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Certified that the document is admitted to register. The witness clerks/students & the under-writer's name/students attached with this document are the part of this document.

Additional District Sub-Registrar
Majhera, New Town, North 24-Pgs

08 JUN 2018

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 18th day of JUNE Two Thousand And Eighteen of the Christian Era.



BETWEEN

Signature of the Party
Signature of the Party

৩৬০২ ২৩-৫-১৪ EMO/

ক্রমিক নাম
স্থান (ভেজার আফস)
বিধান নম্বর (সর্বশেষ সিটি) এ. ডি. এর আর
যেটি স্থান্য ক্রম তা
জানান নং
চতব্বী বাসকণ্ঠর ভেজার-মিতা দত্ত.

Bridhama Roadstate PVT2
HD-169 Sultare city sector 1
10 MAY 2018 KOL 700064
998000



Additional District
Magistrate, New Town, North Dakshin

U 8 JUN 2018

MRS. PRABIR KUMAR SAHA (having PAN – AMIPST176H) s/o Late Subodh Kumar Saha, Occupation: Business by Nationality: Indians, by faith Hindu, residing at 32, Goabagan Lane, P.O.: Beadon Street S.O., Police Station: Burdola, Kolkata -700 006, hereinafter called the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal successors, executors, administrators, representatives, nominees and assigns) of the **FIRST PART**.

A N D

M/S. BRIDHDARA REAL ESTATE PVT. LTD. (having PAN – AAFCBA4789F), a registered Private Limited Company within the meaning of the Companies Act, 1956, having principal place of business at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, Kolkata – 700 064, 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 it's Successor or Successors-In-office, Administrators and Assigns) of the **SECOND PART AND** being represented by an authorized Director **MRS. JYOTI GUPTA** (having PAN – AFVPG4781L) wife of Sri Sanjay Gupta, by Nationality Indian, by Faith Hindu, by occupation Business residing at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, Kolkata – 700 064;

WHEREAS THE VENDOR HAS REPRESENTED TO THE PURCHASER THAT:

A. By a registered Deed of Conveyance dated 09.03.1956 duly registered at Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 35, Pages 261 to 270, Baling No. 2115 for the year 1956, the erstwhile Principal Landlord Roy Bahadur Kanai Lal Nandi sold, transferred and conveyed several Sali/Agriculture landed properties total admeasuring more or less 30.41 acres under several Khatians, all at Mauza: Sulanganj, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P. S. New Town, District: 24 Parganas now North 24 Parganas, to Mahan Lal Seal being Benamdar of Kartick Chandra Seal and to Renuka Bala Seal being Benamdar of Anil Chandra Seal free from all encumbrances whatsoever.

B. Since after the aforesaid purchase the said Kartick Chandra Seal, Mahan Lal Seal and Renuka Bala Seal thus became seized and possessed the aforesaid



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properties and subsequently during Revisional Survey Settlement their names had been duly recorded under R.S. Khalian Nos. 228 & 201 and, while in enjoyment thereof, on or about 1967 and 1969 the said Kartick Chandra Seal and Sri Anil Chandra Seal respectively filed Declaratory Suits being Title Suit No. 491 of 1967 and Title Suit No. 8 of 1969, in the 3rd Court of Munsiff at Seidah against the aforesaid Benamders Makhian Lal Seal and Renuka Bala Seal in respect of the aforesaid property AND finally obtained necessary decree against the aforesaid Benamders in respect of the aforesaid properties, and in consequences thereof, the said Kartick Chandra Seal and Sri Anil Chandra Seal thus became absolute owners in a proportions that the said Kartick Chandra Seal entitled to 2/3rd share and Anil Chandra Seal entitled to 1/3rd share of all the aforesaid properties and subsequently for better enjoyment thereof by mutual arrangement at Mauza: Sulanganl, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station, Rajahat at present P.S. New Town, District: 24 Parganas now North 24 Parganas and seized and possessed of and well and sufficiently entitle thereto free from all encumbrances whatsoever.

C. Subsequently the said Kartick Chandra Seal and Anil Chandra Seal sold out the major part or portions of their aforesaid landed properties to the different purchasers time to time by several registered deed of conveyances and subsequently for better enjoyment of the residuary properties they mutually divided amongst themselves and as per such mutual arrangement some of the properties along with a part of Sail Land measuring 0.25 acre comprised in part of R.S. Dag No.595 at Mouza: Sulanganl had been duly recorded in the name of said Kartick Chandra Seal who had been all along seized and possessed and in well enjoyment thereof as the absolute rayoil owner under the State Government without being interrupted by any person whatsoever and or from any corner whatsoever and his name is till yet recorded under L.R. Khalian No. 86.

