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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

B. Anam

Additional District Registrar,
Bardhaman, New Town, North 24-Pgs

24 JUL 2019

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 24th day of July Two Thousand And Nineteen of the Christian Era;

BETWEEN

4183 22-7-19 500/

নং
ক্রমিক নং
স্বাম্প ভেজার নাম
বিস্তারিত (সেন্ট্রাল সিটি) এ. ডি. এস. অফিস
মোট স্বাম্প ক্রয় তা
চালান নং
টাকার বারাকপুর ভেজার-মিতা দল

Brigdhaga Realestate Pvt Ltd
AD-169, Sec-1, Salt Lake City
Kolkata-700064

28 JUN 2019

998000



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

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MR. PRABIR KUMAR SAHA (having PAN – AMIPS7176H) 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: 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

(1) M/S BRIJDHARA REALESTATE PVT. LTD. (having PAN: AAFCE4789F), **(2) M/S ELANZA PROPERTIES PVT. LTD.** (having PAN: AADCE5108R) both registered Private Limited Companies within the meaning of the Companies Act, 1956, both the companies having principal place of business at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700 064, hereinafter called and referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include each of it's Successor or Successors-In-office, Administrators and Assigns) of the **SECOND PART AND being** represented by a common 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-I, 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, 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 Mauza: 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 Makhan Lal Seal being Benamder of Kartick



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Chandra Seal and to Renuka Bala Seal being Benamder of Anil Chandra Seal free from all encumbrances whatsoever.

B. Since after the aforesaid purchase the said Kartick Chandra Seal, Makhan 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 3rd Court of Munsiff at Sealdah against the aforesaid Benamders Makhan 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: 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. 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 Sali Land measuring 0.25 acre comprised in part of R.S. Dag No.595 at Mouza: Sulanguri 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 rayoti owner under the State Government without being interrupted by any person whosoever and or from any corner whatsoever and his name is till yet recorded under L.R. Khatian No. 86.



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D. 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 Mauza: 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 Bhadreswar 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. 68, Pages: 268 to 270, Being (Deed) No. 4591 for the year 1976, the said Sri Bhadreswar 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 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.

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.



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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: 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 R.S. Khatian No. 228, 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 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 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 Mauza: 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



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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.

G. 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 comer 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 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.

H. The said Bhupati Krihsna Mondal died intestate survived by his said wife Namita Bala, four sons namely Tarani, Satyajit, Swapan 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 Sulangari, 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.



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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, Tarani 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. Khatian 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 Chittaks be the same a little more or less 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 had been seized and possessed of the entire 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



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Chhitacks comprised in part of Dag No. 595 and 4 Cottahs 02 Chhitacks, 08 Sq.ft. comprised in part of Dag No.597 and 05 Chhitacks 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; and while in enjoyment thereof by a Deed of Conveyance dated 08.06.2018 duly registered at the office of the A.D.S.R. Rajarhat, New Town, North 24 Parganas in Book-1, Volume No. 1523-2018, Pages from 221410 to 221437, being No. 6488 for the year 2018 the said Prabir Kumar Saha sold, transferred and conveyed a demarcated Part or Portion of his aforesaid Plot No. 9, 4 Cottahs 02 Chhitacks, 08 Sq.ft. comprised in part of Dag No.597 and 05 Chhitacks, 37 Sq.ft. comprised in part of R.S. as well L.R. Dag No. 598, total admeasuring 4 cottahs 8 chitacks be the same a little more or less therein marked as Plan Plot No. 9A, thereunder L.R Khatian No. 327 at Mouza- Sulanguri, 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, **morefully and particularly described in the Part – II of the Schedule** written therein unto and in favour of M/S. Brijdhara Realestate Pvt. Ltd. therein called as referred to as the purchaser free from all encumbrances at the valuable consideration mentioned therein.

