

SLNO. 1001001237/2021

12/31/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 410256

30.03.2021
 No-2/581376
 M.V-10, W.M

Certified that this document is
 a true and correct copy of the
 original as it is filed in the
 office of the Registrar of
 West Bengal with the date of its
 registration.

Registrar U/S 7 (2)
 of Registration Act
 1908 Paschim Medinipur
 30 MAR 2021

DEED OF SALE

District: Paschim Medinipur, P.O: Kharagpur, P.S: Kharagpur, Sub-Registry Office: Kharagpur, Kharagpur Municipal Ward No: 28, Mouza: Taljuli, J.E. No: 239, L.R. Khatian No.1221, L.R. Plot No: 644, measuring- 1.5 dec., Rayat Sthitiban, Classified as - Bastu, Actual Transaction at Rs. 10,00,000/- (Rupees ten lakh) only.

THIS DEED OF SALE is made on the 26 day of MARCH '2021 A.D.

Subramanian Agarwal as
 Constable Attorney of
 West Bengal

26 MAR 2021

क्र. नं. 17189 टाका 5,000

তার 26 MAR 2021

নাম ~~কলকাতা~~ Kolkata

সং EDIFICE Reality for Vivek Kr. Baderia

পোস্ট Regent Court

থানা Baguihati

জাকর Baguihati

~~স্বাক্ষর~~

26 MAR 2021

কলকাতা-পশ্চিম বঙ্গ সরকার
এ বি. এন. ডায়াল সিস্টেম

26 MAR 2021

5,000 x 125,000



[Handwritten signature]

Registrar (125 & 14)
of Companies
1000, Panchsala, Metiabari

30 MAR 2021



BETWEEN

VINODA PALA @ BINODA PALA Wife of Late Kanti Lal Pala, a resident of Chota Tengra, Post Office: Kharagpur, Police Station:Kharagpur, District: Paschim Medinipur, Pin: 721301, at present residing at Neelkanth Green, G Tower-303, Behind Dehli Public School, Kalali, Vadodara, Pin: 390012, by faith- Hindu, by Nationality-Indian, by Profession – Housewife, **PAN No:AUZPP0486C, Aadhaar No: 6660 9742 0914**, duly represented by her Constituted Attorney, **SRI SUBHAM AGARWAL** Son of Purusottam Agarwala, a resident of Village: Balichak, Hamirpur, Post Office: Balichak, Police Station: Debra, Sub-Registry Office: Balichak, District: Paschim Medinipur, Pin: 721124, by faith-Hindu, by Nationality-Indian, by Profession-Business, **PAN No:BICPA3902Q, Aadhaar No:4271 0193 2363**, vide the Power of Attorney executed and registered in the Office of SRO AKOTA VADODARA GUJARAT...and duly entered in being Deed No:BRA-3-ATA-5588 the year 2021, hereinafter called the **VENDOR**(which expression shall unless otherwise repugnant to the context of this Deed of Sale shall deem to include her heirs, executors, assigns, representatives and agents) of the **FIRST PART:**

A N D

EDIFICE REALTY, A Partnership Firm, having its registered Office at Flat No-6/C, Block No: G, Phase-2, Regent Court, Baguihati, Kolkata- 700 059, A Partnership Firm registered under the Indian Partnership Act and having inter-alia one of its Branch Office at O.T.Road, Inda, Plot No:89, Mouza: Ruisunda, P.O:Inda, P.S Kharagpur(Town), District: Paschim Medinipur, Pin: 721305, West Bengal, duly represented by the Partner of the Firm **(1) VIVEK KUMAR BADERIA** Son of Kushal Chand Baderia, residing at Chota Tengra, Main Road, Jhapetapur, Near N.C.C. Office, Dimond Tower, P.O:Kharagpur, P.S: Kharagpur (Town), District: Paschim Medinipur, Pin: 721301, West Bengal, by faith-Hindu, by Nationality-Indian, by Occupation- Business, **PAN No: ADFPB4885N**, hereinafter called the **PURCHASER**(which expression shall unless otherwise repugnant to the context of this

Subham Agarwal as Constituted Attorney
of Vinoda Pala

Deed of Sale shall deem to include her heirs, executors, assigns, representatives agents) of the **SECOND PART**:

This Deed of Sale is in respect of a plot of land situated in District: Paschim Medinipur, P.O: Kharagpur, P.S: Kharagpur, Sub-Registry Office: Kharagpur, Kharagpur Municipal Ward No: 28, Mouza: Taljuli, J.L. No: 239, L.R. Khatian No.1221, L.R. Plot No: 644, measuring- 1.5 dec., Rayat Sthitiban, Classified as - Bastu, shown in the annexed drawing and more fully described in the schedule below henceforth for the convenience of this Deed of Sale the same shall be referred to as the below scheduled property.

WHEREAS the Vendor herein is the recorded owner of the below scheduled property being the land in District: Paschim Medinipur, P.O: Kharagpur, P.S: Kharagpur, Sub-Registry Office: Kharagpur, Kharagpur Municipal Ward No: 28, Mouza: Taljuli, J.L. No: 239, L.R. Khatian No.1221, L.R. Plot No: 644, measuring- 1.5 dec., Rayat Sthitiban, Classified as - Bastu and the present Vendor as the recorded owner of the said land has been paying rent to the State of West Bengal through the Block Land & Land Reforms Officer, Kharagpur-1 and while in exercise of such right, title, interest and possession the present Vendor on the approach and request of the purchaser the present Vendor has agreed to sell and the Purchaser have agreed to confirm the sale of the below scheduled property at a sum of Rs. 10,00,000/- (Rupees ten lakh) only as the consideration money and has agreed to sell and the Purchaser have agreed to purchase the below scheduled property and accordingly it was agreed to and decided between the Vendor and the Purchaser on 21ST day of August, 2018 and hence this Deed of Sale. **WHEREAS** now the present Vendor is residing at Neelkanth Green, G-Tower - 303, Behind Delhi Public School, Kalali, Vadodara, Pin: 390012 and is unable to execute the Deed of Sale in favour of the present Purchaser personally and accordingly the Vendor herein duly appointed her Constituted Attorney being **SRI SUBHAM AGARWAL** Son of Purusottam Agarwala, a resident of Village: Balichak, Hamirpur, Post Office: Balichak, Police Station: Debra, Sub-Registry Office: Balichak, District: Paschim Medinipur, Pin: 721124 to execute the Deed of Sale and has executed a Power of Attorney favouring the Attorney vide the Power of Attorney executed and registered in vide the Power of Attorney executed and registered in the Office of SRO AKOTA VADODARA GUJARAT and duly entered in being Deed No. BRA-3-ATA-5588 the year 2021

Subham Agarwal as constituted
Attorney of Vendor here

NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of Rs. 10,00,000/- (Rupees ten lakh) only the Vendor out of her free will and accord and while in a sound state of mind and body hereby grant, convey and transfer unto the Purchaser all her right, title, interest and possession in the below scheduled property his respective undivided share in the said below scheduled property as mentioned supra together with all rights, easements and appurtenances whatsoever belonging to the said premises or in any way appertaining thereto and all the estate, right, title, interest, claims and demands of the Vendor unto and upon the said Purchaser hereby conveyed absolutely and for ever, as and for the purpose and exercise of all such and sundries rights of ownership as the Vendor will be entitled to but for execution of this presents and the Vendor hereby covenant with the Purchaser that notwithstanding anything by the Vendor done by or knowingly suffer the vendor have full power to grant, convey, transfer, assign, mortgage, gift, bequeath the said below scheduled property hereby conveyed and that it shall be lawful for the Purchaser at all times hereinafter, to hold and enjoy the said below scheduled property as the full and absolute owner and to receive the usufacto, profits, rents and issues thereof without any interruption or interference by and on behalf of the Vendor or any person or persons claiming through or in trust for the Vendor. Whereas the Vendor further covenants with the Purchaser that in the event the title to the said below scheduled property of the Vendor is in any way defective and/or in the event of Purchaser is made to suffer any loss on account of any defect in the title of the below scheduled property of the Vendor the vendor shall be liable and/or to duty bound to keep the Purchaser indemnify against any loss that the Purchaser may have to suffer on account of the same together with all interests and damages

WHEREAS the Vendor do hereby further undertake to do or cause to be done all i.e., necessary for perfectly assuring and transferring and conveying unto the Purchaser all that piece and parcel of the land as scheduled below and further do all that shall be necessary for the intend and purpose of this Deed.

SCHEDULE PROPERTY HEREBY SOLD.

District: Paschim Medinipur, P.O: Kharagpur, P.S: Kharagpur, Sub-Registry Office: Kharagpur, Kharagpur Municipal Ward No: 28, Mouza: Taljuli, J.L. No: 239, L.R. Khatian No.1221, L.R. Plot No: 644, Sub Plot No: C. measuring- 1.5 dec., Rayat Sthitiban. Classified as - Bastu, shown in the annexed drawing red wash.

Subham Agarwal as consultant
a 11 - - - - - m. P. v. m. od n. Balce

Subham Agrawal as consti tutee
Attorney of Vinodh palu

Subham Agrawal as consti tutee

Bound & Butted by:

- On the North - Today's Purchaser own;
- On the South - 4' wide proposed Road;
- On the East - 4' wide proposed Road;
- On the West - Plot of Vijay Kumar Jain;

Dimension of Land:

- On the North - 61'-06";
- On the South - 63'-00";
- On the East - 11'-00";
- On the West - 10'-00";

Nearest Road - Keslary Road
Road Zone - Fire DTGade Traffic more to Kharagpur IIT
BYPASS FLYOVER

RENT

Proportionate Rent to be paid as may be imposed by State of West Bengal through the Block Land & Land Reforms Officer-1, Kharagpur.

NOW THIS DEED OF SALE signed sealed and delivered in presence of the available witnesses on the day month and year first above written after having had read over and explained the contents of the deed in Bengali/Hindi in presence of the witnesses and after understanding the contents of the same the parties admit the same to have been written as per their instruction which is true to the best of their knowledge and belief.

MEMO OF CONSIDERATION

Vendees paid to the vendor after cutting 1% TDS Rs 9,90,000/- only through Demand Draft Vide Draft No- 501587, dated 21/08/2018 drawn on ICICI Bank Inda Kharagpur Branch

67

WITNESSES:

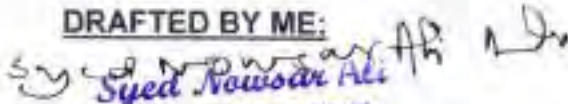
1) Jayanta Hota

S/o Nilam Jam Hota
Ballav Phue
Mirnepur .

2) Barun Bhermia

C/O - Ladman Bhermia
VILL - Gaishata, P.O - Gaishata
Dist - Palcham Medinipur .

DRAFTED BY ME:


Syed Nowsar Ali
MA., LL.B, B.Ed., Kovid.
Advocate
Mirzapur, Midnapur

Regd. No.-F1031/1053 of 1981

COMPUTERISED BY ME:

THIS DEED MADE BY ONE STAMP PAPER & 5 DUMMY PAPER & TWO WHITNESS

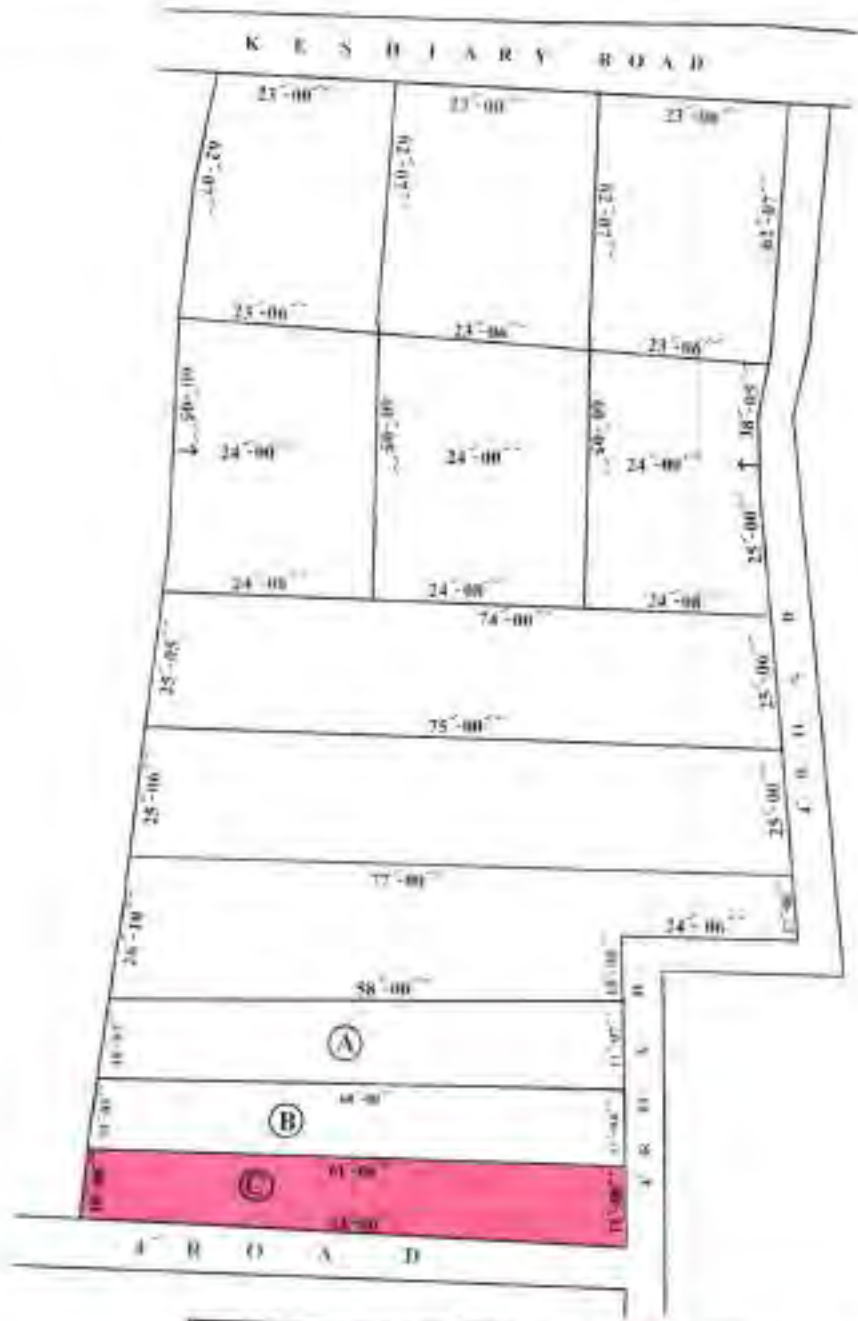
Subham Agarwal as constituted.
Attorney of Vinoda Patel

Subham Agarwal as constituted
Attorney of Vinoda Patel

N

NAME OF VENDEE -
EDIFICE REALTY (PARTNERSHIP FIRM), AT - O. T ROAD
P.O - INDA, P.S - KHARAGAPUR (T), DIST - PASCHIM (W)
IN FAVOUR OF - VIVEK KUMAR BADERIA, S/O - KUSHAL CHAND
BADERIA, AT - CHHOTO TENGRA MAIN ROAD,
P.O - JHAPETAPUR, P.S - KHARAGAPUR (T)
DIST - PASCHIM (W), PIN - 721301.

NOT TO SCALE



*Subram Agarwal & Co. Const. & Est. Sd/-
 Attorney of Vinodkumar*

MOUZA - TALJULY, J.L NO - 239				
P.S - KHARGAPUR (T), DIST - MEDINIPUR (W)				
PLOT NO	AREA OF THE LAND			SUB PLOT COLORS
	SQFT	ACER	DEC	
644	654	0.0150	1.50	C

DRAWN BY: *[Signature]*
 A. C. AIMED
 BIRSINGHAPUR
 MEDINIPUR (W)

(7)

Left Hand Finger Impression -



Right Hand Finger Impression -



SIGNATURE

[Handwritten signature]

Left Hand Finger Impression -



Right Hand Finger Impression -



SIGNATURE

Sabham Agarwal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

व्यक्तिगत आयकर कार्ड
Personal Income Tax Card

AAHF1964G

ब्रोकर
BROKER

स्थापना की तिथि
Date of Incorporation / Formation
08/07/2018



ERINCE REALTY
Erin
Partner

यदि कोई भी व्यक्ति/व्यक्ति या कंपनी/व्यक्ति को/व्यक्ति को
आयकर कार्ड प्राप्त है, तो उसे इसे
1 से 30 दिनों तक सूचित करें।
फोन नं. 341, 342 व 347/2,
मिडल कॉलोनी, मंत्रालय इलाका के पास,
पिन - 411 004.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL,
5th Floor, Market Street,
Plot No. 341, Survey No. 9038,
Middel Colony, Near Durgam Chawl,
Pune - 411 004.

Tel: 91-20-2721 8000, Fax: 91-20-2721 8001
e-mail: nsdl@nsdl.co.in



शेअर अकाउंट संख्या /PERMANENT ACCOUNT NUMBER
ADFPB4885N



नाम /NAME
VIVEK KUMAR BADERIA

पिता का नाम /FATHER'S NAME
KUSHAL CHAND BADERIA

जन्म तिथि /DATE OF BIRTH:
26-07-1970

PRINTED SIGNATURE

अससय ३०/०६, १९९८

COMMISSIONER OF INCOME-TAX, W.B. -II

इस कार्ड के खो / गिरा जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / सूचना कर दें।
सहायक आयकर अधिकारी, कोलकाता - 700 069.

कोलकाता - 700 069.

In case this card is lost/damaged, kindly inform/notify to the issuing authority :

Assistant Commissioner of Income-tax,

P-7,
Chowringhee Square,
Calcutta-700 069.



ভারতীয় বিশিষ্ট পরিচয় প্রকল্প

ভারত সরকার
Unique Identification Authority of India
Government of India

ভারতীয় পরিচয় আইডি / Enrollment No.: 1058/10842/02821

To

শ্রীতক কুমার বদরীয়া
Vivek Kumar Badaria

S/O: Khushal Chand Badaria

55B / 447 CHOTA TENGRA MAIN ROAD JHAPETAPUR

NEAR N.C.C / DIAMOND TOWER WARD NO 27

Kharagpur (m)

Kharagpur

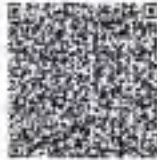
Paschim Medinipur Paschim Medinipur

West Bengal 721301

9434017884



MN680394038FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4438 0811 0831

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শ্রীতক কুমার বদরীয়া

Vivek Kumar Badaria

জন্ম তারিখ / DOB : 26/07/1970

পুংস / Male



4438 0811 0831

আধার - সাধারণ মানুষের অধিকার



ভাষ্য

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



ভারতীয় বিশিষ্ট পরিচয় প্রকল্প
Unique Identification Authority of India

ঠিকানা:

S/O: কুমার চাঁদ বাদারিয়া, 55B / 447 চোটা তেঙ্গরা

জাপেতাপুর, এমএসইএম রোড

নেয়ার N.C.C / ডায়ামন্ড টাওয়ার, ওয়ার্ড নং 27,

খারাগপুর (ম), পশ্চিম মেদিনীপুর, পশ্চিম বঙ্গ, 721301

Address:

S/O: Khushal Chand Badaria, 55B / 447 CHOTA TENGRA, MAIN

ROAD JHAPETAPUR, NEAR

N.C.C / DIAMOND TOWER, WARD NO 27, Kharagpur (m)

Paschim Medinipur, West Bengal, 721301

4438 0811 0831

1800 300 1307

help@aadhaar.gov.in

www.aadhaar.gov.in

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUBHAM AGARWAL

PURUSOTTAM AGARWAL

27/04/1994

Permanent Account Number

BICPA3902Q

Subham Agarwal
Signature



Subham Agarwal



ভারত সরকার

Government of India



সুভম আগরওয়াল
Subham Agarwal

জন্মতারিখ / DOB: 27/04/1994
পুরুষ / Male



4271 0193 2363

আধার - সাধারণ মানুষের অধিকার



ভারতের নিম্নলিখিত রাজ্যের প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: এস/ও: পুরুসোত্তম দাস
আগরওয়াল, বালিচক, হামিরপুর
বালিচক (সিটি), পশ্চিম
পশ্চিম মেদিনীপুর, পশ্চিম বঙ্গ,

Address: S/O: Purusottam
Das Agarwal, BALICHAK,
HAMIRPUR, Balichak (ct),
Paschim Medinipur,
Ballichak, West Bengal,
721124

4271 0193 2363

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

Subham Agarwal



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

GRN Details

GRN: 192020210251217711 Payment Mode: Online Payment
GRN Date: 30/03/2021 11:29:56 Bank/Gateway: State Bank of India
BRN : IK0BBIMUM0 BRN Date: 30/03/2021 11:03:41
Payment Status: Successful Payment Ref. No: 2000581326/5/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Vivek Kumar Baderia
Address: Chhoto Tenga
Mobile: 7003376923
Depositor Status: Buyer/Claimants
Query No: 2000581326
Applicant's Name: Mr C S Ghosh
Identification No: 2000581326/5/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000581326/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	₹ 55020
2	2000581326/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	₹ 10014
3	2000581326/5/2021	Mutation/Conversion -Receipt	0029-00-806-028-27	₹ 225
Total				₹ 65259

IN WORDS: SIXTY FIVE THOUSAND TWO HUNDRED FIFTY NINE ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VINODA PALA
CHHOTALAL HANSRAJ
18/07/1956
Permanent Account Number
AUZPP0486C



Vinoda Pala
Signature

Vinoda Pala

In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTITSE,
Plot No. 3, Sector 13, CBD Belapur,
New Mumbai - 400 614.

इस कार्ड के खोले/पाने पर कृपया सूचित करें/वापस करें.
आयकर पैन सेवा यूनिट, न्यू सीक्टर 13, एन सीडी बेलपुर,
नया मुंबई - 400 614.

Vinoda Pala



ভারত সরকার
 Government of India
 Rajan Pal
 Unique ID
 জন্ম তারিখ / DOB: 18/11/1955
 লিঙ্গ / Gender



6660 9742 0914

ক্রমিক - সাধারণ মানুষের অধিকার

Vinoda Pala

Subham Aiyer as constituted Attorney
 of Vinoda Pala



স্বাধীনতা - বিধান - মঙ্গল - পরিচয়
 Unique Identification Authority of India

ঠিকানা:
 W/O কাজি নাল পালা, চাট্টা
 টেঙ্গা, খারাগুড়া (মি.)
 খারাগুড়া, পশ্চিম মেদিনীপুর
 মণ্ডিমেডা, 721301

Address
 W/O Kand Lal Pala, CHOTA
 TENGRA, Kharagpur (M).
 KHARAGPUR, West Medinipur
 West Bengal, 721301

6660 9742 0914



Vinoda Pala

Major Information of the Deed

Deed No :	I-1001-01271/2021	Date of Registration	30/03/2021
Query No / Year	1001-2000581326/2021	Office where deed is registered	
Query Date	15/03/2021 2:54:49 PM		1001-2000581326/2021
Applicant Name, Address & Other Details	C S Ghosh Midnapore, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No : 9733748704, Status : Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 10,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 60,020/- (Article:23)	Rs. 10,046/- (Article:A(1), E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Midnapore, P S:- Kharagpur Town, Municipality KHARAGPORE, Road: Kesriary Road, Road Zone (Firebrigade Traffic More – Kharagpur IIT Bypass Flyover) , Mouza: TALJULY, JI No: 239, Pin Code : 721301

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L1	LR-644 (RS 7)	LR-1221	Semi Commercial	Vaste	1.5 Dec	10,00,000/-	10,00,000/-	Width of Approach Road: 4 Ft.,
Grand Total :					1.5Dec	10,00,000 /-	10,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Vinoda Pala, (Alias: Binoda Pala) Wife of Late Kanti Lal Pala Chhoto Tengra, P.O:- Kharagpur, P.S:- Kharagpur, District:-Paschim Midnapore, West Bengal, India. PIN - 721301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AUxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Individual. Executed by: Attorney, Executed by: Attorney

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Edifice Realty Chhoto Tengra Main Road, P.O:- Jhapetapur, P.S:- Kharagpur, District:-Paschim Midnapore, West Bengal, India, PIN - 721301 PAN No. : AAxxxxxx4G,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
	Name Photo Finger Print Signature
1	<p>Subham Agarwal (Presentant) Son of Purusottam Agarwal Date of Execution - 30/03/2021, Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office</p>   <p>Mar 30 2021 1:16PM L1 30/03/2021</p> <p>Subham Agarwal</p> <p>30/03/2021</p> <p>Hamirpur, P.O.- Balichak, P.S.- Debra, District:-Paschim Midnapore, West Bengal, India, PIN - 721124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Blxxxxxx2Q, Aadhaar No: 42xxxxxxxx2383 Status : Attorney, Attorney of : Vinoda Pala</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Vivek Kumar Baderia Son of Kushal Chand Baderia Chhoto Tengra Main Road, P.O.- Jhapetapur, P.S.- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN - 721301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx5N, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Edifice Realty (as Partner)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Shri Jayanta Hota Son of Late Niranjan Hota Ballavpur, P.O.- Midnapore, P.S.- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101</p>			<p>Jayanta Hota</p>
	30/03/2021	30/03/2021	30/03/2021

Identifier Of Subham Agarwal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Vinoda Pala	Edifice Realty-1.5 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Keslary Road, Road Zone -
(Firebrigade Traffic More - Kharagpur II Bypass Flyover), Mouza: TALJULY, JI No: 239, Pin Code : 721301

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 644, LR Khatian No:- 1221	Owner:বিনোদ পাল, Gurdian:কলিমালা - Address:কলিমালা - Classification:কলিমালা. Area:0.01500000 Acre,	Vinoda Pala

On 30-03-2021

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 13.06 hrs on 30-03-2021, at the Office of the D.S.R. - I PASCIM MIDNAPORE by Subham Agarwal.

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 10,00,000/-

Executed by Attorney

Execution by Subham Agarwal, Son of Purusottam Agarwal, Hamirpur, P.O: Balichak, Thana: Debra, Paschim Midnapore, WEST BENGAL, India, PIN - 721124, by caste Hindu, by profession Business as the constituted attorney of Vinoda Pala, Binoda Pala Chhoto Tengra, P.O: Kharagpur, Thana: Kharagpur, Paschim Midnapore, WEST BENGAL, India, PIN - 721301 is admitted by him

Indubited by Shri Jayanta Hota, Son of Late Niranjan Hota, Ballavpur, P.O: Midnapore, Thana: Medinipur, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,048/- (A(1) = Rs 10,000/-, E = Rs 14/-, H = Rs 28/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 10,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/03/2021 11:31AM with Govt. Ref. No: 192020210251217711 on 30-03-2021, Amount Rs. 10,014/- Bank: State Bank of India (SBIN0000001), Ref. No. IK0BBIMUM0 on 30-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 55,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 17189, Amount: Rs. 5,000/- Date of Purchase: 26/03/2021, Vendor name: Souman Kr Dey

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 30/03/2021 11:31AM with Govt. Ref. No: 192020210251217711 on 30-03-2021, Amount Rs: 55,020/- Bank: State Bank of India (SBIN0000001), Ref. No. IK0BBIMUM0 on 30-03-2021, Head of Account 0030-02-103-003-



Soumitra Bhunia
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM
MIDNAPORE
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1001-2021, Page from 27868 to 27889

being No 100101271 for the year 2021.



Digitally signed by SOUMITRA BHUNIA
Date: 2021.03.31 16:40:43 +05:30
Reason: Digital Signing of Deed.

(Soumitra Bhunia) 2021/03/31 04:40:43 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM MIDNAPORE
West Bengal.

(This document is digitally signed.)

SLNO.1001001238/2021

I-1272/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 410254

30.03.2021
 PWo-2/581013
 M.V-10, W.W

I certify that this document is
 subscribed to and registered
 in accordance with the provisions
 of the Registration Act, 1908
 with the Registrar of the District

Registrar U/S-7 (2)
 of Registration Act
 1908 Paschim Medinipur

30 MAR 2021

DEED OF SALE

District: Paschim Medinipur, P.O: Kharagpur, P.S: Kharagpur, Sub-Registry Office: Kharagpur, Kharagpur Municipal Ward No: 28, Mouza: Taljuli, J.L. No: 239, L.R. Khatian No.851, L.R. Plot No. 644, measuring-1.5 dec., Rayat Sthitiban, Classified as - Bastu, Actual Transaction at Rs. 10,00,000/- (Rupees ten lakh) only.

Subham Ghossein
 is constituted Attorney
 of Dhruaj pala

THIS DEED OF SALE is made on the 26 th day of MARCH' 2021

26 MAR 2021

ক্রম নং 17190 টাকা 5,000
 তার 26 MAR 2021 জেলা-পশ্চিম মেদিনীপুর - Kolkata
 নাম EDIFICE Realty for Vivek Kr. Baderia
 সার Agent court
 পোষ্ট Baguihati
 থানা Baguihati
 ডাকনং

5,000 X 12 5,000

26 MAR 2021
 ডেপুটি-মেজর কুমার দে
 এ. বি. এম. সার অফিস মেদিনীপুর
 26 MAR 2021



(Handwritten signature)

Registrar U/S 7 (2)
 of Registration Act
 1908 Paschim Medinipur

30 MAR 2021



BETWEEN

DHIRAJ PALA Wife of Dhiraj Lal Pala, a resident of Chota Tengra, Post Office: Kharagpur, Police Station: Kharagpur, District: Paschim Medinipur, Pin: 721301, at present residing at I Tower 302-303 Fortune Glory behind billabong school Vadsar, Vadodara, Pin: 390010, by faith-Hindu, by Nationality-Indian, by Profession – Housewife, **PAN No: BNNPP2780H, Aadhaar No: 7552 8164 3855**, duly represented by her Constituted Attorney **SRI SUBHAM AGARWAL** Son of Purusottam Agarwala, a resident of Village: Balichak, Hamirpur, Post Office: Balichak, Police Station: Debra, Sub-Registry Office: Balichak, District: Paschim Medinipur, Pin: 721124, by faith-Hindu, by Nationality-Indian, by Profession-Business, **PAN No: BICPA3902Q, Aadhaar No: 4271 0193 2363**, vide the Power of Attorney executed and registered in the Office of SRO AKOTA VADODARA GUJARAT...and duly entered in being Deed No: BRA-3-ATA-5590 the year 2021, hereinafter called the **VENDOR**(which expression shall unless otherwise repugnant to the context of this Deed of Sale shall deem to include her heirs, executors, assigns, representatives and agents) of the **FIRST PART**:

A N D

EDIFICE REALTY, A Partnership Firm, having its registered Office at Flat No-6/C, Block No: G, Phase-2, Regent Court, Baguihati, Kolkata- 700 059, A Partnership Firm registered under the Indian Partnership Act and having inter-alia one of its Branch Office at O.T.Road, Inda, Plot No: 89, Mouza: Ruisunda, P.O: Inda, P.S: Kharagpur (Town), District: Paschim Medinipur, Pin: 721305, West Bengal, duly represented by the Partners of the Firm **VIVEK KUMAR BADERIA** Son of Kushal Chand Baderia, residing at Chota Tengra, Main Road, Jhapetapur, Near N.C.C. Office, Dimond Tower, P.O: Kharagpur, P.S: Kharagpur (Town), District: Paschim Medinipur, Pin: 721301, West Bengal, by faith-Hindu, by Nationality-Indian, by Occupation- Business, **PAN No: ADFPB4885N**, hereinafter called the **PURCHASER**(which expression shall unless otherwise repugnant to the context of this Deed of Sale shall deem to include her heirs, executors, assigns, representatives agents) of the **SECOND PART**:

Subham Agarwal as Constituted Attorney of Dhiraj Pala

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This Deed of Sale is in respect of a plot of land situated in District: Paschim Medinipur, P.O: Kharagpur, P.S. Kharagpur, Sub-Registry Office: Kharagpur, Kharagpur Municipal Ward No: 28, Mouza: Taljuli, J.L No: 239, L.R. Khatian No. 851, L.R. Plot No: 644, measuring- 1.5 dec., Rayat Sthitiban, Classified as - Bastu, shown in the annexed drawing and more fully described in the schedule below henceforth for the convenience of this Deed of Sale the same shall be referred to as the below scheduled property.

WHEREAS the Vendor herein is the recorded owner of the below scheduled property being the land in District: Paschim Medinipur, P.O: Kharagpur, P.S: Kharagpur, Sub-Registry Office: Kharagpur, Kharagpur Municipal Ward No: 28, Mouza: Taljuli, J.L No. 239, L.R. Khatian No. 851, L.R. Plot No: 644, measuring- 1.5 dec., Rayat Sthitiban, Classified as - Bastu and the present Vendor as the recorded owner of the said land has been paying rent to the State of West Bengal through the Block Land & Land Reforms Officer, Kharagpur-1 and while in exercise of such right, title, interest and possession the present Vendor on the approach and request of the purchaser the present Vendor has agreed to sell and the Purchaser have agreed to confirm the sale of the below scheduled property at a sum of Rs. 10,00,000/- (Rupees ten lakh) only as the consideration money and has agreed to sell and the Purchaser have agreed to purchase the below scheduled property and accordingly it was agreed to and decided between the Vendor and the Purchaser on 21st day of August, 2018 and hence this Deed of Sale. **WHEREAS** now the present Vendor is residing at 204, Astha Vallabh Darshan Society, Behind Billabong School, Vadsar, Vadodara, Pin: 390010 and is unable to execute the Deed of Sale in favour of the present Purchaser personally and accordingly the Vendor herein duly appointed her Constituted Attorney being **SRI SUBHAM AGARWAL** Son of Purusottam Agarwala, a resident of Village: Balichak, Hamirpur, Post Office: Balichak, Police Station: Debra, Sub-Registry Office: Balichak, District: Paschim Medinipur, Pin: 721124 to execute the Deed of Sale and has executed a Power of Attorney favouring the Attorney vide the Power of Attorney executed and registered in the Office of vide the Power of Attorney executed and registered in the Office of SRO AKOTA VADODARA GUJARAT... and duly entered in being Deed No: BRA-3-ATA-5590 the year 2021.

Subham Agarwal as constituted
Attorney of Dheeraj Patel

NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of Rs. 10,00,000/- (Rupees ten lakh) only the Vendor out of her free will and accord and while in a sound state of mind and body hereby grant, convey and transfer unto the Purchaser all her right, title, interest and possession in the below scheduled property his respective undivided share in the said below scheduled property as mentioned supra together with all rights, easements and appurtenances whatsoever belonging to the said premises or in any way appertaining thereto and all the estate, right, title, interest, claims and demands of the Vendor unto and upon the said Purchaser hereby conveyed absolutely and for ever, as and for the purpose and exercise of all such and sundries rights of ownership as the Vendor will be entitled to but for execution of this presents and the Vendor hereby covenant with the Purchaser that notwithstanding anything by the Vendor done by or knowingly suffer the vendor have full power to grant, convey, transfer, assign, mortgage, gift, bequeath the said below scheduled property hereby conveyed and that it shall be lawful for the Purchaser at all times hereinafter, to hold and enjoy the said below scheduled property as the full and absolute owner and to receive the usufacto, profits, rents and issues thereof without any interruption or interference by and on behalf of the Vendor or any person or persons claiming through or in trust for the Vendor. Whereas the Vendor further covenants with the Purchaser that in the event the title to the said below scheduled property of the Vendor is in any way defective and/or in the event of Purchaser is made to suffer any loss on account of any defect in the title of the below scheduled property of the Vendor the vendor shall be liable and/or to duty bound to keep the Purchaser indemnify against any loss that the Purchaser may have to suffer on account of the same together with all interests and damages.