D. By a Deed of Conveyance duly registered at the Sub- Registration Office at Cosalipore, Dum Dum and recorded in Book No. 1, Volume No. 17, Pages: 27 to 30, Being (Deed) No. 212 for the year 1973, the said Sri Kartick Chandra Seal and said Sri Anil Chandra Seal being the owners thereof therein as the Vendors sold, conveyed and transferred free from all encumbrances, All That piece or parcel of Sail Land measuring about 0.40 acre comprised in part of R.S. Dag Nos. 539 and 0.11 acre comprised in part of R.S. Dag Nos. 542 both under and Part of R.S. Khalian No. 228



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Enjalimal, New Town, North 24 Parganas

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togetherwith 0.24 acre comprised in part of R.S. Dag No. 541 and 0.08 acre comprised in part of R.S. Dag No. 540 both under and Part of R.S. Khatian No. 201, total Sali Land admeasuring 0.83 acre comprised in Part of said four Dags all at Mauza: Sulangan, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Sri Bhadeshwar Ghosh therein called as the Purchaser free from all encumbrances whatsoever, and after such purchase while in seized and possessed thereof, subsequently by a Deed of Conveyance dated 06.07.1976 duly registered at the Sub- Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 21, Pages: 46 to 48, Being (Deed) No. 7911 for the year 1976, the said Sri Bhadeshwar Ghosh being the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances, the entirety of his aforesaid purchased properties being All That piece or parcel of Sali Land total admeasuring 0.83 acre comprised in Part of said four Dags recorded under and Part of R.S. Khatian Nos. 228 & 201 all at Mauza Sulangan, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Smt. Namita Bala Mondal wife of Sn Bhupati Krishna Mondal therein called as the Purchaser free from all encumbrances whatsoever.

E. By another Deed of Conveyance dated 30.01.1974 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 21, Pages: 46 to 48, Being (Deed) No. 538 for the year 1974, the said Sri Kartick Chandra Seal and said Sri Anil Chandra Seal being the owners thereof therein as the Vendors sold, conveyed and transferred free from all encumbrances, All That piece or parcel of Sali Land measuring about 0.24 acre comprised in R.S. Dag Nos. 597 and 0.24 acre another part of Sali Land comprised in part of R.S. Dag Nos. 598, total admeasuring 0.48 acre in Part of said two Dags both under R.S. Khatian No. 228, at Mauza: Sulangan, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Smt. Sumanda Chowdhury, Smt. Jaya Ghosh and Smt. Bela Ghosh all therein jointly called as the Purchasers free from all encumbrances whatsoever, and after such purchase while jointly seized and possessed thereof, by a Deed of Conveyance dated 06.12.1976 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 137, Pages: 57 to



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59, Being (Deed) No. 7911 for the year 1976, the said Smt. Suranda Chowdhury, Smt. Jaya Ghosh and Smt. Bela Ghosh being the joint owners thereof therein as the Vendors jointly sold, conveyed and transferred free from all encumbrances, the entirety of their aforesaid purchased properties being All That piece or parcel of Sail Land measuring about 0.24 acre comprised in R.S. Dag Nos. 597 and 0.24 acre comprised in part of R.S. Dag Nos. 598 total admeasuring 0.48 acre comprised in Part of said two Dags both under R.S. Khalian No. 228, all at Mauza: Sulanganj, Police Station, Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Sri Sukhendu Ghosh son of Tarapada Ghosh therein called as the Purchaser free from all encumbrances whatsoever.

F. Since after the aforesaid purchased the Said Sukhendu Ghosh thus became seized and possessed of the aforesaid property being All That piece or parcel of Sail Land total admeasuring 0.48 acre comprised in R.S. Dag Nos. 597 & 598 both under R.S. Khalian No. 228, all at Mauza: Sulanganj, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, as the absolute owner thereof and; while in seized and possessed thereof, by a Deed of Conveyance dated 15.11.1977 duly registered at the Sub- Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 140, Pages: 103 to 105, Being (Deed) No. 6215 for the year 1977, the said Sri Sukhendu Ghosh therein as the Vendor sold, conveyed and transferred free from all encumbrances, the entirety of his aforesaid purchased Sail Land total admeasuring 0.48 acre morefully described in the Schedule therein unto and in favour of Sri Bhupati Krishna Mondal the husband of aforesaid Namita Baia Mondal absolutely and forever.

