payment

BRN Date: 18/12/2017 11:15:42

Bank : State Bank of India

BRN : IK00KHPNK1

BRN Date: 18/12/2017 11:17:18

DEPOSITOR'S DETAILS

Id No. : 15230001729131/1/2017
(Query No./Query Year)

Name : MRINAL KANTI MUKHERJEE
Contact No. : Mobile No. : +91 9734822046
E-mail :
Address : HIGH COURT CALCUTTA KOLKATA 700001
Applicant Name : Mr MANOJ KUMAR BUDHIA
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230001729131/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	129130
2	15230001729131/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	25856
3	15230001729131/1/2017	Mutation/Conversion -Receipt	0029-00-800-028-27	560
Total				155546

In Words : Rupees One Lakh Fifty Five Thousand Five Hundred Forty Six only

Major Information of the Deed

Major information of the Deed

Deed No :	I-1523-12809/2017	Date of Registration	20/12/2017
Query No / Year	1523-0001729131/2017	Office where deed is registered	
Query Date	15/12/2017 7:19:05 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	MANOJ KUMAR BUDHIA 18 R N MUKHERJEE ROAD 2nd FLOOR, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836048243, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs 25,84,200/-	Rs. 25,84,200/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 1,29,230/- (Article:23)	Rs. 25,856/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Bishnupur

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-3848	LR-8602	Bastu	Shali	5.25 Dec	9,45,000/-	9,45,000/-	
L2	LR-3848	LR-2210	Bastu	Shali	1.32 Dec	2,37,600/-	2,37,600/-	
L3	LR-3848	LR-2634	Bastu	Shali	4.12 Dec	7,41,600/-	7,41,600/-	
L4	LR-4100	LR-1014	Bastu	Shali	3.3 Dec	6,60,000/-	6,60,000/-	Width of Approach Road: 10 Ft.,
		TOTAL :			13.99Dec	25,84,200 /-	25,84,200 /-	
		Grand Total :			13.99Dec	25,84,200 /-	25,84,200 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NEW TOWN PROJECTS PRIVATE LIMITED 113 N S ROAD, 4th FLOOR ROOM NO 59, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, PAN No.: AABCN9596L, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	WITHAL SERVICES PRIVATE LIMITED 18 RN MUKHERJEE ROAD 2nd FLOOR, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, PAN No.: AAACW4481E, Status :Organization, Executed by: Representative

Identative Details :

Name, Address, Photo, Finger print and Signature

MEENA SINGHAL (Presentant)

Wife of GIRDHARI LAL SINGHAL GC 37 SALT LAKE, Block/Sector: III, P.O:- BIDHANNAGAR, P.S:- South Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700106, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : NEW TOWN PROJECTS PRIVATE LIMITED (as DIRECTOR)

2 MANOJ KUMAR BUDHIA

Son of PRABHU DAYAL BUDHIA 18 R N MUKHERJEE ROAD 2nd FLOOR, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFAPB5130P Status : Representative, Representative of : WITHAL SERVICES PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name & address

Mr BROHAN MONDAL

Son of Mr. MOTALEB MONDAL

LAUHATI, P O - LAUHATI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , Identifier Of MEENA SINGHAL, MANOJ KUMAR BUDHIA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	NEW TOWN PROJECTS PRIVATE LIMITED	WITHAL SERVICES PRIVATE LIMITED-5.25 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	NEW TOWN PROJECTS PRIVATE LIMITED	WITHAL SERVICES PRIVATE LIMITED-1.32 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	NEW TOWN PROJECTS PRIVATE LIMITED	WITHAL SERVICES PRIVATE LIMITED-4.12 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	NEW TOWN PROJECTS PRIVATE LIMITED	WITHAL SERVICES PRIVATE LIMITED-3.3 Dec

Details as per Land Record

North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Bishnupur

	Plot & Khatian Number	Details Of Land
	LR Plot No - 3848(Corresponding RS Plot No - 3848), LR Khatian No - 8602	Owner: নিউটাউন প্রজেক্টস প্রা-লি., Address: 23এন এস রোড কলকাতা 1, Classification: শালি, Area: 0.07000000 Acre,
L2	LR Plot No - 3848(Corresponding RS Plot No - 3848), LR Khatian No - 2210	Owner: মহরম বিবি, Gurdian: ইয়াকুব, Address: নিজ, Classification: শালি, Area: 0.01000000 Acre,
L3	LR Plot No - 3848(Corresponding RS Plot No - 3848), LR Khatian No - 2634	Owner: আব্দুল রহিম মিন্দে, Gurdian: সরফত মিন্দে, Address: নিজ, Classification: শালি, Area: 0.04000000 Acre,
L4	LR Plot No - 4100(Corresponding RS Plot No - 4100), LR Khatian No - 1014	Owner: চিত্তরঞ্জন বুরি, Gurdian: মাখন বুরি, Address: নিজ, Classification: শালি, Area: 0.03000000 Acre,

Endorsement For Deed Number : I - 152312809 / 2017

On 18-12-2017

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 25,84,200/-

Uttam Garain

UTTAM GARAIN

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

On 19-12-2017

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

Presented for registration at 18.15 hrs on 19-12-2017, at the Private residence by MEENA SINGHAL ..

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

Execution is admitted on 19-12-2017 by MEENA SINGHAL, DIRECTOR, NEW TOWN PROJECTS PRIVATE LIMITED, 113 N S ROAD, 4th FLOOR ROOM NO 59, P.O.- GPO, P.S.- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr BROHAN MONDAL, . . Son of Mr MOTALB MONDAL, LAUHATI, P.O: LAUHATI, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

Execution is admitted on 19-12-2017 by MANOJ KUMAR BUDHIA, DIRECTOR, WITHAL SERVICES PRIVATE LIMITED, 18 RN MUKHERJEE ROAD 2nd FLOOR, P.O.- GPO, P.S.- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Mr BROHAN MONDAL, , Son of Mr MOTALEB MONDAL, LAUHATI, P.O: LAUHATI, Thana: Rajarhat, ,
Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

[Signature]

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 20-12-2017

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 25,856/- (A(1) = Rs 25,842/- ,E = Rs 14/-)
and Registration Fees paid by Cash Rs 0/-, by online = Rs 25,856/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/12/2017 11:17AM with Govt. Ref. No: 192017180136844161 on 18-12-2017, Amount Rs: 25,856/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK00KHPNK1 on 18-12-2017, Head of Account 0030-03-104-001-
16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,29,230/- and Stamp Duty paid by Stamp Rs 100/-,
by online = Rs 1,29,130/-

Description of Stamp

1. Stamp. Type: Impressed, Serial no 3472, Amount: Rs.100/-, Date of Purchase: 18/12/2017, Vendor name: Mita Dutta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/12/2017 11:17AM with Govt. Ref. No: 192017180136844161 on 18-12-2017, Amount Rs: 1,29,130/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK00KHPNK1 on 18-12-2017, Head of Account 0030-02-103-003-
02

[Signature]

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

of Registration under section 60 and Rule 69.
ed in Book - I
e number 1523-2017, Page from 383385 to 383407
g No 152312809 for the year 2017.



Digitally signed by DEBASISH DHAR
Date: 2017.12.29 16:16:01 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 12/29/2017 4:15:48 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)