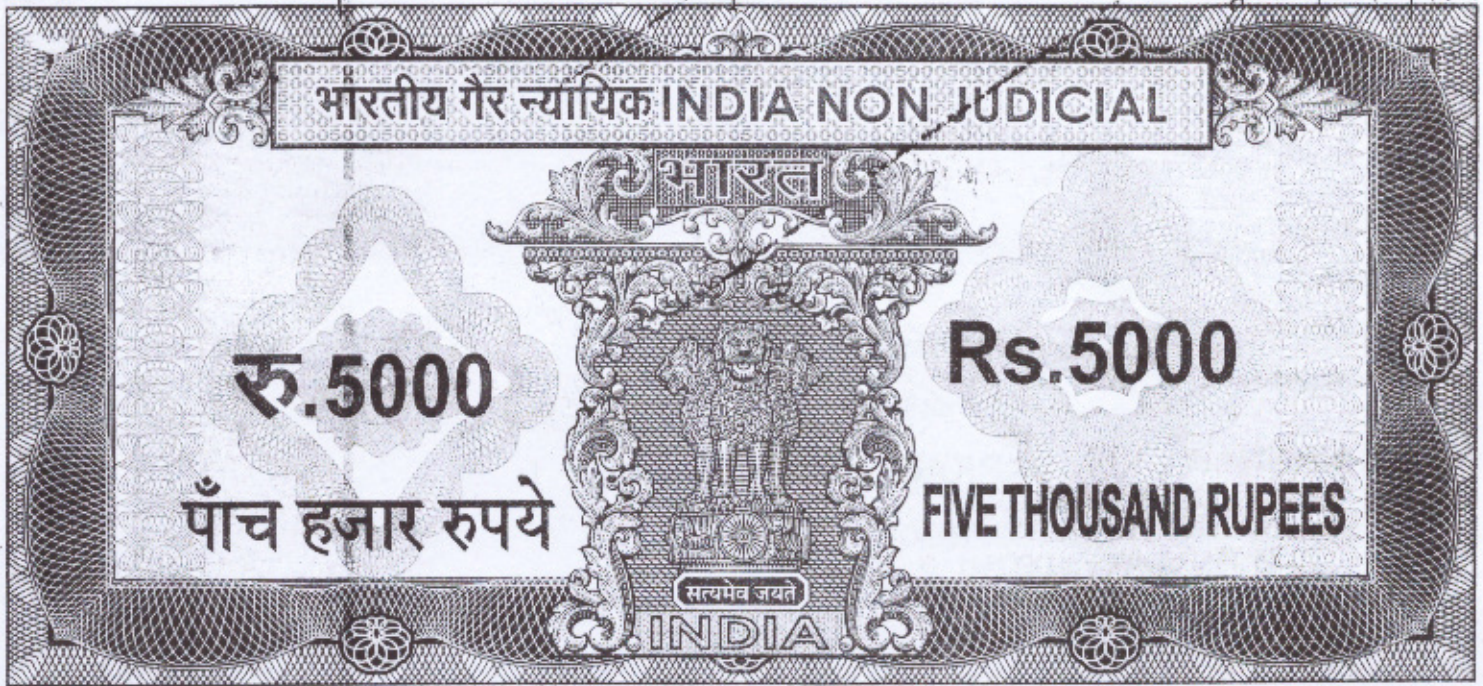


10034

109542/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

D 453544

21.09.17
e-11/315762

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.

Additional District Sub-Registrar,
Rajarhat, New Town, North 24-PGs

Nature of Document : Deed Of Conveyance

21 SEP 2017

Date : 21.09.17

Parties to this Deed of Conveyance:

Vendor : NATIONAL BUILDINGS CONSTRUCTION CORPORATION LTD., a vendor registered under the companies Act, 1995, having its registered office at NBCC Bhawan, Lodhi Road, New Delhi- 110003, Herein after referred to as the **"VENDOR"** of the **FIRST PART.**

LTD, to execute and perform or caused to be done, executed and performed all or any of the following acts , deeds , matters, and things as mentioned herein on their behalf, inter alia.