G. In the manners of aforesaid respective purchase by dint of the aforesaid two registered Deed of Conveyances Being Nos. 5491/1976 and 6215/1977, the said Smt. Namita Baia Mondal and her husband Sri Bhupati Krishna Mondal thus became the owners of total Sail Land measuring 0.99 acre comprised in Part of R.S. Dag Nos. 539, 542, 597 & 598 all under and Part of R.S. Khalian No. 228 togetherwith 0.32 acre comprised in Part of R.S. Dag Nos. 540 & 541 both under and Part of R.S. Khalian No. 201 total admeasuring 1.31(0.99+0.32) acre of Sail Land all lying and situated at Mouza: Sulanganj, Police Station: Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas, and became seized and possessed thereof without being



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interrupted by any person whomsoever and or from any corner whatsoever and also free from all encumbrances whatsoever and; during L.R. Survey Settlement the name of said Smt. Namita Bala Mondal duly recorded under L.R. Khalian No. 204 and the name of said Bhupati Krishna Mondal duly recorded under L.R. Khalian No. 327 in respect of the aforesaid properties so purchased by each of them in the manners aforesaid.

H. The said Bhupati Krishna Mondal died intestate survived by his said wife Namita Bala, four sons: namely Taran, Satyajit, Swapan and Amiya Mondal, four daughters namely Mrs. Uma Mondal, Gouri Mondal, Parbati Nag and Miss Pralima Mondal all as the joint legal successors of said Late Bhupati Krishna Mondal and all those who since after his expiry became jointly seized and possessed of all the assets and properties including of the said 0.48 (0.24+0.24) acre of Sali Land comprised in R.S. Dag Nos. 597 & 598, at Mouza Sulinganji, Police Station: Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas, recorded under L.R. Khalian No. 327 so left by said Bhupati Krishna Mondal since deceased and; while in joint enjoyment thereof, the said Namita Bala Mondal along with all her aforesaid sons and daughters being the joint owners thereof demarcated their aforesaid landed properties into some plots and sold out some of the plots to some different purchasers.

I. By a Deed of Conveyance dated 13.07.1992 duly registered at the Office of the Additional District Sub- Registrar Bidhannagar Salt Lake City, and recorded in Book No. 1, Volume No. 153, Pages: 285 to 296, Being (Deed) No. 7003 for the year 1992, the said Smt. Namita Bala Mondal, Taran Mondal, Satyajit Mondal, Swapan Mondal, Amiya Mondal, Mrs. Uma Mondal, Gouri Mondal, Parbati Nag all being the joint owners thereof therein as the Vendors in Sl. Nos.(2) to (9) sold, conveyed and transferred free from all encumbrances, out of their aforesaid properties a demarcated portion thereof consisting of a piece or parcel of Sali Land measuring 04 Cottahs, 08 Chitaks a little more or less out of which 04 Cottahs, 02 Chitaks 08 Sq.ft. comprised in Part of R.S. as well L.R. Dag No. 597 and 05 Chitaks, 37 Sqft. comprised in part of R.S. as well L.R. Dag No. 598, under and part of L.R. Khalian No. 327 and also, by and under the said same Deed of Conveyance the said Kartick Chandra Seal therein as the Vendor in SL No.(1) sold, conveyed and transferred free from all encumbrances out of his aforesaid Sali Land measuring 0.25 acre, a demarcated portion thereof measuring 05 Cottahs, 08 Chitaks be the same a little more or less



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comprised in Part of R.S. as well L.R. Dag No. 595 under and part of R.S. Khatian No. 201 & 228 corresponding to L.R. Khatian No. 86, total Land comprise in part of said three Dags admeasuring 10 Cottahs be the same a little more or less amalgamatedly & collectively marked as Scheme Plan Plot No. 9 alongwith common rights on and over 10' feet wide common passage, all at Mauza: Sulangari, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the schedule therein and also described in Part-1 of the Schedule hereunder written and also delineated in map or plan showing the said Plot No. 9 bordered in Red colour and annexed thereto unto and in favour of Sri Prabir Kumar Saha son of Late Subodh Kumar Saha the Vendor herein therein called as the Purchaser free from all encumbrances whatsoever.

