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5/10/20

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

L 574198

2-1247779/20

Certifies that the document is admitted to registration. The signature sheet / sheet's & the endorser on sheet/sheet's attached with this document's are the part of this document.

*[Handwritten Signature]*

Additional District Sub-Registrar  
Rajshahi New Town, North 24-Pgs.

07 OCT 2020  
**DEED OF CONVEYANCE**

THIS INDENTURE is made on this the 5th day of October Two Thousand And Twenty of the Christian Era;

**BETWEEN**

12414

16 SEP 2020

Yellow Sand Reclamation LLP

AD-169 Sec-1 Salt Lake

500 L (Five hundred only) Kolby

Pratap Kumar Saha



5169

*Mousumi Ghosh*

MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE

Pratap Kumar Saha



5170

Sudhita Saha son of Pratap Kumar Saha  
St. George's Road Lane  
Mou-6  
PS. Bursaha



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

05 OCT 2020

**SRI PRATAP KUMAR SAHA** (having PAN: ANBPS3751J and Aadhaar No. 6800 7989 1285) son of Late Subodh Kumar Saha, Occupation: Business, by Nationality Indian, by faith Hindu, residing at 32, Goabagan Lane, P.O.: Beadon Street S.O., Police Station: Burtola, 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**

**YELLOW SAND REALESTATE LLP** (having PAN : AACFY2854N) registered LLP Partnership Firm within the meaning of the Limited Liability Partnership Act, 2008, represented by it's designated Partner **SRI SANJAY GUPTA** (having PAN : ADRPG6327Q and Aadhaar No. 7089 5093 7284) son of Sri. Sanjay Gupta, by faith Hindu, by Nationality Indian, by occupation Business, having its' principal place of business at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700064, 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 all it's Partner's and respective Successor or Successor-in-office, Administrators and Assigns) of the **SECOND PART**;

**WHEREAS THE VENDOR HEREIN HAVE REPRESENTED TO THE PURCHASER HEREIN 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, Being 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 Mouza Sulangari, 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 Kartick Chandra Seal, Makhan Lal Seal being Benamder of Kartick Chandra Seal and to Renuka Bala Seal being Benamder of Anil Chandra Seal free from all encumbrances whatsoever.



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B. Since after the aforesaid purchase the said Kartick Chandra Seal, Makhn Lal Seal and Renuka Bala Seal thus became seized and possessed the aforesaid properties and subsequently during Revisional Survey Settlement their names had been duly recorded under R.S. Khatian 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 3<sup>rd</sup> Court of Munsiff at Sealdha against the aforesaid Benamders Makhn 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 2/3<sup>rd</sup> share and Anil Chandra Seal entitled to 1/3<sup>rd</sup> share of all the aforesaid properties and subsequently for better enjoyment thereof by mutual arrangement at Mouza: Sulangari, 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 and seized and possessed of and well and sufficiently entitle thereto free from all encumbrances whatsoever.

C. By a Deed of Conveyance duly registered at the Sub-Registration Office at Cossipore, 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 Sali 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. Khatian No. 228 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 Mouza Sulangari, 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 Bhadreshwar 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



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Conveyance dated 06.07.1976 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 68, Pages: 268 to 270, Being (Deed) No. 4591 for the year 1976, the said Sri Bhadreshwar 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 Mouza Sulangari, 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 Sri Bhupati Krishna Mondal therein called as the Purchaser free from all encumbrances whatsoever.

D. 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 No. 597 and 0.24 acre another part of Sali Land comprised in part of R.S. Dag No. 598, total admeasuring 0.48 acre in Part of said two Dags both under R.S. Khatian No. 228, at Mouza: Sulangari, 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. Sunanda 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 59, Being (Deed) No. 7911 for the year 1976, the said Smt. Sunanda 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 Sali 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



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R.S. Khatian No. 228, all at Mouza: Sulangari, 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.

E. Since after the aforesaid purchase the Said Sukhendu Ghosh thus became seized and possessed of the aforesaid property being All That piece or parcel of Sali Land total admeasuring 0.48 acre comprised in R.S. Dag Nos. 597 & 598 both under R.S. Khatian No. 228, all at Mouza: Sulangari, 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 Sali 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 Bala Mondal absolutely and forever.

