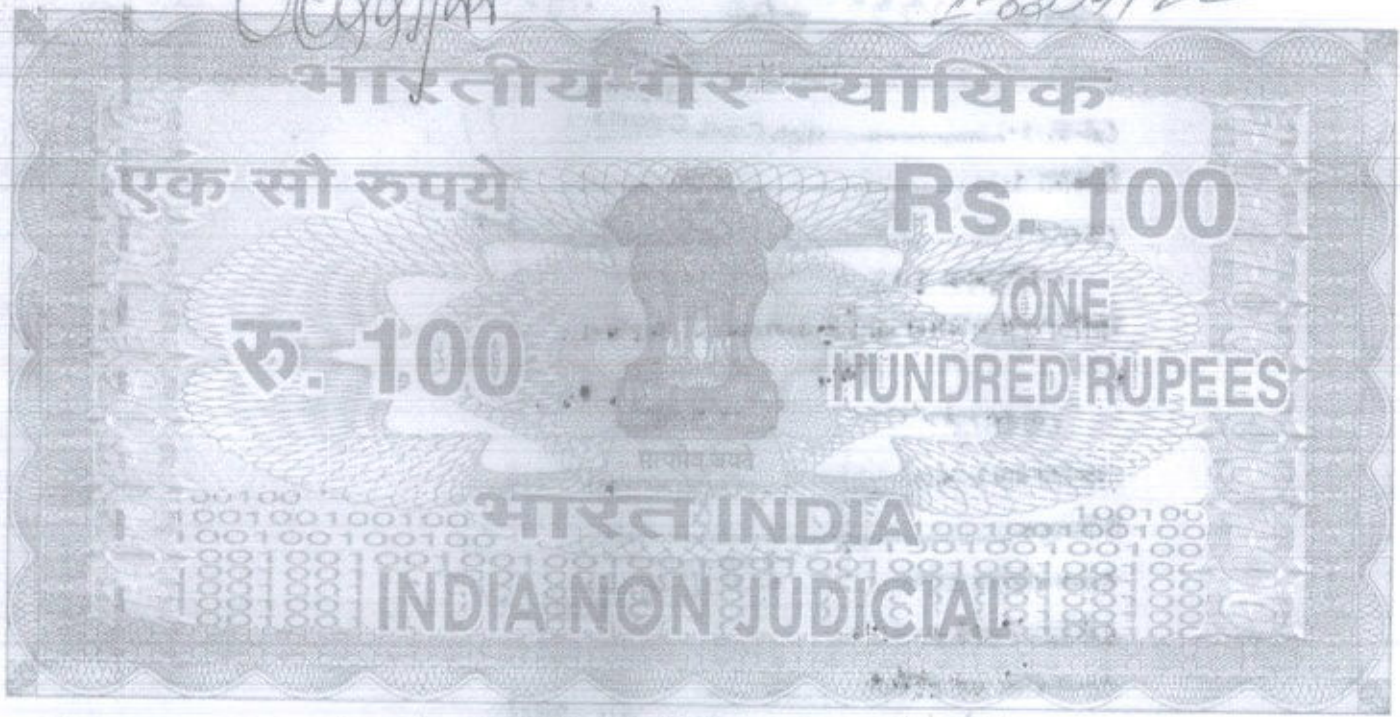


08557/22

7-8337/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AF 217600

25/07/2022
Q- 20022/3263/2022

NOTED THAT THE CONVEYANCE IS IN ACCORDANCE
WITH THE PROVISIONS OF THE REGISTRATION ACT, 1908
AND THE CONVEYANCE IS VALID AND EFFECTIVE

(Signature)

District Sub-Registrar-IV
Registration 1908
Alipore, South 24 Parganas
25 JUL 2022

DEED OF CONVEYANCE

THIS INDENTURE is made this 25th day of July 2022 (TWO THOUSAND TWENTY TWO) of the Christian Era,

স্মারক নং ১১৪১ তারিখ ১৭-০৭-১২

স্বাক্ষর ১০০/ SANKAR SAHOO
Advocate
High Court, Calcutta

সিদ্ধান্ত : ১-.....

ভেদান্ত : ১-..... *Rasmita Paul*

লাইসেন্স প্রাপ্ত ব্যক্তি

কালিপুর দয়দয় এ.ডি.এল.আর. আদালত

১. সি

ভেদান্তের নাম : নাম

স্মারকের নাম : ১- ব্যক্তি :

চিহ্ন : ১-.....