To sign and execute the Deed of Conveyance for transfer and to admit the execution there of and get such documents, duly registered.

3. The Vendor, after receiving permissive possession, got the plan sanctioned (hereinafter referred to as the "**PLAN**") comprising NBCC VIBGYOR TOWERS and took up construction and development in terms of the said agreement NBCC VIBGYOR TOWERS is hereinafter referred to as the NBCC VIBGYOR TOWERS.
4. The NBCC VIBGYOR TOWERS is more fully described in the **SECOND SCHEDULE** here to. The common portions, amenities and facilities of the NBCC VIBGYOR TOWERS are more fully described in part-'A' of the **THIRD SCHEDULE** hereto and hereinafter collectively referred to as the NBCC VIBGYOR TOWERS. The Common Portions, amenities and facilities of a particular Building in NBCC VIBGYOR TOWERS are more fully described in part-'B' of the **THIRD SCHEDULE** hereto and are hereinafter referred to as the "**BUILDING COMMON PORTIONS**".

5. Pursuant to an Application made by th Purchaser for purchase of an apartment in the NBCC VIBGYOR TOWERS by a letter of allotment , hereafter referred to as the "**ALLOTMENT LETTER**" the Vendor agreed to allot to the Purchaser an apartment more fully described in the **FOURTH SCHEDULE** hereto and hereafter referred to as the "**SAID APARMENT**", **SUBJECT To** the purchaser agreeing to the terms and Conditions in the Allotment Letter.
6. The Vendor completed the construction of the NBCC VIBGYOR TOWERS including the said apartment and called upon the Purchaser to take possession of the Said Apartment and pursuant thereto the Purchaser has taken possession of the Said Apartment.
7. This Conveyance is being executed by the Vendor in favour of the Purchaser, to give effect to the transfer of the Said Apartment and the undivided impartibly proportionate share in the NBCC VIBGYOR TOWERS Common Portions and Building Common Portions with the right of user and enjoyment thereof in favour of the Purchaser.

Transfer:

In consideration of the Purchaser agreeing to observe and perform the terms & conditions herein motioned and in consideration of the payment made by the purchaser as mentioned in the **FIFTH SCHEDULE** herein, the Vendor doth hereby grant, sell, convey,

transfer, assign and assure unto the purchaser **ALL THAT** the Said Apartment more fully described and mentioned in the **FOURTH SCHEDULE** hereto, **TOGETHER WITH** an undivided impartible proportionate share in the NBCC VIBGYOR TOWERS common portions and the building common portions describe in the **THIRD SCHEDULE** hereto **TOGETHER WITH** the right of user and enjoyment of such common portions in common with other Purchasers of apartments with in the NBCC VIBGYOR TOWERS according to the nature, scope and extent as per the applicable law(s) (all of which are, hereafter ,collectively ,referred to as "the **SAID APERTMENT AND THE PROPARTIES APPURTENANT THERETO**") to **HAVE AND TO HOLD** the Said Apartment and the Properties Appurtenant thereto , absolutely and forever, free from all encumbrances ,subject to the observance and performance of the specific covenants, stipulations, restrictions and obligations mentioned hereafter and the same shall be deemed to be covenants running with the Land.

The Vendor, notwithstanding the aforesaid expects and reserve unto himself all mines and minerals of whatever nature lying in or under the said property together with full liberty at all times for the Vendor its agents and workmen to enter upon all or any part of the property to search for win, make, merchantable and carry away the said mines and minerals under or upon the said property or any adjoining lands of the Vendor and to lay down the surface of all or any part of the said property and any building under or hereafter to be created thereon making fair compensation to the purchaser for damage done

into him thereby subject to the payment of land revenue payable in respect of other imposition payable or which May become lawfully payable in respect of said property and all public rights or easement affecting the same.