WHEREAS the Vendor do hereby further undertake to do or cause to be done all i.e., necessary for perfectly assuring and transferring and conveying unto the Purchaser all that piece and parcel of the land as scheduled below and further do all that shall be necessary for the intend and purpose of this Deed.

SCHEDULE PROPERTY HEREBY SOLD.

District: Paschim Medinipur, P.O: Kharagpur, P.S: Kharagpur, Sub-Registry Office: Kharagpur, Kharagpur Municipal Ward No: 28, Mouza: Taljuli, J.L. No: 239, L.R. Khatian No 851, L.R. Plot No: 644, Sub Plot No-A measuring- 1.5 dec., Rayat Sthitiban, Classified as - Bastu, shown in the annexed drawing red wash

Subham Agarwal as consultant Attorney
in P. Shree Datta

Subham Agarwal as constituted
Attorney of Dhruv Patel

Subham Agarwal as constituted Attorney

Bound & Butted by:

On the North - Today's Purchaser own;
On the South - Today's Purchaser own;
On the East - 4' wide proposed Road;
On the West - Plot of Vijay Kumar Jain;

Dimension of Land:

On the North - 58'-00";
On the South - 60'-00";
On the East - 11'-07";
On the West - 10'-07";

Road zone - Fire brigade Traffic more to Kharagpur
IIT Bypass Flyover
Nearest Road - Keshavnagar Road

RENT

Proportionate Rent to be paid as may be imposed by State of West Bengal through the Block Land & Land Reforms Officer-1, Kharagpur.

NOW THIS DEED OF SALE signed sealed and delivered in presence of the available witnesses on the day month and year first above written after having had read over and explained the contents of the deed in Bengali/Hindi in presence of the witnesses and after understanding the contents of the same the parties admit the same to have been written as per their instruction which is true to the best of their knowledge and belief.

MEMO OF CONSIDERATION

Vendees paid to the vendor after cutting 1% TDS Rs 9,90,000/- only through Demand Draft Vide Draft No- 501590, dated 21/08/2018 drawn on ICICI Bank Inda Kharagpur Branch

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WITNESSES:

- 1) Jayanta Hota
8/0 Niranjan Hota
Ballavepalle
Midnapure
- 2) Barun Bhunia
C/O - Lakshmi Bhunia
Vill - Anigkata, P.O. - Cuttack pm.
Dist - Paschim Medinipur.

DRAFTED BY:

Syed Newsar Ali
Syed Newsar Ali
M.A., LL.B., B.Ed., Kovid.
Advocate
Mirzabazar, Midnapur

Regd. No. - F1081/1053 of 1981

COMPUTERISED BY:

THIS DEED MADE BY ONE STAMP PAPER & 5 DUMMY PAPER & TWO WHITNESS

Subham Agarwal as constated.
Attorney of Dherajpala

Subham Agarwal as constated.
Attorney of Dherajpala

(7)

Left Hand Finger Impression -



Right Hand Finger Impression -



SIGNATURE

K. K. K.

Left Hand Finger Impression -



Right Hand Finger Impression -



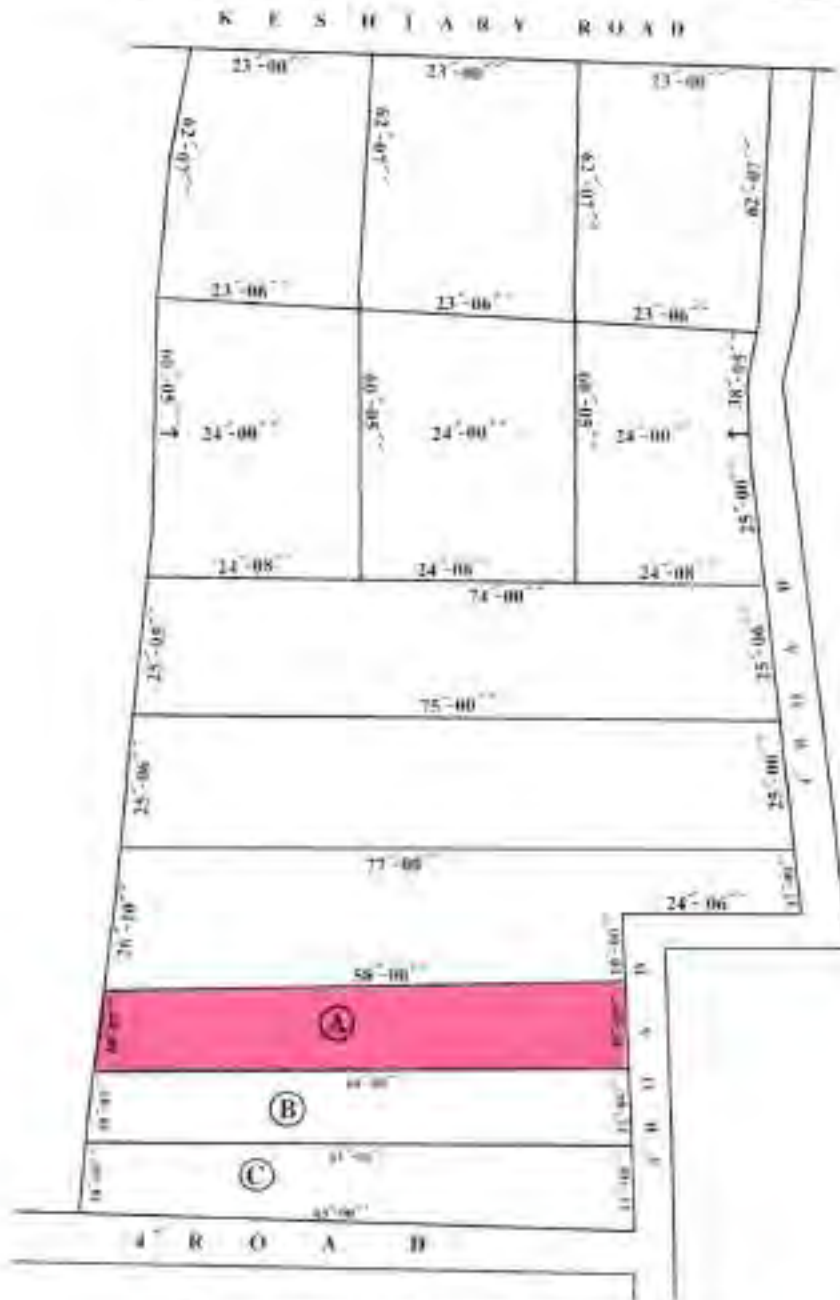
SIGNATURE

Subham Agarwal

NAME OF VENDEE -

EDIFICE REALTY (PARTNERSHIP FIRM), AT-O.T ROAD
 P.O - INDA, P.S - KHARAGAPUR (T), DIST - PASCHIM (W)
 IN FAVOUR OF - VIVEK KUMAR BADERIA, S/O - KUSHAL CHAND
 BADERIA, AT - CHHOTO TENGRA MAIN ROAD,
 P.O - JHAPETAPUR, P.S - KHARAGAPUR (T)
 DIST - PASCHIM (W), PIN - 721301.

NOT TO SCALE



*Subham Agarwal as Consultant
 Attorney of Baderia*

MOUZA - TALJULY, J.L NO - 239				
P.S - KHARGAPUR (T), DIST - MEDINIPUR (W)				
PLOT NO	AREA OF THE LAND			SUB PLOT COLORS
	SQFT	ACER	DEC	
644	654	0.0150	1.50	A

DRAWN BY: A. T. AHMED
 A. T. AHMED
 BIRSINGHAPUR
 MEDINIPUR (W)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

पत्राची सेवा कार्ड
Parasmani Service Card

AAHFE1964G

पत्राचे नाव
EDPICE REALTY

पत्राची सेवा दिनांक
Date of Issuance / Expiry
05/07/2018



ReBein

युक्त कार्ड के खोले/खोले पर प्रमाण प्रमाणित करें/सिद्ध करें।
संरक्षण के लिए प्रमाणित, पर कार्ड के खोले
5-01 बंगला, 408-200000
पत्रा के खोले, पत्रा के खोले/खोले
संरक्षण कार्ड के, पत्रा के खोले के खोले
पत्रा - 411-010


If this card is lost / someone is lost card is found,
please inform / return to :-
Income Tax PAN Services Unit, NSDL,
5th Floor, Market Street,
Plot No. 341, Survey No. 9970E,
Model Colony, New Deep Bunglow Chemb,
Pune - 411 008

Tel: 01-20-2721-8000, Fax: 01-20-2721-8001
e-mail: nsdl@nsdl.co.in



14

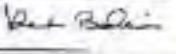
स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
ADFPB4885N

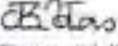


नाम / NAME
VIVEK KUMAR BADERIA

पिता का नाम / FATHER'S NAME
KUSHAL CHAND BADERIA

जन्म तिथि / DATE OF BIRTH
26-07-1970

प्रिंटर / SIGNATURE



आयकर अधिकारी, प. व. 11
COMMISSIONER OF INCOME-TAX, W.B. 11

इस कार्ड के खो / भ्रष्ट होने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें।
सहायक आयकर अधिकारी।

पी-7,
चौधरी स्क्वायर,
कलकत्ता - 700 089

In case this card is lost/found, kindly inform/report to the issuing authority :

Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta-700 089.





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

এনেকভুক্তির আই ডি / Enrollment No.: 1058/10842/02821

To
শ্রীকুমার বাদরিনা
Vivek Kumar Baderna
S/O: Khushal Chand Baderna
508 / 447 CHOTA TENGRA MAIN ROAD JHAPETAPUR
NEAR N.C.C / DIAMOND TOWER WARD NO 27
Kharagpur (m)
Kharagpur
Paschim Medinipur Paschim Medinipur
West Bengal 721301
8434017604

10112013
68038403



MN680394036FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4438 0811 0831

আধার - সাধারণ মানুষের অধিকার



তথ্য

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

INFORMATION

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

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



ভারত সরকার
Government of India



শ্রীকুমার বাদরিনা
Vivek Kumar Baderna
অনেকভুক্তন / DCB - 2607/1970
মূসল / Male



4438 0811 0831

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
S/O: কুমার চান বাদরিনা, 508 / 447 সীটাইডওর্টী
উইলেনটীআর, এসএসআইএন রোড
নেআর এনসিএস পাইলটআর, মেসার
এস.সি.সি / ডায়ামন্ডটোয়ার
টিওআরআর, ওয়ার্ড নং 27,
খরগপুর (ম), পশ্চিম
মেদিনপুর, পশ্চিম বঙ্গ,
721301

Address:
S/O: Khushal Chand Baderna, 508 / 447 CHOTA TENGRA MAIN ROAD JHAPETAPUR, NEAR N.C.C / DIAMOND TOWER, WARD NO 27, Kharagpur (m), Paschim Medinipur, Kharagpur, West Bengal, 721301

4438 0811 0831



Vivek Kumar Baderna

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

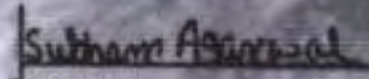
SUBHAM AGARWAL

PURUSOTTAM AGARWAL

27/04/1994

Permanent Account Number

BICPA3902Q


Signature



Subham Agarwal



ভারত সরকার

Government of India



সুভম আগরওয়াল
Subham Agarwal

জন্মতারিখ / DOB: 27/04/1994
পুরুষ / Male



4271 0193 2363

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশেষ পরিচয়-প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: এস/ও: পুরুসোত্তম দাস
আগরওয়াল, বালিচক, হামিরপুর
বানৌচাক (সিটি), বালিচক
পশ্চিম মেদিনীপুর, পশ্চিম বঙ্গ,

Address: S/O: Purusottam
Das Agarwal, BALICHAK,
HAMIRPUR, Balichak (ct),
Paschim Medinipur,
Balichak, West Bengal,
721124

4271 0193 2363

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

Subham Agarwal



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

GRN Details

GRN: 192020210251220221 Payment Mode: Online Payment
GRN Date: 30/03/2021 11:32:54 Bank/Gateway: State Bank of India
BRN : IK0BBIMZC7 BRN Date: 30/03/2021 11:03:22
Payment Status: Successful Payment Ref. No: 2000581013/6/2021
[Query No*/Query Year]


Depositor Details


Depositor's Name: Vivek Kumar Baderia
Address: Chhoto Tenga
Mobile: 7003376923
Depositor Status: Buyer/Claimants
Query No: 2000581013
Applicant's Name: Mr C S Ghosh
Identification No: 2000581013/6/2021
Remarks: Sale, Sale Document


Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000581013/6/2021	Property Registration- Stamp duty	0030-02-103-003-02	₹ 55020
2	2000581013/6/2021	Property Registration- Registration Fees	0030-03-104-001-16	₹ 10014
3	2000581013/6/2021	Mutation/Conversion -Receipt	0029-00-800-028-27	₹ 225
Total				₹ 65259

IN WORDS: SIXTY FIVE THOUSAND TWO HUNDRED FIFTY NINE ONLY.


ભારત સરકાર
Government of India


કોન નામ
Dhiraj Pala
જન્મ તારીખ-DOB: 10/08/1943
લિંગ FEMALE



7552 8164 3855

મારી આધાર, મારી ઓળખ

Dhiraj Pala

Subham Agrawal as constituted
Attorney of Dhiraj Pala


ભારતીય વિશિષ્ટ ઓળખાણ અધિકારી
Unique Identification Authority of India

બંધાવણ:
વહીવટી નામ: દિરાજાલ પાલ, 204, આસ્થા વાલ્લભ સોન
સંસ્થાની, સંસ્થાઓ-બેન વિજયભાઈ પાલ, વડોદરા, ગાંધી,
વડોદરા,
ગુજરાત - 390010

Address:
W/O: Dhirajal Pala, 204, Astha Vallabh
Darshan Society, Behind Bilabong School,
Vadsar, Vadodara, Vadodara,
Gujarat - 390010



7552 8164 3855

Dhiraj Pala

Major Information of the Deed

Deed No :	I-1001-01272/2021	Date of Registration	30/03/2021
Query No / Year	1001-2000581013/2021	Office where deed is registered	
Query Date	15/03/2021 2:34:46 PM	1001-2000581013/2021	
Applicant Name, Address & Other Details	C S Ghosh Midnapore, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 9733748704, Status : Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 10,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 60,020/- (Article:23)	Rs. 10,046/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assment slip.(Urban area)		

Land Details :

District: Paschim Midnapore, P S:- Kharagpur Town Municipality: KHARAGPORE, Road: Keslary Road, Road Zone : (Firebrigade Traffic More - Kharagpur IIT Bypass Flyover) , Mouza: TALJULY, JI No: 239, Pin Code : 721301

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details	
LT	LR-644 (RS)	LR-85T	Semi Commercial	Vastu	1.5 Dec	10,00,000/-	10,00,000/-	Width of Approach Road: 4 Ft.,
Grand Total :					1.5Dec	10,00,000 /-	10,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Dhiraj Pala Wife of Dhiraj Lal Pala Chhoto Tengra, P.O:- Kharagpur, P.S:- Kharagpur, District:-Paschim Midnapore, West Bengal, India, PIN - 721301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. : BNxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	EDIFICE REALTY OT Road, Inda, P.O:- Ruisanda, P.S:- Kharagpur, District:-Paschim Midnapore, West Bengal, India, PIN - 721301 PAN No. : AAxxxxxx4G,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed.

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			Signature
	Name	Photo	Finger Print	
1	Subham Agarwal (Presentant) Son of Purusottam Agarwal Date of Execution 30/03/2021, Admitted by; Self, Date of Admission 30/03/2021, Place of Admission of Execution: Office			
Hamirpur, P.O:- Balichak, P.S.- Debra, District:-Paschim Midnapore, West Bengal, India, PIN - 721124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: B1xxxxx2Q, Aadhaar No: 42xxxxxxxx2363 Status - Attorney, Attorney of : Dhiraj Pala				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			Signature
1	Vivek Kumar Baderia Son of Kushal Chand Baderia Chhoto Tengra, Main Road, Jhapetapur, P.O:- Kharagpur, P.S:- Kharagpur, District:-Paschim Midnapore, West Bengal, India, PIN - 721301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx5N, Aadhaar No Not Provided by UIDAI Status - Representative, Representative of : EDIFICE REALTY (as Partners)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Jayanta Hota Son of Late Niranjan Hota Ballavpur, P.O:- Midnapore, P.S.- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101			
	30/03/2021	30/03/2021	30/03/2021
Identifier Of Subham Agarwal			

Transfer of property for L1

Sl No	From	To, with area (Name-Area)
1	Dhiraj Pala	EDIFICE REALTY-1.5 Dec

Land Details as per Land Record

District: Paschim Midnapore, P. S.: Kharagpur Town, Municipality: KHARAGPORE, Road: Keslary Road, Road Zone:
(Firebrigade Traffic More: - Kharagpur IT Bypass Flyover), Mouza: TALJULY, JI No: 239, Pin Code : 721301

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 644, LR Khatian No:- 851	Owner: @name @name Gurdian: @name @name Address: @name @name, Classification: @name @name Area: 0.01500000 Acre,	Dhiraj Pala

On 30-03-2021

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 13:10 hrs. on 30-03-2021, at the Office of the D.S.R. - I PASCIM MIDNAPORE by Subham Agarwal

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. 10,00,000/-

Executed by Attorney

Execution by Subham Agarwal, Son of Purusottam Agarwal, Hamirpur, P.O: Balichak, Thana: Debra, Paschim Midnapore, WEST BENGAL, India, PIN - 721124, by caste Hindu, by profession Business as the constituted attorney of Dhiraj Pala Chhoto Tengra, P.O: Kharagpur, Thana: Kharagpur, Paschim Midnapore, WEST BENGAL, India, PIN - 721301 is admitted by him

Identified by Shri Jayanta Hota, Son of Late Niranjan Hota, Ballavpur, P.O: Midnapore, Thana: Medinipur, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs. 10,046/- (A(1) = Rs. 10,000/-, E = Rs. 14/-, H = Rs. 28/-, M(b) = Rs. 4/-) and Registration Fees paid by Cash Rs. 32/-, by online = Rs. 10,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/03/2021 11:34AM with Govt. Ref. No. 192020210251220221 on 30-03-2021, Amount Rs. 10,014/-
Bank: State Bank of India (SBIN0000001), Ref. No. IK0BBIMZC7 on 30-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60,020/- and Stamp Duty paid by Stamp Rs. 5,000/- by online = Rs. 55,020/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 17190, Amount: Rs. 5,000/-, Date of Purchase: 26/03/2021, Vendor name: Soumen Kr Dey

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 30/03/2021 11:34AM with Govt. Ref. No. 192020210251220221 on 30-03-2021, Amount Rs. 55,020/-
Bank: State Bank of India (SBIN0000001), Ref. No. IK0BBIMZC7 on 30-03-2021, Head of Account 0030-02-103-003-02



Soumitra Bhunia
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM
MIDNAPORE
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1001-2021, Page from 27890 to 27910
being No 100101272 for the year 2021.



Digitally signed by SOUMITRA BHUNIA
Date: 2021.03.31 16:42:45 +05:30
Reason: Digital Signing of Deed.

(Soumitra Bhunia) 2021/03/31 04:42:45 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM MIDNAPORE
West Bengal.

(This document is digitally signed.)

Sl.No. 100/1001239/2021

P-1285/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 410255

20.03.2021
 No - 2/58/549
 M.V - 10, W, W

Certified that this document is
 admitted to be a true copy
 The signatures and the
 endorsement attached here
 with are genuine and correct

Registrar US 7 (3)
 of Registration Act
 1908 Paschim Medinipur.
 30 MAR 2021


Subram Agarwal as constituted
 Attorney of Kharagpur

DEED OF SALE

District: Paschim Medinipur, P.O: Kharagpur, P.S: Kharagpur, Sub-Registry Office: Kharagpur, Kharagpur Municipal Ward No: 28, Mouza: Taljuli, J.L. No: 239, L.R. Khatian No.1222, L.R. Plot No: 644, measuring- 1.5 dec., Rayat Sthitban, Classified as - Bastu, Actual Transaction at Rs. 10,00,000/- (Rupees ten lakh) only.

THIS DEED OF SALE is made on the 26 th day of MARCH' 2021

26 MAR 2021

क्र: नु 17191 टाला 5,000
 तार 26 MAR 2021 जेला-पश्चिम मेदिनीपुर कोलकाता
 नाम EDIFICE Reality for Vivek kr. Baderia
 पार Regent court
 पोस्ट Baguihati
 थाना Baguihati
 साकर 

26 MAR 2021
 जेला-पश्चिम मेदिनीपुर
 26 MAR 2021

5,000 x 125,000





Registrar U/S 7 (2)
 of Registration Act
 1908 Paschim Medinipur
 30 MAR 2021



BETWEEN

KUNDAN PALA Wife of Natarwal Pala @ Natwar Lal Pala, a resident of Chota Tengra, Post Office: Kharagpur, Police Station:Kharagpur, District: Paschim Medinipur, Pin: 721301, at present residing at Neelkanth Green, G Tower-203, Behind Dehli Public School, Kalali, Vadodara, Pin: 390012, by faith-Hindu, by Nationality-Indian, by Profession – Housewife, **PAN No:AUZPP0489P, Aadhaar No: 5201 1276 0110**,duly represented by her Constituted Attorney **SRI SUBHAM AGARWAL** Son of Purusottam Agarwala, a resident of Village: Balichak, Hamirpur, Post Office: Balichak, Police Station: Debra, Sub-Registry Office: Balichak, District: Paschim Medinipur, Pin: 721124, by faith-Hindu, by Nationality-Indian, by Profession-Business, **PAN No: BICPA3902Q, Aadhaar No:4271 0193 2363**, vide the Power of Attorney executed and registered in the Office of vide the Power of Attorney executed and registered in the Office of SRO AKOTA VADODARA GUJARAT...and duly entered in being Deed No:BRA-3-ATA-5594 the year 2021,hereinafter called the **VENDOR**(which expression shall unless otherwise repugnant to the context of this Deed of Sale shall deem to include her heirs, executors, assigns, representatives and agents) of the **FIRST PART**:

A N D

EDIFICE REALTY, A Partnership Firm, having its registered Office at Flat No-6/C, Block No: G, Phase-2,Regent Court, Baguihati, Kolkata- 700 059, A Partnership Firm registered under the Indian Partnership Act and having inter-alia one of its Branch Office at O.T.Road, Inda, Plot No:89, Mouza: Ruisunda, P.O:Inda, P.S:Kharagpur(Town), District: Paschim Medinipur, Pin: 721305, West Bengal,duly represented by the Partners of the Firm **VIVEK KUMAR BADERIA** Son of Kushal Chand Baderia, residing at Chota Tengra, Main Road, Jhapetapur, Near N.C.C. Office, Dimond Tower, P.O:Kharagpur, P.S: Kharagpur (Town), District: Paschim Medinipur, Pin: 721301, West Bengal,by faith-Hindu, by Nationality-Indian, by Occupation-Business, **PAN No: ADFPB4885N**, hereinafter called the **PURCHASER**(which expression shall unless otherwise repugnant to the context of this Deed of Sale shall deem to include her heirs, executors, assigns, representatives agents) of the **SECOND PART**:

Subham Agarwal as Constituted Attorney of Kundan Pala

This Deed of Sale is in respect of a plot of land situated in District: Paschim Medinipur, P.O. Kharagpur, P.S. Kharagpur, Sub-Registry Office: Kharagpur, Kharagpur Municipal Ward No: 28, Mouza: Taljuli, J.L. No: 239, L.R. Khatian No.1222, L.R. Plot No: 644, measuring- 1.5 dec., Rayat Sthitiban, Classified as - Bastu, shown in the annexed drawing and more fully described in the schedule below henceforth for the convenience of this Deed of Sale the same shall be referred to as the below scheduled property.

WHEREAS the Vendor herein is the recorded owner of the below scheduled property being the land in District: Paschim Medinipur, P.O: Kharagpur, P.S: Kharagpur, Sub-Registry Office: Kharagpur, Kharagpur Municipal Ward No: 28, Mouza: Taljuli, J.L. No: 239, L.R. Khatian No.1222, L.R. Plot No: 644, measuring- 1.5 dec., Rayat Sthitiban, Classified as - Bastu and the present Vendor as the recorded owner of the said land has been paying rent to the State of West Bengal through the Block Land & Land Reforms Officer, Kharagpur-1 and while in exercise of such right, title, interest and possession the present Vendor on the approach and request of the purchaser the present Vendor has agreed to sell and the Purchaser have agreed to confirm the sale of the below scheduled property at a sum of Rs. 10,00,000/- (Rupees ten lakh) only as the consideration money and has agreed to sell and the Purchaser have agreed to purchase the below scheduled property and accordingly it was agreed to and decided between the Vendor and the Purchaser on 20th day of August, 2018 and hence this Deed of Sale. **WHEREAS** now the present Vendor is residing at Neelkanth Green, G-Tower - 303, Behind Delhi Public School, Kalali, Vadodara, Pin: 390012 and is unable to execute the Deed of Sale in favour of the present Purchaser personally and accordingly the Vendor herein duly appointed her Constituted Attorney being **SRI SUBHAM AGARWAL** Son of Purusottam Agarwala, a resident of Village: Balichak, Hamirpur, Post Office: Balichak, Police Station. Debra, Sub-Registry Office: Balichak, District: Paschim Medinipur, Pin: 721124 to execute the Deed of Sale and has executed a Power of Attorney favouring the Attorney vide the Power of Attorney executed and registered in the Office of vide the Power of Attorney executed and registered in the Office of SRO AKOTA VADODARA GUJARAT...and duly entered in being Deed No: BRA-3-ATA-5594 the year 2021

Subham Agarwal as constituted
Attorney of Vendor

NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of Rs. 10,00,000/- (Rupees ten lakh) only the Vendor out of her free will and accord and while in a sound state of mind and body hereby grant, convey and transfer unto the Purchaser all her right, title, interest and possession in the below scheduled property his respective undivided share in the said below scheduled property as mentioned supra together with all rights, easements and appurtenances whatsoever belonging to the said premises or in any way appertaining thereto and all the estate, right, title, interest, claims and demands of the Vendor unto and upon the said Purchaser hereby conveyed absolutely and for ever, as and for the purpose and exercise of all such and sundries rights of ownership as the Vendor will be entitled to but for execution of this presents and the Vendor hereby covenant with the Purchaser that notwithstanding anything by the Vendor done by or knowingly suffer the vendor have full power to grant, convey, transfer, assign, mortgage, gift, bequeath the said below scheduled property hereby conveyed and that it shall be lawful for the Purchaser at all times hereinafter, to hold and enjoy the said below scheduled property as the full and absolute owner and to receive the usufacto, profits, rents and issues thereof without any interruption or interference by and on behalf of the Vendor or any person or persons claiming through or in trust for the Vendor. Whereas the Vendor further covenants with the Purchaser that in the event the title to the said below scheduled property of the Vendor is in any way defective and/or in the event of Purchaser is made to suffer any loss on account of any defect in the title of the below scheduled property of the Vendor the vendor shall be liable and/or to duty bound to keep the Purchaser indemnify against any loss that the Purchaser may have to suffer on account of the same together with all interests and damages.

WHEREAS the Vendor do hereby further undertake to do or cause to be done all (i.e.) necessary for perfectly assuring and transferring and conveying unto the Purchaser all that piece and parcel of the land as scheduled below and further do all that shall be necessary for the intend and purpose of this Deed.

SCHEDULE PROPERTY HEREBY SOLD.

District: Paschim Medinipur, P.O: Kharagpur, P.S: Kharagpur, Sub-Registry Office: Kharagpur, Kharagpur Municipal Ward No: 28, Mouza: Taljuli, J.L. No: 239, L.R. Khatian No.1222, L.R. Plot No: 644, Sub Plot No: B. measuring- 1.5 dec. Rayat Sthitiban, Classified as - Bastu, shown in the annexed drawing in red wash

Subhoam Agarwal as constituted
Attorney of Khandan Palu

52

Subham Agarwal as constituted
Attorney of Kunda Peda

Subham Agarwal as constituted
Attorney of Kunda Peda

Bound & Butted by:

On the North – Today's Purchaser own;
On the South - Today's Purchaser own;
On the East - 4' wide proposed Road;
On the West - Plot of Vijay Kumar Jain;

Dimension of Land:

On the North – 60'-00";
On the South - 61'-06";
On the East - 11'-04";
On the West - 10'-03";

Nearest Road:- KESlamy Road
Road Zone:- Fire brigade traffic more to Kharagpur
IIT Bypass Flyover

RENT

Proportionate Rent to be paid as may be imposed by State of West Bengal through the Block Land & Land Reforms Officer-1, Kharagpur.

NOW THIS DEED OF SALE signed sealed and delivered in presence of the available witnesses on the day month and year first above written after having had read over and explained the contents of the deed in Bengali/Hindi in presence of the witnesses and after understanding the contents of the same the parties admit the same to have been written as per their instruction which is true to the best of their knowledge and belief.

MEMO OF CONSIDERATION

Vendees paid to the vendor after cutting 1% TDS Rs 9,90,000/- only through Demand Draft Vide Draft No- 501593, dated 21/08/2018 drawn on ICICI Bank Inda Kharagpur Branch

WITNESSES:

1) Jayanta Hota

S/o Niranjan Hota
Ballavpura
Midnapur

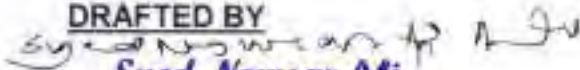
2) Barun Bhunia

C/o - Lakshman Bhunia

Village - Gai Ghata, P.O. - Saigedpur.

DIST - Paschim Medinipur.

DRAFTED BY



Syed Nawaz Ali

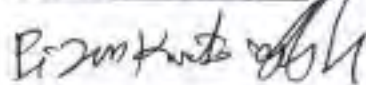
M.A., LL.B., B.Ed., Kovid.

Advocate

Mirzabazar, Midnapur

Regd. No.-F1081/1053 of 1981

COMPUTERISED BY



THIS DEED MADE BY ONE STAMP PAPER & 5 DUMMY PAPER & TWO
WITNESS

Subham Agarwal as constituted
Attorney of Kundan Pal

Subham Agarwal as constituted,
Attorney of Kundan Pal

(b)

Left Hand Finger Impression -



Right Hand Finger Impression -



SIGNATURE

[Handwritten signature]

Left Hand Finger Impression -



Right Hand Finger Impression -



SIGNATURE

Subham Agarwal



NAME OF VENDEE -
EDIFICE REALTY (PARTNERSHIP FIRM), AT-O.T ROAD
P.O - INDA, P.S - KHARAGAPUR (T), DIST - PASCHIM (W)
IN FAVOUR OF - VIVEK KUMAR BADERIA, S/O - KUSHAL CHAND
BADERIA, AT - CHHOTO TENGRA MAIN ROAD,
P.O - JHAPETAPUR, P.S - KHARAGAPUR (T)
DIST - PASCHIM (W), PIN - 721301.

NOT TO SCALE



*Subham Agrawal as constituted
 Attorney of Kundan Patel*

MOUZA - TALJULY, J.L NO - 239				
P.S - KHARGAPUR (T), DIST - MEDINIPUR (W)				
PLOT NO	AREA OF THE LAND			SUB PLOT A COLORS
	SQFT	ACER	DEC	
644	654	0.0150	1.50	B

DRAWN BY: (AS APPLICABLE)
A. T. Ahmed
 A. T. AHMED
 BIRSINGHAPUR
 MEDINIPUR(W)

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

भारतीय वित्त खाता कार्ड
Parasurat Account Number Card

AAAFB1964G

व्यक्ति का नाम
EDRICE REALTY



व्यक्ति का नाम / नाम
Date of account number / Parasurat
08/07/2018

08/07/18

EDRICE REALTY

Edrice Realty
Partner

यह कार्ड के लिये/यह कार्ड का प्रयोग सुविधा नहीं/सही।
अनुमति के बिना प्रयोग, यह कार्ड को वापस
कर लेना होगा, यह कार्ड को
वापस करने के लिए, यह कार्ड को वापस
कर लेना होगा।
पता - 411 016



If this card is lost / someone's lost card is found,
please inform / return to :-

Income Tax PAN Services Unit, PSEU,
5th Floor, Market Street,
Plot No. 341, Survey No. 3076,
Model Colony, Near Jyoti Banglowers Club,
Pune - 411 016

Tel: 91-20-2721 8888, Fax: 91-20-2721 8881
e-mail: taxes@psenu.com

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADFPB4885N



नाम (NAME)
VIVEK KUMAR BADERIA

पिता का नाम (FATHER'S NAME)
KUSHAL CHAND BADERIA

जन्म तिथि (DATE OF BIRTH)
26-07-1970

हस्ताक्षर (SIGNATURE)

असहायक आयुक्त, ए. ई. - 11

COMMISSIONER OF INCOME-TAX, W.B. - 11

इस कार्ड के खो / गिरा जाने पर कुम्मा जारी करने
वाले अधिकारी को सूचित / पत्र लिख कर
सहायक आयुक्त, असहायक, ए. ई. - 11,
कोरगी क्वार्टर,
कलकत्ता - 700 069.