স্মারক বহিঃস্থ তারিখ ২৪ ০ ৪ ০ ০

ই.টি.ডি. বা মোটর নং : ১-২

স্মারক বহিঃস্থ কল্যাণ উইলিং

14 JUL 2022

District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 JUL 2022

B E T W E E N

EXCELLA REALTORS PRIVATE LIMITED (PAN: AACCE1856B), a Private Limited Company, having its registered office at 291/52, Kaikhali, Mondal Ganti, V.I.P. Road, P.O. - Airport, P.S. - Baguiati, Kolkata - 700052, District - North 24-Parganas, being represented by its Authorized Signatory **ANIRBAN ROY** (PAN: AEYPR9559M), (Aadhar No.2053 3476 1437), son of Arindam Kumar Roy, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 5/47, Dumdum Road, Ghughudanga, Kolkata - 700030, District - North 24 Parganas, hereinafter called and referred to as the **"VENDOR"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include **its** successor or successors-in-office or-interest and assigns) of the **ONE PART**.

A N D

SRI DILIP SEN (PAN : BGXPS9845R), (Aadhaar No. 4663 7831 7931), son of Late Gopal Sen, by faith - Hindu, by occupation - cultivation , by Nationality - Indian, residing at 4 No. Kholishakotapally, P.O.- Rajbari, P.S.- Dum Dum, Kolkata - 700081, District - North 24 Parganas, hereinafter called and referred to as the **"PURCHASER"** (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
25 JUL 2022

his heirs, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART**.

WHEREAS Feluram Pramanick was the owner of all that piece and parcel of land measuring about 36.4 decimal more or less lying and situated at Mouza - Mamudpur, J.L. No. 33, R.S. No. 75, R.S. Khatian No. 253, R.S. Dag No. 1048 within the limits of Moukhali Gram Panchayat, P.S. - Bishnupur in the District of South 24 Parganas by virtue of records of rights of concerned B.L. & L.R.O., Revisional Settlement and also said Faluram Pramanick seized, possessed the said land free from all encumbrances and charges in any manner whatsoever.

AND WHEREAS during peaceful physical possession of the said property said Feluram Pramanick died intestate living behind his widow wife Smt. Sova Rani Pramanick, one daughter Kamala Pramanick and only five sons namely Sri Gopal Pramanick and others as his legal heirs and successors to the property and estate left by the said Feluram Pramanick.

AND WHEREAS thereafter said Sova Rani Pramanick died intestate living behind her one daughter and five sons as her legal heirs and successors to the property and estate left by the said Sova Rani Pramanick.

AND WHEREAS as per provision of Law of Hindu Succession Act, 1956 said Kamala Pramanick, Gopal Pramanick and four sons became the owner of said land and each became the owner of undivided 1/6th share of said land and also they were seized, possessed thereof free from all encumbrances and charges in any manner whatsoever.

AND WHEREAS by a Deed of Gift dated 04.08.2011 registered at the office of the A.D.S.R. – Bishnupur and duly recorded in Book No. I, CD Volume No. 17, Pages from 512 to 525, Being No. 4347 for the year 2011, said Smt. Kamala Pramanick gifted, transferred her share of land unto and in favour of her five brothers.

AND WHEREAS by virtue of inheritance and also by virtue of said deed of gift said Anil Pramanick became the owner of Sali land measuring about 36.4 decimal more or less and also seized, possessed thereof free from all encumbrances and charges in any manner whatsoever.

AND WHEREAS by a Deed of Sale dated 06.08.2012 registered at the office of the A.D.S.R. – Bishnupur duly recorded in Book No. I, CD Volume No. 15, Pages from 4156 to 4171, Being No. 05400 for the year 2012, Sri Anil Pramanick, son of Late Feluram Pramanick of Mamudpur, P.O. – Kanyanagar, P.S. – Bishnupur, District – South 24 Parganas, therein described as the vendor of the one part and Excelia Realtors Private Limited, a Private Limited Company having its

registered office at 2, Dharmadas Row, Kolkata – 700026 represented by its Director Sri Dulal Chandra Nandi, son of Late Kalipada Nandi and Sri Raja Saha, son of Sri Mihir Saha, therein described as the purchaser of the other part said vendor for the valuable consideration mentioned therein, granted, sold, transferred and conveyed unto and in favour of the said purchaser herein all that piece and parcel of land measuring about **36.4 Decimal** more or less lying and situated at Mouza – Mamudpur, Touzi No. 395, J.L. No. 33, R.S. No. 75, R.S. Dag No. 1048, L.R. Dag No. 1072, R.S. Khatian No. 253, L.R. Khatian No. 126/1, 923, 17/1, under Moukhali Gram Panchayat, more fully and particularly described in the schedule written therein.