F. In the manners of aforesaid respective purchase by dint of the aforesaid two registered Deed of Conveyances, Being Nos. 4591/1976 and 6215/1977, the said Smt. Namita Bala Mondal and her husband Sri Bhupati Krishna Mondal thus became the owners of total Sali Land measuring 0.99 acre comprised in Part of R.S. Dag Nos. 539, 542, 597 & 598 all under and Part of R.S. Khatian No. 228 togetherwith 0.32 acre comprised in Part of R.S. Dag Nos. 540 & 541 both under and Part of R.S. Khatian No. 201 total admeasuring 1.31(0.99+0.32) acre of Sali Land all lying and situated at Mouza Sulangari, Police Station: Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas, and became seized and possessed thereof without being 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. Khatian No. 204 and the name of said Bhupati Krishan



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Mondal duly recorded under **L.R. Khatian No. 327** in respect of the aforesaid properties so purchased by each of them in the manners aforesaid.

G. Subsequently, the said Bhupati Krishna Mondal died intestate survived by his said wife Namita Bala Mondal, four sons namely Tarani Mondal, Satyajit Mondal, Swapan Mondal and Amiya Mondal, four daughters namely Mrs. Uma Mondal, Gouri Mondal, Parbati Nag and Miss Pratima 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 Sulanguri, Police Station: Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas, recorded under L.R. Khatian 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 purchaser/s.

H. 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: 335 to 346, Being (Deed) No. 7008 for the year 1992, the said Namita Bala Mondal along with Tarani Mondal, Satyajit Mondal, Swapan Mondal, Amiya Mondal, Mrs. Uma Mondal, Gouri Mondal, Parbati Nag being the joint owners thereof therein as the Vendors, sold, conveyed and transferred free from all encumbrances out of their aforesaid Sali Land a demarcated portion thereof consisting of a piece or parcel of Sali Land measuring 06 Cottahs, 40 Sqft, a little more or less comprised in Part of R.S. as well L.R. Dag No. 539 under L.R. Khatian No. 204, and 03 Cottahs, 15 Chittaks, 05 Sqft. a little more or less comprised in part of R.S. as well L.R. Dag No. 598 under L.R. Khatian No. 327, **total Sali Land admeasuring 10 Cottahs, a little more or less in Part of said two Dags** under and part of R.S. Khatian No. 228 corresponding to L.R. Khatian No. 204 & 327, **amalgamatedly & collectively** marked therein as Scheme Plan Plot No. 5 alongwith common rights in and over **common passage**, at Mouza: Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: 24



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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 of land thereby sold bordered in Red colour and annexed thereto unto and in favour of Pratap Kumar Saha therein called as the Purchaser free from all encumbrances whatsoever.

i. Since by virtue of the aforesaid registered Deed of Conveyance dated 13/07/1992, Being No. 7008/1992 the said **Pratap Kumar Saha** thus has become absolutely seized and possessed of his said Plot of Land marked as Plan Plot No. 05 measuring 06 Cottahs, 40 Sqft, a little more or less comprised in Part of R.S. as well L.R. Dag No. 539 under L.R. Khatain No. 204, and 03 Cottahs, 15 Chittaks, 05 Sqft, a little more or less comprised in part of R.S. as well L.R. Dag No. 598 under L.R. Khatain No. 327, **total Sali Land admeasuring 10 Cottahs, a little more or less in Part of said two Dags** with common easement rights on and over the Common Passages and all others rights and benefits in connection thereto, under and Part of R.S. Khatian No. 228, **subsequently under and part of L.R. Khatain No. 204 & 327**, lying and situated at **Mouza: Sulangari**, J.L. No. 22, R.S. No. 196, Touzi No. 178, Police Station: formerly Rajarhat now New Town P.S., District: North 24 Parganas morefully and particularly described in the Part-1 of the Schedule written hereunder 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;

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-5A** measuring 06 Cottahs, 40 Sqft, a little more or less comprised in Part of R.S. as well L.R. Dag No. 539, R.S. Khatian No. 228, under L.R. Khatain No. 204, morefully described 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-5A", described **UNDER PART-II OF THE SCHEDULE** hereto written (hereinafter for the