Purchaser's Covenants: The Purchaser doth hereby covenant with the Vendor as follows:

1. The Purchaser has , inter alia , inspected and verified all the documents as also the plan of the NBCC VIBGYOR TOWERS and also the plan of the building and/or the Said Apartment and is satisfied as to the construction thereof and the condition and description of all fixtures and fittings installed and/ or provided therein and also as to the amenities and facilities appertaining to the Said Apartment and to the nature, scope and extent of benefit or interest in the NBCC VIBGYOR TOWERS Common Portions and the Building Common Portions.
2. The Purchaser has further agreed that no complaint regarding, design, layout, accommodation, specifications, fittings and fixtures, repairs etc . of the Said Apartment , the amenities and facilities provided in the Said Apartment and/or in the NBCC VIBGYOR TOWERS and/or in the NBCC VIBGYOR TOWERS Common Portions and/or Building Common Portions And/or with regard to

maintenance of NBCC VIBGYOR TOWERS and/or with regard to formation of maintenance organization/association for the NBCC VIBGYOR TOWERS shall be entertained by the Vendor after handing over possession of the Said Apartment.

3. Within one year from the Deemed Date of Possession (as mentioned in clause (g) below), a maintenance body/ association , for carrying out the maintenance and un keep of the NBCC VIBGYOR TOWERS Common Portions and/or the building Common Portions, shall be formed by the allottees/ purchasers of the apartment s of NBCC VIBGYOR TOWERS and join and become a member of the Association to be so formed/ constituted under the applicable law(s).In case the Association is not formed ,for any reason whatsoever, within the stipulated period of one year as stated herein, then , and in such event , the responsibility of maintenance and management of NBCC VIBGYOR TOWERS Common Portions and/or the building Common Portions shall be handed over by the Vendor to any welfare association /society or to any interim body formed/to be formed amongst the resident Purchasers of apartments or to a group of Purchasers who will take over the possession and control of the NBCC VIBGYOR TOWERS Common Portions and/or the Building Common Portions on behalf of themselves and also on behalf of all other Purchasers of apartments within the NBCC VIBGYOR TOWERS. In this

regard the Purchaser doth hereby indemnify and agree to keep the Vendor saved, harmless and indemnified in all respect.

4. The Vendor shall not pay the maintenance etc. for any vacant Apartment(s) in the NBCC VIBGYOR TOWERS before/after the NBCC VIBGYOR TOWERS Common Portions and/or the Building Common Portions are handed over in terms of clause (c) above, as the case may be, either to the Association or to the welfare association/society or to an interim body formed/to be formed from amongst the resident purchasers of apartments or to a group of purchasers who will take over the possession of NBCC VIBGYOR TOWERS common portions and the building common portions on behalf of themselves and also on behalf of all other purchasers of apartments within the NBCC VIBGYOR TOWERS.
5. After the handing over of the possession (as mentioned in clause (C) above), the NBCC VIBGYOR TOWERS Common Portions and the Building common portions as described in the **THIRD SCHEDULE** hereto shall be held by the welfare association/society or by the interim body or the group of purchasers or the association as the case may be (but, finally by the Association upon its formation) **SUBJECT HOWEVER TO** the rights and entitlement of the purchaser to use all such common portions in common with

other Purchasers of apartment in the NBCC VIBYGOOR TOWERS.

6. The NBCC VIBGYOR TOWERS Common Portions and/or the Building Common Portions cannot, on any ground whatsoever, be partitioned or divided nor can anybody, whatsoever, be entitled to claim to have exclusive right, of any manner whatsoever, to any portion or portions of the NBCC VIBGYOR TOWERS Common Portions and/or the Building Common Portions.
7. The Purchaser shall, on and from the Deemed Date of Possession of the Said Apartment (I.e. the date as may be so decided by the Vendor and notified as such to the allottees including to the purchaser herein) pay municipal taxes, charges, levies and impositions payable as the owner or the occupier of the Said Apartment and the Properties Appurtenant thereto, including all charges for repairs, maintenance and replacement (as also proportionate share of all taxes, levies and/or impositions, if any, on NBCC VIBGYOR TOWERS Common Portions and the Building Common portions) as may be payable by the purchaser for the management, administration and maintenance of the said flat NBCC VIBGYOR TOWERS Common Portions and the Building Common Portions.