In case this card is lost/ found kindly inform/ return to
the issuing authority :

Assistant Commissioner of Income-tax,

P-7,

Chowringhee Square,

Calcutta- 700 069.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

ভারতীয় পরিচয় আইডি / Enrolment No.: 1058/10842/02821

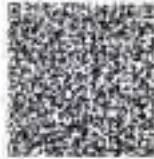
To:
বীক কুমার বাদেরা
Vivek Kumar Badera
S/O: Khushal Chand Badera
556 / 447 CHOTA TENGRA MAIN ROAD, JHAPETAPUR
NEAR N.C.C / DIAMOND TOWER WARD NO 27
Kharagpur (m)
Kharagpur
Paschim Medinipur Paschim Medinipur
West Bengal 721301
9434017664

1058/10842

60039413



MN690394036FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4438 0811 0831

আধার - সাধারণ মানুষের অধিকার



তথ্য

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



ভারত সরকার
Government of India

বীক কুমার বাদেরা
Vivek Kumar Badera
সংগ্রহণ / DOB : 26/07/1971
পুরুষ / Male

4438 0811 0831

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
S/O: বীক চাঁদ বাদেরা, 556 / 447 চোটা তেঙ্গা / 447 CHOTA TENGRA, MAIN ROAD, JHAPETAPUR, NEAR N.C.C / DIAMOND TOWER, WARD NO 27, Kharagpur (m) Paschim Medinipur, West Bengal, 721301

Address:
S/O: Khushal Chand Badera, 556 / 447 CHOTA TENGRA, MAIN ROAD, JHAPETAPUR, NEAR N.C.C / DIAMOND TOWER, WARD NO 27, Kharagpur (m) Paschim Medinipur, West Bengal, 721301

4438 0811 0831



1800 300 1847



1800 300 1847

www.uidai.gov.in

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUBHAM AGARWAL

PURUSOTTAM AGARWAL

27/04/1994

Permanent Account Number

BICPA3902Q

Subham Agarwal
Signature



Subham Agarwal



ভারত সরকার

Government of India



সুবহম আগরওয়াল
Subham Agarwal

জন্মতারিখ / DOB: 27/04/1994
পুংস / Male



4271 0193 2363

আধার - সাধারণ মানুষের অধিকার



ভারতীয় নিম্নতম পশ্চিম-প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: এস/ও: পুরুসত্তাম দাস
আগরওয়াল, বালিচক, হামিরপুর
হামিরপুর (সিটি), পশ্চিম
বঙ্গ, পশ্চিম মেদিনীপুর, পশ্চিম বঙ্গ,

Address: S/O: Purusottam
Das Agarwal, BALICHAK,
HAMIRPUR, Balichak (ct),
Paschim Medinipur,
Ballichak, West Bengal,
721124

4271 0193 2363

1947
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help@uidai.gov.in

www
www.uidai.gov.in

Subham Agarwal



ভারত সরকার
Government of India

কেন্দ্র নম্বর
Kendriya Pustak
সংরক্ষণ / ডি.সি. ইউনিট
কেন্দ্র, ফরিদা



5201 1276 0110

- সাধারণ মানুষের অধিকার

Kundan Pal

Subhonm Agarwal as contituted
Attorney of Kundan Pala

Unique Identification Authority of India

ঠিকানা:
আই.ডি.এ.এ.সি. ভবন, এম.সি. চি.সি.
জাতি, কলকাতা-৭০০০১৬
কেন্দ্র, পশ্চিম বেঙ্গল
কলকাতা, ৭০০০১৬

Address:
UIDAI Bhawan, M.C. Chitra
Jati, Kolkata-700016
Kendriya Pustak West Bengal
Kolkata-700016

5201 1276 0110



Kundan Pal



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

GRN Details

GRN: 192020210251215491 Payment Mode: Online Payment
GRN Date: 30/03/2021 11:27:24 Bank/Gateway: HDFC Bank
BRN: 1405266584 BRN Date: 30/03/2021 11:03:37
Payment Status: Successful Payment Ref. No: 2000581549/5/2021
(Query No*/Query Year)

Depositor Details

Depositor's Name: Vivek Kumar Baderia
Address: Chhoto Tenga
Mobile: 7003376923
Depositor Status: Buyer/Claimants
Query No: 2000581549
Applicant's Name: Mr C S Ghosh
Identification No: 2000581549/5/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000581549/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	55020
2	2000581549/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	10014
3	2000581549/5/2021	Mutation/Conversion -Receipt	0029-00-800-028-27	225
			Total	65259

IN WORDS: SIXTY FIVE THOUSAND TWO HUNDRED FIFTY NINE ONLY.

Payment Receipt

Major Information of the Deed

Deed No :	I-1001-01285/2021	Date of Registration	30/03/2021
Query No / Year	1001-2000581549/2021	Office where deed is registered	
Query Date	15/03/2021 3:08:30 PM	1001-2000581549/2021	
Applicant Name, Address & Other Details	C S Ghosh Midnapore,Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No : 9733748704, Status : Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 10,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 60,020/- (Article:23)	Rs. 10,046/- (Article A(1), E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Kesary Road, Road Zone : (Firebrigade Traffic More - Kharagpur IIT Bypass Flyover) , Mouza: TALJULY, JI No: 239, Pin Code : 721301

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-644 (RS >)	LR-1222	Semi Commercial	Vastu	1.5 Dec	10,00,000/-	10,00,000/-	Width of Approach Road: 4 Ft.
Grand Total :					1.5Dec	10,00,000 /-	10,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Kudan Pala Wife of Late Nalarwal Pala Chhoio Tengra, P.O:- Jhapetapur, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN - 721301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: AUxxxxxx6C, Aadhaar No: 52xxxxxxx0110, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Edifice Realty OT Road, Inda, P.O:- Ruisanda, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN : 721301, PAN No. : AAxxxxxx4G,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Subham Agarwal (Presentant) Son of Purusottam Agarwal Date of Execution - 30/03/2021, , Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office	 <small>Mar-30-2021 1:20PM</small>	 <small>L1 30/03/2021</small>	 <small>30/03/2021</small>
Hamirpur, P.O:- Ballchak, P.S:- Debra, District-Paschim Midnapore, West Bengal, India, PIN - 721124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: B1xxxxxx2Q, Aadhaar No. 42xxxxxxxxx2363 Status - Attorney, Attorney of : Kudan Pala				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Vivek Kumar Baderia Son of Kushal Chand Baderia Chhoto Tengra Main Road, P.O:- Jhapetapur, P.S:- Kharagpur Town, District-Paschim Midnapore, West Bengal, India, PIN - 721301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx5N,Aadhaar No Not Provided by UIDAI Status - Representative, Representative of - Edifice Realty (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Jayana Hota Son of Late Niranjan Hota Ballivpur, P.O:- Midnapore, P.S:- Medinipur, District-Paschim Midnapore, West Bengal, India, PIN - 721101	 <small>30/03/2021</small>	 <small>30/03/2021</small>	 <small>30/03/2021</small>
Identifier Of Subham Agarwal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Kudan Pala	Edifice Realty-1.5 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S - Kharagpur Town, Municipality: KHARAGPORE, Road: Keslary Road, - Road Zone: (Firebrigade Traffic More - Kharagpur IT Bypass Flyover), Mouza: TALJULY, JI No: 239, Pin Code : 721301

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 644, LR Khatian No:- 1222	Owner: କୁଦନ ପାଲ, Gurdian: କୁଦନ ପାଲ , Address: କୁଦନ ପାଲ, Classification: କୁଦନ ପାଲ, Area: 0.01500000 Acre.	Kudan Pala

On 30-03-2021

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 13:14 hrs on 30-03-2021, at the Office of the D.S.R. - I PASCIM MIDNAPORE by Subham Agarwal

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. 10,00,000/-

Executed by Attorney

Execution by Subham Agarwal, Son of Purusottam Agarwal, Hamirpur, P.O: Balichak, Thana: Debra, Paschim Midnapore, WEST BENGAL, India, PIN - 721124, by caste Hindu, by profession Business as the constituted attorney of Kudan Pala Chhoto Tengra, P.O: Jhapetapur, Thana: Kharagpur Town, Paschim Midnapore, WEST BENGAL, India, PIN - 721301 is admitted by him

Identified by Shri Jayanta Hota, Son of Late Nirangan Hota, Ballavpur, P.O: Midnapore, Thana: Medinipur, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,046/- (A(1) = Rs 10,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 10,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/03/2021 11:27AM with Govt. Ref. No: 192020210251215491 on 30-03-2021, Amount Rs. 10,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1405266584 on 30-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 55,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 17191, Amount: Rs.5,000/-, Date of Purchase: 26/03/2021, Vendor name: Soumen Kr Dey

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 30/03/2021 11:27AM with Govt. Ref. No: 192020210251215491 on 30-03-2021, Amount Rs. 55,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1405266584 on 30-03-2021, Head of Account 0030-02-103-003-02



Soumitra Bhunia
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM
MIDNAPORE
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1001-2021, Page from 28143 to 28163

being No 100101285 for the year 2021.



Digitally signed by SOUMITRA BHUNIA
Date: 2021.03.31 16:57:58 +05:30
Reason: Digital Signing of Deed.

(Soumitra Bhunia) 2021/03/31 04:57:58 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM MIDNAPORE
West Bengal.

(This document is digitally signed.)

1.52 NP-6657/2018

T 6657/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 256984

M
7:20PM
8 No-1323455/18
31-08-18

certified that this document is
Admitted to registration. The Signature
sheet and the registration Sheets
attached herewith are the parts of
this document

[Signature]

Add: Dist. Sub Registrar
Kharagpur
Dist. Paschim Medinipur

05 SEP 2018

DEED OF CONVEYANCE

District- Paschim Medinipur,

Police Station- Kharagpur (Town),

Mouza- Tallull, (under Kharagpur Municipality),

J.L. No- 239,

L.R. Khatian No- 850,

R.S. Plot No- 450, L.R. Plot No- 644,

Area- 3.335 Dec (vacant vastu land),

Total Sale Prize- 38,49,000/-

Vinoda Pala
Binoda Pala

[Signature]

THIS DEED OF CONVEYANCE is made this 31st day of August, 2018

क्रमांक 18371 * Five thousand
दिनांक 30/08/2018
क्रेता Virek Kumar Badaria
पता Chats Tergon
Kharagpur
श्री नरेश चंद्र उज्ज्वल

खरगपुर, ए. डि. एस. आर. अफिस

5000x12=5000.00
(Five thousand only)



Artdi. Offr. Sub-Registrar
Khargpur
31 AUG 2018



Vinoda Pala
Binoda Pala

BETWEEN

V **VINODA PALA @ BINODA PALA, wife of Kanti Lal Pala, by Nationality- Indian, by Occupation- House wife, residing at Chota Tengra, P.O- Kharagpur, under Kharagpur (Town) Police Station in the District of Paschim Medinipur, Pin No- 721301, West Bengal, PAN No- AUZPP0486C, Aadhar No- 666097420914 — hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to include her respective heirs executors administrators representatives and assigns) of the ONE PART;**

Ra
4/2/21



AND

"EDIFICE REALTY", PAN No- **AAHFE1954G** a Partnership Firm, having its registered office at **Flat No- 6/C, Block No- G, Phase- 2, Regent Court, Baguihati, Kolkata- 59**, branch office at **OT Road, Inda, Plot No- 89, Mouza- Ruisanda, P. O.- Inda, P.S.- Kharagpur (Town), District- Paschim Medinipur, Pin- 721305, West Bengal** Represented by its Partners (1) **VIVEK KUMAR BADERIA**, son of **Mr. Kushal Chand Baderia**, PAN NO.- **ADFPB4885N**, by religion- **Hindu**, by Nationality- **Indian**, by Occupation- **Business**, residing at **Chota Tengra, Main Road, Jhapetapur, Near N.C.C. / Dimond Tower, P. O.- Kharagpur, P.S.- Kharagpur (Town), District- Paschim Medinipur, Pin- 721301, West Bengal.**

(2) **PURUSOTTAM AGARWALA**, son of **Mr. Sagar Mal Agarwala**, PAN NO.- **ACRPA8518L**, by religion- **Hindu**, by Nationality- **Indian**, by Occupation- **Business**, residing at **Hamirpur, P. O.- Balichak, P.S.- Debra, District- Paschim Medinipur, Pin- 721124, West Bengal** —hereinafter called the **"VENDEE/PURCHASER"** (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs executors administrators representatives and assigns) of the **OTHER PART**,

Vinoda Palu
Binoda Palu

WHEREAS :

- A. AND WHEREAS** Maganlal Purushottam, son of Purushottam having got the schedule property alongwith other properties through registered deed of sale being No- 6177 dated 21.09.1953 registered at Sub Registrar Midnapore from Prava Kanwar, wife of Babu Keshab Lal Bole and while he was in possession over the schedule property alongwith other properties he made a WILL in favour of his wife **Daya Kuwar Pala** dated 28.08.1976 and after his death said **Daya Kuwar Pala** filed a probate Case In The Court Of The District Delegate at Midnapore vide Case No- 92/78 and the Ld. Court granted this probate dated 13.01.1987 and by virtue of that Probate said **Daya Kuwar Pala**, wife of Maganlal Purushottam became the absolute owner of the schedule property alongwith other properties. AND WHEREAS said **Daya Kuwar Pala**, wife of Maganlal Purushottam while was in possession over the schedule property alongwith other properties she made a WILL in favour of her three daughter-in-laws namely **Smt. Dhiraj Pala**, wife of Sri Dhiraj Lal Pala, **Smt. Kundan Pala**, wife of Natarwal Pala @ Natwar Lal Pala and **Smt. Vinoda Pala alias Binoda Pala**, wife of Sri Kanti Lal Pala (the instant vendor) and she appoint Sri Kanti Lal Pala as executor of the will to get probate from the Court and after her death (dated- 27.12.1996) said Sri Kantilal Pala filed a probate Case In The Court Of The District Delegate at Paschim Medinipur vide Case No- 29 of 2013 and the Ld. Court granted this probate dated 23.12.2013 and by virtue of that probate Case said **Smt. Dhiraj Pala**, wife of Sri Dhiraj Lal Pala, **Smt. Kundan**

Vinoda Pala
Binoda Pala



Pala, wife of Natarwal Pala @ Natwar Lal Pala and Smt. Vinoda Pala alias Binoda Pala, wife of Sri Kanti Lal Pala (the instant vendor) became the jointly absolute owner of the schedule property alongwith other properties and subsequently the instant vendor Smt. Vinoda Pala alias Binoda Pala, wife of Sri Kanti Lal Pala recorded her name in the present L.R.R.O.R. Settlement Record under L.R. Khatian No- 850, Area- 11 Decs. under L.R. Plot No- 644 within Mouza- Taljuli, J.L. No- 239 and by virtue of that Probate and L.R. Record instant vendor Smt. Vinoda Pala alias Binoda Pala, wife of Sri Kanti Lal Pala became the absolute owner of the schedule property alongwith other properties and since then the instant vendor is in absolute possession with right, title and interest over the scheduled property, by paying due rents at the shresta of Govt. of W.B.

- B.** *The Vendor herein states and declares that the said property is not affected by any attachment including any attachment under any certificate cases or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases of proceedings pending against the Vendor for realization or arrears of Recovery Act or any other act for the time being in force.*
- C.** *The Purchaser has taken inspection of the abstracts of title relating to the said property therein and made themselves fully conversant with the contents thereof and is fully satisfied as to the Title and the purchaser is the tenant of the said plots for last two months.*
- D.** **AND WHEREAS** *The Purchaser has now called upon the Vendors to execute and register proper Deed of Conveyance in favour of the Purchaser in respect of the undivided and impartible proportionate share of interest and ownership of the land in the said property fully described in*

Vinoda Pala
Binoda Pala

the Schedule hereunder written in the manner hereinafter appearing at or for the fixed consideration of Rs. **38,49,000/-** (Rupees thirty eight lakhs fourty nine thousand only) free from all encumbrances whatsoever to which the Vendor agreed.

NOW THIS INDENTURE WITNESSETH that in pursuance of the premises aforesaid and in consideration of the said sum of Rs **38,49,000/-** (Rupees thirty eight lakhs fourty nine thousand only) of lawful money well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipts 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 doth hereby acquit/release and forever discharge in favour of the Purchaser of the said property hereby absolutely granted sold and conveyed) the Vendor doth hereby absolutely and indefeasibly grant convey/sell transfer assign and assure unto the Purchaser All That piece and parcel of **3.335** Decimal of vacant vastu land in R.S. Plot No- **450**, L.R. Plot No- **644** under L.R. Khatian No- **850** within Mouza- **Taljuli**, J.L No- **239**, P.S.- **Kharagpur (Town)**, District- **Paschim Medinipur**, be the same fully described in the Schedule hereunder written and (hereinafter for the sake of brevity referred to as 'the said property') **OR HOWSOEVER OTHERWISE** the said premises or any part thereof heretofore were or was or now are or is situated tenanted butted bounded called known numbered described or distinguished erections, walls, boundary walls, pits areas ways, paths and passages, **AND** all and all manner of former and other rights lights liberties advantages easement priviledges, emoluments appendages and appurtenances whatsoever to the said premises or any part thereof belonging or in

Binuda Pala
Binuda Pala

anywise appertaining or which with the same or any part thereof now are or is or any time or times heretofore were or was held used occupied or enjoyed or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or remainders **AND** the rents issues and profits thereof and every part thereof **AND** all the legal incidents and inheritance thereof **AND** all the estate rights title interest to use possession property claim and demand whatsoever both in law and in equity of the Vendor in to and upon the said premises or any part thereof **TOGETHER WITH** all deeds writings and evidences of title in anywise relating to the said premises or any part or parcel thereof which now are or hereafter shall or may be in the custody power or possession of the Vendors or which the Vendors can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said premises or the premises hereby granted conveyed and transferred or expressed or intended so to be and every part thereof **TOGETHER WITH** all its intent rights, title, interest and appurtenances unto and to the use of the Purchaser absolutely and for ever free from all encumbrances whatsoever.

AND the Vendor doth hereby covenant with the Purchaser-

- (1) **THAT** notwithstanding any act deed matter or things by the Vendor done or executed or suffered to the contrary, the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled as an estate equivalent to an absolute estate of inheritance in free simple in possession to the said premises and every part thereof **AND**
- (2) **THAT** notwithstanding as aforesaid the Vendor now hath in herself good right full power absolute authority and indefeasible title to grant sell transfer convey assign and assure all the said premises hereby granted, sold, transferred and conveyed or expressed or intended so to be unto and to

Vinoda Pata
Binoda Pata

the use of the Purchaser in manner aforesaid according to the true intent and meaning of these presents AND

- (3) *THAT the Purchaser shall and will and may from time to time and at all time hereafter peaceably and quietly enter into hold, possess and enjoy the said premises hereby granted and conveyed receive and to take the rents issues and profits thereof and every part thereof without any lawful trouble hindrances, eviction, interruption, disturbance, claim and demand whatsoever from or by the Vendor all persons claiming from under or trust for the Vendor AND*
- (4) *THAT free and clear and freely and clearly and absolutely acquitted exonerated discharged and released or otherwise by and at the costs of the Vendor will and sufficiently saved defended kept harmless and indemnified of from and against all and all manner and other charges, mortgages, claims, demands, liens, lispendens, attachments, encumbrances whatsoever created by the Vendor AND*
- (5) *THAT the Vendor and all persons having or claiming any estate right, title and interest of property claim and whatsoever both in law and in equity in to or upon the said premises hereby granted, sold, transferred, and conveyed assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendor or any other person or persons as aforesaid shall and will from time to time and at all times hereafter at the request and costs of the Purchaser and do and execute or cause to be done or executed, all such assurances, acts, deeds, matters and things for further better and more effectually granting selling transferring or assuring the said premises and every part or parcel thereof unto and to the use of the Purchaser shall or may be reasonably required AND*

Vinoda Pala
Binoda Pala

(6) *THAT the said property is not affected by any attachment including the attachment under any certificate cases or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases of proceedings pending against the Vendor for realization or arrears of Recovery Act or any other Acts for the time being in force and that said premises is not affected by any notice or scheme of the Panchayet or any other Concerned Competent Authority or the Government of any other Public Body or Bodies and that no declaration has been made or published for the acquisition of the said premises or any part thereof under the land Acquisition act or any other acts for the time being in force for acquisition of the said premise and the said premises or any portion thereof is not affected by any notice for acquisition or requisition under the defence of India Act or rules framed thereunder or any other Acts or enactment whatsoever, or not barred by Limitation Act for any kind of Transfer.*

Vindda Pala
Binuda Pala

*In Order to ascertain the proper location and area of the land hereby sold, a Hand Sketched map is being annexed herewith, being coloured in 'RED' wash. And the related deeds, records in original copies are being handed over to the purchaser in presence of witnesses. The Contents of this **DEED OF CONVEYANCE** being read over and explained to the parties concerned who affirmed this to be truly written and both the parties have set their hands and subscribed their respective signatures without any instigation from other, rather in good state of health and mind, on this the day, month and year first above written.*



THE SCHEDULE ABOVE REFERRED TO:

All That piece and parcel of measuring 3.335 (three point three three five) Decimal of vacant vastu land in R.S. Plot No- 450 (four hundred fifty), L.R. Plot No- 644 (six hundred fourty four) under L.R. Khatian No- 850 (eight hundred fifty) within Mouza- Taljuli, J.L No- 239, P.S.- Kharagpur (Town), District- Paschim Medinipur, A.D.S.R Office : Kharagpur, Municipality- Kharagpur, Ward No- 28, the land to be sold under this agreement is delineated and marked in colour 'RED' wash in the map annexed herewith and butted and bounded as follows :-

ON THE NORTH : Keshiyari Road.
ON THE SOUTH : Today's purchaser own.
ON THE EAST : 4 ft. wide Road.
ON THE WEST : Today's purchaser own.

Measurement

North : 23 ft. 00 inch. **South** : 23 ft. 06 inch.
East : 62 ft. 07 inch. **West** : 62 ft. 07 inch.
= 3.335 Decs.

Vinoda Pala
Binoda Pala

MEMO OF CONSIDERATION- Vendee's paid to the vendor after cutting 1% TDS Rs. 38,10,510/- only through two nos of Demand Draft vide Draft No- 501534, dated- 27.07.2018, Amounting of Rs. 35,00,000/- & vide Draft No- 501586, dated- 21.08.2018, Amounting of Rs. 3,10,510/- both drawn on ICICI Bank, Inda, Kharagpur Branch.

IN WITNESS WHEREOF the Vendor herein have hereunto set and subscribed his respective hands the day month and year first above written.



Witnesses:-

1. Natasaral Palar
at Mangal Puzustottam
Cholan - Tirunelveli
Kharagpur - 721301

3. Mathan Lal
Cholan - Tirunelveli
Kharagpur
Midnapore
721301

2. Koushik Kar
w/o Natasaral Palar
Cholan - Tirunelveli
Kharagpur - 721301

Drafted by me :-

Koushik Kar

Koushik Kar

Advocate

Enrolment No- F- 839/1109 of 2014

Judge's Court, Midnapore

Vinoda Palar
Binoda Palar

Type by

Mithun Karan

Mithun Karan

Inda, Kharagpur.

This Deed is completed in 11 pages including stamp papers and there are 3 nos of witness. One additional page containing finger prints of the Vendor and the Vendee has been annexed hereto, forming part of the Deed.

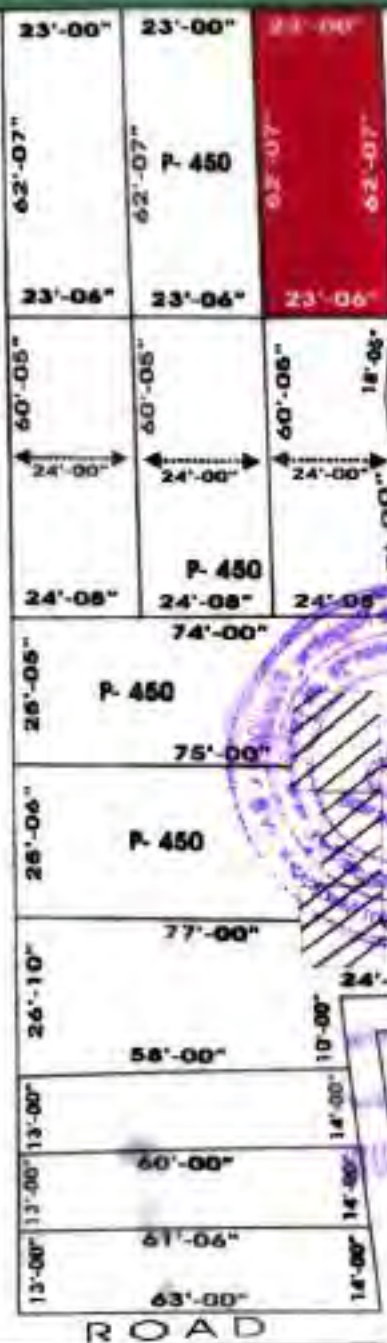
Vinoda Palar
Binoda Palar

District- Paschim Medinipur, Police Station- Kharagpur (Town),
Mouza- Taljuly, J.L. No- 239,



Not to Scale

Keshiary Road



VENDEE

"EDIFICE REALTY", residing at OT Road, Inda, Plot No-89, Mouza- Ruisanda, P.O- Inda, P.S.- Kharagpur (Town), Dist- Paschim Medinipur, Represented by its Partners 1) Mr. VIVEK KUMAR BADERIA, S/o- Kushal Chand Badaria, residing at Chota Tengra, Main Road, Jhapetapur, Near N.C.C/ Dimond Tower, P.O- Kharagpur, P.S.- Kharagpur (Town), Dist- Paschim Medinipur, 2) Mr. PURUSOTTAM AGARWALA, S/o- Sagar Mal Agarwala, residing at Hamirpur, P.O-Balichak, P.S.- Debra, Dist- Paschim Medinipur,

VENDOR

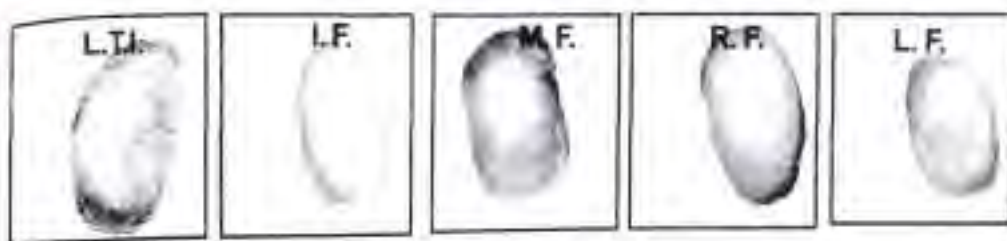
VINODA PALA @ BINODA PALA, W/o- Kanti Lal Pala, residing at Chota Tengra, P.O.- Kharagpur, P.S.- Kharagpur (Town), Dist- Paschim Medinipur, Pin No- 721301,

Vinoda Pala
Binoda Pala

DETAILS OF THE SOLD LAND

KHATAJAN NO		PLOT NO		AREA OF THE LAND		MARK
R.S	L.R	R.S	L.R	SQ. FT.	DPCS	
	850	450	644		3.335	

THUMB IMPRESSION OF VENDEE



Vinoda Patil

SIGNATURE

THUMB IMPRESSION OF VENDEE



Pavithra Agarwal

SIGNATURE

THUMB IMPRESSION OF VENDOR



*Vinoda Patil
Bhinda Patil*

SIGNATURE

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

AAHF1954G



1802014

EDIFICE REALTY

1802014

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER

ADFPB4885H



नाम / NAME
VIVEK KUMAR BADARIA

पिता का नाम / FATHER'S NAME
KUSHAL CHAND MADENA

जन्म तिथि / DATE OF BIRTH
26-07-1970

हस्ताक्षर / SIGNATURE

Vivek Badaria

B. K. Rao

आयकर विभाग, प. & टी.
COMMISSIONER OF INCOME TAX, W. S.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PURUSOTTAM AGARWALA

SAGARIMAL AGARWALA

18/10/1963

Permanent Account Number

ACRPA8518L

Purusottam Agarwala
Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VINODA PALA

CHHOTALAL HANSRAJ

18/07/1963

Permanent Account Number

AUZPP0486C

Vinoda Pala

Signature



Vinoda Pala



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. KHARAGPUR, District Name : Paschim Midnapore

Signature / LTI Sheet of Query No/Year 10100001323456/2018

I. Signature of the Person(s) admitting the Execution at Private Residence:

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Vinoda Pala Alias Binoda Pala Chota Tengra, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:- Paschim Midnapore, West Bengal, India, PIN - 721301	Seller			Vinoda Pala Binoda Pala
Sl No.	Name and Address of Identifier	Identifier of			Signature with date
1	Mr Kantilal Pala Son of Late Magan Lal Purusottam Chota Tengra, P.O - Kharagpur, P.S.- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721301	Vinoda Pala			 25.08.2018

(Pijush Khan)

ADDITIONAL DISTRICT
SUB-REGISTRAR

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

Paschim Midnapore, West
Bengal

Major Information of the Deed

Deed No :	I-1010-06627/2018	Date of Registration	05/09/2018
Query No / Year	1010-0001323455/2018	Office where deed is registered	
Query Date	15/08/2018 6:44:44 PM	A.O.S.R KHARAGPUR, District Paschim Midnapore	
Applicant Name, Address & Other Details	Koushik Kar Thana Kharagpur Town, District Paschim Midnapore, WEST BENGAL, Mobile No 9732549685, Status Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	Market Value		
Set Forth value	Rs 39,39,469/-		
Rs 39,39,469/-	Registration Fee Paid		
Stampduty Paid(SD)	Rs. 39,395/- (Article,A(1))		
Rs 2,36,368/- (Article 23)	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		
Remarks			

Land Details :

District Paschim Midnapore, P.S.- Kharagpur Town, Municipality, KHARAGPORE, Road Keslary Road, Road Zone : (Firebrigade Traffic More – Kharagpur IT Bypass Flyover), Mouza TALJULY, Ward No. 28

Sch No	Plot Number	Khatian Number	Proposed Land Use	ROR	Area of Land	SelfForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-644	LR-850	Commercial	Vastu	3.335 Dec	39,39,469/-	39,39,469/-	Width of Approach Road, 40 Ft, Adjacent to Metal Road,
Grand Total :						3,335Dec	39,39,469 /-	39,39,469 /-

Seller Details :

S/ No **Name,Address,Photo,Finger print and Signature**

1	Vinoda Pala, (Alias: Binoda Pala) (Presentant) Wife of Kanti Lal Pala Chota Tangra, P.O.- Kharagpur, P.S.- Kharagpur Town, Kharagpore, District-Paschim Midnapore, West Bengal, India, PIN - 721301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: AUZPPP0486C, Status Individual, Executed by: Self, Date of Execution 31/08/2018 . Admitted by: Self, Date of Admission 31/08/2018, Place Pvt Residence, Executed by: Self, Date of Execution: 31/08/2018 . Admitted by: Self, Date of Admission: 31/08/2018, Place : Pvt. Residence
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Buyer Details :

S/ No **Name,Address,Photo,Finger print and Signature**

1	EDIFICE REALTY OT Road, Inda, Plot No- 89 Mouza- Ruisanda, P.O.-Inda, P.S.- Kharagpur Town, Kharagpore, District-Paschim Midnapore, West Bengal, India, PIN - 721305, PAN No.: AAHFE1954G, Status Organization, Status: Not Executed
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Major Information of the Deed - I-1010-06627/2018-05/09/2018

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Vivek Kumar Baderia Son of Kushal Chand Baderia Chota Tengra, Main Road, Jhapatapur Near N C C / Diamond Tower, P. O., Kharagpur, P. S - Kharagpur Town, Kharagpur District-Paschim Midnapore, West Bengal India, PIN - 721301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ADFPP94885N Status : Representative, Representative of - EDIFICE REALTY
2	Purusattom Agarwala Son of Sagar Mal Agarwala Hamirpur, P.O.- Balichak, P.S.- Debra, District-Paschim Midnapore, West Bengal, India, PIN - 721124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ACRPA8518L Status : Representative, Representative of EDIFICE REALTY (as PARTNER)

Identifier Details :

Name & address
Mr Kanitlal Pala Son of Late Magjan Lal Purusottam Chota Tengra, P.O - Kharagpur, P.S.: Kharagpur Town, Kharagpur, District-Paschim Midnapore, West Bengal, India, PIN - 721301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Identifier Of Vinoda Pala.

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Vinoda Pala	EDIFICE REALTY-3.335 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S - Kharagpur Town, Municipality KHARAGPORE, Road Kesariy Road, Road Zone (Firebrigade Traffic More - Kharagpur II T Bypass Flyover), Mouza: TALJULY, Ward No: 28

Sch No	Plot & Khata Number	Details Of Land
L1	LR Plot No.- 644/Corresponding RS Plot No.- 450/ LR Khata No.- 350	Owner:Pratim Smit, Gurdan:श्रीराम, Address:मि, Classification:शस, Area:0.11000000 Acre

Endorsement For Deed Number : 1 - 101006627 / 2018

Major Information of the Deed - 1-1010-06627/2018-05/09/2018

On 31-08-2018

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

Presented for registration at 19:20 hrs on 31-08-2018, at the Private residence by Vinoda Pala Alias Binoda Pala, Executant

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 39,39,469/-

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

Execution is admitted on 31/08/2018 by Vinoda Pala, Alias Binoda Pala, Wife of Kanti Lal Pala, Chota Tengra, P.O. Kharagpur Thana, Kharagpur Town, City/Town KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession House wife

Identified by Mr Kantilal Pala, . . Son of Late Magan Lal Purusottam, Chota Tengra, P.O. Kharagpur, Thana: Kharagpur Town, City/Town KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Business



Pijush Khan

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR**

Paschim Midnapore, West Bengal

On 04-09-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39,395/- (A(1) = Rs 39,395/-) and Registration Fees paid by by online = Rs 39,395/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2018 12:22PM with Govt. Ref No. 192018190281907451 on 04-09-2018, Amount Rs: 39,395/-, Bank: State Bank of India (SBIN0000001), Ref No. IK00SZHCF6 on 04-09-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,31,368/- and Stamp Duty paid by by online = Rs 2,31,368/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2018 12:22PM with Govt. Ref No. 192018190281907451 on 04-09-2018, Amount Rs: 2,31,368/-, Bank: State Bank of India (SBIN0000001), Ref No. IK00SZHCF6 on 04-09-2018, Head of Account 0030-02-103-003-02



Pijush Khan

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR**

Paschim Midnapore, West Bengal

Major Information of the Deed - I-1010-06627/2018-05/09/2018

On 05-09-2018

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,36,368/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 18371, Amount: Rs.5,000/- Date of Purchase: 30/08/2018, Vendor name: Debabrata Bhanja



Pijush Khan

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Paschim Midnapore, West Bengal

Major Information of the Deed - I-1010-06627/2018-05/09/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - 1

Volume number 1010-2018, Page from 130584 to 130604
being No 101006627 for the year 2018.



Joydip

Digitally signed by Joydip Maity
Date: 2018.09.19 16:17:46 +05:30
Reason: Digital Signing of Deed.

(Jaydip Maity) 19-Sep-18 4:17:38 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
West Bengal.

(This document is digitally signed.)