Additional District Court  
New Town, North

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sake of brevity referred to as the "SAID PLOT"/"SAID PROPERTY") approached and offered the Vendor a sum of **Rs. 28,46,120/- (Rupees Twenty Eight Lakh Forty Six Thousand One Hundred Twenty)** 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. 28,46,120/- (Rupees Twenty Eight Lakh Forty Six Thousand One Hundred Twenty)** only.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of **Rs. 28,46,120/- (Rupees Twenty Eight Lakh Forty Six Thousand One Hundred Twenty)** only paid to the Vendor by the Purchaser as per memo below or/ 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 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-5A)**' 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, attachments etc. whatsoever and free from all acquisition and requisition and alignments and any claim or adverse possession;  
**AND**



REGISTRAR GENERAL OF THE STATE OF NEW JERSEY  
201 South Broad Street, Newark, NJ 07102  
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**THE VENDOR HEREIN 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' 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 Land' under Part-II of the Schedule hereto 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 Land' hereby granted, transferred and assigned and shall be fully entitled to 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 any of them; 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 vendor well and sufficiently saved defended kept harmless, indemnified and other estate rights, title, claim, mortgages, charges, liens, lispendens, attachments and encumbrances whatsoever arising out of the Vendor title in the subject property hereunder sale; and



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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' or any part thereof from under or in trust for the Vendor, his legal successors and the erstwhile owners his/her/their legal successors 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 the 'Said Property' under Part-II of the schedule hereto and every part thereof unto and to the use of the Purchaser in the manners aforesaid and as may be lawfully required; and

6. That to the best of the knowledge of the Vendor, the 'Said Property' under the Schedule hereto 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 have 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 under any court order or under SARFAESI;

7. That there is no Tenant of any nature whatsoever in the said Property.

8. THAT the Vendor herein have not yet received any Notice of Requisition or Acquisition in respect of the property described in the Schedule below; and

9. THAT the Purchaser and all person or persons claiming through under it shall has/have undisputed rights, title and interest in all lawful manners on and over the 'Said Land' under Part-II of the Schedule hereto and all rights, properties, benefits and appurtenances togetherwith all common easementary right on and over the common passage and others whatsoever existing in connection thereto; and



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IT IS HEREBY declared by the vendor herein 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 deliver this day the peaceful possession of the 'Said Land' under Part-II of the Schedule hereto in peaceful vacant condition to the Purchaser free from all sorts of encumbrances whatsoever.

**THE PART – I OF THE SHCHEDULE AS REFERRED TO ABOVE: -**

**(The 'Total Land' of the Vendor)**

**ALL THAT** piece or parcel of "Sali" Land marked as **Plan Plot No. 05** of a Master Scheme Plan total measuring 10 Cottahs little more or less out of which 06 Cottahs, 40 Sqft, a little more or less comprised in Part of R.S. as well **L.R. Dag No. 539, under L.R. Khatain No. 204,** and 03 Cottahs, 15 Chittaks, 05 Sqft, a little more or less comprised in part of R.S. as well **L.R. Dag No. 598 under L.R. Khatain No. 327,** total Sali Land admeasuring 10 Cottahs be the same a little more or less in Part of said two Dags with common easement rights on and over the Common Passages and all others rights and benefits in connection thereto, under and Part of R.S. Khatian No. 228, **subsequently under and part of L.R. Khatain No. 204 & 327,** lying and situated at **Mouza: Sulanguri, J.L. No. 22, Touzi No. 178, Police Station: formerly Rajarhat now New Town P.S., District: North 24 Parganas** within the ambit of the B.L. & L.R.O. Rajarhat, **under Jyangra Hatiara Garam Panchayet- II, Police Station: New Town formerly Rajarhat, Sub-Registration Office: Additional District Sub- Registrar: Rajarhat, New Town formerly A.D.S.R Bidhannagar (Salt Lake City), North 24 Parganas.** The said Plot of Land hereunder sale is butted and bounded as follows:

- ON THE NORTH : By land in part of L.R Dag No. 539 & 598;
- ON THE SOUTH : By 10 ft. wide common passage (Kachha Road);
- ON THE EAST : By Scheme Plan Plot No. 08 comprised in part of L.R Dag No. 595;
- ON THE WEST : By Plan Plot No. 1 & 2 comprised in part of L.R Dag No. 539 & 540;



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**PART- II OF THE SHCEDULE REFERRED TO ABOVE: -**

**(Plot No. P-5A Hereunder Sale)**

**ALL THAT** piece of parcel of Land measuring **06 Cottahs, 40 Sqft**, a little more or less marked as **Plot No. P-5A** being the demarcated western part of the said **Plan Plot No. P-5** under a Master Plan and described in Part-I of the Schedule above alongwith common right on and over **10' feet wide common passage** touching the said Plot comprised in part of **R.S. as well L.R. Dag No. 539**, with all others rights and benefits in connection thereto, lying and situated at **Mouza-Salunguri, J.L. No. 22, Touzi No. 178, R.S. Khatian No. 228** subsequently recorded under and part of **L.R. Khatian No. 204** within the ambit of the B.L. & L.R.O. Rajarhat, Police Station: New Town formerly Rajarhat P.S., Sub-Registration Office: Additional District Sub-Registrar Bidhannagar (Salt Lake City) at present under A.D.S.R Rajarhat, New Town, District: North 24 Parganas. The said Plot is butted and bounded as follows:

- ON THE NORTH : By Land Comprised in Part of R.S. Dag No. 539;
- ON THE SOUTH : By **10' feet wide Common Passage (Kachha Road)**;
- ON THE EAST : By land of the Vendor marked as Plan Plot No. 5B being the demarcated portion of Plan Plot No. P-5 Comprised in Part of R.S. Dag No. 598;
- ON THE WEST : By Plan Plot No. 1 & 2 comprised in part of L.R Dag No. 539 & 540;

The said Demarcated **Plot of Land** under the Schedule hereto and hereunder sale is delineated in a map or plan bordered in 'Red' colour and annexed hereto forming part of this Deed.



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

SIGNED, SEALED AND  
DELIVERED By the VENDORS  
at Kolkata in the presence of: -

1. Sudita Saha  
32. Gora Basanti Lane  
KOL - 9

2. Nil Kumar Haldar  
S/o Niranjan Haldar,  
Fardipur Colony,  
P.O. Kesturi, Bandwan.  
Pin - 713130.

Pratap Kumar Saha

P. K. Saha

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VENDOR

Drafted by: me as per description stated by vendor

Sannide Saha  
(Advocate)  
High Court Calcutta  
F/1595/1198/2016



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**MEMO OF CONSIDERATION**

RECEIVED from the within named purchasers **YELLOW SAND REALESTATE LLP**, the within mentioned sum of **Rs. 28,46,120/- (Rupees Twenty Eight Lakh Forty Six Thousand One Hundred Twenty)** only being the full consideration money of the 'Said Land' described in the Schedule hereinabove as per memo below: -

**MEMO**

Paid by Demand Draft No. <b>594518</b> , Dated 30/09/2020 drawn on Axis Bank Ltd, Kolkata by <b>Yellowsand Realestate LLP</b> in favour of Sri. <b>Pratap Kumar Saha</b>	<b>Rs. 28,46,120/-</b>
<b>(Rupees Twenty Eight Lakh Forty Six Thousand One Hundred Twenty)</b> only	<b>Rs. 28,46,120/-</b>

WITNESSES :

1. *Sudipika Saha*

2. *Nil Kumar Haldar*

*Pratap Kumar Saha*

\_\_\_\_\_  
VENDOR



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SITE PLAN OF R.S. /L.R DAG NO. - 539 , R.S KHATIAN NO. 228 SUBSEQUENTLY RECORDED UNDER AND PART OF L.R. KHATIAN NO. 204, AT MOUZA - SULANNGARI , J.L NO. - 22, TOUZI NO. 178, IN P.S. NEW TOWN ,DIST. - 24 PARGANAS (N), WITHIN THE LOCAL LIMIT OF JYANGRA HATIARA 2 NO. GRAM PANCHAYET.