8. The Purchaser shall not allow the Said Apartment to be so used as to cause annoyance or inconvenience to the owners/occupiers of the adjoining or neighboring apartments/buildings and shall not allow it to be used for any unhygienic, unlawful or immoral purposes or purposes subversive to the Government established by law in India.
9. After handing over the possession of the NBCC VIBGYOR TOWERS Common Portions (including the Residents Activity Centre) and the Building Common Portions as mentioned in clause (d) above, the responsibility for looking after , managing and running of the Residents Activity Centre within the NBCC VIBGYOR TOWERS (hereinafter referred to as the "RAC") shall ultimately vest in the Association upon its formation at the costs and expenses of the Association **SUBJECT HOWEVER TO** the members of the RAC (including the Purchaser herein) making timely payments of the dues of RAC to the association .The RAC including the land, all structures, facilities, furniture, fixtures, equipments etc. shall always be deemed to be a part of the NBCC VIRGYOR TOWERS Common Portions.
10. The Purchaser admits, acknowledges and accepts that, notwithstanding anything herein contained, all common areas, facilities, amenities and portions and/or in the Building in which the Said Apartment is located will be those which are meant by the Vendor to be used and enjoyed in common

by the Purchasers/Residents thereof, and which are not earmarked/reserve for any specific person or specific purpose by the Vendor, at its sole discretion.

That the authorized officer of the Sanctioning authority **Executive Engineer 11 NKDA on 11.02.2013** have certified that the building NBCC VIBGYOR TOWERS at the premises no.01-175 in action area IC New Town Kolkata is fit for occupation as Residential Building with endorsement Approved Completion Plan.

The Vendor hereby confirms that this document is a sale within the meaning of Section 54 of the Transfer of Property Act, 1882.

THE FIRST SCHEDULE ABOVE REFERRED TO

[Said Land]

ALL THAT the piece and/or parcel of Land admeasuring about 10(Ten) acres be the same or little more or less being Premises No. 01-175 (Erstwhile Plot No.CE/2 in Block No. CE) in Street No.175 Action Area 1 situated in New Town, Kolkata Police Station: Rajarhat, District North 24- Paraganas presently in Panchayat area, which is butted and bounded as follows:

ON THE NORTH : Street No. 175

ON THE SOUTH : Premises No.02-MAR(SE);

Green & Premises Nos. 02-208 & 04-208

ON THE EAST : Premises no 04-208, 06-208, 08-208, 10-208,

12-208, 14-208, 16-208, 18-208, 20-208, 22-208, 24-208, on Street No. 208, Green Road, Green, Premises No. 25-186, 23-186, 21-186, 19-186, 17-186, 15-186, 13-186, 11-186, 09-186, 07-186, 05-186, 03-186, 01-186 on Street No. 186, Green.

ON THE WEST : 5M Wide walk- link canal

THE SECOND SCHEDULE ABOVE REFERRED TO

[NBCC VIBGYOR TOWERS]

ALL THAT the piece and parcel of Land admeasuring 10(Ten) Acres, more or less being a portion of the said Land described in the **FIRST SCHEDULE** herein above, **TOGETHER WITH** all the buildings and structures comprised therein including the common areas, amenities and facilities provided therein.

THE THIRD SCHEDULE ABOVE REFERRES TO

PART-A

[NBCC VIBGYOR TOWERS]

ALL THAT the Common areas, [Lift, Swimming pool, etc] facilities, amenities and portions of the NBCC VIBGYOR TOWERS (including the Residents Activity Center) which are meant by the Vendor to be used and enjoyed in common by the purchasers/residents (including the Purchaser herein) thereof and which are not earmarked/reserved for any specific person or specific purpose, by the Vendor.