Sl No 56656/94/8

T 6628/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 256985

7:20 PM
 G No - 1326881/18
 31-08-18

certified that this document is
 Admitted to registration. The Signature
 Sheet and the endorsement sheets
 attached herewith are the parts of
 this document

Sub-Registrar
 Kharagpur
 Dist - Paschim Medinipur

DEED OF CONVEYANCE

05 SEP 2018

District- Paschim Medinipur,
 Police Station- Kharagpur (Town),
 Mouza- Taljull, (under Kharagpur Municipality),
 J.L No- 239,
 L.R. Khalian No- 850,
 R.S. Plot No- 450, L.R. Plot No- 844,
 Area- 3.35 Dec (vacant vastu land),
 Total Sale Price- 38,49,000/-

Binoda Pata
 Binoda Pata

THIS DEED OF CONVEYANCE is made this 31st day of August, 2018

18372 Five thousand
31/08/2018
Virek Kumar Baderia
Chata Tengra
Kharagpur

₹ 5000.00
(Five thousand only)

স্বাক্ষরিত
খারগপুর, এ. ডি. এস. আর. অফিস



Registrar
Khargpur
West Bengal, India
31 AUG 2018



BETWEEN

P **VINODA PALA @ BINODA PALA**, wife of Kanti Lal Pala, by Nationality- Indian, by Occupation- House wife, residing at Chota Tengra, P.O- Kharagpur, under Kharagpur (Town) Police Station in the District of Paschim Medinipur, Pin No- 721301, West Bengal, PAN No- AUZPP0486C, Aadhar No- 666097420914 — hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to include her respective heirs executors administrators representatives and assigns) of the **ONE PART**;

Vinoda Pala
Binoda Pala



AND

"EDIFICE REALTY", PAN No- **AAHFE1954G** a Partnership Firm, having its registered office at **Flat No- 6/C, Block No- G, Phase- 2, Regent Court, Baguihati, Kolkata- 59**, branch office at **OT Road, Inda, Plot No- 89, Mouza- Ruisanda, P. O.- Inda, P.S.- Kharagpur (Town), District- Paschim Medinipur, Pin- 721305, West Bengal** Represented by its Partners (1) **VIVEK KUMAR BADERIA**, son of **Mr. Kushal Chand Baderia**, PAN NO.- **ADFPB4885N**, by religion- **Hindu**, by Nationality- **Indian**, by Occupation- **Business**, residing at **Chota Tengra, Main Road, Jhapetapur, Near N.C.C. / Dimond Tower, P. O.- Kharagpur, P.S.- Kharagpur (Town), District- Paschim Medinipur, Pin- 721301, West Bengal.**

(2) **PURUSOTTAM AGARWALA**, son of **Mr. Sagar Mal Agarwala**, PAN NO.- **ACRPAB518L**, by religion- **Hindu**, by Nationality- **Indian**, by Occupation- **Business**, residing at **Hamirpur, P. O.- Ballchak, P.S.- Debra, District- Paschim Medinipur, Pin- 721124, West Bengal** —hereinafter called the **"VENDEE/PURCHASER"** (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs executors administrators representatives and assigns) of the **OTHER PART**,

Vinoda Pal
Binoda Pal

WHEREAS :

A. AND WHEREAS Maganlal Purushottam, son of Purushottam having got the schedule property alongwith other properties through registered deed of sale being No- 6177 dated 21.09.1953 registered at Sub Registrar Midnapore from Prava Kanwar, wife of Babu Keshab Lal Boie and while he was in possession over the schedule property alongwith other properties he made a WILL in favour of his wife **Daya Kuwar Pala** dated 28.08.1976 and after his death said **Daya Kuwar Pala** filed a probate Case In The Court Of The District Delegate at Midnapore vide Case No- 92/78 and the Ld. Court granted this probate dated 13.01.1987 and by virtue of that Probate said **Daya Kuwar Pala**, wife of **Maganlal Purushottam** became the absolute owner of the schedule property alongwith other properties. AND WHEREAS said **Daya Kuwar Pala**, wife of **Maganlal Purushottam** while was in possession over the schedule property alongwith other properties she made a WILL in favour of her three daughter-in-laws namely **Smt. Dhiraj Pala**, wife of Sri Dhirej Lal Pala, **Smt. Kundan Pala**, wife of Natarwal Pala @ Natwar Lal Pala and **Smt. Vinoda Pala alias Binoda Pala**, wife of Sri Kanti Lal Pala (the instant vendor) and she appoint Sri Kanti Lal Pala as executor of the will to get probate from the Court and after her death (dated- 27.12.1996) said Sri Kantilal Pala filed a probate Case In The Court Of The District Delegate at Paschim Medinipur vide Case No- 29 of 2013 and the Ld. Court granted this probate dated 23.12.2013 and by virtue of that probate Case said **Smt. Dhiraj Pala**, wife of Sri Dhiraj Lal Pala, **Smt. Kundan**

Vinoda Pala
Binoda Pala

Pala, wife of Natarwal Pala @ Natwar Lal Pala and Smt. Vinoda Pala alias Binoda Pala, wife of Sri Kanti Lal Pala (the instant vendor) became the jointly absolute owner of the schedule property alongwith other properties and subsequently the instant vendor Smt. Vinoda Pala alias Binoda Pala, wife of Sri Kanti Lal Pala recorded her name in the present L.R.R.O.R. Settlement Record under L.R. Khatian No- 850, Area- 11 Decs under L.R. Plot No- 644 within Mouza- Taljuji, J.L. No- 239 and by virtue of that Probate and L.R. Record instant vendor Smt. Vinoda Pala alias Binoda Pala, wife of Sri Kanti Lal Pala became the absolute owner of the schedule property alongwith other properties and since then the instant vendor is in absolute possession with right, title and interest over the scheduled property, by paying due rents at the shresta of Govt. of W.B.

- B.** *The Vendor herein states and declares that the said property is not affected by any attachment including any attachment under any certificate cases or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases of proceedings pending against the Vendor for realization or arrears of Recovery Act or any other act for the time being in force.*
- C.** *The Purchaser has taken inspection of the abstracts of title relating to the said property therein and made themselves fully conversant with the contents thereof and is fully satisfied as to the Title and the purchaser is the tenant of the said plots for last two months.*
- D.** **AND WHEREAS** *The Purchaser has now called upon the Vendors to execute and register proper Deed of Conveyance in favour of the Purchaser in respect of the undivided and impartible proportionate share of interest and ownership of the land in the said property fully described in*

*Vinoda Pala
Binoda Pala*

the Schedule hereunder written in the manner hereinafter appearing at or for the fixed consideration of Rs. 38,49,000/- (Rupees thirty eight lakhs forty nine thousand only) free from all encumbrances whatsoever to which the Vendor agreed

NOW THIS INDENTURE WITNESSETH that in pursuance of the premises aforesaid and in consideration of the said sum of Rs 38,49,000/- (Rupees thirty eight lakhs forty nine thousand only) of lawful money well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipts 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 doth hereby acquit/release and forever discharge in favour of the Purchaser of the said property hereby absolutely granted sold and conveyed) the Vendor doth hereby absolutely and indefeasibly grant convey/sell transfer assign and assure unto the Purchaser All That piece and parcel of 3.335 Decimal of vacant vastu land in R. S. Plot No- 450, L.R. Plot No- 644 under L.R. Khatian No- 850 within Mouza- Taljuli, J.L No- 239, P.S.- Kharagpur (Town), District- Paschim Medinipur, be the same fully described in the Schedule hereunder written and (hereinafter for the sake of brevity referred to as 'the said property') **OR HOWSOEVER OTHERWISE** the said premises or any part thereof heretofore were or was or now are or is situated tenanted butted bounded called known numbered described or distinguished erections, walls, boundary walls, pits areas ways, paths and passages, **AND** all and all manner of former and other rights lights liberties advantages easement priviledges, emoluments appendages and appurtenances whatsoever to the said premises or any part thereof belonging or in

Vinoda Pala
Bimoda Pala

anywise appertaining or which with the same or any part thereof now are or is or any time or times heretofore were or was held used occupied or enjoyed or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or remainders **AND** the rents issues and profits thereof and every part thereof **AND** all the legal incidents and inheritance thereof **AND** all the estate rights title interest to use possession property claim and demand whatsoever both in law and in equity of the Vendor in to and upon the said premises or any part thereof **TOGETHER WITH** all deeds writings and evidences of title in anywise relating to the said premises or any part or parcel thereof which now are or hereafter shall or may be in the custody power or possession of the Vendor or which the Vendors can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said premises or the premises hereby granted conveyed and transferred or expressed or intended so to be and every part thereof **TOGETHER WITH** all its intent rights, title, interest and appurtenances unto and to the use of the Purchaser absolutely and for ever free from all encumbrances whatsoever.

Vinoda Pata
Binoda Pata

AND the Vendor doth hereby covenant with the Purchaser-

- (1) **THAT** notwithstanding any act deed matter or things by the Vendor done or executed or suffered to the contrary, the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled as an estate equivalent to an absolute estate of inheritance in free simple in possession to the said premises and every part thereof **AND**
- (2) **THAT** notwithstanding as aforesaid the Vendor now hath in herself good right full power absolute authority and indefeasible title to grant sell transfer convey assign and assure all the said premises hereby granted, sold, transferred and conveyed or expressed or intended so to be unto and to

the use of the Purchaser in manner aforesaid according to the true intent and meaning of these presents AND

- (3) **THAT** *the Purchaser shall and will and may from time to time and at all time hereafter peaceably and quietly enter into hold, possess and enjoy the said premises hereby granted and conveyed receive and to take the rents issues and profits thereof and every part thereof without any lawful trouble hindrances, eviction, interruption, disturbance, claim and demand whatsoever from or by the Vendor all persons claiming from under or trust for the Vendor AND*
- (4) **THAT** *free and clear and freely and clearly and absolutely acquitted exonerated discharged and released or otherwise by and at the costs of the Vendor will and sufficiently saved defended kept harmless and indemnified of from and against all and all manner and other charges, mortgages, claims, demands, liens, lispendens, attachments, encumbrances whatsoever created by the Vendor AND*
- (5) **THAT** *the Vendor and all persons having or claiming any estate right, title and interest of property claim and whatsoever both in law and in equity in to or upon the said premises hereby granted, sold, transferred, and conveyed assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendor or any other person or persons as aforesaid shall and will from time to time and at all times hereafter at the request and costs of the Purchaser and do and execute or cause to be done or executed, all such assurances, acts, deeds, matters and things for further better and more effectually granting selling transferring or assuring the said premises and every part or parcel thereof unto and to the use of the Purchaser shall or may be reasonably required AND*

Vinoda Pala
Binoda Pala

(6) *THAT the said property is not affected by any attachment including the attachment under any certificate cases or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases of proceedings pending against the Vendor for realization or arrears of Recovery Act or any other Acts for the time being in force and that said premises is not affected by any notice or scheme of the Panchayet or any other Concerned Competent Authority or the Government of any other Public Body or Bodies and that no declaration has been made or published for the acquisition of the said premises or any part thereof under the land Acquisition act or any other acts for the time being in force for acquisition of the said premise and the said premises or any portion thereof is not affected by any notice for acquisition or requisition under the defence of India Act or rules framed thereunder or any other Acts or enactment whatsoever, or not barred by Limitation Act for any kind of Transfer.*

Wimoda Palle
Binoda Palle

*In Order to ascertain the proper location and area of the land hereby sold, a Hand Sketched map is being annexed herewith, being coloured in 'RED' wash. And the related deeds, records in original copies are being handed over to the purchaser in presence of witnesses. The Contents of this **DEED OF CONVEYANCE** being read over and explained to the parties concerned who affirmed this to be truly written and both the parties have set their hands and subscribed their respective signatures without any instigation from other, rather in good state of health and mind, on this the day, month and year first above written,*

THE SCHEDULE ABOVE REFERRED TO:

All That piece and parcel of measuring 3.335 (three point three three five) Decimal of vacant vastu land in R.S. Plot No- 450 (four hundred fifty), L.R. Plot No- 644 (six hundred forty four) under L.R. Khatian No- 850 (eight hundred fifty) within Mouza- Taljuli, J.L No- 239, P.S.- Kharagpur (Town), District- Paschim Medinipur, A.D.S.R Office : Kharagpur, Municipality- Kharagpur, Ward No- 28, the land to be sold under this agreement is delineated and marked in colour 'RED' wash in the map annexed herewith and butted and bounded as follows :-

- ON THE NORTH** : Today's purchaser own.
ON THE SOUTH : Today's purchaser own.
ON THE EAST : 4 ft. wide Road.
ON THE WEST : Today's purchaser own.

Measurement

North : 23 ft. 06 inch. **Middle** : 24 ft. 00 inch **South** : 24 ft. 08 inch.
East : 42 ft. 00 inch + 18 ft. 05 inch. **West** : 60 ft. 05 inch.
= 3.335 Decs.

Vinoda Pala
Binoda Pala

MEMO OF CONSIDERATION- Vendees paid to the vendor after cutting 1% TDS Rs. 38,10,510/- only through two nos of Demand Draft vide Draft No- 501535, dated- 27.07.2018, Amounting of Rs. 10,00,000/- & vide Draft No- 501607, dated- 29.08.2018, Amounting of Rs. 28,10,510/- both drawn on ICICI Bank, Inda, Kharagpur Branch.

IN WITNESS WHEREOF the Vendor herein have hereunto set and subscribed his respective hands the day month and year first above written.



Witnesses:-

1. Koushik Kar
Nagamahal Pichayathottam
Chhatra - Tirupur
Kharagpur - 721301

2. Koushik Kar
Nagamahal Pichayathottam
Chhatra - Tirupur
Kharagpur - 721301

2. Mithun Karan
Chhatra - Tirupur
Kharagpur - 721301
West Medinipur

Drafted by me :-

Koushik Kar

Koushik Kar

Advocate

Enrolment No- F- 839/1109 of 2014

Judge's Court, Midnapore

Vinoda Pata
Binoda Pata

Type by

Mithun Karan

Mithun Karan
Inda, Kharagpur.

This Deed is completed in 11 pages including stamp papers and there are 2 nos of witness. One additional page containing finger prints of the Vendor and the Vendee has been annexed hereto, forming part of the Deed.

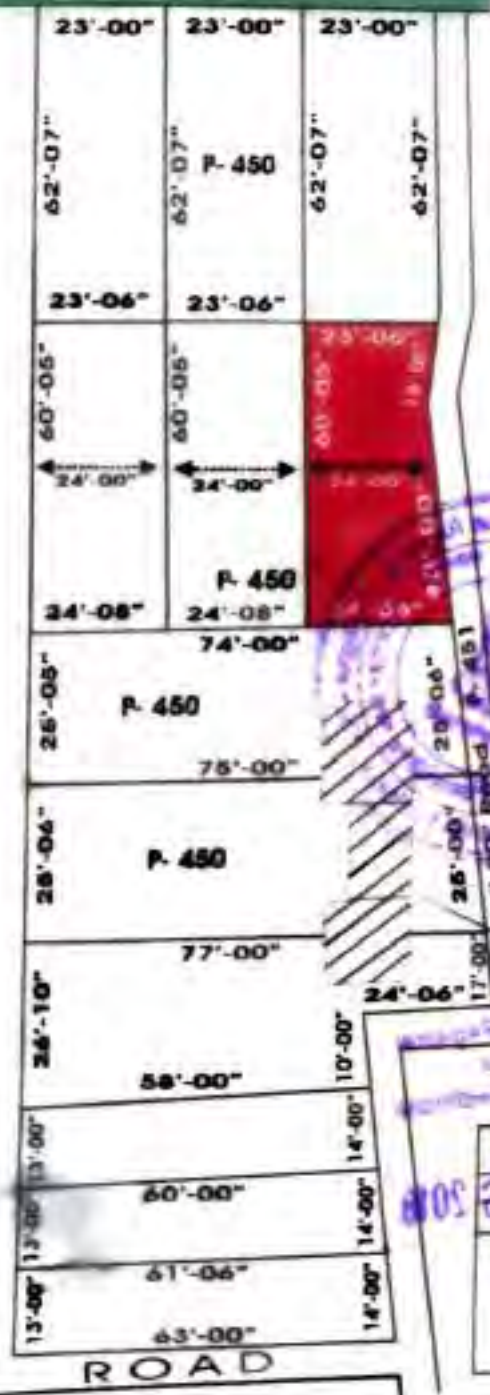
Vinoda Pata
Binoda Pata

District- Paschim Medinipur, Police Station- Kharagpur (Town),
 Mouza- Taljuly, J.L. No- 239,



Not to Scale

Keshiary Road



VENDEE

"EDIFICE REALTY", residing at OT Road, Inda, Plot No-89, Mouza- Ruisanda, P.O- Inda, P.S.- Kharagpur (Town), Dist- Paschim Medinipur, Represented by its Partners 1) Mr. VIVEK KUMAR BADERIA, S/o- Kushal Chand Baderia, residing at Chota Tengra, Main Road, Jhapetapur, Near N.C.C/ Dimond Tower, P.O- Kharagpur, P.S.- Kharagpur (Town), Dist- Paschim Medinipur, 2) Mr. PURUSOTTAM AGARWALA, S/o- Sagar Mal Agarwala, residing at Hamirpur, P.O-Balichak, PS - Debra, Dist- Paschim Medinipur,

VENDOR

BINODA PALA @ BINODA PALA, W/o- Kanti Lal Pala, residing at Chota Tengra, P.O.- Kharagpur, P.S.- Kharagpur (Town), Dist- Paschim Medinipur, Pin No- 721301,

Vinoda Pala
 Binoda Pala

DETAILS OF THE SOLD LAND

IDENTIFYING NO		PLOT NO		AREA OF THE LAND		MARK
R.S	L.R	R.S	L.R	SQ. FT	DACS	
	850	450	644		3.335	

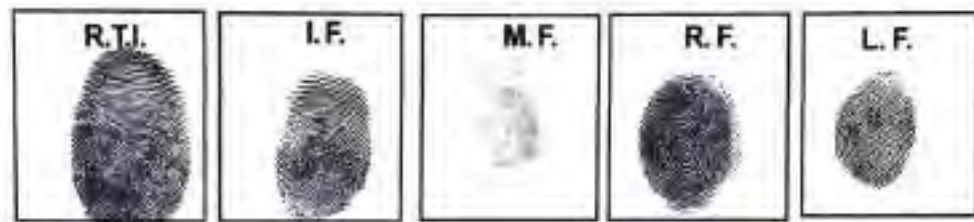
THUMB IMPRESSION OF VENDEE



Venudhara

SIGNATURE

THUMB IMPRESSION OF VENDEE



Binod Kumar Singh

SIGNATURE

THUMB IMPRESSION OF VENDOR



*Vinoda Pata
Binoda Pata*

SIGNATURE

विमान
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AAHFE1954G



OFFICE RESULT

भारत सरकार
GOVT. OF INDIA

10/07/2016

भारत सरकार / PERMANENT ACCOUNT NUMBER
ADFPB4685N



नाम / NAME
VIVEK KUMAR BADERIA

पिता का नाम / FATHER'S NAME
KUSHAL CHAND BADERIA

जन्म तिथि / DATE OF BIRTH
26-07-1970

हस्ताक्षर / SIGNATURE

Vivek Baderia

B. Das

सचिव, आयकर विभाग, भारत सरकार
COMMISSIONER OF INCOME TAX, W. U.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PURUSOTTAM AGARWALA

SAGARMAL AGARWALA

18/10/1963

Permanent Account Number

ACRPAB518L

Purusottam Agarwal



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VINODA PALA

CHHOTALAL HANSRAJ

18/07/1961

AUZPP0486C

Vinoda Pala



Vinoda Pala



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. KHARAGPUR, District Name :Paschim Midnapore

Signature / LTI Sheet of Query No/Year 10100001326881/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Vinoda Pala Alias Binoda Pala Chota Tengra, P.O:- Kharagpur, P.S.- Kharagpur Town, Kharagpore, District:- Paschim Midnapore, West Bengal, India, PIN - 721301	Seller			Vinoda Pala Binoda Pala 31.08.2018
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr Kantilal Pala Son of Late Magan Lal Purusottam Chota Tengra, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721301	Vinoda Pala ;		 31.08.2018.	



(Pijush Khan)

ADDITIONAL DISTRICT
SUB-REGISTRAR

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

Paschim Midnapore, West
Bengal

Major Information of the Deed

Deed No :	I-1010-06628/2018	Date of Registration	05/09/2018
Query No / Year	1010-0001326881/2018	Office where deed is registered	
Query Date	17/08/2018 12:32:04 PM	A.D S.R, KHARAGPUR, District Paschim Midnapore	
Applicant Name, Address & Other Details	Koushik Kar Thana : Kharagpur Town, District Paschim Midnapore, WEST BENGAL, Mobile No. : 9732549685, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 39,39,469/-	Rs. 39,39,469/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,36,368/- (Article:23)	Rs. 39,395/- (Article A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District: Paschim Midnapore, P S: - Kharagpur Town, Municipality: KHARAGPORE, Road: Kesariy Road, Road Zone: (Firebrigade Traffic More – Kharagpur IIT Bypass Flyover) , Mouza: TALJULY, Ward No: 28

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-644	LR-850	Commercial	Vastu	3.335 Dec	39,39,469/-	39,39,469/-	Width of Approach Road: 40 Ft, Adjacent to Metal Road,
Grand Total :					3.335Dec	39,39,469 /-	39,39,469 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Vinoda Pala, (Alias: Binoda Pala) (Presentant) Wife of Kanti Lal Pala Chota Tengra, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: AUZPP0486C, Status :Individual, Executed by: Self, Date of Execution: 31/08/2018 Admitted by: Self, Date of Admission: 31/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/08/2018 Admitted by: Self, Date of Admission: 31/08/2018 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Edifice Realty O T Road Inda, Plot No. 89, Mouza Ruisanda, P.O:- Inda, P.S:- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721305, PAN No.: AAHFE1954G, Status :Organization, Status : Not Executed

Major Information of the Deed : I-1010-06628/2018-05/09/2018

Representative Details :

Sl. No	Name, Address, Photo, Finger print and Signature
1	Shri Vivek Kumar Baderia Son of Kushal Chand Baderia Chota Tengra, Main Road, Jhapetapur Near N C C / Diamond Tower, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADFPB4885N Status : Representative, Representative of : Edifice Realty
2	Purusattom Agarwala Son of Sagar Mal Agarwala Hamirpur, P.O:- Balichak, P.S:- Debra, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ACRPA8518L Status : Representative, Representative of : Edifice Realty (as PARTNER)

Identifier Details :

Name & address
Mr Kantilal Pala Son of Late Magan Lal Purusottam Chota Tengra, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Identifier Of Vinoda Pala, ,

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Vinoda Pala	Edifice Realty-3.335 Dec.

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Keslary Road, Road Zone : (Firebrigade Traffic More – Kharagpur IIT Bypass Flyover) , Mouza: TALJULY, Ward No: 28

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No.- 644(Corresponding RS Plot No:- 450), LR Khatian No:- 850	Owner: কামাল হাল, Gurdian: কাউন্সিল, Address: নিজ, Classification: শাও, Area: 0.11000000 Acre.

Endorsement For Deed Number : I - 101006628 / 2018

Major Information of the Deed - I-1010-06628/2018-06/09/2018

31-08-2018

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

presented for registration at 19:20 hrs on 31-08-2018 at the Private residence by Vinoda Pala Alias Binoda Pala, Executant.

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 39,39,469/-

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

Execution is admitted on 31/08/2018 by Vinoda Pala, Alias Binoda Pala, Wife of Kanti Lal Pala, Chota Tengra, P.O, Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession House wife

Identified by Mr Kantilal Pala, . Son of Late Magan Lal Purusottam, Chota Tengra, P.O, Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Business

Pijush Khan

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
Paschim Midnapore, West Bengal

On 04-09-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39,395/- (A(1) = Rs 39,395/-) and Registration Fees paid by by online = Rs 39,395/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2018 3:05PM with Govt. Ref. No: 192018190282054181 on 04-09-2018, Amount Rs: 39,395/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00SZNH7 on 04-09-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,31,368/- and Stamp Duty paid by by online = Rs 2,31,368/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2018 3:05PM with Govt. Ref. No: 192018190282054181 on 04-09-2018, Amount Rs: 2,31,368/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00SZNH7 on 04-09-2018, Head of Account 0030-02-103-003-02.

Pijush Khan

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
Paschim Midnapore, West Bengal

Major Information of the Deed :- I-1010-06628/2018-05/09/2018

05-09-2018

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.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,36,368/- and Stamp Duty paid by Stamp Rs. 5,000/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 18372, Amount: Rs.5,000/-, Date of Purchase: 30/08/2018, Vendor name: Debabrata Bhanja



Pijush Khan
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
Paschim Midnapore, West Bengal

Major information of the Deed :- I-1010-06628/2018-05/09/2018

Certificate of Registration under section 60 and Rule 69.
registered in Book - I
volume number 1010-2018, Page from 130500 to 130520
being No 101006628 for the year 2018.



Jmaity

Digitally signed by Joydip Maity
Date: 2018.09.18 17:57:17 +05:30
Reason: Digital Signing of Deed.

(Jaydip Maity) 18-Sep-18 5:57:09 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
West Bengal.

(This document is digitally signed.)

SL No-16659/2018

16629/18

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

E 256990

7:25 PM
SM-1327170/18
31.08.18

certified that this document is Admitted to registration. The Signature Sheet and the endorsement Sheets attached herewith are the parts of this document

Addl Dist Sub Registrar
Kharagpur
Dist - Paschim Medinipur

DEED OF CONVEYANCE

05 SEP 2018

District- Paschim Medinipur,

Police Station- Kharagpur (Town),

Mouza- Taljull, (under Kharagpur Municipality),

J.L. No- 239,

L.R. Khellan No- 852,

R.S. Plot No- 450, L.R. Plot No- 644,

Area- 3.375 Dec (vacant vastu land),

Total Sale Price- 38,49,000/-

पश्चिम बंगाल

THIS DEED OF CONVEYANCE is made this 31st day of August, 2018

18376 * Avertland
31/08/2018
Vivek Kumar Bacteria
Chata Tengra
Kharappa
[Signature]

श्रीदेवव्रत ठाकुर
बडगपुर, ए. डि. एस. आर. अफिस

500011 = 5000.00
(Amount only)



Anti Dist Sub Registrar
Kharappa
Dist - Paschim Medinipur

31 AUG 2018



Kundan

BETWEEN

P **KUNDAN PALA, wife of Natarwal Pala @ Natwar Lal Pala, by Nationality- Indian, by Occupation- House wife, residing at Chota Tengra, P.O- Kharagpur, under Kharagpur (Town) Police Station in the District of Paschim Medinipur, Pin No- 721301, West Bengal, PAN No- AUZPP0489P, Aadhar No- 520112760110** — hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to include her respective heirs executors administrators representatives and assigns) of the **ONE PART;**

Kundan Pala

Natarwal Pala



AND

"EDIFICE REALTY", PAN No- **AAHFE1954G** a Partnership Firm, having its registered office at **Flat No- 6/C, Block No- G, Phase- 2, Regent Court, Baguihati, Kolkata- 59**, branch office at **OT Road, Inda, Plot No- 89, Mouza- Ruisanda, P. O.- Inda, P.S.- Kharagpur (Town), District- Paschim Medinipur, Pin- 721305, West Bengal** Represented by its Partners (1) **VIVEK KUMAR BADERIA**, son of **Mr. Kushal Chand Baderia**, PAN NO. - **ADFPB4885N**, by religion- **Hindu**, by Nationality- **Indian**, by Occupation- **Business**, residing at **Chota Tengra, Main Road, Jhapetapur, Near N.C.C. / Dimond Tower, P. O.- Kharagpur, P.S.- Kharagpur (Town), District- Paschim Medinipur, Pin- 721301, West Bengal.**

(2) **PURUSOTTAM AGARWALA**, son of **Mr. Sagar Mai Agarwala**, PAN NO. - **ACRPA8518L**, by religion- **Hindu**, by Nationality- **Indian**, by Occupation- **Business**, residing at **Hamirpur, P. O.- Balichak, P.S.- Debra, District- Paschim Medinipur, Pin- 721124, West Bengal** ———hereinafter called the **"VENDEE/PURCHASER"** (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs executors administrators representatives and assigns) of the **OTHER PART.**

Kushal Baderia

WHEREAS :

- A. AND WHEREAS** *Maganlal Purushottam*, son of *Purushottam* having got the schedule property alongwith other properties through registered deed of sale being No- 6177 dated 21.09.1953 registered at Sub Registrar Midnapore from *Prava Kanwar*, wife of *Babu Keshab Lal Bole* and while he was in possession over the schedule property alongwith other properties he made a WILL in favour of his wife *Daya Kuwar Pala* dated 28.08.1976 and after his death said *Daya Kuwar Pala* filed a probate Case In The Court Of The District Delegate at Midnapore vide Case No- 92/78 and the Ld. Court granted this probate dated 13.01.1987 and by virtue of that Probate said *Daya Kuwar Pala*, wife of *Maganlal Purushottam* became the absolute owner of the schedule property alongwith other properties. AND WHEREAS said *Daya Kuwar Pala*, wife of *Maganlal Purushottam* while was in possession over the schedule property alongwith other properties she made a WILL in favour of her three daughter-in-laws namely *Smt. Dhiraj Pala*, wife of *Sri Dhiraj Lal Pala*, *Smt. Kundan Pala*, wife of *Natarwal Pala @ Natwar Lal Pala* (the instant vendor) and *Smt. Vinoda Pala alias Binoda Pala*, wife of *Sri Kanti Lal Pala* and she appoint *Sri Kanti Lal Pala* as executor of the will to get probate from the Court and after her death (dated- 27.12.1996) said *Sri Kantilal Pala* filed a probate Case In The Court Of The District Delegate at Paschim Medinipur vide Case No- 29 of 2013 and the Ld. Court granted this probate dated 23.12.2013 and by virtue of that probate Case said *Smt. Dhiraj Pala*, wife of *Sri Dhiraj Lal Pala*, *Smt.*

Kundan Pala

Ran
Adm

Kundan Pala, wife of **Natarwal Pala @ Natwar Lal Pala** (the instant vendor) and **Smt. Vinoda Pala alias Binoda Pala**, wife of **Sri Kanti Lal Pala** became the jointly absolute owner of the schedule property alongwith other properties and subsequently the instant vendor **Smt. Kundan Pala**, wife of **Natarwal Pala @ Natwar Lal Pala** recorded her name in the present L.R.R.O.R. Settlement Record under L.R. Khatian No- 852, Area- 11 Deca under L.R. Plot No- 644 within Mouza- Taljuli, J.L. No- 239 and by virtue of that Probate and L.R. Record instant vendor **Smt. Kundan Pala**, wife of **Natarwal Pala @ Natwar Lal Pala** became the absolute owner of the schedule property alongwith other properties and since then the instant vendor is in absolute possession with right, title and interest over the scheduled property, by paying due rents at the shresta of Govt. of W.B.

- B.** The Vendor herein states and declares that the said property is not affected by any attachment including any attachment under any certificate cases or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases of proceedings pending against the Vendor for realization or arrears of Recovery Act or any other act for the time being in force.
- C.** The Purchaser has taken inspection of the abstracts of title relating to the said property therein and made themselves fully conversant with the contents thereof and is fully satisfied as to the Title and the purchaser is the tenant of the said plots for last two months.
- D. AND WHEREAS** The Purchaser has now called upon the Vendors to execute and register proper Deed of Conveyance in favour of the Purchaser in respect of the undivided and impartible proportionate share of interest and ownership of the land in the said property fully described in

Kundan Pala



the Schedule hereunder written in the manner hereinafter appearing at or for the fixed consideration of Rs. 38,49,000/- (Rupees thirty eight lakhs forty nine thousand only) free from all encumbrances whatsoever to which the Vendor agreed.

NOW THIS INDENTURE WITNESSETH that in pursuance of the premises aforesaid and in consideration of the said sum of Rs 38,49,000/- (Rupees thirty eight lakhs forty nine thousand only) of lawful money well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipts 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 doth hereby acquit/release and forever discharge in favour of the Purchaser of the said property hereby absolutely granted sold and conveyed) the Vendor doth hereby absolutely and indefeasibly grant convey/sell transfer assign and assure unto the Purchaser All That piece and parcel of 3.335 Decimal of vacant vastu land in R.S. Plot No- 450, L.R. Plot No- 644 under L.R. Khatian No- 852 within Mouza- Taljuli, J.L No- 239, P.S - Kharagpur (Town), District- Paschim Medinipur, be the same fully described in the Schedule hereunder written and (hereinafter for the sake of brevity referred to as 'the said property') **OR HOWSOEVER OTHERWISE** the said premises or any part thereof heretofore were or was or now are or is situated tenanted butted bounded called known numbered described or distinguished erections, walls, boundary walls, pits areas ways, paths and passages, **AND** all and all manner of former and other rights lights liberties advantages easement privileges, emoluments appendages and appurtenances whatsoever to the said premises or any part thereof belonging or in

Vendor's File

anywise appertaining or which with the same or any part thereof now are or is or any time or times heretofore were or was held used occupied or enjoyed or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or remainders **AND** the rents issues and profits thereof and every part thereof **AND** all the legal incidents and inheritance thereof **AND** all the estate rights title interest to use possession property claim and demand whatsoever both in law and in equity of the Vendor in to and upon the said premises or any part thereof **TOGETHER WITH** all deeds writings and evidences of title in anywise relating to the said premises or any part or parcel thereof which now are or hereafter shall or may be in the custody power or possession of the Vendors or which the Vendors can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said premises or the premises hereby granted conveyed and transferred or expressed or intended so to be and every part thereof **TOGETHER WITH** all its intent rights, title, interest and appurtenances unto and to the use of the Purchaser absolutely and for ever free from all encumbrances whatsoever.

Handwritten signature

AND the Vendor doth hereby covenant with the Purchaser-

- (1) **THAT** notwithstanding any act deed matter or things by the Vendor done or executed or suffered to the contrary, the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled as an estate equivalent to an absolute estate of inheritance in free simple in possession to the said premises and every part thereof **AND**
- (2) **THAT** notwithstanding as aforesaid the Vendor now hath in herself good right full power absolute authority and indefeasible title to grant sell transfer convey assign and assure all the said premises hereby granted, sold, transferred and conveyed or expressed or intended so to be unto and to

Handwritten initials

the use of the Purchaser in manner aforesaid according to the true intent and meaning of these presents AND

- (3) *THAT the Purchaser shall and will and may from time to time and at all time hereafter peaceably and quietly enter into hold, possess and enjoy the said premises hereby granted and conveyed receive and to take the rents issues and profits thereof and every part thereof without any lawful trouble hindrances, eviction, interruption, disturbance, claim and demand whatsoever from or by the Vendor all persons claiming from under or trust for the Vendor AND*
- (4) *THAT free and clear and freely and clearly and absolutely acquitted exonerated discharged and released or otherwise by and at the costs of the Vendor will and sufficiently saved defended kept harmless and indemnified of from and against all and all manner and other charges, mortgages, claims, demands, liens, lispensens, attachments, encumbrances whatsoever created by the Vendor AND*
- (5) *THAT the Vendor and all persons having or claiming any estate right, title and interest of property claim and whatsoever both in law and in equity in to or upon the said premises hereby granted, sold, transferred, and conveyed assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendor or any other person or persons as aforesaid shall and will from time to time and at all times hereafter at the request and costs of the Purchaser and do and execute or cause to be done or executed, all such assurances, acts, deeds, matters and things for further better and more effectually granting selling transferring or assuring the said premises and every part or parcel thereof unto and to the use of the Purchaser shall or may be reasonably required AND*

Kenneth P. Baker



- (6) *THAT the said property is not affected by any attachment including the attachment under any certificate cases or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases of proceedings pending against the Vendor for realization or arrears of Recovery Act or any other Acts for the time being in force and that said premises is not affected by any notice or scheme of the Panchayet or any other Concerned Competent Authority or the Government of any other Public Body or Bodies and that no declaration has been made or published for the acquisition of the said premises or any part thereof under the land Acquisition act or any other acts for the time being in force for acquisition of the said premise and the said premises or any portion thereof is not affected by any notice for acquisition or requisition under the defence of India Act or rules framed thereunder or any other Acts or enactment whatsoever, or not barred by Limitation Act for any kind of Transfer.*

K. S. S. S. S.

*In Order to ascertain the proper location and area of the land hereby sold, a Hand Sketched map is being annexed herewith, being coloured in 'RED' wash. And the related deeds, records in original copies are being handed over to the purchaser in presence of witnesses. The Contents of this **DEED OF CONVEYANCE** being read over and explained to the parties concerned who affirmed this to be truly written and both the parties have set their hands and subscribed their respective signatures without any instigation from other, rather in good state of health and mind, on this the day, month and year first above written,*

[Handwritten signature]

THE SCHEDULE ABOVE REFERRED TO:

All That piece and parcel of measuring 3.335 (three point three three five) Decimal of vacant vastu land in R.S. Plot No- 450 (four hundred fifty), L.R. Plot No- 644 (six hundred fourty four) under L.R. Khatian No- 852 (eight hundred fifty two) within Mouza- Taljull, J.L No- 239, P.S.- Kharagpur (Town), District- Paschim Medinipur, A.D.S.R Office . Kharagpur, Municipality- Kharagpur, Ward No- 28, the land to be sold under this agreement is delineated and marked in colour 'RED' wash in the map annexed herewith and butted and bounded as follows :-

- ON THE NORTH** : Today's purchaser own.
ON THE SOUTH : Today's purchaser own.
ON THE EAST : Today's purchaser own.
ON THE WEST : Vijay Kumar Jain

Measurement

North : 23 ft. 06 inch. **Middle** : 24 ft. 00 inch. **South** : 24 ft. 08 inch.
East : 60 ft. 05 inch. **West** : 60 ft. 05 inch.
= 3.335 Decs.