*Pratap Kumar Saha*

NAME OF PURCHASER'S	YELLOWMIND REALTIES LLP
NAME OF SELLER'S	PRATAP KUMAR SAHA

AREA TESTIMONY		
V.R DAG NO.	PLAT NO.	AREA
539	P. 5A	5.50 CH. 45 SPT.




























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Registrar New Town, North 24 P.W.D.

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**SPECIMEN FORM FOR TEN FINGER PRINTS**

Signature of the Executants/Presentants	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
 <i>Prakash Kumar</i>					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
 <i>Manoj Kumar</i>	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
 <i>Anil Kumar</i>	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little



Additional District Sub-Registrar  
Meerut, New Town, North 24-Pgs.

05 OCT 2020





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

GRN: 19-202021-010288524-1 Payment Mode Online Payment  
GRN Date: 03/10/2020 16:18:22 Bank : State Bank of India  
BRN : CKO0021059 BRN Date: 03/10/2020 16:19:22

**DEPOSITOR'S DETAILS**

Id No. : 2001247779/6/2020  
(Query No./Query Year)

Name : YELLOWSAND REALESTATE LLP  
Contact No. : Mobile No. : +91 9331018602  
E-mail :  
Address : AD169 SALT LAKE CITY KOL700064  
Applicant Name : Mr Sanjay Gupta  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document Payment No 6

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount( ₹)
1	2001247779/6/2020	Property Registration- Stamp duty	0030-02-103-003-02	149395
2	2001247779/6/2020	Property Registration- Registration Fee	0030-03-104-001-16	29989

**Total**

**179384**

In Words : Rupees One Lakh Seventy Nine Thousand Three Hundred Eighty Four only



## Major Information of the Deed

Deed No :	I-1523-06737/2020	Date of Registration	07/10/2020
Query No / Year	1523-2001247779/2020	Office where deed is registered	
Query Date	01/10/2020 2:00:00 PM	1523-2001247779/2020	
Applicant Name, Address & Other Details	Sanjay Gupta Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Thana : North Bidhannagar, District : North 24-Parganas, WEST BENGAL., PIN - 700064, Mobile No. : 9932023029, 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. 28,46,120/-	Rs. 29,97,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,49,895/- (Article:23)	Rs. 29,989/- (Article:A(1), E)		
Remarks:			

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, JI No: 22, Pin Code : 700159

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-539 (RS :-)	LR-204	Bastu	Shali	6 Katha 40 Sq Ft	28,46,120/-	29,97,500/-	Width of Approach Road: 10 Ft.,
<b>Grand Total :</b>					<b>9.9917Dec</b>	<b>28,46,120 /-</b>	<b>29,97,500 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Pratap Kumar Saha (Presentant)</b> Son of Late Subodh Kumar Saha 32, Goabagan Lane, P.O:- Beadon Street, P.S:- Burtola, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANxxxxxx1J, Aadhaar No: 68xxxxxxx1285, Status :individual, Executed by: Self, Date of Execution: 05/10/2020 , Admitted by: Self, Date of Admission: 05/10/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/10/2020 , Admitted by: Self, Date of Admission: 05/10/2020 ,Place : Pvt. Residence

### Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Yellowsand Realestate LLP</b> AD-169, Sector-I, Salt Lake City, P.O:- Bidhannagar, P.S:- North Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.:: AAxxxxxx4N,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Sanjay Gupta</b> Son of Mr Gopal Parasad Gupta AD-169, Sector-I, Salt Lake City, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064; Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx7Q, Aadhaar No: 70xxxxxxxx7284 Status : Representative, Representative of : Yellowsand Realestate LLP (as Partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sudipta Das</b> Son of Mr Pralay Kumar Das 32, Gosbagan Lane, P.O:- Beadon Street, P.S:- Burtola, Kolkata, District-Kolkata, West Bengal, India, PIN - 700006			
Identifier Of Mr Pratap Kumar Saha, Mr Sanjay Gupta			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Pratap Kumar Saha	Yellowsand Realestate LLP-9.99167 Dec

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, JI No: 22, Pin Code : 700159

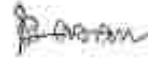
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 539, LR Khatian No:- 204	Owner:সমিভা বনা .. Gurdian:ভূমি কৃষ্ণ মণ্ড, Address:নিজ Classification:শানি, Area:0.18000000 Acre,	Seller is not the recorded Owner as per Applicant.