K. Since after the sale of the aforesaid portion of land measuring 4 Cottahs 8 Chitacks marked therein as Plot-9A out of the said total plot of land bearing Plan Plot No. 9, the said Prabir Kumar Saha the Vendor herein is at present seized and possessed of the remaining portion of his said plot of land now hereby marked as Plot No. 9B measuring 5 Cottahs, 08 Chhitacks comprised in part of R.S / L.R. Dag No. 595, 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, lying and situated at Mouza:



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Sulanguri, 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 Schedule hereunder written** and hereinafter for the sake of brevity referred to as the "SAID LAND" and is in well enjoyment thereof 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 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 Schedule hereto and every part or portion thereof free from any claim, demand, charge, mortgage, attachment, lien, lispenses 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, his remaining portion of land Viz. a. Viz. 'Said demarcated Plot' marked herein as Plot No. P-9B measuring 5 Cottahs 08 Chittacks, be the same a little more or less comprised in part of Dag No. 595, under and part of R.S. Khatian No. 201 & 228 corresponding to L.R Khatian No. 86 morefully described in the Schedule hereunder written free from all encumbrances of whatsoever nature to some prospective buyer or buyers intending to purchase the same and the purchasers 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 of land marked as "P-9B", described under the Schedule hereto written (hereinafter for the sake of



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brevity referred to as the "Said Plot"/"Said Property") approached and offered the Vendor a sum of **Rs. 22,00,000/- (Rupees Twenty Two Lakh)** only as a whole or lump-sum price for the 'Said Property' described in the Schedule hereto which offer has been accepted by the Vendor.

AND WHEREAS the Vendor herein has agreed to sell and the purchasers herein have agreed to purchase the 'Said Property' described in 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. 22,00,000/- (Rupees Twenty Two Lakh)** only;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 22,00,000/- (Rupees Twenty Two Lakh)** only paid to the Vendor by the Purchasers 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 thereof hereby acquit, release and forever discharge the said purchasers as well as the said property (particularly described in the schedule hereunder written), the Vendor as beneficial owner hereby sell, grant, transfer, convey, assure and assign unto the purchasers free from all encumbrances, attachments, charges, liens, lispendens, acquisitions and or requisitions ALL THAT piece and parcel of the 'Said Property' described in 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 the Schedule hereunder written **TO HAVE AND TO HOLD** the 'Said Property' (Plot No.P-9B) 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 purchasers 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



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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-9B) 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 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 purchasers herein and according to the true intent and meaning of these presents; and
3. THAT the Purchasers 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-9B 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 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 purchasers well and sufficiently saved defended kept harmless, indemnified and other estate rights, title, claim, mortgages, charges, liens, lispendens, 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-



অতিরিক্ত জেলা সূপারিন্টেন্ডেন্ট
মেজরহাল, নতুন টোস, উত্তর ২৪-পা

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9B) 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 purchasers 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 Purchasers 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-9B) 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

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 Purchasers 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 Plot No. P-9B" and all rights, properties, benefits and appurtenances togetherwith all common easement 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.



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AND THE Vendor delivers this day the peaceful possession of the 'Said Property' (Plot No. P-9B) under the Schedule hereto unto and to the Purchasers.

THE SHCEDULE REFERRED TO ABOVE: -

(Plan Plot No. P-9B Hereunder Sale)

Gnabinu Ven Sahu

Shali

ALL THAT piece of parcel of Land measuring 5 Cottahs, 08 Chhitacks comprised in part of R.S / L.R. Dag No. 595, be the same a little more or less marked as Plot No. P-9B, alongwith common right on and over 10' feet wide common passage touching the **Said Plan 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. Khatian No's. 201 & 228, under R.S. No. 196,** subsequently recorded under and part of **L.R. Khatian No. 86** within the ambit of the B.L. & L.R.O. Rajarhat, Police Station: New Town formerly Rajarhat P.S., under the Jayangra Hatiyara Gram Panchyet - 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-9B** is butted and bounded as follows:

ON THE NORTH : By 10' feet Wide Common Passage (Kachha Road);
ON THE SOUTH : By 06' feet Wide Common Passage (Kachha Road);
ON THE EAST : By R.S as well L.R Dag No. 601;
ON THE WEST : By the demarcated portion of land marked as Plan Plot No.P-9A in Part of R.S./L.R. Dag No. 597 & 598 now owned by MIS Brijdhara Realestate Pvt. Ltd.