MEMO OF CONSIDERATION- Vendees paid to the vendor after cutting 1% TDS Rs. 38,10,510/- only through two nos of Demand Draft vide Draft No- 501541, dated- 27.07.2018, Amounting of Rs. 10,00,000/- & vide Draft No- 501613, dated- 31.08.2018, Amounting of Rs. 28,10,510/- both drawn on ICICI Bank, Inda, Kharagpur Branch.

IN WITNESS WHEREOF the Vendor herein have hereunto set and subscribed his respective hands the day month and year first above written.



Handwritten signature

Witnesses:-

1. Kamal Palan
at Maganlal Parashottam
Chota Tongra
Kharagpur - 721301

3. Vinoda Palan
wife of Kamal Palan
Chota Tongra
Kharagpur 721301
West Midnapore

2. ~~Pradip Kumar~~
Sub - Maganlal Parashottam
Chota Tongra
Kharagpur 721301
West Midnapore

Drafted by me :-

Koushik Kar

Koushik Kar

Advocate

Enrolment No- F- 839/1109 of 2014

Judge's Court, Midnapore

Koushik Kar

Type by

Mithun Karan

Mithun Karan

Inda, Kharagpur.

This Deed is completed in 11 pages including stamp papers and thereare 3 nos of witness. One additional page containing finger prints of the Vendor and the Vendee has been annexed hereto, forming part of the Deed.

Koushik Kar

THUMB IMPRESSION OF VENDEE



Vendee

SIGNATURE

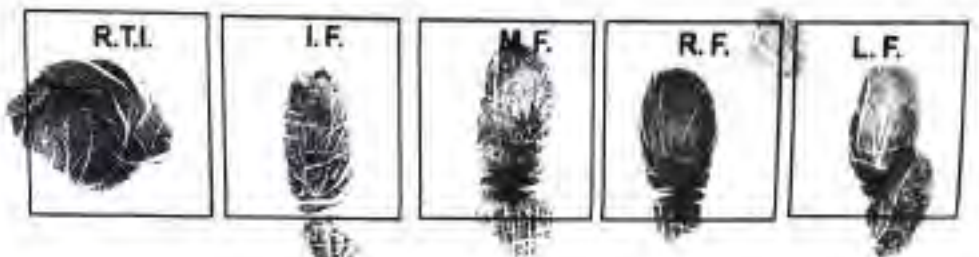
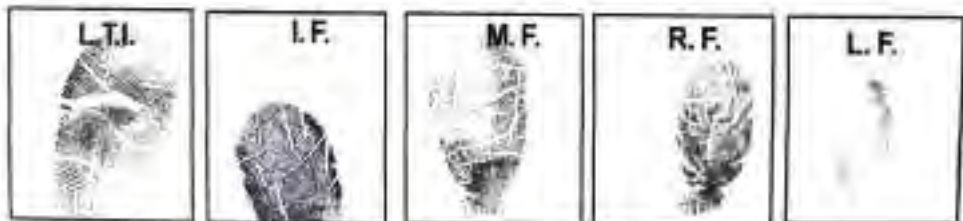
THUMB IMPRESSION OF VENDEE



Perisotton Agarwala

SIGNATURE

THUMB IMPRESSION OF VENDOR



Krishan Rao

SIGNATURE

District- Paschim Medinipur, Police Station- Kharagpur (Town),
 Mouza- Taljuly, J.L. No- 239,



Not to Scale

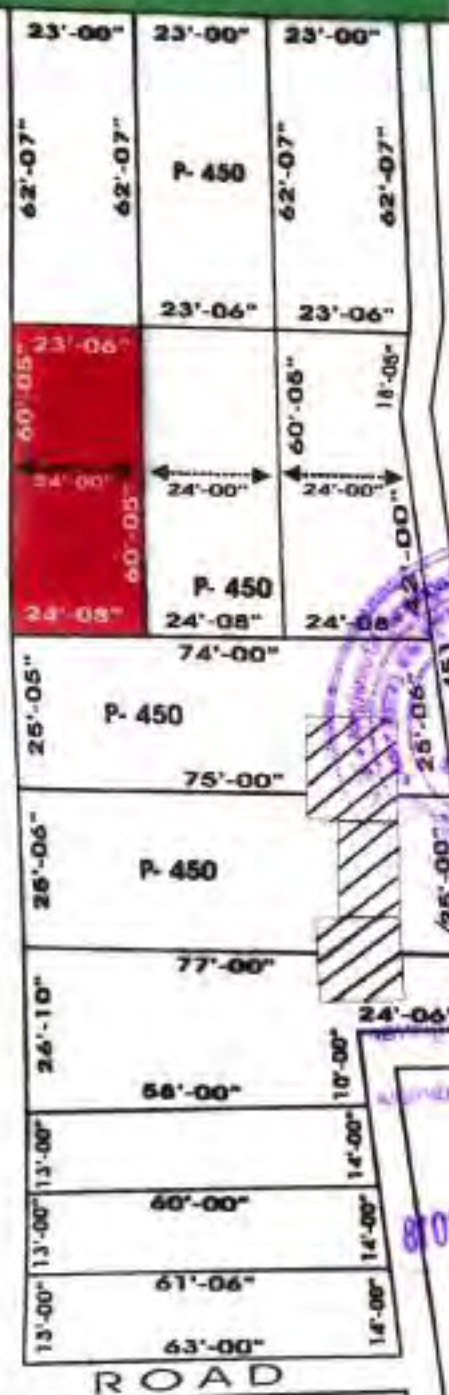
VENDEE

"EDIFICE REALTY", residing at OT Road, Inda,
 Plot No-89, Mouza- Ruisanda, P.O- Inda, P.S.-
 Kharagpur (Town), Dist- Paschim Medinipur,
 Represented by its Partners 1) Mr. VIVEK KUMAR
 BADERIA, S/o- Kushal Chand Badaria, residing
 at Chota Tengra, Main Road, Jhapetapur, Near
 N.C.C/ Dimond Tower, P.O- Kharagpur, P.S.-
 Kharagpur (Town), Dist- Paschim Medinipur, 2)
 Mr. PURUSOTTAM AGARWALA, S/o- Sagar Mal
 Agarwala, residing at Hamirpur, P.O-Balichak,
 P.S.- Debra, Dist- Paschim Medinipur,

VENDOR

KUNDAN PALA, W/o- Natarwal Pala @ Natwar
 Lal Pala, residing at Chota Tengra, P.O.-
 Kharagpur, P.S.- Kharagpur (Town), Dist-
 Paschim Medinipur, Pin No- 721301,

Keshiary Road



Kundan Pala

DETAILS OF THE SOLD LAND						
KHAMAN NO	PGDY NO		AREA OF THE LAND		AMPH	
	R.R	L.R	SQ. FT	SQCS		
852	450	644		3,335		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
Income Tax Department

AAHF1954G



आयकर विभाग
EDIFICE REALTY

आयकर विभाग
Date of Incorporation / Date of Birth
05/07/2019

15/7/2019

नाम / नाम / PERMANENT ACCOUNT NUMBER
ADFPB4885N



नाम / NAME
VIVEK KUMAR BADERIA

पिता का नाम / FATHER'S NAME
KUSHAL CHAND BADERIA

जन्म तिथि / DATE OF BIRTH
25-07-1970

हस्ताक्षर / SIGNATURE

Vivek Badaria

CB Badaria

आयकर विभाग, प. ३. ५

COMMISSIONER OF INCOME-TAX, W.D.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PURUSOTTAM AGARWALA

SAGARNAL AGARWALA

18/10/1963
Permanent Account Number

ACRPAB518L

Purusottam Agarwala
Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KUNDRA PALA
NAGARLAL RANINGA
06/01/1946
Permanent Account Number
AUZP0489P



Kundra Pala
Signature

Kundra Pala



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. KHARAGPUR, District Name :Paschim Midnapore

Signature / LTI Sheet of Query No/Year 10100001327170/2018

i. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Kundan Pala Chota Tengra, P.O.- Kharagpur, P.S.- Kharagpur Town, Kharagpore, District:- Paschim Midnapore, West Bengal, India, PIN - 721301	Seller		 490	Kundan Pala 31/8/18
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr Kantilal Pala Son of Late Magan Lal Purusottam Chota Tengra, P.O.- Kharagpur, P.S.- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721301	Kundan Pala, ,		 Kantilal Pala 31/8/18	

(Pijush Khan)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
KHARAGPUR
Paschim Midnapore, West
Bengal

Major Information of the Deed

Deed No :	I-1010-06629/2018	Date of Registration	05/09/2018
Query No / Year	1010-0001327170/2018	Office where deed is registered	
Query Date	17/08/2018 1:08:23 PM	A. D. S. R. KHARAGPUR, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Koushik Kar Thana Kharagpur Town, District Paschim Midnapore, WEST BENGAL, Mobile No. 9732549685. Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 39,39,469/-	Rs. 39,39,469/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,36,368/- (Article:23)	Rs. 39,395/- (Article:A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District: Paschim Midnapore, P.S. - Kharagpur Town, Municipality: KHARAGPORE, Road: Keslary Road, Road Zone : (Firebrigade Traffic More -- Kharagpur IIT Bypass Flyover) , Mouza: TALJULY, Ward No: 28

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-644	LR-852	Commercial	Vastu	3.335 Dec	39,39,469/-	39,39,469/-	Width of Approach Road: 40 FT. Adjacent to Metal Road,
Grand Total :					3.335Dec	39,39,469 /-	39,39,469 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Kundan Pala (Presentant) Wife of Natarwal Alias Natwar Pala Chota Tengra, P.O. - Kharagpur, P.S. - Kharagpur Town, Kharagpore, District Paschim Midnapore, West Bengal, India, PIN - 721301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: AUZPP0489P, Status Individual, Executed by: Self, Date of Execution: 31/08/2018 , Admitted by: Self, Date of Admission: 31/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/08/2018 , Admitted by: Self, Date of Admission: 31/08/2018 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	EDIFICE REALTY OT Road, Inda, Plot No- 89, Mouza- Ruisanda, P.O.- Inda, P.S.- Kharagpur Town, Kharagpore, District-Paschim Midnapore, West Bengal, India, PIN - 721305 , PAN No.: AAHFE1954G, Status Organization, Status - Not Executed

Major Information of the Deed - I-1010-06629/2018-05/09/2018

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Vivek Kumar Baderia Son of Kushal Chand Baderia Chota Tengra, Main Road, Jhapetapur Near N C C / Dimond Tower, P O:- Kharagpur, P S:- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, . PAN No:- ADFPB4885N Status : Representative, Representative of : EDIFICE REALTY
2	Purusattom Agarwala Son of Sagar Mal Agarwala Hamirpur, P O - Balichak, P S:- Debra, District:-Paschim Midnapore, West Bengal, India, PIN - 721124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, . PAN No.: ACRPA8518L Status : Representative, Representative of : EDIFICE REALTY (as PARTNER)

Identifier Details :

Name & address
Mr Kantilal Pala Son of Late Magan Lal Purusottam Chota Tengra, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, . Identifier Of Kundan Pala.

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Kundan Pala	EDIFICE REALTY-3.335 Dec

Land Details as per Land Record

District: Paschim Midnapore, P S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Keslary Road, Road Zone (Firebrigade Traffic More -- Kharagpur IIT Bypass Flyover) , Mouza: TALJULY, Ward No: 28

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 644(Corresponding RS Plot No - 450), LR Khatian No - 852	Owner:কুন্দন পালা, Gurdian:বটমওয়াল, Address:কিড, Classification:বাড়ী, Area:0.11000000 Acre.

Endorsement For Deed Number : I - 101006629 / 2018

Major Information of the Deed :- I-1010-06629/2018-05/09/2018

On 31-08-2018

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

Presented for registration at 19:25 hrs on 31-08-2018, at the Private residence by Kundan Pala Executant.

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 39,39,469/-

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

Execution is admitted on 31/08/2018 by Kundan Pala, Wife of Natarwal Alias Natwar Pala, Chota Tengra, P O Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession House wife

Identified by Mr Kantilal Pala, , Son of Late Magan Lal Purusottam, Chota Tengra, P O Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Business



Pijush Khan

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR**

Paschim Midnapore, West Bengal

On 04-09-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39,395/- (A(1) = Rs 39,395/-) and

Registration Fees paid by by online = Rs 39,395/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2018 2:34PM with Govt. Ref. No: 192018190282028151 on 04-09-2018, Amount Rs: 39,395/-, Bank State Bank of India (SBIN0000001), Ref. No: IK00SZMEN8 on 04-09-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,36,368/- and Stamp Duty paid by by online = Rs 2,31,368/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2018 2:34PM with Govt. Ref. No: 192018190282028151 on 04-09-2018, Amount Rs: 2,31,368/-, Bank State Bank of India (SBIN0000001), Ref. No: IK00SZMEN8 on 04-09-2018, Head of Account 0030-02-103-003-02



Pijush Khan

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR**

Paschim Midnapore, West Bengal

On 05-09-2018

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.

Major Information of the Deed :- J-1010-06629/2018-05/09/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,36,368/- and Stamp Duty paid by Stamp Rs. 5,000/-

Description of Stamp

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

2. Stamp Type: Impressed, Serial no 18378, Amount: Rs 5,000/-, Date of Purchase: 31/08/2018, Vendor name: Debabrata Bhanja



Pijush Khan

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Paschim Midnapore, West Bengal

Major Information of the Deed :- 1-1010-06629/2018-05/09/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1010-2018, Page from 130521 to 130541
being No 101006629 for the year 2018.



Digitally signed by Joydip Maity
Date: 2018.09.19 16:13:14 +05:30
Reason: Digital Signing of Deed.

Joydip

(Jaydip Maity) 19-Sep-18 4:13:03 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
West Bengal.

(This document is digitally signed.)

SL No = 6655/2018

6630/18



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

E 256988

7:25 PM
9/30-1327/68/18
31.08.18

certified that this document is
admitted to registration. The Signature
Sheet and the endorsement Sheets
attached herewith are the parts of
this document.

[Signature]

Add: Dist. Sub Registrar
Kharagpur
Dist. Paschim Medinipur

DEED OF CONVEYANCE

05 SEP 2018

District- Paschim Medinipur,

Police Station- Kharagpur (Town),

Mouza- Taljull, (under Kharagpur Municipality),

J.L. No- 239,

L.R. Khatian No- 852,

R.S. Plot No- 450, L.R. Plot No- 644,

Area- 3.335 Dec (vacant vastu land),

Total Sale Price- 38,49,000/-

Karalen Poler

[Signature]

THIS DEED OF CONVEYANCE is made this 31st day of August, 2018

18375 *
31/08/2018
Virck Kumar Badaria
Chata Tengra
Khanapur
Prof. [Signature]

50001 = 5000.00
(Five thousand only)

श्रीदेवव्रत ठाकुर
खडगपुर, ए, डि, एस, आर, अफिस



✓
[Signature]
[Name]
[Title]

1 AUG 2018



Pala

Kundan Pala

BETWEEN

K **KUNDAN PALA, wife of Natarwal Pala @ Natwar Lal Pala, by Nationality- Indian, by Occupation- House wife, residing at Chota Tengra, P.O- Kharagpur, under Kharagpur (Town) Police Station in the District of Paschim Medinipur, Pin No- 721301, West Bengal, PAN No- AUZPP0489P, Aadhar No- 520112760110 — hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to include her respective heirs executors administrators representatives and assigns) of the ONE PART;**

Kundan Pala



AND

"EDIFICE REALTY", PAN No- **AAHFE1954G** a Partnership Firm, having its registered office at **Flat No- 6/C, Block No- G, Phase- 2, Regent Court, Baguihati, Kolkata- 59**, branch office at **OT Road, Inda, Plot No- 89, Mouza- Rulsanda, P. O.- Inda, P.S.- Kharagpur (Town), District- Paschim Medinipur, Pin- 721305, West Bengal** Represented by its Partners (1) **VIVEK KUMAR BADERIA**, son of **Mr. Kushal Chand Badaria**, PAN NO.- **ADFPB4885N**, by religion- **Hindu**, by Nationality- **Indian**, by Occupation- **Business**, residing at **Chota Tengra, Main Road, Jhapetapur, Near N.C.C. / Dimond Tower, P. O.- Kharagpur, P.S.- Kharagpur (Town), District- Paschim Medinipur, Pin- 721301, West Bengal.**

(2) **PURUSOTTAM AGARWALA**, son of **Mr. Sagar Mal Agarwala**, PAN NO.- **ACRPA8518L**, by religion- **Hindu**, by Nationality- **Indian**, by Occupation- **Business**, residing at **Hamirpur, P. O.- Balichak, P.S.- Debra, District- Paschim Medinipur, Pin- 721124, West Bengal** —hereinafter called the **"VENDEE/PURCHASER"** (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs executors administrators representatives and assigns) of the **OTHER PART**,

Kushal Badaria

WHEREAS :

- A. AND WHEREAS** Maganlal Purushottam, son of Purushottam having got the schedule property alongwith other properties through registered deed of sale being No- 6177 dated 21.09.1953 registered at Sub Registrar Midnapore from Prava Kanwar, wife of Babu Keshab Lal Bole and while he was in possession over the schedule property alongwith other properties he made a WILL in favour of his wife Daya Kuwar Pala dated 28.08.1976 and after his death said Daya Kuwar Pala filed a probate Case In The Court Of The District Delegate at Midnapore vide Case No- 92/78 and the Ld. Court granted this probate dated 13.01.1987 and by virtue of that Probate said Daya Kuwar Pala, wife of Maganlal Purushottam became the absolute owner of the schedule property alongwith other properties. AND WHEREAS said Daya Kuwar Pala, wife of Maganlal Purushottam while was in possession over the schedule property alongwith other properties she made a WILL in favour of her three daughter-in-laws namely Smt. Dhiraj Pala, wife of Sri Dhiraj Lal Pala, Smt. Kundan Pala, wife of Natarwal Pala @ Natwar Lal Pala (the instant vendor) and Smt. Vinoda Pala alias Binoda Pala, wife of Sri Kanti Lal Pala and she appoint Sri Kanti Lal Pala as executor of the will to get probate from the Court and after her death (dated- 27.12.1996) said Sri Kantilal Pala filed a probate Case In The Court Of The District Delegate at Paschim Medinipur vide Case No- 29 of 2013 and the Ld. Court granted this probate dated 23.12.2013 and by virtue of that probate Case said Smt. Dhiraj Pala, wife of Sri Dhiraj Lal Pala, Smt.

Kanti Lal Pala



Kundan Pala, wife of Natarwal Pala @ Natwar Lal Pala (the instant vendor) and Smt. Vinoda Pala alias Binoda Pala, wife of Sri Kanti Lal Pala became the jointly absolute owner of the schedule property alongwith other properties and subsequently the instant vendor Smt. Kundan Pala, wife of Natarwal Pala @ Natwar Lal Pala recorded her name in the present L.R.R.O.R. Settlement Record under L.R. Khatian No- 852, Area- 11 Decs. under L.R. Plot No- 644 within Mouza- Taljuli, J.L. No- 239 and by virtue of that Probate and L.R. Record instant vendor Smt. Kundan Pala, wife of Natarwal Pala @ Natwar Lal Pala became the absolute owner of the schedule property alongwith other properties and since then the instant vendor is in absolute possession with right, title and interest over the scheduled property, by paying due rents at the shresta of Govt. of W.B.

- B. The Vendor herein states and declares that the said property is not affected by any attachment including any attachment under any certificate cases or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases of proceedings pending against the Vendor for realization or arrears of Recovery Act or any other act for the time being in force.*
- C. The Purchaser has taken inspection of the abstracts of title relating to the said property therein and made themselves fully conversant with the contents thereof and is fully satisfied as to the Title and the purchaser is the tenant of the said plots for last two months.*
- D. AND WHEREAS The Purchaser has now called upon the Vendors to execute and register proper Deed of Conveyance in favour of the Purchaser in respect of the undivided and impartible proportionate share of interest and ownership of the land in the said property fully described in*

Kundan Pala

the Schedule hereunder written in the manner hereinafter appearing at or for the fixed consideration of Rs. 38,49,000/- (Rupees thirty eight lakhs forty nine thousand only) free from all encumbrances whatsoever to which the Vendor agreed.

NOW THIS INDENTURE WITNESSETH that in pursuance of the premises aforesaid and in consideration of the said sum of Rs 38,49,000/- (Rupees thirty eight lakhs forty nine thousand only) of lawful money well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipts 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 doth hereby acquit/release and forever discharge in favour of the Purchaser of the said property hereby absolutely granted sold and conveyed) the Vendor doth hereby absolutely and indefeasibly grant convey/sell transfer assign and assure unto the Purchaser All That piece and parcel of 3.335 Decimal of vacant vastu land in R.S. Plot No- 450, L.R. Plot No- 644 under L.R. Khatian No- 852 within Mouza- Taljuli, J.L No- 239, P.S.- **Kharagpur (Town)**, District- **Paschim Medinipur**, be the same fully described in the Schedule hereunder written and (hereinafter for the sake of brevity referred to as 'the said property') **OR HOWSOEVER OTHERWISE** the said premises or any part thereof heretofore were or was or now are or is situated tenanted butted bounded called known numbered described or distinguished erections, walls, boundary walls, pits areas ways, paths and passages, **AND** all and all manner of former and other rights lights liberties advantages easement priviledges, emoluments appendages and appurtenances whatsoever to the said premises or any part thereof belonging or in

Kundan Das

anywise appertaining or which with the same or any part thereof now are or is or any time or times heretofore were or was held used occupied or enjoyed or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or remainders **AND** the rents issues and profits thereof and every part thereof **AND** all the legal incidents and inheritance thereof **AND** all the estate rights title interest to use possession property claim and demand whatsoever both in law and in equity of the Vendor in to and upon the said premises or any part thereof **TOGETHER WITH** all deeds writings and evidences of title in anywise relating to the said premises or any part or parcel thereof which now are or hereafter shall or may be in the custody power or possession of the Vendors or which the Vendors can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said premises or the premises hereby granted conveyed and transferred or expressed or intended so to be and every part thereof **TOGETHER WITH** all its intent rights, title, interest and appurtenances unto and to the use of the Purchaser absolutely and for ever free from all encumbrances whatsoever.

Vendor's sign

AND the Vendor doth hereby covenant with the Purchaser-

- (1) **THAT** notwithstanding any act deed matter or things by the Vendor done or executed or suffered to the contrary, the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled as an estate equivalent to an absolute estate of inheritance in free simple in possession to the said premises and every part thereof **AND**
- (2) **THAT** notwithstanding as aforesaid the Vendor now hath in herself good right full power absolute authority and indefeasible title to grant sell transfer convey assign and assure all the said premises hereby granted, sold, transferred and conveyed or expressed or intended so to be unto and to

the use of the Purchaser in manner aforesaid according to the true intent and meaning of these presents AND

(3) *THAT the Purchaser shall and will and may from time to time and at all time hereafter peaceably and quietly enter into hold, possess and enjoy the said premises hereby granted and conveyed receive and to take the rents issues and profits thereof and every part thereof without any lawful trouble hindrances, eviction, interruption, disturbance, claim and demand whatsoever from or by the Vendor all persons claiming from under or trust for the Vendor AND*

(4) *THAT free and clear and freely and clearly and absolutely acquitted exonerated discharged and released or otherwise by and at the costs of the Vendor will and sufficiently saved defended kept harmless and indemnified of from and against all and all manner and other charges, mortgages, claims, demands, liens, lispendens, attachments, encumbrances whatsoever created by the Vendor AND*

(5) *THAT the Vendor and all persons having or claiming any estate right, title and interest of property claim and whatsoever both in law and in equity in to or upon the said premises hereby granted, sold, transferred, and conveyed assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendor or any other person or persons as aforesaid shall and will from time to time and at all times hereafter at the request and costs of the Purchaser and do and execute or cause to be done or executed, all such assurances, acts, deeds, matters and things for further better and more effectually granting selling transferring or assuring the said premises and every part or parcel thereof unto and to the use of the Purchaser shall or may be reasonably required AND*

Kishor Babar

(6) *THAT the said property is not affected by any attachment including the attachment under any certificate cases or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases of proceedings pending against the Vendor for realization or arrears of Recovery Act or any other Acts for the time being in force and that said premises is not affected by any notice or scheme of the Panchayet or any other Concerned Competent Authority or the Government of any other Public Body or Bodies and that no declaration has been made or published for the acquisition of the said premises or any part thereof under the land Acquisition act or any other acts for the time being in force for acquisition of the said premise and the said premises or any portion thereof is not affected by any notice for acquisition or requisition under the defence of India Act or rules framed thereunder or any other Acts or enactment whatsoever, or not barred by Limitation Act for any kind of Transfer.*

Karishma P. S.

*In Order to ascertain the proper location and area of the land hereby sold, a Hand Sketched map is being annexed herewith, being coloured in 'RED' wash. And the related deeds, records in original copies are being handed over to the purchaser in presence of witnesses. The Contents of this **DEED OF CONVEYANCE** being read over and explained to the parties concerned who affirmed this to be truly written and both the parties have set their hands and subscribed their respective signatures without any instigation from other, rather in good state of health and mind, on this the day, month and year first above written,*



THE SCHEDULE ABOVE REFERRED TO:

All That piece and parcel of measuring 3.335 (three point three three five) Decimal of vacant vastu land in R.S. Plot No- 450 (four hundred fifty), L.R. Plot No- 644 (six hundred fourty four) under L.R. Khatian No- 852 (eight hundred fifty two) within Mouza- Taljuli, J.L No- 239, P.S.- Kharagpur (Town), District- Paschim Medinipur, A.D.S.R Office : Kharagpur, Municipality- Kharagpur, Ward No- 28, the land to be sold under this agreement is delineated and marked in colour 'RED' wash in the map annexed herewith and butted and bounded as follows :-

ON THE NORTH : Keshiyari Road.
ON THE SOUTH : Today's purchaser own
ON THE EAST : Today's purchaser own
ON THE WEST : Vijay Kumar Jain.

Keshiyari Road

Measurement

North : 23 ft. 00 inch. South : 23 ft. 06 inch.
East : 62 ft. 07 inch. West : 62 ft. 07 inch.
= 3.335 Decs.

MEMO OF CONSIDERATION- Vendees paid to the vendor after cutting 1% TDS Rs. 38,10,510/- only through two nos of Demand Draft vide Draft No- 501540, dated- 27.07.2018, Amounting of Rs. 35,00,000/- & vide Draft No- 501592, dated- 21.08.2018, Amounting of Rs. 3,10,510/- both drawn on ICICI Bank, Inda, Kharagpur Branch.

IN WITNESS WHEREOF the Vendor herein have hereunto set and subscribed his respective hands the day month and year first above written.



Witnesses:-

1. Kamal Pala
Late Mangal Prasad
Chotal - Tarpur
Kharagpur - 721301

5. Vinoda Pala
wife of Kamal Pala
Chotal - Tarpur
Kharagpur
West Midnapore

2. Ananta Lal - Late Mangal Prasad
Chotal - Tarpur
Kharagpur - 721301
West Midnapore

Drafted by me :-

Koushik Kar

Koushik Kar

Advocate

Enrolment No- F- 839/1109 of 2014

Judge's Court, Midnapore

Koushik Kar

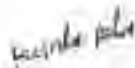
Type by

Mithun Karan

Inda, Kharagpur

This Deed is completed in 11 pages including stamp papers and there are 3 nos of witness. One additional page containing finger prints of the Vendor and the Vendee has been annexed hereto, forming part of the Deed.





District- **Paschim Medinipur**, Police Station- **Kharagpur (Town)**,
 Mouza- **Taljuly**, J.L. No- **239**,



Not to Scale

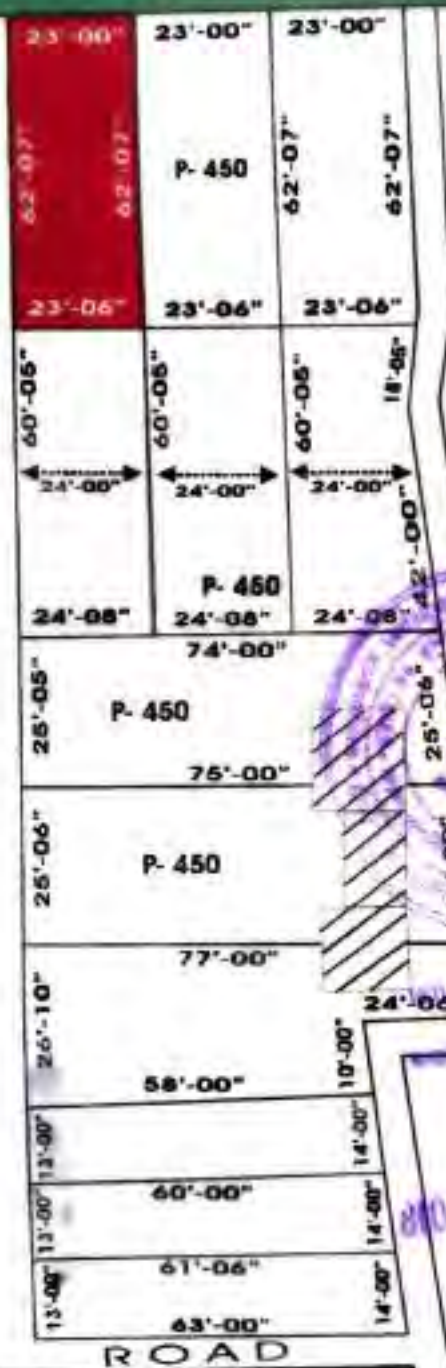
VENDEE

"EDIFICE REALTY", residing at OT Road, Inda, Plot No-89, Mouza- Ruisanda, P.O- Inda, P.S- Kharagpur (Town), Dist- Paschim Medinipur, Represented by its Partners 1) Mr. **VIVEK KUMAR BADERIA**, S/o- Kushal Chand Baderia, residing at Chota Tengra, Main Road, Jhapetapur, Near N.C.C/ Dimond Tower, P.O- Kharagpur, P.S- Kharagpur (Town), Dist- Paschim Medinipur, 2) Mr. **PURUSOTTAM AGARWALA**, S/o- Sagar Mal Agarwala, residing at Hamirpur, P.O-Balichak, P.S.- Debra, Dist- Paschim Medinipur,

VENDOR

KUNDAN PALA, W/o- Natarwal Pala @ Natwar Lal Pala, residing at Chota Tengra, P.O.- Kharagpur, P.S.- Kharagpur (Town), Dist- Paschim Medinipur, Pin No- 721301,

Keshiary Road



DETAILS OF THE SOLD LAND						
KHATA NO		PLOT NO		AREA OF THE LAND		
R.S	L.R	R.S	L.R	SQ. FT	DECS	MARK
		852	450	644	3.335	

THUMB IMPRESSION OF VENDEE



Venka

SIGNATURE

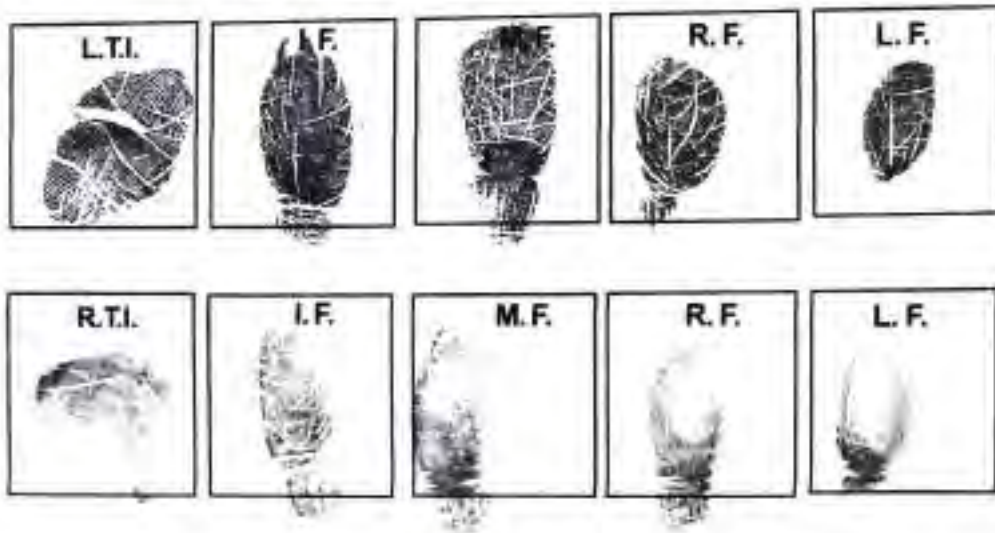
THUMB IMPRESSION OF VENDEE



Pavithra Aganvala,

SIGNATURE

THUMB IMPRESSION OF VENDOR



Venka

SIGNATURE

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
Income Tax Department
AAJFE1954G



OFFICE AT (A. T.)