AND WHEREAS by a Deed of Sale dated 06.08.2012 registered at the office of the A.D.S.R. – Bishnupur duly recorded in Book No. I, CD Volume No. 15, Pages from 4172 to 4187, Being No. 05401 for the year 2012, Sri Gopal Pramanick, son of Late Feluram Pramanick of Mamudpur, P.O. – Kanyanagar, P.S. – Bishnupur, District – South 24 Parganas, therein described as the vendor of the one part and Excelia Realtors Private Limited, a Private Limited Company having its registered office at 2, Dharmadas Row, Kolkata – 700026 represented by its Director Sri Dulal Chandra Nandi, son of Late Kalipada Nandi and Sri Raja Saha, son of Sri Mihir Saha, therein described as the purchaser of the other part said vendor for the valuable consideration mentioned therein, granted, sold, transferred and conveyed unto and

in favour of the said purchaser herein all that piece and parcel of land measuring about **36.4 decimal** more or less lying and situated at Mouza – Mamudpur, Touzi No. 395, J.L. No. 33, R.S. No. 75, R.S. Dag No. 1048, L.R. Dag No. 1072, R.S. Khatian No. 253, L.R. Khatian No. 126/1, 923, 232/1, under Moukhali Gram Panchayat, more fully and particularly described in the schedule written therein.

AND WHEREAS by virtue of said two separate deed of sale the vendors herein have become the owners of all that land measuring about **72.8 decimal** more or less and also mutated its name in the records of concerned B.L. & L.R.O. vide L.R. Khatian No. **1277** under L.R. Dag No. **1072** in respect of the said plot of land.

AND WHEREAS the Vendor herein declare that the said property is free from all encumbrances, charge and liens and the Vendor has got free clear and marketable title therein and the Vendor also hereby declare that the said property is not subject to any charge and the Vendor has not received any notice of acquisition or requisition from the Government of West Bengal or any other authority or authorities and that the said property is not attached in execution of any decree passed by any competent court of law and also the Vendor has not borrowed any money upon creating mortgage of the said property by depositing the title deeds and creating equitable mortgage and there is no impediment on the part of the Vendor to sell, transfer and convey the said property.

AND WHEREAS the Vendor herein due to urgent necessity of money have decided to sale/transfer of **ALL THAT** piece and parcel of Sali land measuring about **35 decimal** more or less lying and situated at Mouza – Mamudpur, J.L. No. 33, Re.Sa. No. 75, Touzi No. 395, L.R. Khatian No. **1277**, L.R. Dag No. **1072**, under P.S. – Bishnupur, Pin – 743610, A.D.S.R.O. – Bishnupur, within the local limit of Moukhali Gram Panchayet, in the District of South 24-Parganas, more fully and particularly described in the schedule written herein free from all encumbrances, charges, lien, lispens and/or attachments of whatsoever in nature for and a total sum of Rs.9,42,165/- (Rupees Nine Lakhs Forty Two Thousand One Hundred and Sixty Five) only.

AND WHEREAS the Purchaser herein after obtaining such information of Sale/Transfer of the schedule referred property made a proposal to the Vendor herein to purchase the same and for which the Vendor and the purchaser verbally discussed over the issue and accordingly the Purchaser agreed to Purchase **ALL THAT** piece and parcel of Sali land measuring about **35 decimal** more or less lying and situated at Mouza – Mamudpur, J.L. No. 33, Re.Sa. No. 75, Touzi No. 395, L.R. Khatian No. **1277**, L.R. Dag No. **1072**, under P.S. – Bishnupur, Pin – 743610, A.D.S.R.O. – Bishnupur, within the local limit of Moukhali Gram Panchayet, in the District of South 24-Parganas, at or for a total sum of Rs.9,42,165/- (Rupees Nine Lakhs

Forty Two Thousand One Hundred and Sixty Five) only free from all sorts of encumbrances and charges thereof in any manner whatsoever.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