J. Since after the said purchase by dint of the aforesaid Deed of Conveyance Being No. 7003 for the year 1992, the Vendor is seized and possessed of the said plot of land bearing Plot No. 9 under the said Master Scheme Plan total admeasuring 10 Cottahs, a little more or less out of which 5 Cottahs, 08 Chitlacks comprised in part of Dag No. 595 and 4 Cottahs 02 Chitlacks, 08 Sq.ft. comprised in part of Dag No.597 and 05 Chitlacks and 37 Sq.ft. comprised in part of R.S. as well L.R. Dag No. 598 alongwith common easement right on and over the said 10' feet wide common passage touching the said Plot with all others rights and benefits in connection thereto, under and Part of R.S. Khatian No. 201 & 228, subsequently recorded under and part of L.R. Khatian No. 86 & 327, lying and situated at Mauza Sulangari, J.L. No. 22, R.S. No. 196, Touzi No. 178, Police Station- Rajarhat now New Town P.S., District: 24 Parganas now North 24 Parganas, morefully and particularly described in the Part - 1 of the Schedule hereunder written and hereinafter for the sake of brevity referred to as the 'SAID LAND' without being interrupted by any person whomsoever and or from any corner whatsoever and free from any charge, claim, demand, lien, attachment, suit, injunction and of and from any encumbrances of whatsoever nature as the absolute owner thereof;

The Vendor herein is seized and possessed of and or well and sufficiently entitle to the 'Said Land' under the Part - 1 of the Schedule hereto as the absolute Owner thereof under the State Government without being interrupted and or obstructed by or from any person whomsoever and or of and from any corner whatever and has a clear marketable title on and over the Said Property under the Part - 1 of the Schedule



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hereto and every part or portion thereof free from any claim, demand, charge, mortgage, attachment, lien, lispendences and also free from any other sorts of encumbrances whatsoever; AND the Vendor herein has never dealt with the Said Property and or any portion thereof in any such manner so that the Vendor is or may be restrained to deal with the said plot of land or the Said Property hereunder the Schedule in any way at his own choice and absolute discretion, AND in other way the Vendor herein is freely and absolutely entitled to deal with her 'Said Land' or any portion thereof under the Schedules as he deem fit and proper.

AND WHEREAS the Vendor has for his personal necessities decided to sell, out of his 'Said Plot' described in Part-1 of the Schedule hereunder a demarcated portion marked herein as Plot No. P-9A measuring 4 Cottahs, 02 Chitacks, 08 Sq.ft. comprised in part of Dag No. 597 and 05 Chitacks and 37 Sq.ft. comprised in part of R.S. as well L.R. Dag No. 598 recorded under and part of R.S. Khalian No. 201 & 228 corresponding to L.R. Khalian No.327 morefully described in in Part-II of the Schedule hereunder free from all encumbrances of whatsoever nature to some prospective buyer or buyers intending to purchase the same and the purchaser having knowledge of the same and relying on the above representation made by the vendor to be true, being interested to purchase the said plot being "P-9A", described under in Part-II of the Schedule hereto written (hereinafter for the sake of brevity referred to as the "Said Plot"/"Said Property") approached and offered the Vendor a sum of **Rs.18,00,000/- (Rupees Eighteen Lakh) only** as a whole or lump-sum price for the 'Said Property' described in Part-II of the Schedule hereto which offer has been accepted by the Vendor.

AND WHEREAS the Vendor herein has agreed to sell and the purchaser herein has agreed to purchase the 'Said Property' described in Part-II of the Schedule written hereto absolutely with all easement rights and other facilities connected thereto free from all encumbrances whatsoever at or for the total consideration price of **Rs.18,00,000/- (Rupees Eighteen Lakh) only**.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs.18,00,000/- (Rupees Eighteen Lakh) only** paid to the Vendor by the Purchaser as per memo below on/or before execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part



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thereof hereby acquit, release and forever discharge the said purchaser as well as the said property (particularly described in Part-II of the schedule hereunder written), the Vendor as beneficial owner hereby sell, grant, transfer, convey, assure and assign unto the purchaser free from all encumbrances, attachments, charges, liens, lispendens, acquisitions and or requisitions ALL THAT piece and parcel of the 'Said Property' described in Part-II of the Schedule hereunder and all rights and properties, easements and appurtenances whatsoever belonging and in connection to the Said Property as particularly mentioned and described in Part-II of the Schedule hereunder written TO HAVE AND TO HOLD the 'Said Property' (Plot No.P-9A) and all its appurtenances hereby granted, conveyed, transferred, assigned and assured or expressed and intended so to be and every part thereof unto and to the use of the purchaser herein absolutely and forever free from all encumbrances, charges, liens, etc. whatsoever and free from all acquisition and requisition and alignments and any claim or adverse possession; and