आयकर विभाग
Date of Issue: 10/10/2018
10/10/2018

10/10/2018

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
ADFPB4885N



नाम / NAME
VIVEK KUMAR BADERIA

पिता का नाम / FATHER'S NAME
KUSHAL CHAND BADERIA

जन्म तिथि / DATE OF BIRTH
26-07-1970

हस्ताक्षर / SIGNATURE

Vivek Baderia

E. B. Agarwal

आयकर अधिकारी, ए. टी. (I)

COMMISSIONER OF INCOME TAX, W.D.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PURUSOTTAM AGARWALA

SAGARMAL AGARWALA

10/10/1983
Permanent Account Number

ACRPAB518L

Purusottam Agarwal
Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KUNDYAN PALA
HANSANLAL KANNIGA
10/1/1946
Permanent Account Number
AUIZPB0489P



Kundyan Pala
Signature

Kundyan Pala



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. KHARAGPUR, District Name :Paschim Midnapore

Signature / LTI Sheet of Query No/Year 10100001327168/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Kundan Pala Chota Tengra, P.O:- Kharagpur, P.S.- Kharagpur Town, Kharagpore, District:- Paschim Midnapore, West Bengal, India, PIN - 721301	Seller		 490	 31-7-18
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr Kantilal Pala Son of Late Magan Lal Purusottam Chota Tengra, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District -Paschim Midnapore, West Bengal, India, PIN - 721301	Kundan Pala,		 31-07-2018	

(Pijush Khan)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
KHARAGPUR
Paschim Midnapore, West
Bengal

Major Information of the Deed

Deed No :	I-1010-06630/2018	Date of Registration	05/09/2018
Query No / Year	1010-0001327168/2018	Office where deed is registered	
Query Date	17/08/2018 1:07:59 PM	A.D.S.R. KHARAGPUR, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Koushik Kar Thana : Kharagpur Town, District: Paschim Midnapore, WEST BENGAL. Mobile No: 9732549685, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 39,39,469/-	Rs. 39,39,469/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,36,368/- (Article:23)	Rs. 39,395/- (Article:A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District: Paschim Midnapore, P.S.- Kharagpur Town, Municipality: KHARAGPORE, Road: Kesariy Road, Road Zone : (Firebrigade Traffic More – Kharagpur IIT Bypass Flyover) , Mouza: TALJULY, Ward No: 28

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-644	LR-652	Commercial	Vastu	3.335 Dec	39,39,469/-	39,39,469/-	Width of Approach Road: 40 Ft, Adjacent to Metal Road.
Grand Total :					3.335Dec	39,39,469 /-	39,39,469 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Kundan Pala (Presentant) Wife of Natarwal Alias Natwar Pala Chota Tengra, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District- Paschim Midnapore, West Bengal, India, PIN - 721301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. : AUZPP0489P, Status: Individual, Executed by: Self, Date of Execution: 31/08/2018 , Admitted by: Self, Date of Admission: 31/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/08/2018 , Admitted by: Self, Date of Admission: 31/08/2018 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Edifice Realty O T Road Inda, Plot No: 89, Mouza Ruisanda, P.O:- Inda, P.S.- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721305 . PAN No. : AAHFE1954G, Status :Organization, Status : Not Executed

Major Information of the Deed > I-1010-06630/2018-05/09/2018

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Vivek Kumar Baderia Son of Kushi Chand Baderia Chota Tengra, Main Road, Jhapetapur Near N C C / Dimond Tower, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District-Paschim Midnapore, West Bengal, India, PIN - 721301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADFPB4885N Status: Representative, Representative of: Edifice Realty
2	Purusottam Agarwala Son of Sagar Mal Agarwala Hamirpur, P.O:- Balichak, P.S:- Debra, District-Paschim Midnapore, West Bengal, India, PIN - 721124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACRPA8516L Status: Representative, Representative of: Edifice Realty (as PARTNER)

Identifier Details :

Name & address
Mr Kantilal Pala Son of Late Magan Lal Purusottam Chota Tengra, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District-Paschim Midnapore, West Bengal, India, PIN - 721301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Kundan Pala, ,

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Kundan Pala	Edifice Realty-3.335 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Kesariy Road, Road Zone (Firebrigade Traffic More - Kharagpur IIT Bypass Flyover) , Mouza: TALJULY, Ward No: 28

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 644(Corresponding RS Plot No:- 450), LR Khatian No:- 852	Owner: कुन्दल पाला, Gurdan, নটরওয়াল, Address: বিজি, Classification: বাণিজ্য, Area: 0.11000000 Acre.

Endorsement For Deed Number : I - 101006630 / 2018

Major Information of the Deed - I-1010-06630/2018-05/09/2018

On 31-08-2018

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

Presented for registration at 19.25 hrs. on 31-08-2018, at the Private residence by Kundan Pala, Executant

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. 39,39,469/-

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

Execution is admitted on 31/08/2018 by Kundan Pala, Wife of Natarwal Alias Natwar Pala, Chota Tengra, P.O. Kharagpur, Thana: Kharagpur Town, City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession House wife

Identified by Mr Kantilal Pala, Son of Late Magan Lal Purusottam, Chota Tengra, P.O. Kharagpur, Thana: Kharagpur Town, City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Business

Pijush Khan

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
Paschim Midnapore, West Bengal**

On 04-09-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39,395/- (A(1) = Rs 39,395/-) and Registration Fees paid by by online = Rs 39,395/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2018 2:30PM with Govt. Ref. No: 192018190282025351 on 04-09-2018, Amount Rs: 39,395/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00SZMBWB on 04-09-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,36,368/- and Stamp Duty paid by by online = Rs. 2,31,368/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2018 2:30PM with Govt. Ref. No: 192018190282025351 on 04-09-2018, Amount Rs: 2,31,368/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00SZMBWB on 04-09-2018, Head of Account 0030-02-103-003-02

Pijush Khan

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
Paschim Midnapore, West Bengal**

On 05-09-2018

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

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

Major Information of the Deed :- I-1010-06630/2018-05/09/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,36,368/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

1. Stamp Type: Court Fees, Amount: Rs. 10/-
2. Stamp Type: Impressed, Serial no 18375, Amount: Rs. 5,000/- Date of Purchase: 31/08/2018. Vendor name: Debabrata Bhanja



Pijush Khan
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1010-2018, Page from 130542 to 130562
being No 101006630 for the year 2018.



J. Maity

Digitally signed by Joydip Maity
Date: 2018.09.19 16:15:00 +05:30
Reason: Digital Signing of Deed.

(Jaydip Maity) 19-Sep-18 4:14:52 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
West Bengal.

(This document is digitally signed.)

SI No: 6661/2018

6661/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 256987

I certify that this document is
Admitted to registration. The Signature
Sheet and the endorsement Sheets
attached herewith are the parts of
this document

Addl. Dist. Sub Registrar
Kharagpur
Dist - Paschim Medinipur

DEED OF CONVEYANCE

05 SEP 2018

District- Paschim Medinipur,

Police Station- Kharagpur (Town),

Mouza- Taljull, (under Kharagpur Municipality),

J.L. No- 239,

L.R. Khatian No- 851,

R.S. Plot No- 450, L.R. Plot No- 644,

Area- 3.33 Dec (vacant vastu land),

Total Sale Price- 38,49,000/-

Kanti Lal

KANTI LAL PALA as a constituted attorney for DHIRAJ PALA

THIS DEED OF CONVEYANCE is made this 31st day of August, 2018



BETWEEN

KANTI LAL PALA, son of Late Magan Lal Pala @ Maganlal Purushottam, PAN NO.- AETPP6618L, Aadhar No- 482125475206, by caste- Hindu, by Nationality- Indian, by occupation- Business, residing at Chota Tengra, P.O- Kharagpur, under Kharagpur (Town) Police Station in the District of Paschim Medinipur, Pin No- 721301, State- West Bengal as a constituted attorney for **DHIRAJ PALA**, wife of Dhiraj Lal Pala, by Nationality- Indian, by Occupation- House wife, residing at Chota Tengra, P.O- Kharagpur, under Kharagpur (Town) Police Station in the District of Paschim Medinipur, Pin No- 721301, West Bengal, PAN No- BNNPP2780H, Aadhar No- 755281643855 vide Powe of Attorney No- Book IV- 186, Dated- 01.08.2018 registered at A.D.S.R. Kharagpur.— hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to include her respective heirs executors administrators representatives and assigns) of the **ONE**

PART;

Kanti Lal
KANTI LAL PALA as a constituted attorney for DHIRAJ PALA

[Handwritten signature]



AND

"EDIFICE REALTY", PAN No- **AAHFE1954G** a Partnership Firm, having its registered office at **Flat No- 6/C, Block No- G, Phase- 2, Regent Court, Baguihati, Kolkata- 59**, branch office at **OT Road, Inda, Plot No- 89, Mouza- Ruisanda, P. O.- Inda, P.S.- Kharagpur (Town), District- Paschim Medinipur, Pin- 721305, West Bengal** Represented by its Partners (1) **VIVEK KUMAR BADERIA**, son of **Mr. Kushal Chand Baderia**, PAN NO.- **ADFPB4885N**, by religion- **Hindu**, by Nationality- **Indian**, by Occupation- **Business**, residing at **Chota Tengra, Main Road, Jhapetapur, Near N.C.C. / Dimond Tower, P. O.- Kharagpur, P.S.- Kharagpur (Town), District- Paschim Medinipur, Pin- 721301, West Bengal.**

(2) **PURUSOTTAM AGARWALA**, son of **Mr. Sagar Mal Agarwala**, PAN NO.- **ACRPA8518L**, by religion- **Hindu**, by Nationality- **Indian**, by Occupation- **Business**, residing at **Hamirpur, P. O.- Balichak, P.S.- Debra, District- Paschim Medinipur, Pin- 721124, West Bengal** —hereinafter called the **"VENDEE/PURCHASER"** (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs executors administrators representatives and assigns) of the **OTHER PART**,

KANTI LAL PALA as a constituted attorney for DHIRAJ PALA

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WHEREAS :

- A. AND WHEREAS** Maganlal Purushottam, son of Purushottam having got the schedule property alongwith other properties through registered deed of sale being No- 6177 dated 21.09.1953 registered at Sub Registrar Midnapore from Prava Kanwar, wife of Babu Keshab Lal Bole and while he was in possession over the schedule property alongwith other properties he made a WILL in favour of his wife **Daya Kuwar Pala** dated 28.08.1976 and after his death said **Daya Kuwar Pala** filed a probate Case In The Court Of The District Delegate at Midnapore vide Case No- 92/78 and the Ld. Court granted this probate dated 13.01.1987 and by virtue of that Probate said **Daya Kuwar Pala**, wife of Maganlal Purushottam became the absolute owner of the schedule property alongwith other properties. **AND WHEREAS** said **Daya Kuwar Pala**, wife of Maganlal Purushottam while was in possession over the schedule property alongwith other properties she made a WILL in favour of her three daughter-in-laws namely **Smt. Dhiraj Pala**, wife of Sri Dhiraj Lal Pala (the instant vendor), **Smt. Kundan Pala**, wife of Natarwal Pala @ Natwar Lal Pala and **Smt. Vinoda Pala alias Binoda Pala**, wife of Sri Kanti Lal Pala and she appoint Sri Kanti Lal Pala as executor of the will to get probate from the Court and after her death (dated- 27.12.1996) said Sn Kantilal Pala filed a probate Case In The Court Of The District Delegate at Paschim Medinipur vide Case No- 29 of 2013 and the Ld. Court granted this probate dated 23.12.2013 and by virtue of that probate Case said **Smt. Dhiraj Pala**, wife of Sri Dhiraj Lal Pala (the

KANTI LAL PALA as a constituted attorney for DHIRAJ PALA

instant vendor), **Smt. Kundan Pala**, wife of **Natarwal Pala @ Natwar Lal Pala** and **Smt. Vinoda Pala alias Binoda Pala**, wife of **Sri Kanti Lal Pala** became the jointly absolute owner of the schedule property alongwith other properties and subsequently the instant vendor **Smt. Dhiraj Pala**, wife of **Sri Dhiraj Lal Pala** recorded her name in the present L.R.R.O.R. Settlement Record under L.R. Khatian No- 851, Area- 11 Decs. under L.R. Plot No- 644 within Mouza- **Taljuli**, J.L. No- 239 and by virtue of that Probate and L.R. Record instant vendor **Smt. Dhiraj Pala**, wife of **Sri Dhiraj Lal Pala** became the absolute owner of the schedule property alongwith other properties and since then the instant vendor is in absolute possession with right, title and interest over the scheduled property, by paying due rents at the shresta of Govt. of W.B.

- B.** The Vendor herein states and declares that the said property is not affected by any attachment including any attachment under any certificate cases or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases of proceedings pending against the Vendor for realization or arrears of Recovery Act or any other act for the time being in force.
- C.** The Purchaser has taken inspection of the abstracts of title relating to the said property therein and made themselves fully conversant with the contents thereof and is fully satisfied as to the Title and the purchaser is the tenant of the said plots for last two months.
- D. AND WHEREAS** The Purchaser has now called upon the Vendors to execute and register proper Deed of Conveyance in favour of the Purchaser in respect of the undivided and impartible proportionate share of interest and ownership of the land in the said property fully described in



KANTI LAL PALA as a constituted attorney for DHIRAJ PALA



the Schedule hereunder written in the manner hereinafter appearing at or for the fixed consideration of Rs. 38,49,000/- (Rupees thirty eight lakhs fourty nine thousand only) free from all encumbrances whatsoever to which the Vendor agreed.

NOW THIS INDENTURE WITNESSETH that in pursuance of the premises aforesaid and in consideration of the said sum of Rs 38,49,000/- (Rupees thirty eight lakhs fourty nine thousand only) of lawful money well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipts 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 doth hereby acquit/release and forever discharge in favour of the Purchaser of the said property hereby absolutely granted sold and conveyed) the Vendor doth hereby absolutely and indefeasibly grant convey/sell transfer assign and assure unto the Purchaser All That piece and parcel of 3.33 Decimal of vacant vastu land in R.S. Plot No- 450, L.R. Plot No- 644 under L.R. Khatian No- 851 within Mouza- Taljuli, J.L No- 239, P.S. - Kharagpur (Town), District- Paschim Medinipur, be the same fully described in the Schedule hereunder written and (hereinafter for the sake of brevity referred to as 'the said property') **OR HOWSOEVER OTHERWISE** the said premises or any part thereof heretofore were or was or now are or is situated tenanted butted bounded called known numbered described or distinguished erections, walls, boundary walls, pits areas ways, paths and passages, **AND** all and all manner of former and other rights lights liberties advantages easement priviledges, emoluments appendages and appurtenances whatsoever to the said premises or any part thereof belonging or in

anywise appertaining or which with the same or any part thereof now are or is or any time or times heretofore were or was held used occupied or enjoyed or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or remainders **AND** the rents issues and profits thereof and every part thereof **AND** all the legal incidents and inheritance thereof **AND** all the estate rights title interest to use possession property claim and demand whatsoever both in law and in equity of the Vendor in to and upon the said premises or any part thereof **TOGETHER WITH** all deeds writings and evidences of title in anywise relating to the said premises or any part or parcel thereof which now are or hereafter shall or may be in the custody power or possession of the Vendors or which the Vendors can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said premises or the premises hereby granted conveyed and transferred or expressed or intended so to be and every part thereof **TOGETHER WITH** all its intent rights, title, interest and appurtenances unto and to the use of the Purchaser absolutely and for ever free from all encumbrances whatsoever.

AND the Vendor doth hereby covenant with the Purchaser-

- (1) **THAT** notwithstanding any act deed matter or things by the Vendor done or executed or suffered to the contrary, the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled as an estate equivalent to an absolute estate of inheritance in free simple in possession to the said premises and every part thereof **AND**
- (2) **THAT** notwithstanding as aforesaid the Vendor now hath in herself good right full power absolute authority and indefeasible title to grant sell transfer convey assign and assure all the said premises hereby granted, sold, transferred and conveyed or expressed or intended so to be unto and to



KANTI LAL PALA as a constituted attorney for DHIRAJ PALA



the use of the Purchaser in manner aforesaid according to the true intent and meaning of these presents AND

- (3) *THAT the Purchaser shall and will and may from time to time and at all time hereafter peaceably and quietly enter into hold, possess and enjoy the said premises hereby granted and conveyed receive and to take the rents issues and profits thereof and every part thereof without any lawful trouble hindrances, eviction, interruption, disturbance, claim and demand whatsoever from or by the Vendor all persons claiming from under or trust for the Vendor AND*
- (4) *THAT free and clear and freely and clearly and absolutely acquitted exonerated discharged and released or otherwise by and at the costs of the Vendor will and sufficiently saved defended kept harmless and indemnified of from and against all and all manner and other charges, mortgages, claims, demands, liens, lispendens, attachments, encumbrances whatsoever created by the Vendor AND*
- (5) *THAT the Vendor and all persons having or claiming any estate right, title and interest of property claim and whatsoever both in law and in equity in to or upon the said premises hereby granted, sold, transferred, and conveyed assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendor or any other person or persons as aforesaid shall and will from time to time and at all times hereafter at the request and costs of the Purchaser and do and execute or cause to be done or executed, all such assurances, acts, deeds, matters and things for further better and more effectually granting selling transferring or assuring the said premises and every part or parcel thereof unto and to the use of the Purchaser shall or may be reasonably required AND*

Kanti Lal Pala

KANTI LAL PALA as a constituted attorney for DHIRAJ PALA

(6) *THAT the said property is not affected by any attachment including the attachment under any certificate cases or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases of proceedings pending against the Vendor for realization or arrears of Recovery Act or any other Acts for the time being in force and that said premises is not affected by any notice or scheme of the Panchayet or any other Concerned Competent Authority or the Government of any other Public Body or Bodies and that no declaration has been made or published for the acquisition of the said premises or any part thereof under the land Acquisition act or any other acts for the time being in force for acquisition of the said premise and the said premises or any portion thereof is not affected by any notice for acquisition or requisition under the defence of India Act or rules framed thereunder or any other Acts or enactment whatsoever, or not barred by Limitation Act for any kind of Transfer.*

*In Order to ascertain the proper location and area of the land hereby sold, a Hand Sketched map is being annexed herewith, being coloured in 'RED' wash. And the related deeds, records in original copies are being handed over to the purchaser in presence of witnesses. The Contents of this **DEED OF CONVEYANCE** being read over and explained to the parties concerned who affirmed this to be truly written and both the parties have set their hands and subscribed their respective signatures without any instigation from other, rather in good state of health and mind, on this the day, month and year first above written,*

Kant Lal

KANTI LAL PALA as a constituted attorney for **DHIRAJ PALA**

THE SCHEDULE ABOVE REFERRED TO:

All That piece and parcel of measuring 3.33 (three point three three) Decimal of vacant vastu land in R.S. Plot No- 450 (four hundred fifty), L.R. Plot No- 644 (six hundred forty four) under L.R. Khatian No- 851 (eight hundred fifty one) within Mouza- Taljuli, J.L No- 239, P.S.- Kharagpur (Town), District- Paschim Medinipur, A.D.S.R Office : Kharagpur, Municipality- Kharagpur, Ward No- 28, the land to be sold under this agreement is delineated and marked in colour 'RED' wash in the map annexed herewith and butted and bounded as follows -

ON THE NORTH : Today's purchaser own.

ON THE SOUTH : Today's purchaser own.

ON THE EAST : Today's purchaser own.

ON THE WEST : Today's purchaser own.

Measurement

North : 23 ft. 06 inch. **Middle** : 24 ft. 00 inch. **South** : 24 ft. 08 inch.

East : 60 ft. 05 inch. **West** : 60 ft. 05 inch.

= 3.33 Decs.

MEMO OF CONSIDERATION- Vendees paid to the vendor after cutting 1% TDS Rs. 38,10,510/- only through two nos of Demand Draft vide Draft No- 501538, dated- 27.07.2018, Amounting of Rs. 10,00,000/- & vide Draft No- 501614, dated- 31.08.2018, Amounting of Rs. 28,10,510/- both drawn on ICICI Bank, Inda, Kharagpur Branch.

IN WITNESS WHEREOF the Vendor herein have hereunto set and subscribed his respective hands the day month and year first above written.



KANTI LAL PALA as a constituted attorney for DHIRAJ PALA

Witnesses:-

1. Anandaraman Lal
Wife Mangal Lal Punjehota
Chhabra Teyra
Kharagpur - 721301
West Madhupore

② Vinoda Pala
Wife Kamal Lal Pala
Chota - Hingraon
Kharagpur - 721301

2. Vinoda Pala
Wife of Manoj Lal Pala
40 Mangal Lal Baidi
Chhabra Teyra
Kharagpur 721301
West Madhupore

Drafted by me :-

Koushik Kar

Koushik Kar

Advocate

Enrolment No- F- 839/1109 of 2014

Judge's Court, Midnapore

Type by

Mithun Karan

Mithun Karan

Inda, Kharagpur

This Deed is completed in 11 pages including stamp papers and there are 3 nos of witness. One additional page containing finger prints of the Vendor and the Vendee has been annexed hereto, forming part of the Deed.

[Signature]

KANTI LAL PALA as a constituted attorney for DHIRAJ PALA

KANTI LAL PALA as a constituted attorney for DHIRAJ PALA

[Signature]

District- Paschim Medinipur, Police Station- Kharagpur (Town),

Mouza- Taljuly, J.L. No- 239,



Not to Scale

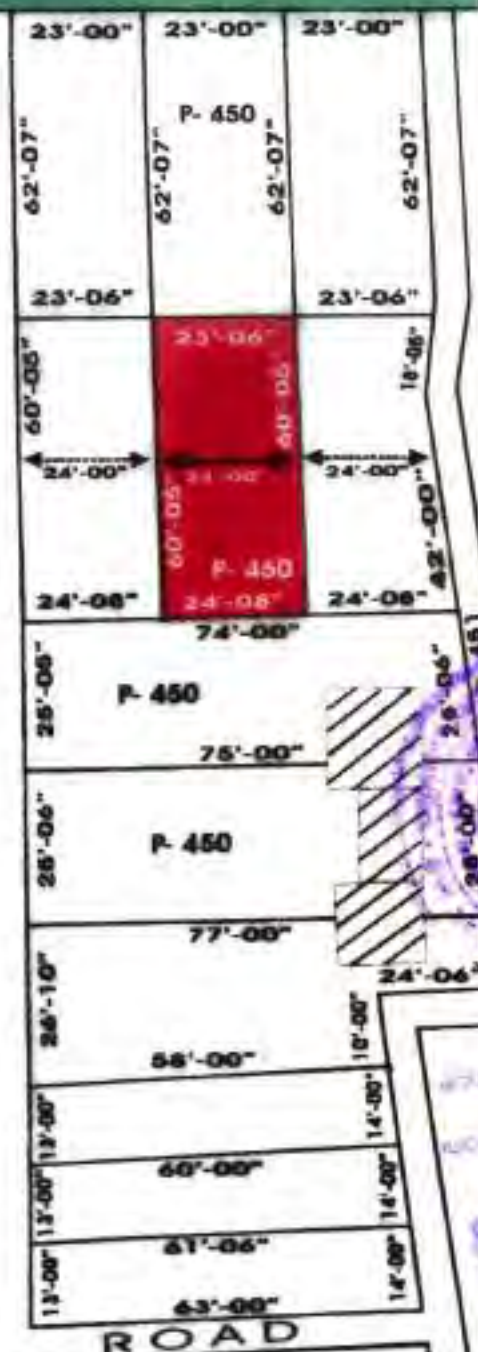
VENDEE

"EDIFICE REALTY", residing at OT Road, Inda, Plot No-89, Mouza- Ruisanda, P.O- Inda, P.S.- Kharagpur (Town), Dist- Paschim Medinipur, Represented by its Partners 1) Mr. VIVEK KUMAR BADERIA, S/o- Kushal Chand Baderia, residing at Chota Tengra, Main Road, Jhapetapur, Near N.C.C/ Dimond Tower, P.O- Kharagpur, P.S.- Kharagpur (Town), Dist- Paschim Medinipur, 2) Mr. PURUSOTTAM AGARWALA, S/o- Sagar Mal Agarwala, residing at Hamirpur, P.O-Balichak, P.S.- Debra, Dist- Paschim Medinipur,

VENDOR

KANTI LAL PALA, S/o- Late Magan Lal Pala @ Magantai Purushottam, residing at Chota Tengra, P.O.- Kharagpur, P.S.- Kharagpur (Town), Dist- Paschim Medinipur, Pin No- 721301 as a constituted attorney for DHIRAJ PALA, W/o- Dhiraj Lal Pala, residing at Chota Tengra, P.O.- Kharagpur, P.S.- Kharagpur (Town), Dist- Paschim Medinipur, Pin No- 721301,

Keshiary Road



DETAILS OF THE SOLD LAND						
KHAMAN NO		PLOT NO		AREA OF THE LAND		MARK
R.S	L.R	R.S	L.R	SQ. FT	DECS	
		851	450	644	3.33	

THUMB IMPRESSION OF VENDEE



Handwritten signature

SIGNATURE

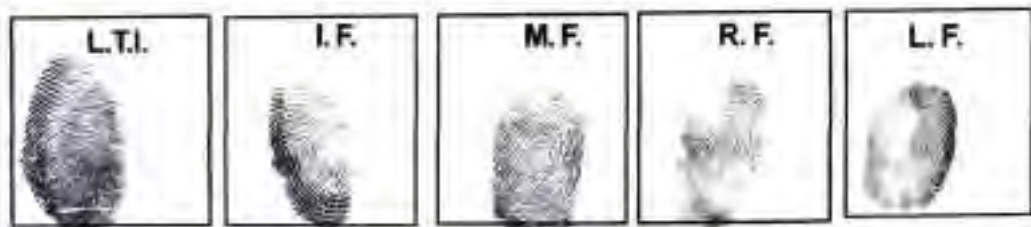
THUMB IMPRESSION OF VENDEE



Handwritten signature

SIGNATURE

THUMB IMPRESSION OF VENDOR



Handwritten signature

SIGNATURE

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

आयकर विभाग, भारत सरकार
Income Tax Department, Government of India

AAHF1954G

Office Name
EDIFICE REALTY

आयकर विभाग, भारत सरकार
Income Tax Department, Government of India
88470819



INTERNAL

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
ADFPB4885N



नाम / NAME
VIVEK KUMAR BADERIA

पिता का नाम / FATHER'S NAME
KUSHAL CHAND BADERIA

जन्म तिथि / DATE OF BIRTH
26-07-1976

हस्ताक्षर / SIGNATURE

CB Das

कमल अग्रवाल, ए.ए.ए.

COMMISSIONER OF INCOME TAX, N.D.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PURUSOTTAM AGARWALA

SAGARIMAL AGARWALA

18/10/1983
Permanent Account Number

ACRPA8518L

Purusottam Agarwala
Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DHIRAJ PALA

SAMLI RANGA

16/06/1943

Permanent Account Number

DNNPP2780H

Dhiraj Pala
Signature



Dhiraj Pala






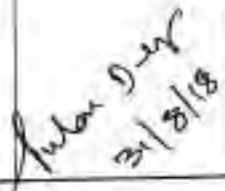
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. KHARAGPUR, District Name :Paschim Midnapore

Signature / LTI Sheet of Query No/Year 10100001327393/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Kantilal Pala Chota Tengra, P.O.- Kharagpur, P.S.- Kharagpur Town, Kharagpore, District- Paschim Midnapore, West Bengal, India, PIN - 721301	Attorney of Seller [Dhiraj Pala]			
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Shri Pulak Dey Son of Late Bablu Dey Haripur, P.O.- Benapur, P.S.- Kharagpur, District -Paschim Midnapore, West Bengal, India. PIN - 721301	Kantilal Pala			

(Pijush Khan)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
KHARAGPUR
Paschim Midnapore, West
Bengal

Major Information of the Deed

Deed No :	I-1010-06631/2018	Date of Registration	05/09/2018
Query No / Year	1010-0001327393/2018	Office where deed is registered	
Query Date	17/08/2018 1:36:15 PM	A D S R, KHARAGPUR, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Koushik Kar Thana, Kharagpur, District: Paschim Midnapore, WEST BENGAL, Mobile No. 9732549685, Status: Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 39,39,469/-	Rs. 39,39,469/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,36,368/- (Article 23)	Rs. 39,395/- (Article:A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Kesriary Road, Road Zone (Firebrigade Traffic More – Kharagpur IIT Bypass Flyover) , Mouza: TALJULY, Ward No: 28

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-644	LR-851	Commercial	Vastu	3.33 Dec	39,39,469/-	39,39,469/-	Width of Approach Road: 40 Ft. Adjacent to Metal Road.
Grand Total :					3.33Dec	39,39,469 /-	39,39,469 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Dhiraj Pala Wife of Dhiraj Lal Pala Chola Tengra, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. :- BNNPP2780H, Status: Individual Executed by: Attorney, Executed by: Attorney

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	EDIFICE REALTY OT Road, Inda, Plot No-89, Mouza- Ruisanda, P.O:- Inda, P.S:- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721305, PAN No. :- AAHFE1954G, Status: Organization, Status: Not Executed

Major Information of the Deed - I-1010-06631/2018-05/09/2018

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Kantilal Pala (Presentant) Son of Late Magan Lal Purusottam Chota Tengra, P.O.- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721301. Sex: Male, By Caste Hindu, Occupation: Business, Citizen of India, , PAN No.: AETTP6618L Status : Attorney, Attorney of Dhiraj Pala

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Vivek Kumar Baderia Son of Kushal Chand Badaria Chota Tengra, Main Road, Jhapetapur Near N C C / Dimond Tower, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721301, Sex: Male, By Caste Hindu, Occupation: Business, Citizen of India, , PAN No.: ADFPB4885N Status : Representative, Representative of : EDIFICE REALTY
2	Purusottam Agarwala Son of Sagar Mal Agarwala Haripur, P.O:- Ballchak, P.S:- Debra, District:-Paschim Midnapore, West Bengal, India, PIN - 721124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No : ACRPA8518L Status : Representative, Representative of : EDIFICE REALTY (as PARTNER)

Identifier Details :

Name & address	
Shri Pulak Dey Son of Late Bablu Dey Haripur, P.O:- Benapur, P.S:- Kharagpur, District:-Paschim Midnapore, West Bengal, India, PIN - 721301, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of India, , Identifier Of Kantilal Pala	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dhiraj Pala	EDIFICE REALTY-3.33 Dec

Major information of the Deed - I-1010-06631/2018-05/09/2018

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Kharagpur Town Municipality KHARAGPORE, Road: Keslary Road, Road Zone: Firebrigade Traffic More – Kharagpur (IT Bypass Flyover), Mouza: TALJULY, Ward No. 28

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 644(Corresponding RS Plot No:- 450), LR Khatian No.- 851	Owner: শীতাজ পলা, Gurdian বিলাজলাল, Address: নির, Classification: বাণ, Area: 0.11000000 Acre,

Endorsement For Deed Number : I - 101006631 / 2018

On 31-08-2018

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

Presented for registration at 19:30 hrs on 31-08-2018, at the Private residence by Kantilal Pala

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 39,39,469/-

Executed by Attorney

Execution by Kantilal Pala, Son of Late Magan Lal Puhosottam, Chota Tengra, P.O: Kharagpur, Thana: Kharagpur Town, City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Business as the constituted attorney of Dhiraj Pala Chota Tengra, P.O: Kharagpur, Thana: Kharagpur Town, City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301 is admitted by him

Identified by Shri Pulak Dey, Son of Late Bablu Dey, Haripur, P.O: Benapur, Thana: Kharagpur, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Law Clerk

Pijush Khan

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
Paschim Midnapore, West Bengal

On 04-09-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39,395/- (A(1) = Rs 39,395/-) and Registration Fees paid by by online = Rs 39,395/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2018 3:08PM with Govt. Ref. No: 192018190282056531 on 04-09-2018, Amount Rs 39,395/-, Bank: State Bank of India (SBIN0000001), Ref No: IK00SZNKH6 on 04-09-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed : I-1010-06631/2018-05/09/2018

payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,36,368/- and Stamp Duty paid by by online = Rs 2,31,368/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2018 3:08PM with Govt. Ref No: 192018190262056531 on 04-09-2018, Amount Rs: 2,31,368/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00SZNKH6 on 04-09-2018, Head of Account 0030-02-103-003-02



Pijush Khan
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
Paschim Midnapore, West Bengal

On 05-09-2018

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,36,368/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

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

2. Stamp Type: Impressed, Serial no 18374, Amount: Rs.5,000/-, Date of Purchase: 31/08/2018, Vendor name: Debabrata Bhanja



Pijush Khan
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
Paschim Midnapore, West Bengal

Major Information of the Deed - 1-1010-06631/2018-05/09/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1010-2018, Page from 130563 to 130583
being No 101006631 for the year 2018.



Digitally signed by Joydip Maity
Date: 2018.09.19 16:16:30 +05:30
Reason: Digital Signing of Deed.

Joydip

(Jaydip Maity) 19-Sep-18 4:16:20 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
West Bengal.

(This document is digitally signed.)