In pursuance of said agreement and in consideration of the sum of Rs.9,42,165/- (Rupees Nine Lakhs Forty Two Thousand One Hundred and Sixty Five) only duly paid by the Purchaser to the vendor before execution of this deed of conveyance, the receipt whereof the vendor hereby admit and acknowledge and of and from the same or every part thereof forever acquit, release and discharge the Purchaser as also every portion of the demised plot of land free from all encumbrances and charges the Vendor hereby grant, sell, convey transfer assign and assure **ALL THAT** piece and parcel of Sali land measuring about **35 decimal** more or less lying and situated at Mouza - Mamudpur, J.L. No. 33, Re.Sa. No. 75, Touzi No. 395, L.R. Khatian No. **1277**, L.R. Dag No. **1072**, under P.S. - Bishnupur, Pin - 743610, A.D.S.R.O. - Bishnupur, within the local limit of Moukhali Gram Panchayet, in the District of South 24-Parganas, more fully and particularly described in the schedule hereunder written and hereinafter referred to as "the said land" OR HOWSOEVER OTHERWISE said land and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished TOGETHER WITH all rights,

liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said land or any and every part thereof belonging to or in any way, appertaining to or usually hold, used, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto and the rents, issues, profits thereof and all other legal incidents thereof all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim and demand whatsoever, of the Vendor unto and upon the said land and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity TO HAVE AND TO HOLD the said property, hereby granted, transferred, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances whatsoever.

THE VENDOR HEREBY COVENANT WITH THE PURCHASER

AS FOLLOWS:-

- 1) **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendor herein or its predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor

fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and

- II) **THAT** notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- III) **THAT** the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold, occupy, possess and enjoy the said land hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for their absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and

- IV) **THAT** free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispence and attachments whatsoever; and
- V) **THAT** further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or its predecessor-in-title or any of them shall and will from time to time and all times hereafter the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, deeds, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and
- VI) **THAT** the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and

- VII) **THAT** no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- VIII) **THAT** the Vendor has not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property have been affected by any scheme of road alignment or for any other purposes; and
- IX) **THAT** the Purchaser and all person claiming through or under their have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- X) **THAT** the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispence or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- XI) **THAT** simultaneously with the execution of this deed of conveyance, the vendor hereby deliver peaceful vacant possession

of the said land and road/passage leading to said land described in the schedule below unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, Purchaser by virtue of this deed of conveyance absolutely and forever;

XII) **THAT** the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and

XIII) **AND FURTHER THAT** the Purchaser shall be entitled to get its name mutate in the records of local Panchayat office, B.L.R.O office and/or recorded in any other Government records and shall obtain separate document/s of title in respect of the said land hereby transferred, sold and conveyed in the manner aforesaid **AND THAT** the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of the said plots of land in favour of the Purchaser in the records at the office of the Block Land and Land Reforms and Collectorate and other Govt. Offices.

XIV) **THE VENDOR** doth hereby declare and confirm that they have not hold any excess of land within the meaning of W.B. Land Reforms Act 1956 and also Urban Land (Ceiling & Regulation) Act 1976.

: THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of **Sali** land measuring about **35 decimal** more or less lying and situated at Mouza - Mamudpur, J.L. No. 33, Re.Sa. No. 75, Touzi No. 395, L.R. Khatian No. **1277**, L.R. Dag No. **1072**, under P.S. - Bishnupur, Pin - 743610, A.D.S.R.O. - Bishnupur, within the local limit of Moukhali Gram Panchayet, in the District of South 24-Parganas, **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, total area of land as shown in the plan attached herewith and marked with RED colour border which shall be treated as part of this indenture and butted and bounded as follows: -

ON THE NORTH : Vendors land;

ON THE SOUTH : Vendors land;

ON THE EAST : Vendors land;

ON THE WEST : Vendors land;

The said land is to be used for cultivation purpose.

IN WITNESS WHEREOF the Vendor and Purchaser have hereto unto set and subscribed their hands the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

in the presence of :-

1. Biswajit Mondal
Shyampani, Howrah
Pin - 711314

EXCELLA REALTORS PVT. LTD.