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER:-

1. THAT notwithstanding any acts, deed, matter or things whatsoever by the Vendor has at all material time heretofore and is fully and absolutely seized and possessed thereof and or well and sufficiently entitled to the 'Said Property' (Plot No.P-9A) hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate of inheritance without any manner or condition of use, trust or other thing whatsoever to alter or make void the same; and
2. THAT notwithstanding any acts, deed, matter or things whatsoever aforesaid, the Vendor has good right, lawful absolute authority and indefeasible title to grant, convey, transfer and assign the 'Said Property' under the Part-II of the Schedule and every part thereof hereby granted, transferred and assigned or expressed or intended so to be and every part thereof with the rights, properties, benefits and appurtenances in connection therewith unto and to the use of the purchaser herein and according to the true intent and meaning of these presents; and
3. THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly enter into hold, occupy, possess and enjoy the 'Said Property' (Plot No.P-9A) hereby granted, transferred and assigned and shall be fully entitled to



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the rents, issues and profits thereof for the absolute and beneficiary use and enjoyment thereof without any lawful hinder and interruption, suit, eviction, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for him; and

4. THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the purchaser well and sufficiently saved defended kept harmless, indemnified and other estate rights, title, claim, mortgages, charges, liens, dispendens, attachments and encumbrances whatsoever, and

5. FURTHER that the Vendor and all persons having or lawfully or equitably claiming any estate right, title or interest whatsoever in the 'Said Land' (Plot No.P-9A) or any part thereof from under or in trust for the Vendor his legal successor and/or erstwhile owner his legal successor shall and will from time to time and at all times hereafter at the request and costs of the purchaser do and execute all such lawful acts, deeds and things whatsoever for further better and more perfectly conveying and assigned or expressed or intended to be transferred and assigned and every part thereof unto and to the use of the Purchaser in manner aforesaid as may be reasonably required; and

6. THAT to the best of the Vendor's knowledge, the 'Said Property' (Plot No.P-9A) hereunder sale and or any part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or Departments or under the provisions of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and/or no steps has yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or estate duty authorities; and

7. THAT no notice issued under the Public Demand Recovery Act has been served on the Vendor nor any such notice has been published; and



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8. THAT the Vendor has not yet received any notice of Requisition or Acquisition of the property described in the Schedule below; and

9. THAT the Purchaser and all person or persons claiming through under it shall have undisputed rights, title and interest in all lawful manners on and over the 'Said Plot No. P-9A' and all rights, properties, benefits and appurtenances together with all common easementary right on and over the common passage and others whatsoever existing in connection thereto; and

IT IS HEREBY declared that the land described in the Schedule below is the self-acquired property of the Vendor and it is not the benamdar of any one.

AND THE Vendor delivers this day the peaceful possession of the 'Said Property' (Plot No. P-9A) under the Part-II of the Schedule herein unto and to the Purchaser.

PART-I OF THE SCHEDULE REFERRED TO ABOVE

(Plot No.9 Of The Vendor)

ALL THE PIECE OR PARCEL OF "Said Land" Marked as Plot No. P-9 under a Master Plan measuring 10 Cottahs be the same a little more or less out of which 5 Cottahs, 08 Chhtacks comprised in part of R.S. as well L.R. Dag No. 595 under L.R. Khatian No. 86, and 4 Cottahs 02 Chhtacks, 08 Sq.ft. comprised in part of R.S. as well L.R. Dag No. 597 and 05 Chhtaks, 37 Sqft., comprised in part of R.S. as well L.R. Dag No. 598 both under L.R. Khatian No. 327. Total admeasuring and amalgamatedly 10 Cottahs be the same a little more or less together with common easement rights on and over the Common Passage abutting the said Plot No. 09 and also all others passages and rights, properties, benefits, easements, appendages and appurtenances in connection to the said Plot No. 09, lying and situated at Mouza - Salunguri, J.L. No. 22, Touzi No. 178, R.S. Khatian Nos. 201 & 228, under and part of L.R. Khatian Nos. 86 & 327 within the ambit of the B.L. & L.R.O. Rajarhat, under Jyangra Halayara Garam Panchayet. II, Police Station: New Town formerly Rajarhat, Sub-Registration Office: Additional District Sub- Registrar: Rajarhat, New Town formerly A.D.S.R Bidhanagar (Salt Lake City), North 24 Parganas The Said Plot No.9 is butted and bounded as follows:



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ON THE NORTH : By 10' feet Wide Common Passage; *Kudha Road*
ON THE SOUTH : By 03' feet Wide Common Passage;
ON THE EAST : By R.S. as well L.R. Dag No.001;
ON THE WEST : By Partly by Plot No. 07 and Partly by Plot no. 06
comprised in Part of R.S as well L.R. Dag No.597 &
598.