SI No: 6660/2018

T 6632/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 256986

7:30 PM
 Q No - 1327271/18
 31.08.18

certified that this document is
 Admitted to registration. The Signature
 sheet and the endorsement Sheet
 attached herewith are the parts of
 this document

Debi

Addl Dist Sub Registrar
 Kharagpur
 Dist - Paschim Medinipur

05 SEP 2018

DEED OF CONVEYANCE

District- Paschim Medinipur,
 Police Station- Kharagpur (Town),
 Mouza- Taljull, (under Kharagpur Municipality),
 J.L. No- 239,
 L.R. Khatian No- 851,
 R.S. Plot No- 450, L.R. Plot No- 644,
 Area- 3.38 Dec (vacant vastu land),
 Total Sale Prize- 38,49,000/-

Kanti Lal Pala

KANTI LAL PALA as a constituted attorney for DHIRAJ PALA

Debi

THIS DEED OF CONVEYANCE is made this 31st day of August, 2018

18373 Fire theses A
31/08/2018
Vivek Kumar Baderia
Cheta Tengra
Kharagpur
Dist - Paschim Medinipur

5000/- 5000.00
(Fire theses A only)

ଆନେକସହ ତଥ୍ୟ
ଖଡ଼ଗପୁର, ଏ. ଡି. ଏସ. ଆର. ଅଫିସ



Add: Dist Sub Registrar
Kharagpur
Dist - Paschim Medinipur

31 AUG 2018



BETWEEN

KANTI LAL PALA, son of Late Magan Lal Pala @ Maganlal Purushottam, PAN NO.- AETPP6618L, Aadhar No- 482125475206 by caste- Hindu, by Nationality- Indian, by occupation- Business, residing at Chota Tengra, P.O- Kharagpur, under Kharagpur (Town) Police Station in the District of Paschim Medinipur, Pin No- 721301, State- West Bengal as a constituted attorney for **DHIRAJ PALA**, wife of Dhiraj Lal Pala, by Nationality- Indian, by Occupation- House wife, residing at Chota Tengra, P.O- Kharagpur, under Kharagpur (Town) Police Station in the District of Paschim Medinipur, Pin No- 721301, West Bengal, PAN No- BNNPP2780H, Aadhar No- 755281643855 vide Powe of Attorney No- Book IV- 186, Dated- 01.08.2018 registered at A.D.S.R. Kharagpur.— hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to include her respective heirs executors administrators representatives and assigns) of the **ONE PART;**

Kanti Lal Pala
KANTI LAL PALA as a constituted attorney for **DHIRAJ PALA**

Kanti Lal Pala
KANTI LAL PALA



AND

"EDIFICE REALTY", PAN No- **AAHFE1954G** a Partnership Firm, having its registered office at **Flat No- 6/C, Block No- G, Phase- 2, Regent Court, Baguihati, Kolkata- 59**, branch office at **OT Road, Inda, Plot No- 89, Mouza- Ruisanda, P. O.- Inda, P.S.- Kharagpur (Town), District- Paschim Medinipur, Pin- 721305, West Bengal** Represented by its Partners (1) **VIVEK KUMAR BADERIA**, son of **Mr. Kushal Chand Baderia**, PAN NO.- **ADFPB4885N**, by religion- **Hindu**, by Nationality- **Indian**, by Occupation- **Business**, residing at **Chota Tengra, Main Road, Jhapetapur, Near N.C.C. / Dimond Tower, P. O.- Kharagpur, P.S.- Kharagpur (Town), District- Paschim Medinipur, Pin- 721301, West Bengal.**

(2) **PURUSOTTAM AGARWALA**, son of **Mr. Sagar Mal Agarwala**, PAN NO.- **ACRPA8518L**, by religion- **Hindu**, by Nationality- **Indian**, by Occupation- **Business**, residing at **Hamirpur, P. O.- Ballchak, P.S.- Debra, District- Paschim Medinipur, Pin- 721124, West Bengal** —hereinafter called the **"VENDEE/PURCHASER"** (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs executors administrators representatives and assigns) of the **OTHER PART**,

KANTI LAL PALA as a constituted attorney for DHIRAJ PALA

WHEREAS :

A. AND WHEREAS Maganlal Purushottam, son of Purushottam having got the schedule property alongwith other properties through registered deed of sale being No- 6177 dated 21.09.1953 registered at Sub Registrar Midnapore from Prava Kanwar, wife of Babu Keshab Lal Bole and while he was in possession over the schedule property alongwith other properties he made a WILL in favour of his wife **Daya Kuwar Pala** dated 28.08.1976 and after his death said **Daya Kuwar Pala** filed a probate Case In The Court Of The District Delegate at Midnapore vide Case No- 92/78 and the Ld. Court granted this probate dated 13.01.1987 and by virtue of that Probate said **Daya Kuwar Pala**, wife of Maganlal Purushottam became the absolute owner of the schedule property alongwith other properties. **AND WHEREAS** said **Daya Kuwar Pala**, wife of Maganlal Purushottam while was in possession over the schedule property alongwith other properties she made a WILL in favour of her three daughter-in-laws namely **Smt. Dhiraj Pala**, wife of Sri Dhiraj Lal Pala (the instant vendor), **Smt. Kundan Pala**, wife of Natarwal Pala @ Natwar Lal Pala and **Smt. Vinoda Pala alias Binoda Pala**, wife of Sri Kanti Lal Pala and she appoint Sri Kanti Lal Pala as executor of the will to get probate from the Court and after her death (dated- 27.12.1996) said Sri Kantilal Pala filed a probate Case In The Court Of The District Delegate at Paschim Medinipur vide Case No- 29 of 2013 and the Ld. Court granted this probate dated 23.12.2013 and by virtue of that probate Case said **Smt. Dhiraj Pala**, wife of Sri Dhiraj Lal Pala (the



KANTI LAL PALA as a constituted attorney for **DHIRAJ PALA**



instant vendor). **Smt. Kundan Pala**, wife of Natarwal Pala @ Natwar Lal Pala and **Smt. Vinoda Pala alias Binoda Pala**, wife of Sri Kanti Lal Pala became the jointly absolute owner of the schedule property alongwith other properties and subsequently the instant vendor **Smt. Dhiraj Pala**, wife of Sri Dhiraj Lal Pala recorded her name in the present L.R.R.O.R. Settlement Record under L.R. Khatian No- 851, Area- 11 Decs. under L.R. Plot No- 644 within Mouza- Taljuli, J.L. No- 239 and by virtue of that Probate and L.R. Record instant vendor **Smt. Dhiraj Pala**, wife of Sri Dhiraj Lal Pala became the absolute owner of the schedule property alongwith other properties and since then the instant vendor is in absolute possession with right, title and interest over the scheduled property, by paying due rents at the shresta of Govt. of W.B.

- B.** *The Vendor herein states and declares that the said property is not affected by any attachment including any attachment under any certificate cases or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases of proceedings pending against the Vendor for realization or arrears of Recovery Act or any other act for the time being in force.*
- C.** *The Purchaser has taken inspection of the abstracts of title relating to the said property therein and made themselves fully conversant with the contents thereof and is fully satisfied as to the Title and the purchaser is the tenant of the said plots for last two months.*
- D.** **AND WHEREAS** *The Purchaser has now called upon the Vendors to execute and register proper Deed of Conveyance in favour of the Purchaser in respect of the undivided and impartible proportionate share of interest and ownership of the land in the said property fully described in*

Kanti Lal Pala
KANTI LAL PALA as a constituted attorney for DHIRAJ PALA

the Schedule hereunder written in the manner hereinafter appearing at or for the fixed consideration of Rs. 38,49,000/- (Rupees thirty eight lakhs forty nine thousand only) free from all encumbrances whatsoever to which the Vendor agreed.

NOW THIS INDENTURE WITNESSETH that in pursuance of the premises aforesaid and in consideration of the said sum of Rs 38,49,000/- (Rupees thirty eight lakhs forty nine thousand only) of lawful money well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipts 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 doth hereby acquit/release and forever discharge in favour of the Purchaser of the said property hereby absolutely granted sold and conveyed) the Vendor doth hereby absolutely and indefeasibly grant convey/sell transfer assign and assure unto the Purchaser All That piece and parcel of 3.33 Decimal of vacant vastu land in R.S. Plot No- 450, L.R. Plot No- 644 under L.R. Khatian No- 851 within Mouza- Taljuli, J.L No- 239, P.S.- Kharagpur (Town), District- Paschim Medinipur, be the same fully described in the Schedule hereunder written and (hereinafter for the sake of brevity referred to as 'the said property') **OR HOWSOEVER OTHERWISE** the said premises or any part thereof heretofore were or was or now are or is situated tenanted butted bounded called known numbered described or distinguished erections, walls, boundary walls, pits areas ways, paths and passages, **AND** all and all manner of former and other rights lights liberties advantages easement priviledges, emoluments appendages and appurtenances whatsoever to the said premises or any part thereof belonging or in

Kanti Lal Pala

KANTI LAL PALA as a constituted attorney for DHIRAJ PALA

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anywise appertaining or which with the same or any part thereof now are or is or any time or times heretofore were or was held used occupied or enjoyed or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or remainders **AND** the rents issues and profits thereof and every part thereof **AND** all the legal incidents and inheritance thereof **AND** all the estate rights title interest to use possession property claim and demand whatsoever both in law and in equity of the Vendor in to and upon the said premises or any part thereof **TOGETHER WITH** all deeds writings and evidences of title in anywise relating to the said premises or any part or parcel thereof which now are or hereafter shall or may be in the custody power or possession of the Vendors or which the Vendors can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said premises or the premises hereby granted conveyed and transferred or expressed or intended so to be and every part thereof **TOGETHER WITH** all its intent rights, title, interest and appurtenances unto and to the use of the Purchaser absolutely and for ever free from all encumbrances whatsoever.

AND the Vendor doth hereby covenant with the Purchaser-

- (1) **THAT** notwithstanding any act deed matter or things by the Vendor done or executed or suffered to the contrary, the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled as an estate equivalent to an absolute estate of inheritance in free simple in possession to the said premises and every part thereof **AND**
- (2) **THAT** notwithstanding as aforesaid the Vendor now hath in herself good right full power absolute authority and indefeasible title to grant sell transfer convey assign and assure all the said premises hereby granted, sold, transferred and conveyed or expressed or intended so to be unto and to

Kanti Lal Pala

KANTI LAL PALA as a constituted attorney for DHIRAJ PALA



the use of the Purchaser in manner aforesaid according to the true intent and meaning of these presents AND

- (3) *THAT the Purchaser shall and will and may from time to time and at all time hereafter peaceably and quietly enter into hold, possess and enjoy the said premises hereby granted and conveyed receive and to take the rents issues and profits thereof and every part thereof without any lawful trouble hindrances, eviction, interruption, disturbance, claim and demand whatsoever from or by the Vendor all persons claiming from under or trust for the Vendor AND*
- (4) *THAT free and clear and freely and clearly and absolutely acquitted exonerated discharged and released or otherwise by and at the costs of the Vendor will and sufficiently saved defended kept harmless and indemnified of from and against all and all manner and other charges, mortgages, claims, demands, liens, lispendens, attachments, encumbrances whatsoever created by the Vendor AND*
- (5) *THAT the Vendor and all persons having or claiming any estate right, title and interest of property claim and whatsoever both in law and in equity in to or upon the said premises hereby granted, sold, transferred, and conveyed assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendor or any other person or persons as aforesaid shall and will from time to time and at all times hereafter at the request and costs of the Purchaser and do and execute or cause to be done or executed, all such assurances, acts, deeds, matters and things for further better and more effectually granting selling transferring or assuring the said premises and every part or parcel thereof unto and to the use of the Purchaser shall or may be reasonably required AND*

Kanti Lal Pala

KANTI LAL PALA as a constituted attorney for DHIRAJ PALA

[Handwritten signature]

- (6) *THAT the said property is not affected by any attachment including the attachment under any certificate cases or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases of proceedings pending against the Vendor for realization or arrears of Recovery Act or any other Acts for the time being in force and that said premises is not affected by any notice or scheme of the Panchayet or any other Concerned Competent Authority or the Government of any other Public Body or Bodies and that no declaration has been made or published for the acquisition of the said premises or any part thereof under the land Acquisition act or any other acts for the time being in force for acquisition of the said premise and the said premises or any portion thereof is not affected by any notice for acquisition or requisition under the defence of India Act or rules framed thereunder or any other Acts or enactment whatsoever, or not barred by Limitation Act for any kind of Transfer.*

*In Order to ascertain the proper location and area of the land hereby sold, a Hand Sketched map is being annexed herewith, being coloured in 'RED' wash. And the related deeds, records in original copies are being handed over to the purchaser in presence of witnesses. The Contents of this **DEED OF CONVEYANCE** being read over and explained to the parties concerned who affirmed this to be truly written and both the parties have set their hands and subscribed their respective signatures without any instigation from other, rather in good state of health and mind, on this the day, month and year first above written.*

KANTI LAL PALA as a constituted attorney for DHIRAJ PALA

THE SCHEDULE ABOVE REFERRED TO:

All That piece and parcel of measuring 3.33 (three point three three) Decimal of vacant vastu land in R.S. Plot No- 450 (four hundred fifty), L.R. Plot No- 644 (six hundred forty four) under L.R. Khatian No- 851 (eight hundred fifty one) within Mouza- Taljull, J.L No- 239, P.S.- Kharagpur (Town), District- Paschim Medinipur, A.D.S.R Office : Kharagpur, Municipality- Kharagpur, Ward No- 28, the land to be sold under this agreement is delineated and marked in colour 'RED' wash in the map annexed herewith and butted and bounded as follows :-

- ON THE NORTH** : Keshiyari Road.
ON THE SOUTH : Today's purchaser own.
ON THE EAST : Today's purchaser own.
ON THE WEST : Today's purchaser own.

Measurement

North : 23 ft. 00 inch. **South** : 23 ft. 06 inch.
East : 62 ft. 07 inch. **West** : 62 ft. 07 inch.
= 3.33 Decs.

MEMO OF CONSIDERATRION- Vendees paid to the vendor after cutting 1% TDS Rs. 38,10,510/- only through two nos of Demand Draft vide Draft No- 501537, dated- 27.07.2018, Amounting of Rs. 35,00,000/- & vide Draft No- 501589, dated- 21.08.2018, Amounting of Rs. 3,10,510/- both drawn on ICICI Bank, Inda, Kharagpur Branch.

IN WITNESS WHEREOF the Vendor herein have hereunto set and subscribed his respective hands the day month and year first above written.



47
Kantilal Pala

KANTI LAL PALA as a constituted attorney for DHIRAJ PALA

Witnesses:-

1. *Maitan Lal Kar*
 101 - *Megadul Purnalla*
Chhatra Taryan
Kharagpur
West Medinipur 721301
2. *parabha*
 wife of *Maitan Lal Kar*
 101 *Megadul Purnalla*
Chhatra Taryan
Kharagpur 721301
3. *Vinoda Pala*
1010 Santal Pala
Chota - Taryan
Kharagpur

Drafted by me :-

Koushik Kar

Koushik Kar

Advocate

Enrolment No- F- 839/1109 of 2014

Judge's Court, Midnapore

Type by

Mithun Karan

Mithun Karan

Inda, Kharagpur.

This Deed is completed in 11 pages including stamp papers and thereare 3 nos of witness. One additional page containing finger prints of the Vendor and the Vendee has been annexed hereto, forming part of the Deed.

Kanti Lal Pala

KANTI LAL PALA as a constituted attorney for **DHIRAJ PALA**

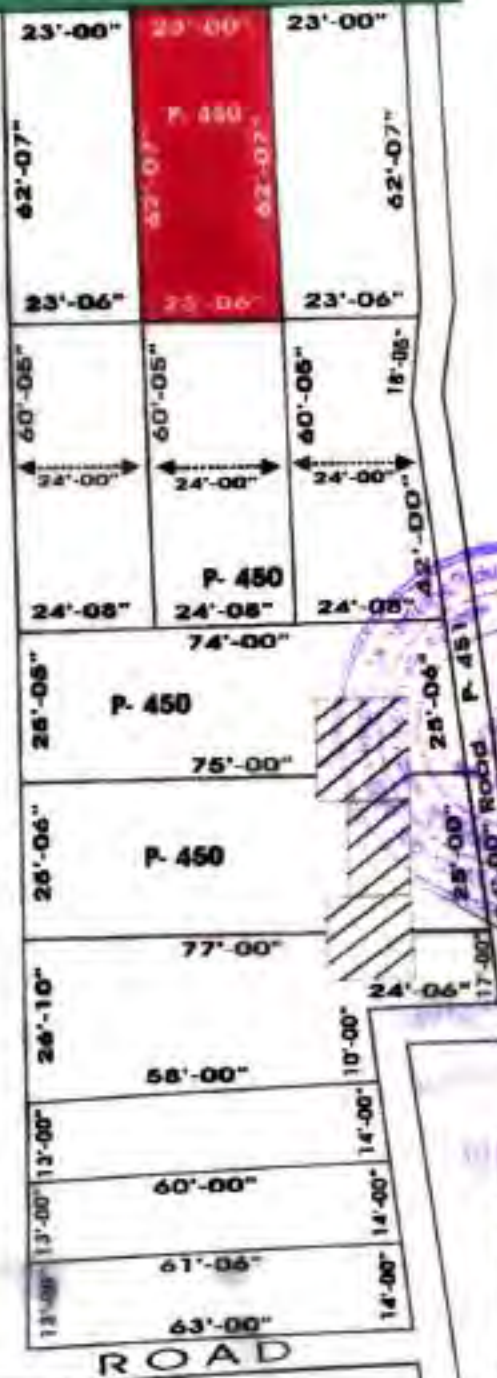
Kanti Lal Pala
KANTI LAL PALA as a constituted attorney for **DHIRAJ PALA**

District- Paschim Medinipur, Police Station- Kharagpur (Town),
 Mouza- Taljuly, J.L. No- 239,



Not to Scale

Keshiary Road



VENDEE

"EDIFICE REALTY", residing at OT Road, Inda, Plot No-89, Mouza- Ruisanda, P.O- Inda, P.S.- Kharagpur (Town), Dist- Paschim Medinipur, Represented by its Partners 1) Mr. VIVEK KUMAR BADERIA, S/o- Kushal Chand Baderia, residing at Chota Tengra, Main Road, Jhapetapur, Near N.C.C/ Dimond Tower, P.O- Kharagpur, P.S.- Kharagpur (Town), Dist- Paschim Medinipur, 2) Mr. PURUSOTTAM AGARWALA, S/o- Sagar Mal Agarwala, residing at Hamirpur, P.O-Balichak, P.S.- Debra, Dist- Paschim Medinipur,

VENDOR

KANTI LAL PALA, S/o- Late Magan Lal Pala @ Maganlal Purushottam, residing at Chota Tengra, P.O.- Kharagpur. P.S.- Kharagpur (Town), Dist- Paschim Medinipur, Pin No- 721301 as a contituted attorney for DHIRAJ PALA, W/o- Dhiraj Lal Pala, residing at Chota Tengra, P.O.- Kharagpur. P.S.- Kharagpur (Town), Dist- Paschim Medinipur, Pin No- 721301,



DETAILS OF THE SOLD LAND						
KHAJAN NO		PLOT NO		AREA OF THE LAND		MARK
R.S	L.R	R.S	L.R	SQ. FT	DPCS	
		851	450	644	3.33	

THUMB IMPRESSION OF VENDEE



Venkataram

SIGNATURE

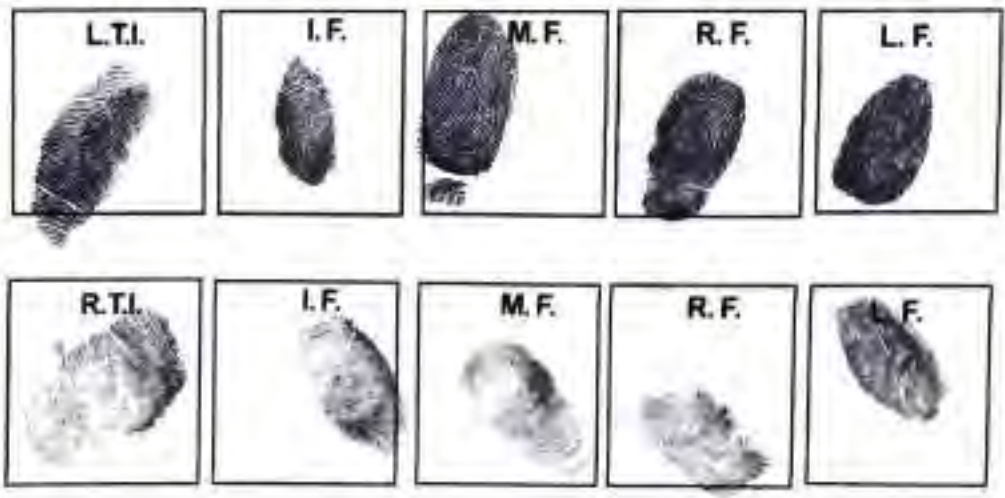
THUMB IMPRESSION OF VENDEE



Venkataram Agarwal

SIGNATURE

THUMB IMPRESSION OF VENDOR



Venkataram

SIGNATURE

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

आयकर विभाग का पता
Income Tax Department
New Delhi

AAHFE1954G



एड्रेस
EDICE REALTY

आयकर विभाग का पता
Income Tax Department
New Delhi

10002946

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADFPB4885N



नाम / NAME
VIVEK KUMAR BADERIA

पिता का नाम / FATHER'S NAME
KUSHAL CHAND BADERIA

जन्म तिथि / DATE OF BIRTH
28-07-1970

हस्ताक्षर / SIGNATURE

Vivek Badaria

CB Das

आयकर विभाग, नई दिल्ली
COMMISSIONER OF INCOME TAX, N.D.

आयकर विभाग
INCOME TAX DEPARTMENT
PURUSOTTAM AGARWALA



भारत सरकार
GOVT. OF INDIA

SAGARNAL AGARWALA

18/10/1983
Permanent Account Number

ACRPA8518L

Purusottam Agarwala
Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DHIRAJ PALA
SAMI RANIGA
10/05/1983

Permanent Account Number

BNIHP2780H

Dhiraj Pala
Signature



Dhiraj Pala



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. KHARAGPUR, District Name : Paschim Midnapore

Signature / LTI Sheet of Query No/Year 10100001327271/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Kantilal Pala Chota Tengra, P.O.- Kharagpur, P.S.- Kharagpur Town, Kharagpore, District.- Paschim Midnapore, West Bengal, India, PIN - 721301	Attorney of Seller [Dhiraj Pala]			
Sl No.	Name and Address of Identifier	Identifier of			Signature with date
1	Shri Pulak Dey Son of Late Bablu Dey Haripur, P.O.- Benapur, P.S.- Kharagpur, District.-Paschim Midnapore, West Bengal, India, PIN - 721301	Kantilal Pala			

(Pijush Khan)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R
KHARAGPUR

Paschim Midnapore, West
Bengal

Major Information of the Deed

Deed No :	I-1010-06632/2018	Date of Registration	05/09/2018
Query No / Year	1010-0001327271/2018	Office where deed is registered	
Query Date	17/08/2018 1:22:06 PM	A.D.S.R. KHARAGPUR, District: Paschim Midnapore	
Applicant Name, Address & Other Details.	Koushik Kar Thana : Kharagpur Town, District : Paschim Midnapore, WEST BENGAL, Mobile No. 9732549685, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 39,39,469/-	Rs. 39,39,469/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,36,368/- (Article:23)	Rs. 39,395/- (Article:A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Kesriary Road, Road Zone (Firebrigade Traffic More – Kharagpur IIT Bypass Flyover), Mouza: TALJULY, Ward No: 28

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-644	LR-851	Commercial	Vastu	3.33 Dec	39,39,469/-	39,39,469/-	Width of Approach Road: 40 Ft. Adjacent to Metal Road.
Grand Total :					3.33Dec	39,39,469 /-	39,39,469 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Dhiraj Pala Wife of Dhiraj Lal Pala Chota Tengra, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721301. Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.:: BNNPP2780H, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	EDIFICE REALTY OT Road, Inda, Plot No- 89, Mouza- Ruisanda, P.O:- Inda, P.S:- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721305, PAN No. : AAHFE1954G, Status :Organization, Status : Not Executed

Major Information of the Deed : I-1010-06632/2018-05/09/2018

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Kantilal Pala (Presentant) Son of Late Magan Lal Purusottam Chota Tengra, P.O.- Kharagpur, P.S.- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No : AETTP6618L Status : Attorney, Attorney of Dhiraj Pala

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Vivek Kumar Baderia Son of Kushal Chand Baderia Chota Tengra, Main Road, Jhapetapur Near N C C / Dimond Tower, P.O.- Kharagpur, P.S.- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADFPB4885N Status : Representative, Representative of : EDIFICE REALTY
2	Purusottam Agarwala Son of Sagar Mal Agarwala Hamirpur, P.O.- Balichak, P.S.- Debra, District:-Paschim Midnapore, West Bengal, India, PIN - 721124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACRPA8518L Status : Representative, Representative of : EDIFICE REALTY (as PARTNER)

Identifier Details :

Name & address

Shri Pulak Dey
Son of Late Bablu Dey
Haripur, P.O.- Benapur, P.S.- Kharagpur, District:-Paschim Midnapore, West Bengal, India, PIN - 721301, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Kantilal Pala

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dhiraj Pala	EDIFICE REALTY-3.33 Dec

Major information of the Deed :- I-1010-06632/2018-05/09/2018

Details as per Land Record

Location: Paschim Midnapore, P.S - Kharagpur Town, Municipality: KHARAGPORE Road: Keslary Road, Road Zone: Freebridge Traffic More - Kharagpur IIT Bypass Flyover, Moura: TALJULY, Ward No: 28

Plot & Khatian Number		Details Of Land
Sch No L1	LR Plot No:- 644(Corresponding RS Plot No:- 450). LR Khatian No - 851	Owner গীরাঙ্গ পালা, Gurdian গীরাঙ্গপালা, Address, বিলা, Classification: ৯৯৯, Area 0 11000000 Acre.

Endorsement For Deed Number : 1 - 101006632 / 2018

On 31-08-2018

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

Presented for registration at 19:30 hrs on 31-08-2018, at the Private residence by Kantilal Pala ..

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 39,39,469/-

Executed by Attorney

Execution by Kantilal Pala, Son of Late Magan Lal Purusottam, Chota Tengra, P.O: Kharagpur, Thana: Kharagpur Town, City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Business as the constituted attorney of Dhiraj Pala Chota Tengra, P.O: Kharagpur, Thana: Kharagpur Town, City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301 is admitted by him

Indetified by Shri Pulak Dey, Son of Late Bablu Dey, Haripur, P.O: Benapur, Thana: Kharagpur, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Law Clerk



Pijush Khan
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
 Paschim Midnapore, West Bengal

On 04-09-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39,395/- (A(1) = Rs 39,395/-) and Registration Fees paid by by online = Rs 39,395/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2018 2:35PM with Govt. Ref. No: 192018190282030971 on 04-09-2018, Amount Rs: 39,395/-, Bank: State Bank of India (SBIN0000001), Ref. No, IK00SZMIQ4 on 04-09-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1010-06632/2018-05/09/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,36,368/- and Stamp Duty paid by online = Rs. 2,31,368/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2018 2:38PM with Govt. Ref. No. 192018190282030971 on 04-09-2018, Amount Rs. 2,31,368/-
Bank: State Bank of India (SBIN0000001), Ref. No. IK00SZMIQ4 on 04-09-2018, Head of Account 0030-02-103-003-02



Pijush Khan

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR**

Paschim Midnapore, West Bengal

On 04/09/2018

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,36,368/- and Stamp Duty paid by Stamp Rs. 5,000/-

Description of Stamp

- 1 Stamp Type Court Fees. Amount Rs. 10/-
- 2 Stamp Type Impressed Serial no 18373 Amount Rs. 5,000/-, Date of Purchase: 31/08/2018, Vendor name: Debabrata Bhanja



Pijush Khan

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR**

Paschim Midnapore, West Bengal

Major Information of the Deed - I-1010-06632/2018-05/09/2018

Certificate of Registration under section 60 and Rule 69,
registered in Book - I
Volume number 1010-2018, Page from 130479 to 130499
being No 101006632 for the year 2018.



Joydip

Digitally signed by Joydip Maity
Date: 2018.09.18 17:56:13 +05:30
Reason: Digital Signing of Deed.

(Jaydip Maity) 18-Sep-18 5:55:50 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
West Bengal.

(This document is digitally signed.)

LI. No 6543/18

I-6536/18



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

E 256928

6-32PA
 GN-1372953/18
 28.08/18

I certify that this document is
 admitted to registration. This Signature
 Sheet and the accompanying Sheets
 attached herewith are the parts of
 this document *

Handwritten signature

Add: Dist. Sub Registrar
 Kharagpur
 Dist - Paschim Medinipur

30 AUG 2018

DEED OF CONVEYANCE

District- Paschim Medinipur, Police Station- Kharagpur (Town),

Mouza- Taljuli, (under Kharagpur Municipality).

J.L. No- 239, L.R. Khatian No- 851,

R.S. Plot No- 430, L.R. Plot No- 644,

Area- 4.34 Dec vastu land togetherwith 200 sq. ft. Gr. floor and 200 sq. ft. 1st floor 50 yrs. old pucca house thereon.

Total Sale Prize- 19,77,000/-

Handwritten signature

THIS DEED OF CONVEYANCE is made this 28th day of August, 2018

KANTI LAL PALA as a constituted attorney for DHIRAJ PALA

क्रमांक - 17822 **Five Handed**
दिनांक - 28/08/2018
क्रेता - **Vivek Kumar Baderia**
पता - **Chata Tengra**
Khanegpur
पिन कोड -
उपस्थिति -

श्रीमन्महाशय
बकनपुर, ए. डि. एस. आर, अफिस

5000 x 15 5000.00
(Five Handed Only)



M

Dist Sub Registrar
Khanegpur
Dist - Paschim Medinipur

28 AUG 2018



BETWEEN

KANTI LAL PALA, son of Late Megan Lal Pala @ Meganial Purushottam, PAN NO.- AETPP6618L, by caste- Hindu, by Nationality- Indian, by occupation- Business, residing at Chota Tengra, P.O- Kharagpur, under Kharagpur (Town) Police Station in the District of Paschim Medinipur, Pin No- 721301, State- West Bengal as a constituted attorney for **DHIRAJ PALA**, wife of Dhiraj Lal Pala, by Nationality- Indian, by Occupation- House wife, residing at Chota Tengra, P.O- Kharagpur, under Kharagpur (Town) Police Station in the District of Paschim Medinipur, Pin No- 721301, West Bengal, PAN No- BNNPP2780H, Aadhar No- 755281643855 vide Powe of Attorney No- Book IV- 186, Dated- 01.08.2018 registered at A.D. S.R. Kharagpur— hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to include her respective heirs executors administrators representatives and assigns) of the **ONE PART**;


Kanti Lal Pala
KANTI LAL PALA as a constituted attorney for DHIRAJ PALA



AND

"EDIFICE REALTY", PAN No- **AAHFE1954G** a Partnership Firm, having its registred office at **Flat No- 6/C, Block No- G, Phase- 2, Regent Court, Baguihati, Kolkata- 59**, branch office at **OT Road, Inda, Plot No- 89, Mouza- Ruisanda, P. O.- Inda, P.S.- Kharagpur (Town), District- Paschim Medinipur, Pin- 721305, West Bengal** Represented by its Partners (1) **VIVEK KUMAR BADERIA**, son of **Mr. Kushal Chand Baderia**, PAN NO.- **ADFPB4885N**, by religion- **Hindu**, by Nationality- **Indian**, by Occupation- **Business**, residing at **Chota Tengra, Main Road, Jhapetapur, Near N.C.C. / Dimond Tower, P. O.- Kharagpur, P.S.- Kharagpur (Town), District- Paschim Medinipur, Pin- 721301, West Bengal.**

(2) **PURUSOTTAM AGARWALA**, son of **Mr. Sagar Mal Agarwala**, PAN NO.- **ACRPA8518L**, by religion- **Hindu**, by Nationality- **Indian**, by Occupation- **Business**, residing at **Hamirpur, P. O.- Balichak, P.S.- Debra, District- Paschim Medinipur, Pin- 721124, West Bengal** —hereinafter called the **"VENDEE/PURCHASER"** (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs executors administrators representatives and assigns) of the **OTHER PART,**


KANTI LAL PALA as a constituted attorney for DHIRAJ PALA



WHEREAS :

- A. AND WHEREAS Maganlal Purushottam, son of Purushottam having got the schedule property alongwith other properties through registered deed of sale being No- 6177 dated 21.09.1953 registered at Sub Registrar Midnapore from Prava Kanwar, wife of Babu Keshab Lal Bole and while he was in possession over the schedule property alongwith other properties he made a WILL in favour of his wife Daya Kuwar Pala dated 28.08.1976 and after his death said Daya Kuwar Pala filed a probate Case In The Court Of The District Delegate at Midnapore vide Case No- 92/78 and the Ld. Court granted this probate dated 13.01.1987 and by virtue of that Probate said Daya Kuwar Pala, wife of Maganlal Purushottam became the absolute owner of the schedule property alongwith other properties. AND WHEREAS said Daya Kuwar Pala, wife of Maganlal Purushottam while was in possession over the schedule property alongwith other properties she made a WILL in favour of her three daughter-in-laws namely Smt. Dhiraj Pala, wife of Sri Dhiraj Lal Pala (the instant vendor), Smt. Kundan Pala, wife of Natarwal Pala @ Natwar Lal Pala and Smt. Vinoda Pala alias Binoda Pala, wife of Sri Kanti Lal Pala and she appoint Sri Kanti Lal Pala as executor of the will to get probate from the Court and after her death (dated- 27.12.1996) said Sri Kantilal Pala filed a probate Case In The Court Of The District Delegate at Paschim Medinipur vide Case No- 29 of 2013 and the Ld. Court granted this probate dated 23.12.2013 and by virtue of that probate Case said Smt. Dhiraj Pala, wife of Sri Dhiraj Lal Pala (the**



KANTI LAL PALA as a constituted attorney for DHIRAJ PALA

instant vendor). **Smt. Kundan Pala**, wife of Natarwal Pala @ Natwar Lal Pala (the instant vendor) and **Smt. Vinoda Pala alias Binoda Pala**, wife of Sri Kantil Lal Pala became the jointly absolute owner of the schedule property alongwith other properties and subsequently the instant vendor **Smt. Dhiraj Pala**, wife of Sri Dhiraj Lal Pala recorded her name in the present L.R.R.O R. Settlement Record under L.R. Khatian No- 851, Area- 11 Decs. under L.R. Plot No- 644 within Mouza- Taljull, J.L. No- 239 and by virtue of that Probate and L.R. Record instant vendor **Smt. Dhiraj Pala**, wife of Sri Dhiraj Lal Pala became the absolute owner of the schedule property alongwith other properties and since then the instant vendor is in absolute possession with right, title and interest over the scheduled property, by paying due rents at the shresta of Govt. of W.B.

- B.** The Vendor herein states and declares that the said property is not affected by any attachment including any attachment under any certificate cases or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases of proceedings pending against the Vendor for realization or arrears of Recovery Act or any other act for the time being in force.
- C.** The Purchaser has taken inspection of the abstracts of title relating to the said property therein and made themselves fully conversant with the contents thereof and is fully satisfied as to the Title and the purchaser is the tenant of the said plots for last two months.
- D. AND WHEREAS** The Purchaser has now called upon the Vendors to execute and register proper Deed of Conveyance in favour of the Purchaser in respect of the undivided and impartible proportionate share of interest and ownership of the land in the said property fully described in

Kantil Lal Pala

KANTI LAL PALA as a constituted attorney for DHIRAJ PALA

Dhiraj Pala

the Schedule hereunder written in the manner hereinafter appearing at or for the fixed consideration of Rs 19,77,000/- (Rupees nineteen lakhs seventy seven thousand only) free from all encumbrances whatsoever to which the Vendor agreed

NOW THIS INDENTURE WITNESSETH that in pursuance of the premises aforesaid and in consideration of the said sum of Rs 19,77,000/- (Rupees nineteen lakhs seventy seven thousand only) of lawful money well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipts 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 doth hereby acquit/release and forever discharge in favour of the Purchaser of the said property hereby absolutely granted sold and conveyed) the Vendor doth hereby absolutely and indefeasibly grant convey/sell transfer assign and assure unto the Purchaser All That piece and parcel of 4.34 Decimal of vastu land togetherwith 200 sq. ft. Gr. floor and 200 sq. ft. 1st floor 50 yrs. old pucca house in R.S. Plot No- 450, L.R. Plot No- 644 under L.R. Khatian No- 851 within Mouza- Taljuli, J.L No- 239, P.S.- **Kharagpur (Town), District- Paschim Medinipur**, be the same fully described in the Schedule hereunder written and (hereinafter for the sake of brevity referred to as 'the said property') **OR HOWSOEVER OTHERWISE** the said premises or any part thereof heretofore were or was or now are or is situated tenanted butted bounded called known numbered described or distinguished erections, walls, boundary walls, pits areas ways, paths and passages. **AND** all and all manner of former and other rights lights liberties advantages easement privileges, emoluments appendages and appurtenances what-

Kant Lal

KANTI LAL PALA as a constituted attorney for DHIRAJ PALA

soever to the said premises or any part thereof belonging or in anywise appertaining or which with the same or any part thereof now are or is or any time or times heretofore were or was held used occupied or enjoyed or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or remainders **AND** the rents issues and profits thereof and every part thereof **AND** all the legal incidents and inheritance thereof **AND** all the estate rights title interest to use possession property claim and demand whatsoever both in law and in equity of the Vendor in to and upon the said premises or any part thereof **TOGETHER WITH** all deeds writings and evidences of title in anywise relating to the said premises or any part or parcel thereof which now are or hereafter shall or may be in the custody power or possession of the Vendors or which the Vendors can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said premises or the premises hereby granted conveyed and transferred or expressed or intended so to be and every part thereof **TOGETHER WITH** all its intent rights, title, interest and appurtenances unto and to the use of the Purchaser absolutely and for ever free from all encumbrances whatsoever.

