

13403

I-12812/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 949611

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

[Signature]
Additional District Sub-Registrar
Calcutta, New Town, North 24-Parganas

20 DEC 2017

DEED OF CONVEYANCE

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

BETWEEN

3848
3843
4097

16

3468 18.12.2017

জেনারেল নাম

স্ট্যাম্প ভেজার স্বাক্ষর

বিধান নগর (সেন্ট্রাল সিটি) এ. ডি. এম. এম. এ.

মোট স্ট্যাম্প ক্রয় তার

সালান নং

মোট কত টাকা স্বাক্ষর

টিকিট বাবদ পূর্ব ভেজার মিতা দান

100

Negus services private

18.R.N. mukherjee Road

Kol-700001

27 NOV 2017

410000

Shikharil Singh



6937

Shikharil Singh



6939

H. R. Rindhi



স্বাক্ষর - জেনারেল

স্বাক্ষর - জেনারেল

স্বাক্ষর - জেনারেল

স্বাক্ষর - জেনারেল

স্বাক্ষর - জেনারেল

স্বাক্ষর - জেনারেল

Additional District Magistrate,
Rajshahi, New Town, North 24 P.S.

19 DEC 2017

RAJARHAT ESTATES PRIVATE LIMITED (having PAN : AACCR7671R) 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 Shri GIRDHARI LAL SINGHAL son of Late Fatehchand 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 -

NEGUS SERVICES PRIVATE LIMITED. (having PAN : AABCN5422D) 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 shali land admeasuring an area of **24.20 Decimals** more or less comprised in R.S. & L.R. Dag Nos. 3843, 4097, 4109 & 3848 under R.S. Khatian No. 33, L.R. Khatian Nos. 1950, 759, 3400 & 1418, 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 two separate purchase i.e. (1) land area 23.20 Decimals comprised in R.S. Dag Nos. 3843, 4097 & 4109 under R.S. Khatian No. 33, L.R. Khatian No. 1950, 3400 & 759 purchased from one Sibhas Jhuri son of Late Adaitya Jhuri (ii) Bibhas Jhuri son of late Adaitya Jhuri (iii) Gobinda Jhuri (iv) Ashok Jhuri (v) Sandhya Ghosh alias Jhuri all sons and daughter of late Kanai Lal Jhuri all of Chandpur, P.S. Rajarhat, District North 24 Parganas, by a registered Deed of Sale recorded in Book No. I, Being No. 03530 in the year 2006 which executed on 18/10/2005 and (2) land area 01.00 Decimals comprised in R.S. Dag No. 3848 under L.R. Khatian No. 1418 purchased from one Hassanur Molla, son of Late Didar Box Molla, resident of Lauhati, P.S. Rajarhat, District North 24 Parganas, by a registered Deed of Sale recorded in Book No. I, Being No. 02461 in the year 2006 which executed on 24/09/2004 both 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. 8786, in respect of said land measuring 01 Decimal 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 **24.20 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 **11.75 Decimals** more or less out of **24.20 Decimals** comprised in R.S. & L.R. Dag Nos. 3843, 4097 & 3848 under R.S. Khatian No. 33, L.R. Khatian Nos. 1950, 759, 3400 & 8786, 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 described in the schedule hereinafter written, at or for the total consideration of **Rs. 22,55,000/-** (Rupees twenty two lakhs fifty five thousand) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of **Rs. 22,55,000/-** (Rupees twenty two lakhs fifty five thousand) 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 **11.75 Decimals** more or less comprised in comprised in R.S. & L.R. Dag Nos. 3843, 4097 & 3848 under R.S. Khatian No. 33, L.R. Khatian Nos. 1950, 759, 3400 & 8786, 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 not 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.

A N D 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 rayati dakhali swattiya bisistha shali land admeasuring an area of **11.75 Decimals** more or less comprised in R.S. & L.R. Dag Nos. 3843, 4097 & 3848 under R.S. Khatian No. 33, L.R. Khatian Nos. 1950, 759, 3400 & 8786, which is clearly as under as per Dag & Khatian wise -

R.S. & L.R. Dag No.	R.S. Khatian No.	L.R. Khatian No.	Out of total land	Share of land	Saleable land area	Nature
3848	-	8786	30 Decimals	0.0333	01.00 Decimal	Shali
3843	33	3400 & 1950	15 Decimals	0.2500	03.75 Decimals	Shali
4097	33	3400 & 1950	28 Decimals	0.2500	07.00 Decimals	Shali

Total Saleable land area 11.75 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 **11.75 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. 4097 is butted and bounded:-

ON THE NORTH BY : R.S. & L.R. Dag No. 4049
 ON THE SOUTH BY : R.S. & L.R. Dag No. 4097 (P)
 ON THE EAST BY : R.S. & L.R. Dag No. 4097(P)
 ON THE WEST BY : R.S. & L.R. Dag No. 4098

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)*
Signature
Signature

2. *(Signature)*
Signature
Signature

FOR RAJARHAT ESTATES (P) LTD
(Signature)
 Director

SIGNATURE OF THE VENDOR

NEGUS SERVICES PVT. LTD.