PART-B


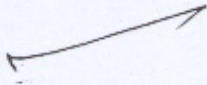
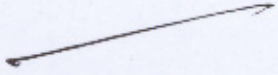
[Building Common Portions]

ALL THAT the Common areas, [Lift, Swimming Pool, etc] facilities amenities and portions within the building in which the Said Apartment is located which are meant by the Vendor to be used and enjoyed in common by the purchasers/residents (including the purchaser herein) thereof and which are not earmarked/reserved for any specific person or specific purpose by the Vendor.

THE FOURTH SCHEDULE ABOVE REFERRED TO

[The Said Apartment]

ALL THAT the residential apartment within NBCC VIBGYOR TOWERS and delineated on the plan annexed hereto and bordered in colour "**RED**" there on **TOGETHER WITH** the undivided proportionate impartible share, appurtenant to the covered area of the Said Apartment ,in the Land comprised within the NBCC VIBYOR TOWERS **AND TOGETHER FURTHER WITH** the car parking space(s) and/or the two wheeler parking space(s), if any , as per details given herein below:

- i) Apartment NO. **G09.7** 
- ii) **Type- IV**
- iii) Super built up area of the said Apartment: **1578.ft.** consisting 3 Bed Room, 1living cum drawing Room,1 Servant Quarter,1 Kitchen, 4 Toilet and 1 Balcony. 
- iv) **Two COVERED car parking space** 

THE FIFTH SCHEDULE ABOVE REFERRED TO

[Consideration]

Rs.25,38,700/- (Rupees Twenty Five Lakh Thirty Eight Thousand Seven Hundred Only) towards (Basic Cost + PLC+ Parking (s)) for the Said Apartment and the Properties Appurtenant thereto paid by the Purchasers to the Vendor in full and final satisfaction and the Vendor doth hereby admits and acknowledges the same.

IN WITNESS WHERE OF the parties have put their respective signature hereto the day , month and year first above written.

EXECUTED & DELIVERED by the
PARTIES at Kolkata in the presence of :

1. Prashant Kumar
House no. 94, New SBI Colony
ITI - Digha, Patna - 800011

2. Dipankar Ghosh
Ramchandrapur, Sonarpur
Kolkata - 700103

G. Mandal
गौतम मंडल / GOUTAM MONDAL
ज. मंडल (ई.ए.) / Dy. General Manager (Engrs.)
एन.सी.सी. (इंडिया) लिमिटेड / NBCC (INDIA) LIMITED
(एन.सी.सी. लि. इंडिया) / (A Government of India Enterprise)
R&A (Engrs), VEDIC Tower, New Town, Rajshahi, Kolkata-45
NBCC Space Works, East Sector Station

Drafted By.

APURBA MANDAL
Apurba Mandal
(Advocate)
Alipore Judges' Court
& Police Court
Cal-27

Enl. NO- WB- 1759/99

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO :	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO :	left hand					
	right hand					

Name GOUTAM MONDAL

Signature G. Mondal

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AHAPP0335Q



नाम /NAME

NAMIT PATWARI

पिता का नाम /FATHER'S NAME

SUBHASH KUMAR PATWARI

जन्म तिथि /DATE OF BIRTH

14-12-1982

हस्ताक्षर /SIGNATURE

Namit Patwari

[Signature]
आयकर आयुक्त (सी.ओ.) पटना

COMMISSIONER OF I-TAX (CO), PATNA

Namit Patwari

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AGXPP3472G



नाम /NAME

PRASHANSA PATWARI



पिता का नाम /FATHER'S NAME

SUBHASH KUAMR PATWARI

जन्म तिथि /DATE OF BIRTH

26-03-1980

हस्ताक्षर /SIGNATURE

Prashansa Patwari

आयकर अधिकारी (सी.ओ.) पटना

COMMISSIONER OF TAX (CO), PATNA

Prashansa Patwari

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

GRN: 19-201718-008022697-1

Payment Mode Online Payment

GRN Date: 18/09/2017 18:51:14

Bank : State Bank of India

BRN : IK00HPEZB6

BRN Date: 18/09/2017 18:52:19

DEPOSITOR'S DETAILS

Id No. : 15231000314762/4/2017

[Query No./Query Year]