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



NOTARIAL DISTRICT SUB-REGISTRY
Department of the Interior, New Town, North 24-Pg 8
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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. Sumit Sinha
S/o. Late Sandip Sinha
171/B, A.P.C Road,
P.O. - Shyambazar,
P.S. - Shyampukur,
Kolkata - 700 004.

2. Souja Saha
s/o Prabin K. Saha
30/1, Gooabagan Lane,
Kolkata - 700006.

Prabin KV Saha
VENDOR

Drafted By:

Anup K. Ghosh
(F-21/14) Advocate
Judicial Court Barakat



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Sonapat, New Town, North 24-Pgs

12 4 JUL 2019

MEMO OF CONSIDERATION

RECEIVED from the within named purchasers **(1) M/s Brijdhara Realestate Pvt. Ltd., (2) M/s Elanza Properties Pvt. Ltd.** the withinmentioned sum of **Rs. 22,00,000/- (Rupees Twenty Two Lakh)** 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. 063702, Dated 23.07.2019 drawn on HDFC Bank, Salt Lake, Sec - I, by Brijdhara Realestate Pvt. Ltd. in favour of Sri. Prabir Kumar Saha	Rs. 11,00,000/-
Paid by Manager's Cheque No. 063703, Dated 23.07.2019 drawn on HDFC Bank, Salt Lake, Sec - I, by Elanza Properties Pvt. Ltd. in favour of Sri. Prabir Kumar Saha	Rs. 11,00,000/-
(Rupees Twenty Two Lakh) only.	Rs. 22,00,000/-

WITNESSES:

1. *Somit Sinha*

2. *Sanja Saha*



Prabir KV Saha

VENDOR



Additional District Sub-Registrar,
Kolkata, New Town, North 24 P.

24 JUL 2019

SITE PLAN OF R.S. /L.R DAG NO. - 539, 540, 541, 542, 595, 597 & 598, R.S. KHATIAN NO. - 201 & 228, L.R. KHATIAN NO. 86, AT MOUZA - SULANNQARI, J.L. NO. - 22, IN P.S. NEW TOWN, DIST. - 24 PARGANAS (N), WITHIN THE LOCAL LIMIT OF JYANGRA HATIARA 2 NO. GRAM PANCHAYET.



Prabir KV Saha

NAME OF PURCHASER	DELHIJANAK REALTY PVT. LTD. BLANKA INDUSTRIES PVT. LTD.
NAME OF SELLER	PRABIR KUMAR SAHA























AREA STATEMENT		
R.S. DAG NO.	PLT. NO.	AREA
539	A-10	5.8.4 CH. 0.075
TOTAL		5.8.4 CH. 0.075





ADMINISTRATIVE DISTRICT SUPERINTENDENT
NEW YORK, NORTH DISTRICT
JUL 28 2019

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/Presentants	LEFT HAND					
	Little	Ring	Middle	Fore	Thumb	
 <i>Shabir</i>						
	RIGHT HAND					
	Thumb	Fore	Middle	Ring	Little	
						
	 <i>JJ</i>	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
Malabar, New Town, North 24-Pgs

24 JUL 2019

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

GRN: 19-201920-004709401-1

Payment Mode Online Payment

GRN Date: 24/07/2019 10:37:35

Bank : HDFC Bank

BRN : 858567793

BRN Date: 24/07/2019 10:39:38

DEPOSITOR'S DETAILS

Id No. : 15230001175110/3/2019

(Query No./Query Year)

Name : BRIJDHARA REALESTATE PVT LTD AND
OTHERS
Contact No. : Mobile No. : +91 9331018602
E-mail :
Address : AD169 SALT LAKE SEC1 KOL64
Applicant Name : Mrs Jyoti Gupta
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl No	Identification No	Head of A/C Description	Head of A/C	Amount (₹)
1	15230001175110/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	226395
2	15230001175110/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	45389