(Signature)

SIGNATURE OF THE PURCHASER

Director

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchaser, a sum of **Rs. 22,55,000/-** (Rupees twenty two lakhs fifty five thousand) 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-171128	Federal Bank R. N. Mukherjee Road, Kolkata-400001	22,00,000/-
06.12.17	ch-171127	DD	55,000/-
			Rs. 22,55,000/-

(Rupees twenty two lakhs fifty five thousand) only

WITNESSES:

1. (Signature) Sr. - Mr. 271128

2. (Signature) Sr. - Mr. 271127

Deed prepared by:

(Signature)

(MRINAL KANTI MUKHERJEE)

Advocate

WB/296/1989

HIGH COURT at Calcutta

Composed by:

(Signature)
(Rahamat Shaikh)

TYPISTS ASSOCIATION ROOM, A.D.S.R. Office - Bidhannagar

OF RAJARHAT ESTATES (P) LTD.

(Signature)
Director

SIGNATURE OF THE VENDOR

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NEGUS SERVICES PRIVATE LIMITED

30/06/1995
Permanent Account Number

AABCN5422D

NEGUS SERVICES PVT. LTD

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

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
M.K. Budhia

आपका अधिकार, प.सं. III
COMMISSIONER OF INCOME-TAX, W.B. - III

M.K. Budhia.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJARHAT ESTATES PRIVATE
LIMITED



01/07/2004

Permanent Account Number

AACCR7671R

28127005

इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर
कृपया सूचित करें / लौटाएं
आयकर पैन सेवा इकाई, एन एस डी एल
लोकमैट मंडिर, टुड वल्ड, ए विंग, कामला मिल्स कंपाउंड
एस बी मार्ग, लोअर पारेल, मुंबई - 400 013

*If this card is lost / someone's lost card is found,
please inform / return to*

Income Tax PAN Services Unit, NSDL
3rd Floor, Trade World, A Wing,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013

Tel: 91-22-2499 4650, Fax: 91-22-2495 0604,
email: tininfo@nsdl.co.in

RAJARHAT ESTATES (P) LTD.

Accountant
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

 T.K. Bhalwal	LH					
	RH.					

NEGUS SERVICES PVT. LTD.

ATTESTED :- T.K. Bhalwal
Director

 Rajarhat Estates (P) Ltd	LH					
	RH.					

for RAJARHAT ESTATES (P) LTD

ATTESTED :- Rajarhat Estates (P) Ltd
Director

PHOTO	LH					
	RH.					

ATTESTED :-

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

19-201718-013685479-1

Payment Mode Online Payment

IN Date: 18/12/2017 11:23:33

Bank : State Bank of India

JRN : IK00KHPVF3

BRN Date: 18/12/2017 11:24:39

DEPOSITOR'S DETAILS

Id No. : 15230001711206/1/2017

[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	15230001711206/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	112570
2	15230001711206/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	22564
3	15230001711206/1/2017	Mutation/Conversion -Receipt	0029-00-800-028-27	470
Total				135704

In Words : Rupees One Lakh Thirty Five Thousand Seven Hundred Four only

Major Information of the Deed

Major information of the Deed

Deed No :	I-1523-12812/2017	Date of Registration	20/12/2017
Query No / Year	1523-0001711206/2017	Office where deed is registered	
Query Date	12/12/2017 9:46:15 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 22,55,000/-	Rs. 22,55,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 1,12,770/- (Article 23)	Rs. 22,564/- (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		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-3848	LR-8786	Bastu	Shali	1 Dec	1,80,000/-	1,80,000/-	
L2	LR-3843	LR-1950	Bastu	Shali	3.75 Dec	6,75,000/-	6,75,000/-	
L3	LR-4097	LR-1950	Bastu	Shali	7 Dec	14,00,000/-	14,00,000/-	
					11.75Dec	22,55,000 /-	22,55,000 /-	
		TOTAL :			11.75Dec	22,55,000 /-	22,55,000 /-	
		Grand Total :						