Name : apurba mandal

Contact No. :

Mobile No. : +91 9830242183

E-mail :

Address : prantik soanrpur kolkata 700150

Applicant Name : Mr Apurba Mondal

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks :

Sale, Sale by any Central/State Govt
undertaking/authority/SPV Payment No 3

PAYMENT DETAILS

Sl No.	Identification No.	Head of A/C Description	Head of A/C	Amount
1	15231000314762/4/2017	Property Registration- Stamp duty	0030-02-103-003-02	205224
2	15231000314762/4/2017	Property Registration- Registration Fees	0030-03-104-001-16	35048

Total

240272

In Words : Rupees Two Lakh Forty Thousand Two Hundred Seventy Two only

Major Information of the Deed

Deed No :	I-1523-09542/2017	Date of Registration	21/09/2017
Query No / Year	1523-1000314762/2017	Office where deed is registered	
Query Date	11/09/2017 4:33:26 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Apurba Mondal Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830212183, Status :Advocate		
Transaction		Additional Transaction	
[0106] Sale, Sale by any Central/State Govt undertaking/authority/SPV		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 25,38,700/-		Rs. 91,40,230/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 2,10,224/- (Article:23)		Rs. 35,048/- (Article:A(1), E)	
Remarks	Remission on the difference of Market Value and SET Forth Value is applicable, SD and Fee calculated on 25,38,700/-Interest on Stamp Duty and Registration Fees (IF applicable) are also added Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :

District: North 24-Parganas, P.S:- Rajarhat, Mouza: Hidco (Block - C E), Project Name :NBCC - HIG Pin Code : 700156

Sc h No.	Plot No Details	Khatian Details	Floor Area (In Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1	RS - 2		Super Built-up Area: 1578	23,67,000/-	84,18,630/-	Floor No: 9, Apartment Type: Flat/Apartment Residential Use , Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 72 Ft. , Other Amenities: Lift Facility ,Swimming Pool ,Gymnasium ,Date Of Completion of Flat :11/02/2013Status of Completion : Completed, New Flat ,
A2	RS - 2		Area of Covered Garage: 135	1,51,700/-	4,75,200/-	Gr. Floor, Apartment Type: Covered Garage Residential Use , Floor Type: Cemented, Age of Flat: 0 Year, Approach Road Width: 72 Ft. , Other Amenities: Lift Facility ,Swimming Pool ,Gymnasium ,Date Of Completion of Flat :11/02/2013Status of Completion : Completed, New Flat ,
A3	RS - 2		Area of Covered Garage: 70	20,000/-	2,46,400/-	Gr. Floor, Apartment Type: Covered Garage Residential Use , Floor Type: Cemented, Age of Flat: 0 Year, Approach Road Width: 72 Ft. , Other Amenities: Lift Facility ,Swimming Pool ,Gymnasium ,Date Of Completion of Flat :11/02/2013Status of Completion : Completed, New Flat ,



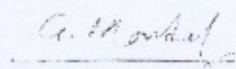
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	N B C C LTD NBCC Bhawan, Lodhi Road, P.O:- New Delhi, P.S:- Lajpat Nagar, District:-New Delhi, Delhi, India, PIN - 110003 , PAN No.:: AAACN3053B, Status :Organization, Executed by: Representative, Executed by: Representative

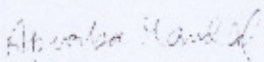
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Prashansa Patwari Daughter of Mr S K Patwari 6A Rajendra Nagar, P.O:- Rajendra Nagar, P.S:- KADAMKUAN, District:-Patna, Bihar, India, PIN - 800016 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AGXPP3472G, Status :Individual, Status : Not Executed
2	Mr Namit Patwari Son of Mr S K Patwari 6A Rajendra Nagar, P.O:- Rajendra Nagar, P.S:- KADAMKUAN, District:-Patna, Bihar, India, PIN - 800016 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AHAPP0335Q, Status :Individual, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Goutam Mondal (Presentant) Son of Date of Execution - 21/09/2017, , Admitted by: Self, Date of Admission: 21/09/2017, Place of Admission of Execution: Office			
	Sep 21 2017 12:04PM	LTI 21/09/2017	21/09/2017	
NBCC Bhawan, Lodhi Road, P.O:- New Delhi, P.S:- Lajpat Nagar, District:-New Delhi, Delhi, India, PIN - 110003, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : N B C C LTD (as Athorized Signatory)				