Total

271784

In Words : Rupees Two Lakh Seventy One Thousand Seven Hundred Eighty Four only



24 JUL 2019

Major information of the Deed


Deed No :	I-1523-08963/2019	Date of Registration	24/07/2019
Query No / Year	1523-0001176110/2019	Office where deed is registered	
Query Date	21/07/2019 1:23:37 PM	A D S R RAJARHAT District North 24 Parganas	
Applicant Name, Address & Other Details	Jyoti Gupta AD-169, Sector-1, Salt Lake City Thana Bidhannagar District North 24 Parganas WEST BENGAL, PIN - 700064, 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 22,00,000/-	Rs 45,37,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 2,26,895/- (Article:23)	Rs 45,389/- (Article A(1) E)		
Remarks			

Land Details :

District North 24-Parganas, P S - Rajarhat, Gram Panchayat JANGRAHATIARA-II, Mouza Sulanguri, J No 77
Touzi No 178 Pin Code : 700159

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-595	LR-86	Bastu	Shall	5 Katha 8 Chatak	22,00,000/-	45,37,500/-	Width of Approach Road 10 Ft
Grand Total :					9.075Dec	22,00,000 /-	45,37,500 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Prabir Kumar Saha (Presentant) Son of Mrs Subodh Kumar Saha Executed by: Self, Date of Execution: 24/07/2019 , Admitted by: Self, Date of Admission: 24/07/2019 ,Place : Office	 24/07/2019	 24/07/2019	 24/07/2019
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.: AMIPS7176H, Statu :Individual, Executed by: Self, Date of Execution: 24/07/2019 , Admitted by: Self, Date of Admission: 24/07/2019 ,Place : Office				



Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Brijdhara Realestate Private Limited P.O - Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.:: AAFCEB4789F, Status :Organization, Status : Not Executed
2	Eianza Properties Private Limited P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.:: AADCE5108R, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Jyoti Gupta Wife of Mr. Sanjay 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.:: AFVPG4781L Status : Representative, Representative of : Brijdhara Realestate Private Limited (as Director), Eianza Properties Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sumit Sinha Son of Late Sandip Sinha 171/B, A P C Road, P.O:- Shyambazar, P.S - Shyampukur, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700004			
	24/07/2019	24/07/2019	24/07/2019

Identifier Of Mr Prabir Kumar Saha

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Prabir Kumar Saha	Brijdhara Realestate Private Limited-4.5375 Dec,Eianza Properties Private Limited-4.5375 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, JI No: 22, Touzi No: 178 Pin Code : 700159

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 595, LR Khatian No:- 86	Owner:বার্ভিক চন্দ্র গৌল, Gurdian:বর্ষী চন্দ্র গৌল, Address:নিক , Classification:শালি, Area:0.16000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 152308963 / 2019



On 21-07-2019

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 45,37,500/-

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

On 24-07-2019

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

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

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

Presented for registration at 14:35 hrs on 24-07-2019 at the Office of the A.D.S.R. RAJARHAT by Mr Prabin Kumar Saha, Executant

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

Execution is admitted on 24/07/2019 by Mr Prabin Kumar Saha, Son of Mrs Subodh Kumar Saha, P.O. Beadon Street, Thana Burtola, City/Town KOLKATA, Kolkata WEST BENGAL, India PIN - 700008 by caste Hindu, by Profession Business

Identified by Mr Sumit Sinha, Son of Late Sandip Sinha, 171/B, A.P.C Road, P.O. Shyambazar, Thana Shyambazar, City/Town KOLKATA, Kolkata WEST BENGAL, India PIN - 700004 by caste Hindu, by profession Service.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 45,389/- (A(1) = Rs 45,375/- E = Rs 14/-) and Registration Fees paid by Cash Rs 0/- by online = Rs 45,389/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB, Online on 24/07/2019 10:39AM with Govt. Ref. No. 192019200047094011 on 24-07-2019, Amount Rs. 45,389/- Bank: HDFC Bank (HDFC0000014), Ref. No. 858567793 on 24-07-2019, Head of Account 0030-03-104-001-19

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs 2,26,895/- and Stamp Duty paid by Stamp Rs 500/- by online = Rs 2,26,395/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 4183, Amount: Rs 500/-, Date of Purchase: 22/07/2019, Vendor name: MITA DUTTA

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 24/07/2019 10:39AM with Govt. Ref. No. 192019200047094011 on 24-07-2019, Amount Rs. 2,26,395/- Bank: HDFC Bank (HDFC0000014), Ref. No. 858567793 on 24-07-2019, Head of Account 0030-02-103-003-07

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



1404 2004 1000 / PERMANENT ACCOUNT NUMBER
AMPS7176H



MR NAME
PRABIN KUMAR SAHA

MR OF MR FATHER'S NAME
SUBODH KUMAR SAHA

MR MR DATE OF BIRTH
05-03-1982

MR SIGNATURE


MR MR XX 02
COMMISSIONER OF REVENUE, W.B.