Amirbom Roy

Director

SIGNATURE OF THE VENDOR

2. Manoj Kumar
Nall, Howrah
Pin - 711312

DEED PREPARED BY ME

Sankar Das

Advocate

F421/412/2006

High Court, Calcutta,

RECEIVED of and from the within named Purchaser within mentioned sum of Rs. **9,42,165/-** (Rupees Nine Lakhs Forty Two Thousand One Hundred and Sixty Five) only by the Vendor as total consideration money as per memo below:

MEMO OF CONSIDERATION

Date	Mode of Payment	Bank & Brach	Amount in (Rs.)
22/07/2022	RTGS		8,00,000/-
	CASH		1,42,165/-
Total (Rupees Nine Lakhs Forty Two Thousand One Hundred and Sixty Five) only.			9,42,165/-

WITNESSES :-

1. *Biswajit Mondal*

EXCELLA REALTORS PVT. LTD.

Anirban Roy
Director

SIGNATURE OF THE VENDOR

2. *monas kumar*

SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Silky Sen</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



EXCELLA REALTORS PVT. LTD.

Anirban Roy

Director

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

PHOTO

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



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

GRN Details

GRN: 192022230081242118 Payment Mode: Online Payment (SBI Epay)
GRN Date: 24/07/2022 17:53:48 Bank/Gateway: SBIEPay Payment Gateway
BRN : 6891507400832 BRN Date: 24/07/2022 17:56:02
Gateway Ref ID: IGANZTDVB0 Method: State Bank of India NB
Payment Status: Successful Payment Ref. No: 2002213263/11/2022
[Query No./Query Year]

Depositor Details

Depositor's Name: Mr Ashok Chowdhury
Address: S S PALLY
Mobile: 9830142268
Period From (dd/mm/yyyy): 24/07/2022
Period To (dd/mm/yyyy): 24/07/2022
Payment ID: 2002213263/11/2022
Dept Ref ID/DRN: 2002213263/11/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002213263/11/2022	Property Registration- Stamp duty	0030-02-103-003-02	28285
2	2002213263/11/2022	Property Registration- Registration Fees	0030-03-104-001-16	9436
Total				37721

IN WORDS: THIRTY SEVEN THOUSAND SEVEN HUNDRED TWENTY ONE ONLY.



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2002213263/2022	Office where deed will be registered
Query Date	20/07/2022 6:10:31 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Sankar Sahoo 123B, South Sinthi Road, Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 9836580358, 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. 9,42,165/-	Rs. 9,42,165/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 28,285/- (Article:23)	Rs. 9,436/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: MAUKHALI, Mouza: Mamudpur, JI No: 33, Pin Code : 743610

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1072 (RS :-)	LR-1277	Shali	Shali	35 Dec	9,42,165/-	9,42,165/-	
Grand Total :					35Dec	9,42,165 /-	9,42,165 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	EXCELLA REALTORS PRIVATE LIMITED 291/52, Kaikhali, Mondal Ganti, V.I.P. Road, City:- , P.O:- Airport, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700052 PAN No.: aaxxxxxx6b, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr DILIP SEN Son of Late Gopal Sen4 No. Kholishakotapally, City:-, P.O:- Rajbari, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700081 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: bgxxxxxx5r, Aadhaar No: 46xxxxxxxx7931, Status :Individual, Not Executed	Individual	Not Executed

Representative Details :

SI No	Name & Address	Representative of
1	Mr ANIRBAN ROY Son of Mr ARINDAM KUMAR ROY5/47 DUMDUM RD GHUGHUDANGA, City:-, P.O:- GHUGHUDANGA, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx9M, Aadhaar No: 20xxxxxxxx1437	EXCELLA REALTORS PRIVATE LIMITED (as Authorized Signatory)

Identifier Details :

Name & address
Mr Biswajit Mondal Son of Mr Deb Kumar Mondal Gobindapur, City:-, P.O:- Gobindapur, P.S:-Shyampur, District:-Howrah, West Bengal, India, PIN:- 711314, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr DILIP SEN, Mr ANIRBAN ROY

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	EXCELLA REALTORS PRIVATE LIMITED	Mr DILIP SEN-35 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: MAUKHALI, Mouza: Mamudpur, JI No: 33, Pin Code : 743610

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1072, LR Khatian No:- 1277	Owner:এজেন্সা রিয়েলটরস প্রা লি, Gurdian:গাভ-মহঃ দ্বুপু আদিনি, Address:2, মহাবিদ্যালয়, কোলকাতা-26 , Classification:গাবি, Area:0.92000000 Acre,	EXCELLA REALTORS PRIVATE LIMITED

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.