PART-II OF THE SHCHEDULE REFERRED TO ABOVE:-

(Plot No.P-9A Hereunder Sale)

ALL THAT piece of parcel of Land measuring 4 Cottahs 02 Chittacks, 08 Sq.ft. be the same a little more or less comprised in part of R.S. as well L.R. Dag No. 597 and 05 Chitaks, 37 Sqft. be the same a little more or less, comprised in part of R.S. as well L.R. Dag No. 598, total admeasuring 4 Cottahs 08 Chittacks be the same a little more or less marked as Plot No. P- 9A, being the demarcated western part of the aforesaid Plot No.P-9 under a Master Plan total admeasuring 10 Cottahs a little more or less and describe in Part - I of the Schedule above alongwith common right on and over 10' feet wide common passage touching the said Plot No. P-9A, with all others rights and benefits in connection thereto, lying and situated at Mouza - Salunguri, J.L. No. 22, Touzi No. 178, R.S. Khatlan No's. 201 & 228, under R.S. No.198, subsequently recorded under and part of L.R. Khatlan No. 327 within the ambit of the B.L. & L.R.O. Rajarhat, Police Station: New Town formerly Rajarhat P.S. under the Jayangra Hatyara Gram Panchayet - II, Sub- Registration Office: Additional District Sub- Registrar Bidhannagar (Salt Lake City) at present under A.D.S.R, New Town - Rajarhat, District: North 24 Parganas. The said Plot No. P-9A is butted and bounded as follows:

ON THE NORTH : By 10' feet Wide Common Passage; *Kudha Road*
ON THE SOUTH : By 03' feet Wide Common Passage;
ON THE EAST : By the demarcated remaining portion of Plot No.P-9
Comprised in Part of R.S./L.R. Dag No. 595;
ON THE WEST : By Partly by Plot No. 07 and Partly by Plot no. 06
comprised in Part of R.S./L.R. Dag No.597 & 598.

The said Plot No. P-9A is delineated in a Map or Plan annexed hereto and bordered in 'Red' colour forming part of this Deed.



Additional District Sub-Registrar,
Rajahmundry, New Town, North 24-199s

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IN WITNESSES WHEREOF the Vendor hereto has hereunto set and subscribed his hands on the day, month and year first above written.

SIGNED, SEALED AND
DELIVERED BY the VENDOR
at Kolkata in the presence of: -

1. Arpan Chakraborty
S/o, Tapan Chakraborty
Laxmi Narayan Pally,
M.B Road, P.O. & P.S. - Nimta,
Kolkata - 700 049.

2. SOURIN SAHA
S/o Prabin K. Saha.
32, Gnanabagan Lane,
Kolkata. 700006.


VENDOR

Drafted By:
Prabendra Prishma Roy
Advocate
High Court, Calcutta
F-563/547/89

//



Additional District 500-Request
External New Town/ North 24 Pgs

08 JUN 2018

MEMO OF CONSIDERATION

RECEIVED from the within named purchasers M/S. BRUDHARA REAL ESTATE PVT. LTD. the within mentioned sum of Rs. 18,00,000/- (Rupees Eighteen Lakhs) only being the full consideration money of the 'Property' described in the Schedule hereinabove as per memo below: -

MEMO

Paid by Manager's Cheque No. 061454, drawn on
HDFC Bank Ltd. in favour of Prabir Kr. Saha

Rs. 18,00,000/-

Rs. 18,00,000/-

(Rupees Eighteen Lakh only)

WITNESSES:

1. Arpan Chatterjee

2. Sourja Saha

Prabir Kr Saha
VENDOR



Additional List of 500 registers
external. New Town. North 24-Pgs

08 JUN 2018

SITE PLAN OF R.S. DAG NO. - 539, 540, 541, 542, 595, 597 & 598, R.S. KHATTAN NO. - 201 & 228, L.R. KHATTAN NO. 204 & 327, AT MOUZA - SULANGARI, J.L. NO. - 22, IN P.S. NEW TOWN, DIST. - 24 PARGANAS (N), WITHIN THE LOCAL LIMIT OF JYANGRA HATIARA 2 NO. GRAM PANCHAYET.