Prabin Kumar Saha





স্বতন্ত্র চিহ্নিত পত্রের অধিকার

ভারত সরকার

Unique Identification Authority of India

Government of India

অনুষ্ঠান নম্বর / Enrollment No.: 104020040153886

04/12/2013

নাম
Prabir Kumar Saha
পিতার নাম
307
20A BANSAN LANE
Beach Street S.O.
Beach Street Kolkata
West Bengal - 700008



KL861777136F7

60277712



আপনার আধার সংখ্যা / Your Aadhaar No.:

4238 1247 1758

আধার - সাধারণ মানুষের অধিকার



~~স্বতন্ত্র চিহ্নিত পত্রের অধিকার~~



নাম
Prabir Kumar Saha
পিতার নাম
Father - GURDIP KUMAR SAHA

সম্পর্কিত লিঙ্গ
M / Male

4238 1247 1758



আধার - সাধারণ মানুষের অধিকার

Prabir Kumar Saha



ভাষা

- অ্যাধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা সত্য করুন।

INFORMATION

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

- অ্যাধার সারা দেশে মন্য।
- অ্যাধার সক্রিয়তা সরকারী ও বেসরকারী পরিষেবা প্রদান সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services.



সিএসসি, ১০১, পোস্ট বক্স ৯৯৯
নিয়ে টি১, জলসরা-পাঁড়াল

Online Identification Authority of India

Address: JALAN
BANGALORE
West Bengal

4238 1247 1758





BRJDHARA REALESTATE PVT. LTD.

[Handwritten Signature]

Director

OFFICE OF THE ADDITIONAL DISTRICT SUB REGISTRAR

1950





ELANZA PROPERTIES PVT. LTD.

[Handwritten Signature]

Director

RECEIVED
MAY 15 1964
U.S. DEPARTMENT OF AGRICULTURE
WASHINGTON, D.C.



आर.के.ए. नंबर (PERMANENT ACCOUNT NUMBER)

AFVPG4781L



आर.के. नाम
JYOTI GUPTA

आर.के. के पिता का नाम
JAYPRAKASH VERMA

आर.के. का जन्म तिथि
20-04-1975

आर.के. की हस्ताक्षर

Jyoti Gupta

Shahin

आर.के. अधिकारी (आर.के. ए.डी.) जी.
कमिश्नर ऑफ़ इन्फ़ो-टेक्नोलॉजी, कोलकाता

Jyoti Gupta





স্বাক্ষরিত বিশিষ্ট পরিচয় প্রমাণকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

সম্পর্কিত আইডি / Enrollment No. : 1111/80076/10369

110250214

To:
Jyoti Gupta
জ্যোতি গুপ্তা
W/O: Suresh Gupta
AD-100
SALT LAKE SECTOR-1
Bishanmagar (M)
Bishanmagar CC (Block North 24 Parganas
West Bengal - 700064
902923172



- KH382758806FT
38275880



আপনার আধার সংখ্যা / Your Aadhaar No. :

8278 9747 3830

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



জ্যোতি গুপ্তা
Jyoti Gupta

স্মার্টনং / IDN: 20040213
লিঙ্গ / Female

8278 9747 3830



আধার - সাধারণ মানুষের অধিকার

Jyoti Gupta



ভাষা

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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

- আধার নামা দেগে মালা।
- আধার ভবিষ্যতে সরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



Unique Identification Authority of India

ঠিকানা: ভারতীয় স্টেট ব্যাংক
৩য়, সল্টলেক এলাকা
বিহারনগর (৩য়), বিহারনগর ব্লক ২৪
পূর্ব ২৪ পরগনা, কলিকতা-৭০০০৬১