Identifier Details :

Name & address
Mr Apurba Mondal Son of Mr M Mondal Alipore, 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 Mr Goutam Mondal

21/09/2017

Transfer of property for A1		
Sl.No	From	To. with area (Name-Area)
1	N B C C LTD	Prashansa Patwari-789.000000 Sq Ft,Mr Namit Patwari-789.000000 Sq Ft
Transfer of property for A2		
Sl.No	From	To. with area (Name-Area)
1	N B C C LTD	Prashansa Patwari-67.500000 Sq Ft,Mr Namit Patwari-67.500000 Sq Ft
Transfer of property for A3		
Sl.No	From	To. with area (Name-Area)
1	N B C C LTD	Prashansa Patwari-35.000000 Sq Ft,Mr Namit Patwari-35.000000 Sq Ft

Endorsement For Deed Number : I - 152309542 / 2017

On 11-09-2017

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 91,40,230/-



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

On 21-09-2017

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.

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

Presented for registration at 11:35 hrs on 21-09-2017, at the Office of the A.D.S.R. RAJARHAT by Mr Goutam Mondal ,.

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

Execution is admitted on 21-09-2017 by Mr Goutam Mondal, Authorized Signatory, N B C C LTD, NBCC Bhawan, Lodhi Road, P.O:- New Delhi, P.S:- Lajpat Nagar, District:-New Delhi, Delhi, India, PIN - 110003

Indetified by Mr Apurba Mondal, , Son of Mr M Mondal, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35,048/- (A(1) = Rs 35,034/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 35,048/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/09/2017 6:52PM with Govt. Ref. No: 192017180080226971 on 18-09-2017, Amount Rs: 35,048/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00HPEZB6 on 18-09-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,10,224/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,05,224/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1139, Amount: Rs.5,000/-, Date of Purchase: 18/09/2017, Vendor name: S K Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 18/09/2017 6:52PM with Govt. Ref. No: 192017180080226971 on 18-09-2017, Amount Rs: 2,05,224/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00HPEZB6 on 18-09-2017, Head of Account 0030-02-103-003-02



Debasish Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2017, Page from 285203 to 285226

being No 152309542 for the year 2017.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2017.10.12 17:19:26 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 12-10-2017 17:19:20
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)



पंजाब नैशनल बैंक  punjab national bank
...मरोते का प्रतीक ! ...the name you can BANK upon !

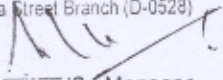
BO: DHARMATALA STREET (052800)
120 LENIN SARANI, KOLKATA-700013
PH 033 2265-2601

Dated :18-12-2017

TO WHOM IT MAY CONCERN.

We confirmed that the Nmit patwari & prasansa patwari borrowers availed HBL at our and the original allotment letter issued by NBCC, kept at Housing loan file.

पंजाब नैशनल बैंक / PUNJAB NATIONAL BANK
धर्मतला स्ट्रीट शाखा / Dharmatala Street Branch (D-0528)


BRANCH HEAD प्रबंधक / Sr. Manager



FORM G

CERTIFICATE OF RECORD OF TITLE OF LAND,BUILDING OR DWELLING-UNIT OR SHOP OR
ANY OTHER UNIT

Certificate No. : 0101521811003894.