Shabiv Kumar

NAME OF PARTICIPERS	SHABIV KUMAR
NAME OF CELLERS	PHANIR KISHAN DAHA

AREA STATISTICS	
S. NO	AREA
1	100' x 100' = 10000
2	100' x 100' = 10000
3	100' x 100' = 10000
4	100' x 100' = 10000
5	100' x 100' = 10000
TOTAL	50000





Additional District Sub-Region
Kawasan New Town, Nelin 24-Pgs

08 JUN 2018

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/Presentants		LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
 <i>Robin von Sarkis</i>	 <i>J. K. K. K.</i>	RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little
		LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little
		LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little



Additional District Sub-Registrar
New Town, North West Parganas

08 JUN 2018

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

GRN: 19-201819-024688252-1 Payment Mode: Online Payment
GRN Date: 08/06/2018 09:42:19 Bank: HDFC Bank
BRN: 538798680 BRN Date: 08/06/2018 09:43:04

DEPOSITOR'S DETAILS

Id No.: 152300008586974/2018
(Scan the QR Code)

Name: Brihthara Realstate Pvt Ltd
Contact No.: 9331018602 Mobile No.: +91 9331018602
E-mail: AD169JASS@GMAIL.COM
Address: AD169 SALT LAKE SEC1 KOL54
Applicant Name: Mrs. Jyoti Gupta
Office Name:
Office Address:
Status of Depositor: Buyer/Claimants
Purpose of payment / Remarks: Sale, Sale Document Payment No.4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	152300008586974/2018	Property Registration - Stamp duty	0025-02-103-003-02	180145
2	152300008586974/2018	Property Registration - Registration Fee	0030-03-104-001-16	37139
3	152300008586974/2018	MutuhukConversion -Receipt	0025-00-800-008-27	202
Total				222587

In Words: Rupees Two Lakh Twenty Two Thousand Five Hundred Eighty One only



Major Information of the Deed



Deed No :	I-1523-06488/2018	Date of Registration	08/06/2018
Query No / Year	1523-0000858697/2018	Office where deed is registered	
Query Date	01/06/2018 4:57:10 PM	A D S R RAJARHAT, District North 24-Parganas	
Applicant Name, Address & Other Details		Jyoti Gupta AD-169, Sector - 1, Salt Lake City, Thane Bidhannagar District North 24-Parganas, WEST BENGAL, PIN - 700094, Mobile No. 9331018602, 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. 18,00,000/-		Rs. 37,12,500/-	
Stampduty Paid(SD)		Registration Fee/Paid	
Rs. 1,85,845/- (Article 23)		Rs. 37,139/- (Article A(1), E)	
Remarks			

Land Details :

District: North 24-Parganas, P.S. - Rajarhat, Gram Panchayat: JANGRAHAT(ARA)-II, Mouza: Sujanpur

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Self Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-597	LR-327	Bastu	Shall	4 Katha 2 Chatak 8 Sq Ft	16,54,444/-	34,12,292/-	Width of Approach Road: 10 Ft.
L2	LR-598	LR-327	Bastu	Shall	5 Chatak 37 Sq Ft	1,45,556/-	3,00,208/-	Width of Approach Road: 10 Ft.
TOTAL:						7,425Dec	18,00,000/-	37,12,500/-
Grand Total :						7,425Dec	18,00,000/-	37,12,500/-

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature	Photo	Fingerprint	Signature
1	Mr Prabir Kumar Saha (Presentant) Son of Late Subodh Kumar Saha Executed by: Self, Date of Execution: 08/06/2018 , Admitted by: Self, Date of Admission: 08/06/2018 ,Place : Office			
32, Gobabagan Lane, Gobabagan Lane, P.O:- Beadon/ Street, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMIPS7176H, Status : Individual, Executed by: Self, Date of Execution: 08/06/2018 , Admitted by: Self, Date of Admission: 08/06/2018 ,Place : Office				

Major Information of the Deed - I-1523-06488/2018-08/06/2018



Buyer Details :

SI No	Name/Address,Photo,Finger print and Signature
1	Brijdhara Realstate Private Limited Dwarkan Vedmani, AD-169, Salt Lake City, P. O. - Bidhannagar, P. S. - Bidhannagar, District -North 24 Parganas, West Bengal, India, PIN - 700064, PAN No.:AAFCB4789F, Status: Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs. Jyoti Gupta Wife of Mr. Sanjey Gupta AD-169, Sector - 1, Salt Lake City, P. O. - Bidhannagar, P. S. - Bidhannagar, District -North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: APVPG4781L Status : Representative, Representative of : Brijdhara Realstate Private Limited (as Director)

Identifier Details :

Name & address	
Mr Arpan Chakraborty Son of Mr. Tapan Chakraborty Laxmi Narayan Pally, P. O. - Nimta, P. S. - Nimta, District -North 24-Parganas, West Bengal, India, PIN - 700049, Sex Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr Prabir Kumar Saha	09/06/2018
<i>Prabir Kumar Saha</i>	