Address: W/O: Sanyal
Gupta, AD 186, SALLAKE
SECTOR 1, Bihannagar(W),
North 24 Parganas,
Bihannagar CD Block, West
Bengal, 700061

8278 9747 3830





ভারতীয় বিশিষ্ট পরিচয় প্রাপ্তিকরণ
ভারত সরকার
Unique Identification Authority of India,
Government of India

ভূমিকাভুক্তির আই ডি/Enrollment No.: 1040/19858/32834

To
 সুমিত সিংহা
 Sumit Sinha
 17/1/B ACHARYA PRAFULLA CHANDRA ROAD
 Shyambazar Mal S.O
 Shyambazar Mal Kolkata
 West Bengal 700004

1985858



MN1998025150F



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8321 1432 1920

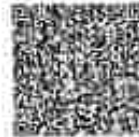
আধার - সাধারণ মানুষের অধিকার



স্বায়ত্ব শাসন
 GOVERNMENT OF INDIA



সুমিত সিংহা
 Sumit Sinha
 পিতা : সন্দীপ সিংহা
 Father : SANDIP SINHA
 জন্ম তারিখ / Year of Birth : 1982
 পুরুষ / Male



8321 1432 1920

আধার - সাধারণ মানুষের অধিকার



তথ্য

- অসহজ পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অধিভুক্তিযোগ্য করে প্রাপ্য করণ।

INFORMATION

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

- অসহজ-সহজ ১০০% মান।
- অসহজ-সহজ মানসহী ও সেন্সরহীন পরিচয় প্রতিষ্ঠা সহজতর করে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in establishing Government and Non-Governmental nature.

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ঠিকানা:
 ১৬/১৫, অসহজ-সহজ
 কলকাতা পোস্ট অফিস
 কলকাতা - ৭০০০০৪



WEST BENGAL
 NATIONAL IDENTITY SYSTEM REGISTRAR
 AADHAAR MAIL
 B.O. Symbazar Mail,
 Kolkata, West Bengal,
 700004



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naid@nid.gov.in

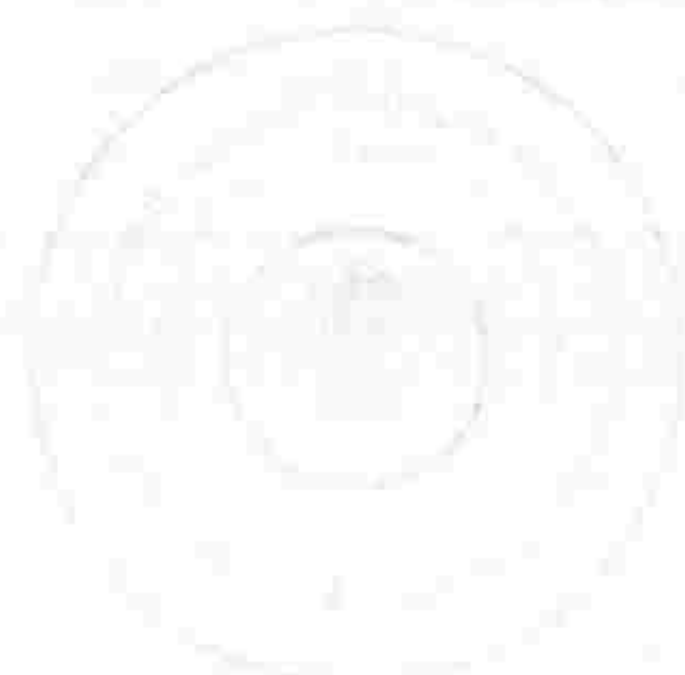


www.aadhaar.gov.in



P.O. Symbazar Mail,
Kolkata-700004

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2019, Page from 347661 to 347690

being No 152308963 for the year 2019.



Digitally signed by SANJOY BASAK
Date: 2019.07.30 13:30:01 +05:30
Reason: Digital Signing of Deed

(Sanjoy Basak) 30-07-2019 1:29:44 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)