Issuance Date : The 25th day of Sep, 2018

It is hereby Certified that the title of ~~land /building/dwelling unit/shop/establishment/any other unit~~ has been recorded in the Register of the New Town Kolkata Development Authority in the following manner :-

1. Name of the Owner/~~Lessee/Sub-Lessee~~ as recorded in the register : Ms. Prashansa Patwari And Mr Namit Patwari
2. Address of the property as recorded in the register : Apartment No. G09.7, Type-IV, Two Covered CPS, NBCC Vibgyor Towers, Action Area-I, Newtown, kolkata-700156
3. Premises No. : 01-0175
4. Assessee No. : 001-0175-e-00-00039-10
5. Holding No. : N/A
6. Total Area : N/A
 - a. Flat : 1578 Sq.ft.
 - b. Car Parking Space : N/A
 - c. Utility Room : N/A
 - d. Unit/Shop : N/A
 - e. Terrace : N/A
 - f. Two Wheeler Space : N/A

Signature valid

Digitally signed by DIP KUMAR DAS
Date: 2018.09.25 17:38:56 IST

Signature of ESTATE MANAGER
NEW TOWN KOLKATA DEVELOPMENT AUTHORITY

POSSESSION LETTER

No:NBCC/RE/Vibgyor/2011/504

September 9, 2011

The AGM (Estate Management)
NBCC Vibgyor Tower,
Kolkata.

SUB: HANDING OVER OF THE POSSESSION OF APARTMENT NO. G09.7(Type IV) AT NBCC VIBGYOR TOWERS, NEW TOWN RAJARHAT, KOLKATA.

Ref: File No. 504

The above mentioned Type IV apartment, having Non-Prime location at NBCC Vibgyor Towers, Rajarhat Kolkata having super area **1578 sft** was allotted **Ms.Prashansa Patwari and Mr. Namit Patwari.**

You are advised to let the allottee(s) to inspect the premises described above and to deliver the physical possession of the same to **Ms.Prashansa Patwari and Mr. Namit Patwari** addrees at, 6 -A,Rajendra Nagar Patna-800016.

You would ensure that the possession of the above flat is delivered to the allottee(s) during Sepetember/October,2011. One copy of possession certificate bearing signature of allottee(s) be sent to this office after handing over of possession to the allottee(s).

Addl.GENERAL MANAGER

Copy to:

Ms.Prashansa Patwari and Mr. Namit Patwari addrees at, 6 -A,Rajendra Nagar Patna-800016.

with the request to contact R.N.Dutta, (Mob. No. 9432014106) AGM(Estate Management) NBCC Vibgyor Tower Kolkata. On production of this letter you will be able to inspect the said flat to your satisfaction. The possession of the above flat may please be taken during the period mentioned above. You are requested to please take possession of your apartments on any date after **09.09.2011.**

Addl.GENERAL MANAGER

NATIONAL BUILDINGS CONSTRUCTION CORPORATION LIMITED
(A Govt of India Enterprise)
REAL ESTATE DIVISION

POSSESSION CERTIFICATE

Name of Allottee(s): **Ms.Prashansa Patwari and Mr. Namit Patwari.**

ADDRESS: 6 -A,Rajendra Nagar Patna-800016.

Customer file No. **504**

Ref : Possession Letter No. No:NBCC/RE/Vibgyor/ 2011/ 504 dated September 9, 2011,in respect of Flat No. **G09.7** at NBCC Vibgyor Towers, New Town Rajarhat, Kolkata.

Certified that I/we have taken physical possession of the Type IV Flat No. **G09.7** super area **1578 sqft** having **Non-Prime location** at NBCC Vibgyor Towers, Kolkata from NBCC Ltd on this 16th day of Sept 2011, alongwith fittings and fixtures in perfect condition and in order.

I/we have satisfied myself/ourself with workmanship and specifications & fixtures as per the attached inventory list and found the same in order.

POSSESSION HANDED OVER BY
For and on behalf of NBCC Ltd

AGM (ESTATE MANAGEMENT)

R. N. DATTA

Addl. General Manager
NBCC Ltd.

Vibgyor Tower, Kolkata-156

POSSESSION TAKEN OVER BY

SIGNATURE Namit Patwari

NAME: **NAMIT PATNARI**

ADDRESS: **6A, RAJENDRA NAGAR
PATNA- 800016**

Possession taken over

(Prashant Kumar)