Transfer of property for L1		
SI.No	From	To, with area (Name-Area)
1	Mr Prabir Kumar Saha	Brijdhara Realstate Private Limited-6, 82458 Dec
Transfer of property for L2		To, with area (Name-Area)
1	Mr Prabir Kumar Saha	Brijdhara Realstate Private Limited-0, 600417 Dec

Endorsement For Deed Number : I - 152306488 / 2018

Major Information of the Deed :- I-1523-06488/2018-09/06/2018



On 04-06-2018

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. 37,12,500/-



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

On 08-06-2018

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 12-10 hrs on 08-06-2018, at the Office of the A.D.S.R. RAJARHAT by Mr. Prabir Kumar Saha, Executant

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

Execution is admitted on 08/06/2018 by Mr Prabir Kumar Saha, Son of Late Subodh Kumar Saha, 32, Gobdagan Lane, Road, Gobdagan Lane, P.O. Beadon Street, Traana, Burdola, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business

Indefied by Mr Arpan Chakraborty, Son of Mr Tapan Chakraborty, Laxmi Narayan Pally, P.O. Nimta, Traana, Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 37,139/- (A(1) = Rs 37,125/-, E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 37,139/-.

Description of Online Payment Using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB Online on 08/06/2018, 9:43AM with Govt. Ref No. 192018190245662521 on 08-06-2018, Amount Rs. 37,139/-, Bank HDFC Bank (HDFC000014), Ref. No. 538798880 on 08-06-2018, Head of Account 0030-03-104-001-18

Major Information of the Deed :- 1-1523-06488/2018-08/06/2018



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,85,645/- and Stamp Duty paid by Stamp Rs.500/- by online = Rs.1,85,145/-.

Description of Stamp

1. Stamp Type: Impressed, Serial no 3692, Amount: Rs.500/-, Date of Purchase: 23/05/2018, Vendor name: M/s Dutta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/06/2018, 9:43AM with Govt. Ref No: 19201819024662521 on 08-06-2018, Amount:Rs. 1,85,145/-,
Bank: HDFC Bank (HOFCC0000014), Ref No: 538798680 on 08-06-2018, Head of Account: 0030-02-103-003-02.



Debashish Dhar

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

Major information of the Deed - I-1523-08488/2018-08/06/2018.



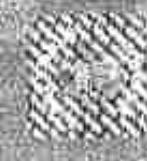


भारत सरकार

INCOME TAX DEPARTMENT

BIDHARA REAL ESTATE PRIVATE LIMITED

भारत सरकार
GOVT OF INDIA



020512013

MAFCB4789F

MAFCB4789F



परम स्थायी / PERMANENT ACCOUNT NUMBER

AFVPG4781L



पति नाम
JYOTI GUPTA

पति के पता का पता
JAYPRAKASH VERMA

पति का पता का पता
20-04-1975

प्रकार का प्रकार

Jyoti Gupta

अध्यक्ष, (एन. एन. एन.) एन.
COMMISSIONER OF INCOME-TAXES, D. 1, KOLKATA

शक्ति

Jyoti Gupta



pes untuk di isi (formulir) di pengisian
serta seluruh isi formulir akan diisi
dengan data yang terdapat di surat
di atas.

nomor - 700/0018

In case this card is destroyed, the holder should
obtain a new card from the
Local Commissioner of Health.

P-1

Chloroquine Sulfate.

Chester-310 0018.





सर्वोच्च निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD

BWCC290001



पंजीकृत ना : सुनील कुमार शर्मा
 Election's Name : Anjan Chakraverty
 पंजीकृत स्थान : बंगलूर (कर्नाटक)
 Father's Name : Tejaji Chakraverty
 पेशा : M
 जन्म तिथि : 20/07/1984
 Date of Birth :

सुनील कुमार शर्मा
भारत

BWCC290001

धर्म :
 and other info appears left of name, date, etc
 24-07-1984

Address:
 M B BROADWAY, BANGALURU DISTRICT,
 NORTH BANGALURU, NORTH-24
 HANGLOU, 700025

Sunil Kumar Sharma

Other details:
 1. If you have any other names, please mention them in the
 additional space left.
 2. Please mention the name of the District
 Registration Officer for
 (सुनील कुमार शर्मा) in the space provided.

धर्म :
 and other info appears left of name, date, etc
 24-07-1984

100001





Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2018, Page from 221410 to 221437
being No 152306488 for the year 2018.



Debasish

Digitally signed by DEBASISH DHAR
Date: 2018.06.13 11:16:51 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 13-06-2018 11:16:40 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)