2. Query is valid for 30 days (i.e. upto 19-08-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 19-08-2022)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
10. It appears that seller/transferor is not recorded owner/tenant. Please get his/her name mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website: banglarbhumii.gov.in.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BISHNUPUR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card

AEYPR9559M

ANIRBAN ROY

पिता का नाम / Father's Name
ARINDAM KUMAR ROY

जन्म का तिथि / Date of Birth
05/08/1977

हस्ताक्षर / Signature
Anirban Roy



Anirban Roy

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

Income Tax PAN Services Unit, IITSL
Plot No. 2, Sector H, CBD Belapur
Navi Mumbai - 400 614

इस कार्ड के खोने/प्राप्त होने का सूचना दें/वापस करें -
आयकर पैन सेवा यूनिट, IITSL
प्लॉट नं. 2, सेक्टर H, सीडी बी बेलपुर
नवी मुंबई - 400 614



ভারত সরকার
Unique Identification Authority of India
Government of India

ভূমিকাভুক্তির আই ডি/Enrollment No.: 1040/19156/04789

To
অনির্বান রায়
Anirban Roy
5/47 DUMDUM ROAD
GHUGHUDANGA, GHUGHUDANGA
Ghughudanga, Kolkata
West Bengal 700030
9299437363

18082012



MN124429582DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2053 3476 1437

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



অনির্বান রায়
Anirban Roy
পিতা : অরিন্দম কুমার রায়
Father : Arindam Kumar Roy
জন্ম সাল / Year of Birth : 1977
মুদ্রা / Mark



2053 3476 1437

আধার - সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সাহায্য হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

0442998



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
5/47, দুমদুম রোড, ঘুঘুদাঙ্গা,
কলকাতা, পশ্চিমবঙ্গ,
700030

Address:
5/47, DUMDUM ROAD,
GHUGHUDANGA,
GHUGHUDANGA,
Ghughudanga, Kolkata, West
Bengal, 700030



1047
1800 180 1847



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No 1367
Bhubaneswar-751 037

Anirban Roy

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DILIP SEN

GOPAL SEN

02/03/1956

Permanent Account Number

BGXPS9845R

Dilip Sen

Signature



02/03/1956

Dilip Sen



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

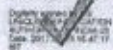
Enrolment No.: 1178/67111/09615

To
Dilip Sen
S/O: Gopal Sen
4 kholisha kota pally
opp-3 tampal
Rajbari Colony
North 24 Parganas Rajbari Colony
West Bengal - 700081
9830836006

Download Date: 05/07/2017

Generation Date: 23/05/2017

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

4663 7831 7931

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Dilip Sen
DOB: 02/03/1956
MALE



4663 7831 7931

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:

S/O: Gopal Sen, 4 kholisha kota
pally, opp-3 tampal, Rajbari
Colony, North 24 Parganas,
West Bengal - 700081

4663 7831

7931



10-47



help@uidai.gov.in



www.uidai.gov.in

dilip sen

Major Information of the Deed

Deed No :	I-1604-08337/2022	Date of Registration	25/07/2022
Query No / Year	1604-2002213263/2022	Office where deed is registered	
Query Date	20/07/2022 6:10:31 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Sankar Sahoo 123B, South Sinthi Road, Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No : 9836580358, 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. 9,42,165/-	Rs. 9,42,165/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 28,385/- (Article:23)	Rs. 9,468/- (Article:A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: MAUKHALI, Mouza: Mamudpur, JI No: 33, Pin Code : 743610

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-1072 (RS :-)	LR-1277	Shali	Shall	35 Dec	9,42,165/-	9,42,165/-	
Grand Total :					35Dec	9,42,165 /-	9,42,165 /-	

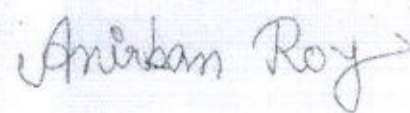
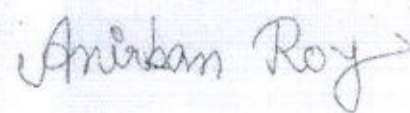
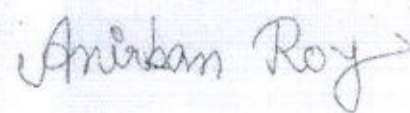
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	EXCELLA REALTORS PRIVATE LIMITED 291/52, Kaikhali, Mondal Ganti, V.I.P. Road, City:- , P.O:- Airport, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700052 , PAN No.:: aaxxxxxx6b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