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RAJARHAT ESTATES PRIVATE LIMITED 113N S ROAD, 4th FLOOR, ROOM NO 59, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, PAN No.: AACCR7671R, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NEGUS SERVICES PRIVATE LIMITED 18 R N MUKHERJEE ROAD, 2nd FLOOR, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, PAN No.: AABCN5422D, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

Mr GIRDHARI LAL SINGHAL (Presentant)

Son of Late FATEH CHAND SINGHAL DL 37 SALT LAKE CITY, Block/Sector: III, P.O:- BIDHANNAGAR, P S - South Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700106, Sex: Male, By Caste Hindu, Occupation Business, Citizen of: India, Status : Representative, Representative of : RAJARHAT ESTATES PRIVATE LIMITED (as DIRECTOR)

2 Mr MANOJ KUMAR BUDHIA

Son of PRAVHU 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, Status : Representative, Representative of : NEGUS SERVICES PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name & address

BROHAN MONDAL

Son of 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 Mr GIRDHARI LAL SINGHAL, Mr MANOJ KUMAR BUDHIA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	RAJARHAT ESTATES PRIVATE LIMITED	NEGUS SERVICES PRIVATE LIMITED-1 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	RAJARHAT ESTATES PRIVATE LIMITED	NEGUS SERVICES PRIVATE LIMITED-3 75 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	RAJARHAT ESTATES PRIVATE LIMITED	NEGUS SERVICES PRIVATE LIMITED-7 Dec

Details as per Land Record

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

	Plot & Khatian Number	Details Of Land
L1	LR Plot No - 3848(Corresponding RS Plot No - 3848), LR Khatian No - 8786	Owner:রাজারহাট এস্টেটস প্রাঃ লিঃ, Address:23এ মেতাজী সুভাষ রোড, 4র্থ ফ্লোর, রুম নং-74 কলকাতা:-1, Classification:শালি, Area 0.01000000 Acre,
L2	LR Plot No - 3843(Corresponding RS Plot No - 3843), LR Khatian No - 1950	Owner:বিভাস ঝুড়ি, Gurdian:অদ্বৈত ঝুড়ি, Address:নিজ, Classification:শালি, Area 0.01000000 Acre,
L3	LR Plot No - 4097(Corresponding RS Plot No - 4097), LR Khatian No - 1950	Owner:বিভাস ঝুড়ি, Gurdian:অদ্বৈত ঝুড়ি, Address:নিজ, Classification:শালি, Area 0.04000000 Acre,

Endorsement For Deed Number : I - 152312812 / 2017

On 19-12-2017

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

Presented for registration at 18:30 hrs on 19-12-2017, at the Private residence by Mr GIRDHARI LAL SINGHAL .

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 22.55 000/-

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

Execution is admitted on 19-12-2017 by Mr GIRDHARI LAL SINGHAL, DIRECTOR, RAJARHAT ESTATES PRIVATE LIMITED, 113N S ROAD, 4th FLOOR, ROOM NO 59, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal India. PIN - 700001

Indetified by BROHAN MONDAL, , Son of MOTALEB 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 Mr MANOJ KUMAR BUDHIA, DIRECTOR, NEGUS SERVICES PRIVATE LIMITED, 18 R N MUKHERJEE ROAD, 2nd FLOOR, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal India, PIN - 700001

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



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 22,564/- (A(1) = Rs 22,550/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 22,564/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/12/2017 11:24AM with Govt. Ref. No: 192017180136854791 on 18-12-2017, Amount Rs: 22,564/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00KHPVF3 on 18-12-2017, Head of Account 0030-03-104-001-16

of Stamp Duty

that required Stamp Duty payable for this document is Rs. 1,12,770/- and Stamp Duty paid by Stamp Rs 100/-,
ne = Rs 1,12,670/-

Description of Stamp

Stamp: Type: Impressed, Serial no 3468, Amount: Rs. 100/-, Date of Purchase: 18/12/2017, Vendor name: Mita Dutta
escription of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/12/2017 11:24AM with Govt. Ref. No. 192017180136854791 on 18-12-2017, Amount Rs. 1,12,670/-,
Bank State Bank of India (SBIN0000001), Ref. No. IK00KHPVF3 on 18-12-2017, Head of Account 0030-02-103-003-
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Shan

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

e of Registration under section 60 and Rule 69.
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ng No 152312812 for the year 2017.



Digitally signed by DEBASISH DHAR
Date: 2017.12.29 16:23:53 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 12/29/2017 4:23:42 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)