On 01-10-2020

**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 29,97,500/-



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

On 05-10-2020

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

Presented for registration at 15:30 hrs on 05-10-2020, at the Private residence by Mr Pratap Kumar Saha ,Executant.

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

Execution is admitted on 05/10/2020 by Mr Pratap Kumar Saha, Son of Late Subodh Kumar Saha, 32, Goabagan Lane, P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business

Identified by Mr Sudipta Das, . Son of Mr Prolay Kumar Das, 32, Goabagan Lane, P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business



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

On 07-10-2020

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 29,989/- ( A(1) = Rs 29,975/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 29,989/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/10/2020 4:19PM with Govt. Ref. No: 192020210102885241 on 03-10-2020, Amount Rs: 29,989/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKO0021059 on 03-10-2020, Head of Account 0030-03-104-001-16





### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,49,895/- and Stamp Duty paid by Stamp Rs 500/- by online = Rs 1,49,395/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 12414, Amount: Rs.500/-, Date of Purchase: 16/09/2020, Vendor name: M GHOSH

2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/10/2020 4:19PM with Govt. Ref. No: 192020210102885241 on 03-10-2020, Amount Rs: 1,49,395/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKO0021059 on 03-10-2020, Head of Account 0030-02-103-003-02



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






**भारत सरकार**  
 Unique Identification Authority of India  
**Government of India**

Enrollment No. : 00010031209451

To  
**Pratap Kumar Saha**

C/O  
 GADAGAN LAKE  
 Sector 5/spot  
 Swasth Ghata Kowala, Kalyani,  
 West Bengal - 700004  
 0920001133




**आपका आधार क्रमांक / Your Aadhaar No.**  
**6800 7989 1285**  
**मेरा आधार, मेरी पहचान**

---





**Pratap Kumar Saha**  
 Male

**6800 7989 1285**


**मेरा आधार, मेरी पहचान**

**आयकर विभाग**  
**TINOMETAI DEPARTMENT**


**भारत सरकार**  
**GOVT. OF INDIA**

**PRATAP KUMAR SAHA**  
**SUBODH KUMAR SAHA**  
**10/10/1985**  
 Permanent Account Number  
**ANGPS3751J**  
*P. K. Saha*




**ELECTION COMMISSION OF INDIA**  
**आयकर निर्वाचन अभिलेख**  
**IDENTITY CARD**

**नविच नऱ**

**W3 / 22 / 118 / 236000**



Elector's Name निर्वाचक का नाम	Saha Pratap साहा प्रताप
Father/Mother/ Husband's Name पिता/माता/पति का नाम	Subodh सुबोध
Sex लिंग	M पुरुष
Age उम्र	38
Age on 1.1.1985 1.1.1985 का उम्र	37

*Pratap Kumar Saha*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

पत्राची नोंदणुका क्रमांक  
Form/Sheet/Account Number Card

44CRV2854N

COMPANY  
YELLOWROAD HEALTHCARE LLP



FORM 16B  
TDS on sale of immovable property  
2019-20

201920

100  
100  
100



आयकर विभाग  
TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

आयकर प्रमाणपत्र  
Income Tax Return Receipt

आयकर प्रमाणपत्र संख्या  
Income Tax Return Receipt No.