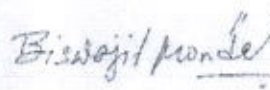
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr DILIP SEN Son of Late Gopal Sen 4 No. Kholishakotapally, City:- , P.O:- Rajbari, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700081 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.: bgxxxxxx5r, Aadhaar No: 46xxxxxxxx7931, Status :Individual, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature															
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr ANIRBAN ROY (Presentant) Son of Mr ARINDAM KUMAR ROY Date of Execution - 25/07/2022, , Admitted by: Self, Date of Admission: 25/07/2022, Place of Admission of Execution: Office</td><td></td><td></td><td></td></tr><tr><td>Jul 25 2022 2:06PM</td><td>LTI</td><td>25/07/2022</td><td>25/07/2022</td></tr></table>	Name	Photo	Finger Print	Signature	Mr ANIRBAN ROY (Presentant) Son of Mr ARINDAM KUMAR ROY Date of Execution - 25/07/2022, , Admitted by: Self, Date of Admission: 25/07/2022, Place of Admission of Execution: Office				Jul 25 2022 2:06PM	LTI	25/07/2022	25/07/2022			
Name	Photo	Finger Print	Signature													
Mr ANIRBAN ROY (Presentant) Son of Mr ARINDAM KUMAR ROY Date of Execution - 25/07/2022, , Admitted by: Self, Date of Admission: 25/07/2022, Place of Admission of Execution: Office																
Jul 25 2022 2:06PM	LTI	25/07/2022	25/07/2022													
5/47 DUMDUM RD GHUGHUDANGA, City:- , P.O:- GHUGHUDANGA, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AExxxxxx9M, Aadhaar No: 20xxxxxxxx1437 Status : Representative, Representative of : EXCELLA REALTORS PRIVATE LIMITED (as Authorized Signatory)																

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Biswajit Mondal Son of Mr Deb Kumar Mondal Gobindapur, City:- , P.O:- Gobindapur, P.S:-Shyampur, District:-Howrah, West Bengal, India, PIN:- 711314			
	25/07/2022	25/07/2022	25/07/2022
Identifier Of Mr DILIP SEN, Mr ANIRBAN ROY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	EXCELLA REALTORS PRIVATE LIMITED	Mr DILIP SEN-35 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: MAUKHALI, Mouza: Mamudpur, JI No: 33, Pin Code : 743610

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1072, LR Khatian No:- 1277	Owner:এক্সেলা রিয়েলটরস প্রা লি, Gurdian:দফে-মহঃ রুহুল আমিন, Address:2, ধর্মদাস রো, কোলকাতা-26 , Classification:শালি, Area:0.92000000 Acre,	EXCELLA REALTORS PRIVATE LIMITED

Endorsement For Deed Number : I - 160408337 / 2022

On 25-07-2022

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.

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

Presented for registration at 14:02 hrs on 25-07-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr ANIRBAN ROY .

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 9,42,165/-

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

Execution is admitted on 25-07-2022 by Mr ANIRBAN ROY, Authorized Signatory, EXCELLA REALTORS PRIVATE LIMITED (Private Limited Company), 291/52, Kaikhali, Mondal Ganti, V.I.P. Road, City:- , P.O:- Airport, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700052

Indetified by Mr Biswajit Mondal, . . Son of Mr Deb Kumar Mondal, Gobindapur, P.O: Gobindapur, Thana: Shyampur, . Howrah, WEST BENGAL, India, PIN - 711314, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,468/- (A(1) = Rs 9,422/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 9,436/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/07/2022 5:56PM with Govt. Ref. No: 192022230081242118 on 24-07-2022, Amount Rs: 9,436/-, Bank: SBI EPay (SBlePay), Ref. No. 6891507400832 on 24-07-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 28,285/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 28,285/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2382, Amount: Rs.100/-, Date of Purchase: 19/07/2022, Vendor name: R Pal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/07/2022 5:56PM with Govt. Ref. No: 192022230081242118 on 24-07-2022, Amount Rs: 28,285/-, Bank: SBI EPay (SBlePay), Ref. No. 6891507400832 on 24-07-2022, Head of Account 0030-02-103-003-02

(Signature)

Anupam Halder

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 251738 to 251763
being No 160408337 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.07.25 16:12:24 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/07/25 04:12:24 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)