ADRP06327Q

आयकर दाता का नाम  
Taxpayer's Name

आयकर दाता का पता  
Taxpayer's Address

आयकर दाता का जन्म तिथि  
Taxpayer's Date of Birth

12/01/1973



आयकर प्रमाणपत्र प्राप्त करने वाले का नाम  
Name of the Taxpayer

आयकर प्रमाणपत्र प्राप्त करने वाले का पता  
Address of the Taxpayer

आयकर प्रमाणपत्र प्राप्त करने वाले का जन्म तिथि  
Date of Birth of the Taxpayer

आयकर प्रमाणपत्र प्राप्त करने वाले का आयकर संख्या  
Income Tax Number of the Taxpayer

आयकर प्रमाणपत्र प्राप्त करने वाले का आयकर दाता का नाम  
Name of the Taxpayer

आयकर प्रमाणपत्र प्राप्त करने वाले का आयकर दाता का पता  
Address of the Taxpayer

आयकर प्रमाणपत्र प्राप्त करने वाले का आयकर दाता का जन्म तिथि  
Date of Birth of the Taxpayer

12/01/1973

आयकर प्रमाणपत्र  
Income Tax Return Receipt

आयकर प्रमाणपत्र संख्या  
Income Tax Return Receipt No.

7089 5093 7284

आयकर दाता का नाम  
Taxpayer's Name

आयकर दाता का पता  
Taxpayer's Address

आयकर दाता का जन्म तिथि  
Taxpayer's Date of Birth

12/01/1973

MERA AADHAAR, MERI PEHCHAN



आयकर प्रमाणपत्र प्राप्त करने वाले का नाम  
Name of the Taxpayer

आयकर प्रमाणपत्र प्राप्त करने वाले का पता  
Address of the Taxpayer

आयकर प्रमाणपत्र प्राप्त करने वाले का जन्म तिथि  
Date of Birth of the Taxpayer

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Income Tax Number of the Taxpayer

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Name of the Taxpayer

आयकर प्रमाणपत्र प्राप्त करने वाले का आयकर दाता का पता  
Address of the Taxpayer

आयकर प्रमाणपत्र प्राप्त करने वाले का आयकर दाता का जन्म तिथि  
Date of Birth of the Taxpayer

12/01/1973

भारत निर्वाचन आयोग  
भारत का  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

XOY045784E

निर्वाचन नाम : राजेश गुप्ता  
Doctor's Name : Rajesh Gupta  
पिता का नाम : रामदास रामदास गुप्ता  
Father's Name : Ramdas Ramdas Gupta  
पिंगुन : गु/म  
Date of Birth : 12/01/1973



XOY045784E

निर्वाचन नाम : राजेश गुप्ता  
Doctor's Name : Rajesh Gupta  
पिता का नाम : रामदास रामदास गुप्ता  
Father's Name : Ramdas Ramdas Gupta  
पिंगुन : गु/म  
Date of Birth : 12/01/1973

आयकर प्रमाणपत्र प्राप्त करने वाले का नाम  
Name of the Taxpayer

आयकर प्रमाणपत्र प्राप्त करने वाले का पता  
Address of the Taxpayer

आयकर प्रमाणपत्र प्राप्त करने वाले का जन्म तिथि  
Date of Birth of the Taxpayer

आयकर प्रमाणपत्र प्राप्त करने वाले का आयकर संख्या  
Income Tax Number of the Taxpayer

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Date of Birth of the Taxpayer

12/01/1973

11







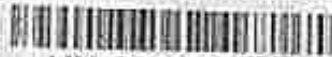
ভারতীয় বিদ্যমান পরিচয় প্রমাণ

ভারত সরকার  
Unique Identification Authority of India  
Government of India

ভূমিকাতত্ত্ব আই ডি/Enrollment No.: 1040/19841/39433

21/1/2012  
সুদীপ্ত সাহা  
Sudipta Saha  
32 GOABAGAN LANE  
Beadon Street S.O  
Beadon Street Kolkata  
West Bengal 700006

19956434



MN199564348DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**8629 9720 9657**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



সুদীপ্ত সাহা  
Sudipta Saha  
পিতা : প্রদয় সাহা  
Father : PROLOY SAHA  
জন্ম তারিখ / Year of Birth : 1979  
পুরুষ / Male



**8629 9720 9657**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2020, Page from 274444 to 274470

being No 152306737 for the year 2020.



Digitally signed by SANJOY BASAK  
Date: 2020.10.08 15:33:12 +05:30  
Reason: Digital Signing of Deed.

*Sanjoy Basak*

(Sanjoy Basak) 2020/10/08 03:33:12 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)