AND the Vendor doth hereby covenant with the Purchaser-

- (1) **THAT** notwithstanding any act deed matter or things by the Vendor done or executed or suffered to the contrary, the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled as an estate equivalent to an absolute estate of inheritance in free simple in possession to the said premises and every part thereof **AND**
- (2) **THAT** notwithstanding as aforesaid the Vendor now hath in herself good right full power absolute authority and indefeasible title to grant sell transfer convey assign and assure all the said premises hereby granted, sold, transferred and conveyed or expressed or intended so to be unto and to

Kantti Lal Pala

KANTTI LAL PALA as a constituted attorney for DHIRAJ PALA

Kantti Lal Pala

the use of the Purchaser in manner aforesaid according to the true intent and meaning of these presents AND

- (3) **THAT** *the Purchaser shall and will and may from time to time and at all time hereafter peaceably and quietly enter into hold, possess and enjoy the said premises hereby granted and conveyed receive and to take the rents issues and profits thereof and every part thereof without any lawful trouble hindrances, eviction, interruption, disturbance, claim and demand whatsoever from or by the Vendor all persons claiming from under or trust for the Vendor AND*
- (4) **THAT** *free and clear and freely and clearly and absolutely acquitted exonerated discharged and released or otherwise by and at the costs of the Vendor will and sufficiently saved defended kept harmless and indemnified of from and against all and all manner and other charges, mortgages, claims, demands, liens, lispensens, attachments, encumbrances whatsoever created by the Vendor AND*
- (5) **THAT** *the Vendor and all persons having or claiming any estate right, title and interest of property claim and whatsoever both in law and in equity in to or upon the said premises hereby granted, sold, transferred, and conveyed assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendor or any other person or persons as aforesaid shall and will from time to time and at all times hereafter at the request and costs of the Purchaser and do and execute or cause to be done or executed, all such assurances, acts, deeds, matters and things for further better and more effectually granting selling transferring or assuring the said premises and every part or parcel thereof unto and to the use of the Purchaser shall or may be reasonably required AND*

Kanti Lal Pala

KANTI LAL PALA as a constituted attorney for DHIRAJ PALA

[Handwritten mark]

- (6) *THAT the said property is not affected by any attachment including the attachment under any certificate cases or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases of proceedings pending against the Vendor for realization or arrears of Recovery Act or any other Acts for the time being in force and that said premises is not affected by any notice or scheme of the Panchayet or any other Concerned Competent Authority or the Government of any other Public Body or Bodies and that no declaration has been made or published for the acquisition of the said premises or any part thereof under the land Acquisition act or any other acts for the time being in force for acquisition of the said premise and the said premises or any portion thereof is not affected by any notice for acquisition or requisition under the defence of India Act or rules framed thereunder or any other Acts or enactment whatsoever, or not barred by Limitation Act for any kind of Transfer.*

*In Order to ascertain the proper location and area of the land hereby sold, a Hand Sketched map is being annexed herewith, being coloured in 'RED' wash. And the related deeds, records in original copies are being handed over to the purchaser in presence of witnesses. The Contents of this **DEED OF CONVEYANCE** being read over and explained to the parties concerned who affirmed this to be truly written and both the parties have set their hands and subscribed their respective signatures without any insligation from other, rather in good state of health and mind, on this the day, month and year first above written.*

Kanti Lal

KANTI LAL PALA as a constituted attorney for DHIRAJ PALA

[Handwritten signature]

THE SCHEDULE ABOVE REFERRED TO:

All That piece and parcel of measuring 4.34 (four point three four) Decimal of vastu land togetherwith 200 sq. ft. Gr. floor and 200 sq. ft. 1st floor 50 yrs. old pucca house in R.S. Plot No- 450 (four hundred fifty), L.R. Plot No- 644 (six hundred forty four) under L.R. Khatian No- 851 (eight hundred fifty one) within Mouza- Taljuli, J.L. No- 239, P.S.- Kharagpur (Town), District- Paschim Medinipur, A.D.S.R Office Kharagpur, Municipality- Kharagpur, Ward No- 28, the land to be sold under this agreement is delineated and marked in colour 'RED' wash in the map annexed herewith and butted and bounded as follows :-

ON THE NORTH : Rest land of L.R. Plot No- 644.
ON THE SOUTH : Today's purchaser own.
ON THE EAST : 4 ft. wide Road.
ON THE WEST : Vijay Kumar Jain.

Measurement

North : 74 ft. 00 inch. South : 75 ft. 00 inch.
East : 25 ft. 06 inch West : 25 ft. 05 inch.
= 4.34 Decs. togetherwith 400 sq. ft. double storied building thereon.

MEMO OF CONSIDERATION- Vendees paid to the vendor after cutting 1% TDS Rs. 19,57,230/- only through Demand Draft vide Draft No- 501591, dated- 21.08.2018 drawn on ICICI Bank, Inda, Kharagpur Branch.

IN WITNESS WHEREOF the Vendor herein have hereunto set and subscribed his respective hands the day month and year first above written.

Kanti Lal Pala
KANTI LAL PALA as a constituted attorney for DHIRAJ PALA



Witnesses:-

1. - Nataraj Lal
Inda - Mysore Sub Panchayat
Chhota Tingsa,
Kharagpur
Dist - West Medinipur
721301

2. Koushik Kar
W/o Nataraj Lal Pala
Chhota - Tingsa
Kharagpur 721301
West Medinipur.

2. - Palan Das
S/o - Ch. Basanti Das
Chhota Tingsa
Kharagpur
West Medinipur
721301

3. Vinodak Pal
W/o of Kanti Lal Pala
Chhota Tingsa,
Kharagpur
Dist - West Medinipur
721301

Drafted by me :-

Koushik Kar

Koushik Kar

Advocate

Enrolment No- F- 839/1109 of 2014

Judge's Court, Midnapore

Type by

Mithun Karan

Mithun Karan

Inda, Kharagpur.

Koushik Kar

KANTI LAL PALA as a constituted attorney for DHIRAJ PALA

This Deed is completed in 11 pages including stamp papers and there are 4 nos of witness. One additional page containing finger prints of the Vendor and the Vendee has been annexed hereto, forming part of the Deed.

Koushik Kar

KANTI LAL PALA as a constituted attorney for DHIRAJ PALA

District- Paschim Medinipur, Police Station Kharagpur (Town),

Mouza- Taljuly, J.L. No- 239,



Not to Scale

VENDEE

"EDIFICE REALTY", residing at OT Road, Inda, Plot No-89, Mouza- Ruisanda, P.O- Inda, P.S Kharagpur (Town), Dist- Paschim Medinipur, Represented by its Partners 1) Mr. VIVEK KUMAR BADERIA, S/o- Kushal Chand Baderia, residing at Chota Tengra, Main Road, Jhapetapur, Near N.C.C/ Dimond Tower, P.O- Kharagpur, P.S- Kharagpur (Town), Dist- Paschim Medinipur, 2) Mr. PURUSOTTAM AGARWALA, S/o- Sagar Mai Agarwala, residing at Hamirpur, P.O-Balichak, P.S- Debra, Dist- Paschim Medinipur,

VENDOR

KANTI LAL PALA, S/o- Late Magan Lal Pala @ Maganlal Purushottam, residing at Chota Tengra, P.O.- Kharagpur, P.S.- Kharagpur (Town), Dist- Paschim Medinipur, Pin No- 721301 as a contituted attorney for DHIRAJ PALA, W/o- Dhiraj Lal Pala, residing at Chota Tengra, P.O - Kharagpur, P.S.- Kharagpur (Town), Dist- Paschim Medinipur, Pin No- 721301.

Keshiary Road



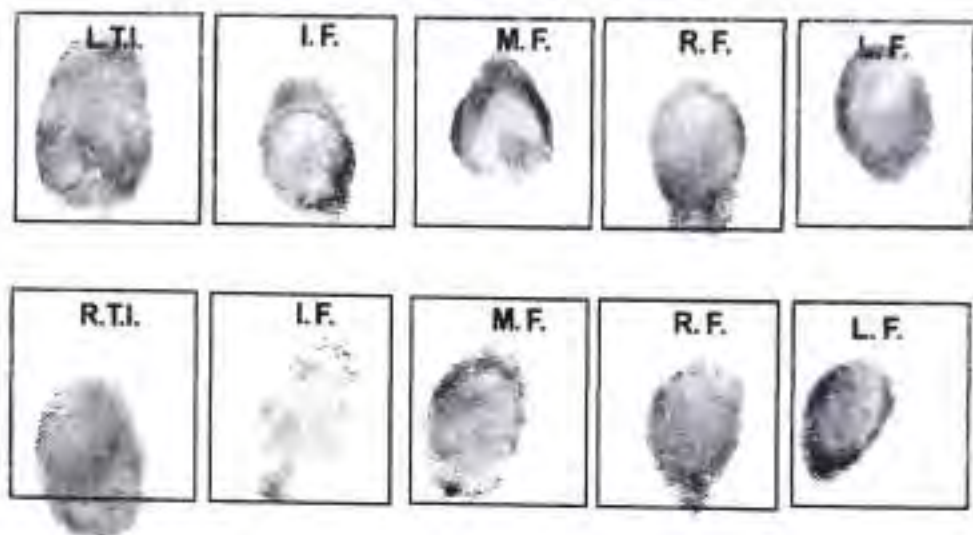
DETAILS OF THE SOLD LAND						
KHAMRIAN NO		PLOT NO		AREA OF THE LAND		
R.S	L.P	R.S	L.P	SQ. FT	SQ. YD	MARK
	851	450	644		4.34	

THUMB IMPRESSION OF VENDEE



Handwritten signature
SIGNATURE

THUMB IMPRESSION OF VENDEE



Handwritten signature
SIGNATURE

THUMB IMPRESSION OF VENDOR



Handwritten signature
SIGNATURE

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DHIRAJ PALA
SAMJI RANICA
10061843

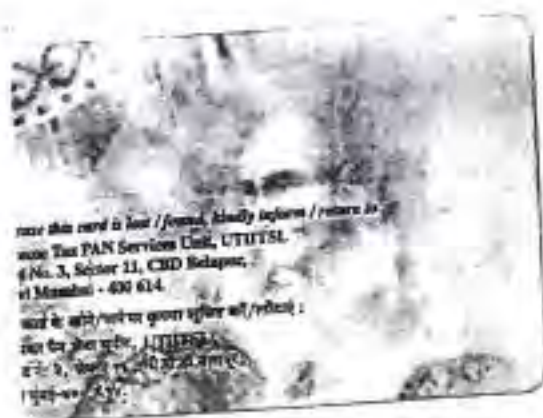
Permanent Account Number

BMNPP2780H

Dhiraj Pala
Signature



Dhiraj Pala



Dhiraj Pala


भारत सरकार
 Government of India

Unique Identification Authority of India
 Unique Identification Number (UID)
 - FEMALE





7552 8164 3855

माही खाण्डर, माही खोला

Dhiraj Patel


एनएनएनआई
 Unique Identification Authority of India

पता:
 एनएनएनआई, 204, आशा वाहेब
 दर्शन सोसायटी, माही खोला, वेदसर, वेदोदरा,
 गुजरात - 390010

Address:
 W/O, Dhiraj Patel, 204, Asha Vahab
 Darshan Society, Behind Bilabong School,
 Vedsar, Vedodara, Vadodara,
 Gujarat - 390010



7552 8164 3855

Dhiraj Patel

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAHFET284G

एन एम
EMPLOYE REALTY



प्रमाणित किया गया
Date of Authentication
08/02/18

18/02/18

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ADFPB4885N



एन एम
VIVEK KUMAR BADERIA

पिता का नाम / FATHER'S NAME
KUSHAL CHAND BADERIA

जन्म तिथि / DATE OF BIRTH
28-07-1970

एन एम हस्ताक्षर

Vivek Baderia

K. Das

असल अंगूठा, १४.११

COMMISSIONER OF INCOME-TAX, W.B. - 2

इस कार्ड के धारक / जिस नाम पर सूचना जारी करने वाले अधिकारी को सूचित / भारत सरकार के आदेशक द्वारा जारी किया गया।
श्री-7,
श्रीमती अनामिका,
कलकत्ता - 700 009.

In case this card is lost/lost kindly inform return to the issuing authority :
Assistant Commissioner of Income-Tax,
P-3,
Clowringhee Square,
Calcutta-700 009.

आयकर विभाग

INCOME TAX DEPARTMENT

PURUSOTTAM AGARWALA

SAGARJAL AGARWALA

18/02/2018

PMR (Permanent Account Number)

ACRPA8516L

P. S. Das



भारत सरकार
GOVT. OF INDIA





Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. KHARAGPUR, District Name - Paschim Midnapore

Signature / LTI Sheet of Query No/Year 10100001372953/2018

i. Signature of the Person(s) admitting the Execution at Private Residence.

Sl. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Kanti Lal Pala, Chota Tengra, P.O.- Kharagpur, P.S.- Kharagpur Town, Kharagpore, District - Paschim Midnapore, (West Bengal, India, PIN - 721301	Attorney of Seller (Dhraj Pala)			
Sl. No.	Name and Address of Identifier	Identifier of			Signature with date
1	Shri Pulak Dey Son of Late Bablu Dey Haripur, P.O.- Benapur, P.S.- Kharagpur, District - Paschim Midnapore, West Bengal, India, PIN - 721301	Kanti Lal Pala, ,			


(Pijush Khan)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
KHARAGPUR
Paschim Midnapore, West
Bengal

Major Information of the Deed

Deed No :	I-1010-06536/2018	Date of Registration	30/08/2018
Query No / Year	1010-0001372953/2018	Office where deed is registered	
Query Date	28/08/2018 12:37:38 PM	A D S R. KHARAGPUR, District Paschim Midnapore	
Applicant Name, Address & Other Details	Koushik Kar Thana: Kharagpur Town, District: Paschim Midnapore, WEST BENGAL, Mobile No: 9732549685 Status: Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 15,77,000/-	Rs. 20,21,665/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,21,300/- (Article 23)	Rs. 20,217/- (Article A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assentment slip (Urban area)		

Land Details :

District: Paschim Midnapore, P. S. - Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 28, Mouza: TALJULY

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-644	LR-851	Semi Commercial	Vastu	4.34 Dec	17,17,915/-	17,17,915/-	Width of Approach Road: 4 Ft.
Grand Total :					4.34Dec	17,17,915 /-	17,17,915 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	2,59,085/-	3,03,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft, Semi Commercial Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 200 Sq Ft, Semi Commercial Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	2,59,085 /-	3,03,750 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Dhiraj Pala Wife of Dhiraj Lal Pala Chota Tengra, P. O. - Kharagpur, P. S. - Kharagpur Town, Kharagpore, District - Paschim Midnapore, West Bengal, India, PIN - 721301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India. PAN No. : BNNPP2780H, Status: Individual, Executed by: Attorney, Executed by: Attorney

Major Information of the Deed - I-1010-06536/2018-30/08/2018

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	EDIFICE REALTY OT Road, Inda, Plot No- 88, Mouza- Ruisanda, P.O. - Inda, P.S - Kharagpur Town, Kharagpore District, Paschim Midnapore, West Bengal, India, PIN - 721305. PAN No. - AAHFT1954G Status: organization Status: Not Executed

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Kanti Lal Pala (Presentant) Son of Late Magan Lal Pala Alias Maganlal Purushottam Chota Tengra, P.O - Kharagpur, P.S - Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721301 Sex Male By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No : AETPP6618L Status: Attorney Attorney of : Dhiraj Pala

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Vivek Kumar Baderia Son of Mr Kushal Chand Baderia Chota Tengra, Main Road, Jhapetapur, Near N. C. C/ Dimond Tower, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India PIN - 721301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No ADFPB4885N Status : Representative, Representative of : EDIFICE REALTY
2	Purusottam Agarwala Son of Mr Sagar Mal Agarwala Hamirpur, P.O:- Balichak, P.S:- Debra, District:-Paschim Midnapore West Bengal, India, PIN - 721124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ACRPA8518L Status : Representative, Representative of : EDIFICE REALTY (as PARTNER)

Identifier Details :

Name & address	
Shri Pulak Dey Son of Late Bablu Dey Haripur, P.O.- Benapur, P.S:- Kharagpur, District:-Paschim Midnapore, West Bengal, India, PIN - 721301, Sex: Male By Caste: Hindu, Occupation: Law Clerk, Citizen of India, , Identifier Of Kanti Lal Pala, ,	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dhiraj Pala	EDIFICE REALTY-4 34 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Dhiraj Pala	EDIFICE REALTY-400 00000000 Sq Ft

Major Information of the Deed - I-1010-06536/2018-30/08/2018

Land Details as per Land Record

District Paschim Midnapore, P.S.- Kharagpur Town, Municipality KHARAGPORE, Roid. Ward No 28, Mouza TALJULY

Sl. No	Plot & Khatian Number	Details Of Land
1	LR Plot No - 644(Corresponding RS Plot No.- 450). LR Khatian No - 851	Owner धीराज पाल, Gurdian धीराजपाल, Address.बिना, Classification गरीब, Area.0.11000000 Acre.

Endorsement For Deed Number : I - 101006536 / 2018

On 28-08-2018

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

Presented for registration at 11:54 hrs on 28-08-2018, at the Private residence by Kanti Lal Pala

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 20,21,665/-

Executed by Attorney

Execution by Kanti Lal Pala, . Son of Late Magan Lal Pala Alias Maganlal Purushottam, Chota Tengra, P.O: Kharagpur, Thana: Kharagpur Town, . City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Business as the constituted attorney of Dhiraj Pala Chota Tengra, P.O: Kharagpur, Thana: Kharagpur Town, . City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301 is admitted by him

Indetified by Shri Pulak Dey, . Son of Late Bablu Dey, Haripur, P.O: Benapur, Thana: Kharagpur, . Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Law Clerk.

Pijush Khan

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
Paschim Midnapore, West Bengal

On 29-08-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,217/- (A(1) = Rs 20,217/-) and Registration Fees paid by by online = Rs 20,217/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/08/2018 3:07PM with Govt. Ref. No: 192018190280178031 on 29-08-2018, Amount Rs: 20,217/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00STVAY0 on 29-08-2018, Head of Account 0030-03-104-001-15

Major Information of the Deed :- I-1010-06536/2018-30/08/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,21,300/- and Stamp Duty paid by online = Rs. 1,16,300/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/08/2018 3:07PM with Govt. Ref. No. 192018190280178031 on 29-08-2018, Amount Rs. 1,16,300/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00STVAY0 on 29-08-2018, Head of Account 0030-02-103-003-02



Pijush Khan
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
Paschim Midnapore, West Bengal

On 30-08-2018

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.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,21,300/- and Stamp Duty paid by Stamp Rs. 5,000/-

Description of Stamp

- 1 Stamp: Type: Impressed, Serial no 17822, Amount: Rs.5,000/-, Date of Purchase: 28/08/2018, Vendor name: D
- 2 Stamp: Type: Court Fees, Amount: Rs.10/-



Pijush Khan
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
Paschim Midnapore, West Bengal

Major Information of the Deed :- I-1010-06536/2018-30/08/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1010-2018, Page from 128975 to 128997
being No 101006536 for the year 2018.



Digitally signed by Joydip Maity
Date: 2018.09.13 17:14:28 +05:30
Reason: Digital Signing of Deed

J. Maity

(Jaydip Maity) 13-Sep-18 5:14:19 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
West Bengal.

(This document is digitally signed.)

SL NO. 6539/18

I - 6542/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 256931

7:15 PM
 9M-1271950/18
 28-08-18

I certify that this document is
 admitted to registration. The signature
 sheet and the endorsement sheets
 attached herewith are the parts of
 this document.

[Signature]
 Addl. Commr. Paschim Medinipur
 Dist. - Paschim Medinipur

30 AUG 2018

DEED OF CONVEYANCE

District- Paschim Medinipur, Police Station- Kharagpur (Town),

Mouza- Taljull, (under Kharagpur Municipality).

J.L. No- 239, L.R. Khatian No- 852,

R.S. Plot No- 450, L.R. Plot No- 644,

Area- 4.33 Dec vastu land togetherwith 200 sq. ft. Gr. floor and 200 sq. ft. 1st floor 50 yrs. old pucca house thereon.

Total Sale Prize- 19,77,000/-

Kanaka Prasad

[Signature]
 28/8/18

THIS DEED OF CONVEYANCE is made this 28th day of August, 2018

17825 Five Hand
28/08/2018
Vivek Kumar Baderia
Cheta Tengra
Kharagpur
Prof

ভালোবন্ধু
কলকাতা, এ. ডি. এস. ডাক, অফিস

50000 IN 5000.00
(Five thousand only)



✓

Registrar
Paschim Medinipur
Dist - Paschim Medinipur

28 AUG 2016



Kundan Pala

BETWEEN

[Handwritten signature]

KUNDAN PALA, wife of Natarwal Pala @ Natwar Lal Pala, by Nationality- Indian, by Occupation- House wife, residing at Chota Tengra, P.O- Kharagpur, under Kharagpur (Town) Police Station in the District of Paschim Medinipur, Pin No- 721301, West Bengal, PAN No- AUZPP0489P, Aadhar No- 520112760110 — hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to include her respective heirs executors administrators representatives and assigns) of the ONE PART;

Kundan Pala

[Handwritten signature]



AND

"EDIFICE REALTY", PAN No- **AAHFE1954G** a Partnership Firm, having its registered office at **Flat No- 6/C, Block No- G, Phase- 2, Regent Court, Baguihati, Kolkata- 59**, branch office at **OT Road, Inda, Plot No- 89, Mouza- Ruisanda, P. O.- Inda, P.S.- Kharagpur (Town), District- Paschim Medinipur, Pin- 721305, West Bengal** Represented by its Partners (1) **VIVEK KUMAR BADERIA**, son of **Mr. Kushal Chand Baderia**, PAN NO.- **ADFPB4885N**, by religion- **Hindu**, by Nationality- **Indian**, by Occupation- **Business**, residing at **Chota Tengra, Main Road, Jhapetapur, Near N.C.C. / Dimond Tower, P. O.- Kharagpur, P.S.- Kharagpur (Town), District- Paschim Medinipur, Pin- 721301, West Bengal.**

(2) **PURUSOTTAM AGARWALA**, son of **Mr. Sagar Mal Agarwala**, PAN NO.- **ACRPA8518L**, by religion- **Hindu**, by Nationality- **Indian**, by Occupation- **Business**, residing at **Hamirpur, P. O.- Balichak, P.S.- Debra, District- Paschim Medinipur, Pin- 721124, West Bengal** —hereinafter called the **"VENDEE/PURCHASER"** (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs executors administrators representatives and assigns) of the **OTHER PART**,

Kusalan Baderia

WHEREAS :

- A. AND WHEREAS Maganlal Purushottam, son of Purushottam having got the schedule property alongwith other properties through registered deed of sale being No- 6177 dated 21.09.1953 registered at Sub Registrar Midnapore from Prava Kanwar, wife of Babu Keshab Lal Bole and while he was in possession over the schedule property alongwith other properties he made a WILL in favour of his wife Daya Kuwar Pala dated 28.08.1976 and after his death said Daya Kuwar Pala filed a probate Case In The Court Of The District Delegate at Midnapore vide Case No- 92/78 and the Ld. Court granted this probate dated 13.01.1987 and by virtue of that Probate said Daya Kuwar Pala, wife of Maganlal Purushottam became the absolute owner of the schedule property alongwith other properties. AND WHEREAS said Daya Kuwar Pala, wife of Maganlal Purushottam while was in possession over the schedule property alongwith other properties she made a WILL in favour of her three daughter-in-laws namely Smt. Dhiraj Pala, wife of Sri Dhiraj Lal Pala, Smt. Kundan Pala, wife of Natarwal Pala @ Natwar Lal Pala (the instant vendor) and Smt. Vinoda Pala alias Binoda Pala, wife of Sri Kanti Lal Pala and she appoint Sri Kanti Lal Pala as executor of the will to get probate from the Court and after her death (dated- 27.12.1996) said Sri Kantilal Pala filed a probate Case In The Court Of The District Delegate at Paschim Medinipur vide Case No- 29 of 2013 and the Ld. Court granted this probate dated 23.12.2013 and by virtue of that probate Case said Smt. Dhiraj Pala, wife of Sri Dhiraj Lal Pala, Smt.**

Kundan Pala

Kundan Pala, wife of **Natarwal Pala @ Natwar Lal Pala** (the instant vendor) and **Smt. Vinoda Pala alias Binoda Pala**, wife of **Sn Kanti Lal Pala** became the jointly absolute owner of the schedule property alongwith other properties and subsequently the instant vendor **Smt. Kundan Pala**, wife of **Natarwal Pala @ Natwar Lal Pala** recorded her name in the present L.R.R.O.R. Settlement Record under L.R. Khatian No- 852, Area- 11 Decs. under L.R. Plot No- 644 within Mouza- Taljuli, J.L. No- 239 and by virtue of that Probate and L.R. Record instant vendor **Smt. Kundan Pala**, wife of **Natarwal Pala @ Natwar Lal Pala** became the absolute owner of the schedule property alongwith other properties and since then the instant vendor is in absolute possession with right, title and interest over the scheduled property, by paying due rents at the shresta of Govt. of W.B.

- B. **The Vendor herein states and declares that the said property is not affected by any attachment including any attachment under any certificate cases or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases of proceedings pending against the Vendor for realization or arrears of Recovery Act or any other act for the time being in force.**
- C. **The Purchaser has taken inspection of the abstracts of title relating to the said property therein and made themselves fully conversant with the contents thereof and is fully satisfied as to the Title and the purchaser is the tenant of the said plots for last two months.**
- D. **AND WHEREAS The Purchaser has now called upon the Vendors to execute and register proper Deed of Conveyance in favour of the Purchaser in respect of the undivided and impartible proportionate share of interest and ownership of the land in the said property fully described in**

Kundan Pala

the Schedule hereunder written in the manner hereinafter appearing at or for the fixed consideration of Rs. **19,77,000/-** (Rupees nineteen lakhs seventy seven thousand only) free from all encumbrances whatsoever to which the Vendor agreed.

NOW THIS INDENTURE WITNESSETH that in pursuance of the premises aforesaid and in consideration of the said sum of Rs **19,77,000/-** (Rupees nineteen lakhs seventy seven thousand only) of lawful money well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipts 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 doth hereby acquit/release and forever discharge in favour of the Purchaser of the said property hereby absolutely granted sold and conveyed) the Vendor doth hereby absolutely and indefeasibly grant convey/sell transfer assign and assure unto the Purchaser All That piece and parcel of **4.33** Decimal of vastu land togetherwith 200 sq. ft. Gr. floor and 200 sq. ft. 1st floor 50 yrs. old pucca house in R. S. Plot No- **450**, L.R. Plot No- **644** under L.R. Khatian No- **852** within Mouza- **Taljuli**, J.L No- **239**, P.S.- **Kharagpur (Town)**, District- **Paschim Medinipur**, be the same fully described in the Schedule hereunder written and (hereinafter for the sake of brevity referred to as 'the said property') **OR HOWSOEVER OTHERWISE** the said premises or any part thereof heretofore were or was or now are or is situated tenanted butted bounded called known numbered described or distinguished erections, walls, boundary walls, pits areas ways, paths and passages, **AND** all and all manner of former and other rights lights liberties advantages easement privileges, emoluments appendages and appurtenances what-

Kharagpur Plot

soever to the said premises or any part thereof belonging or in anywise appertaining or which with the same or any part thereof now are or is or any time or times heretofore were or was held used occupied or enjoyed or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or remainders **AND** the rents issues and profits thereof and every part thereof **AND** all the legal incidents and inheritance thereof **AND** all the estate rights title interest to use possession property claim and demand whatsoever both in law and in equity of the Vendor in to and upon the said premises or any part thereof **TOGETHER WITH** all deeds writings and evidences of title in anywise relating to the said premises or any part or parcel thereof which now are or hereafter shall or may be in the custody power or possession of the Vendors or which the Vendors can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said premises or the premises hereby granted conveyed and transferred or expressed or intended so to be and every part thereof **TOGETHER WITH** all its intent rights, title, interest and appurtenances unto and to the use of the Purchaser absolutely and for ever free from all encumbrances whatsoever.

Kenisha P. P. P.

AND the Vendor doth hereby covenant with the Purchaser-

- (1) **THAT** notwithstanding any act deed matter or things by the Vendor done or executed or suffered to the contrary, the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled as an estate equivalent to an absolute estate of inheritance in free simple in possession to the said premises and every part thereof **AND**
- (2) **THAT** notwithstanding as aforesaid the Vendor now hath in herself good right full power absolute authority and indefeasible title to grant sell transfer convey assign and assure all the said premises hereby granted, sold, transferred and conveyed or expressed or intended so to be unto and to

the use of the Purchaser in manner aforesaid according to the true intent and meaning of these presents AND

- (3) **THAT** the Purchaser shall and will and may from time to time and at all time hereafter peaceably and quietly enter into hold, possess and enjoy the said premises hereby granted and conveyed receive and to take the rents issues and profits thereof and every part thereof without any lawful trouble hindrances, eviction, interruption, disturbance, claim and demand whatsoever from or by the Vendor all persons claiming from under or trust for the Vendor AND
- (4) **THAT** free and clear and freely and clearly and absolutely acquitted exonerated discharged and released or otherwise by and at the costs of the Vendor will and sufficiently saved defended kept harmless and indemnified of from and against all and all manner and other charges, mortgages, claims, demands, liens, lispendens, attachments, encumbrances whatsoever created by the Vendor AND
- (5) **THAT** the Vendor and all persons having or claiming any estate right, title and interest of property claim and whatsoever both in law and in equity in to or upon the said premises hereby granted, sold, transferred, and conveyed assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendor or any other person or persons as aforesaid shall and will from time to time and at all times hereafter at the request and costs of the Purchaser and do and execute or cause to be done or executed, all such assurances, acts, deeds, matters and things for further better and more effectually granting selling transferring or assuring the said premises and every part or parcel thereof unto and to the use of the Purchaser shall or may be reasonably required AND

Permanenter

(6) *THAT the said property is not affected by any attachment including the attachment under any certificate cases or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases of proceedings pending against the Vendor for realization or arrears of Recovery Act or any other Acts for the time being in force and that said premises is not affected by any notice or scheme of the Panchayat or any other Concerned Competent Authority or the Government of any other Public Body or Bodies and that no declaration has been made or published for the acquisition of the said premises or any part thereof under the land Acquisition act or any other acts for the time being in force for acquisition of the said premise and the said premises or any portion thereof is not affected by any notice for acquisition or requisition under the defence of India Act or rules framed thereunder or any other Acts or enactment whatsoever, or not barred by Limitation Act for any kind of Transfer.*

For other Deeds

*In Order to ascertain the proper location and area of the land hereby sold, a Hand Sketched map is being annexed herewith, being coloured in 'RED' wash. And the related deeds, records in original copies are being handed over to the purchaser in presence of witnesses. The Contents of this **DEED OF CONVEYANCE** being read over and explained to the parties concerned who affirmed this to be truly written and both the parties have set their hands and subscribed their respective signatures without any instigation from other, rather in good state of health and mind, on this the day, month and year first above written,*



THE SCHEDULE ABOVE REFERRED TO:

All That piece and parcel of measuring **4.33 (four point three three)** Decimal of vastu land togetherwith 200 sq. ft. Gr. floor and 200 sq. ft. 1st floor 50 yrs. old pucca house in R.S. Plot No- **450** (four hundred fifty), L.R. Plot No- **644** (six hundred fourty four) under L.R. Khatian No- **852** (eight hundred fifty two) within Mouza- **Taljull**, J.L No- **239**, P.S.- **Kharagpur (Town)**, District- **Paschim Medinipur**, A.D.S.R Office : **Kharagpur**, Municipality- **Kharagpur**, Ward No- **28**, the land to be sold under this agreement is delineated and marked in colour '**RED**' wash in the map annexed herewith and butted and bounded as follows :-

ON THE NORTH : Today's purchaser own. ✓
ON THE SOUTH : Today's purchaser own. ✓
ON THE EAST : 4 ft. wide Road. ✓
ON THE WEST : Vijay Kumar Jain. ✓

Kundan Bodo

Measurement

North : 75 ft. 00 inch. **South** : 77 ft. 00 inch.

East : 25 ft. 00 inch **West** : 25 ft. 06 inch.

= **4.33 Decs.** togetherwith 400 sq. ft. double storied building thereon.

MEMO OF CONSIDERATRION- Vendees paid to the vendor after cutting 1% TDS Rs. **19,57,230/-** only through Demand Draft vide Draft No- 501594, dated- 21.08.2018 drawn on ICICI Bank, Inda, Kharagpur Branch.

IN WITNESS WHEREOF the Vendor herein have hereunto set and subscribed his respective hands the day month and year first above written.



Witnesses:-

1. *Mahesh Babu*
Lata - Mangal Purna
Chhatra Tempa
Kharapur
West Madhpradesh
721301

2. *...*
Lata - Mangal Purna
Chhatra - Tempa
Kharapur - 721301
West Madhpradesh

2. *Rajesh Das*
S/o - U. Babu Das
Anupur, Beragam
Kgo (G).

4. *Vinod Patel*
Wife of Karan Patel
Chhatra Tempa
Kharapur
West Madhpradesh
721301

Drafted by me :-

Koushik Kar

Koushik Kar

Advocate

Enrolment No- F- 839/1109 of 2014

Judge's Court, Midnapore

Karan Patel

Type by

Mithun Karan

Mithun Karan

Inda, Kharapur

This Deed is completed in 11 pages including stamp papers and thereare 4 nos of witness. One additional page containing finger prints of the Vendor and the Vendea has been annexed hereto, forming part of the Deed.

Karan Patel

District- Paschim Medinipur, Police Station- Kharagpur (Town),
Mouza- Taljuly, J.L. No- 239,



Not to Scale

Keshiary Road



VENDEE

"EDIFICE REALTY", residing at OT Road, Inda,
Plot No-89, Mouza- Rulsenda, P.O- Inda, P.S.-
Kharagpur (Town), Dist- Paschim Medinipur,
Represented by its Partners 1) Mr. VIVEK
KUMAR BADERIA, S/o- Kushal Chand
Baderia, residing at Chota Tengra, Main Road,
Jhapetapur, Near N.C.C/ Dimond Tower, P.O-
Kharagpur, P.S.- Kharagpur (Town), Dist-
Paschim Medinipur, 2) Mr. PURUSOTTAM
AGARWALA, S/o- Sagar Mal Agarwala, resid-
ing at Hamirpur, P.O-Balichak, P.S.- Debra, Dist-
Paschim Medinipur,

VENDOR

KUNDAN PALA, W/o- Natarwal Pala @ Natwar
Lal Pala, residing at Chota Tengra, P.O.-
Kharagpur, P.S.- Kharagpur (Town), Dist-
Paschim Medinipur, Pin No- 721301,

Handwritten notes:
Kundan Pala
S & VINE SOIR

DETAILS OF THE SOLD LAND

Khatian No		Plot No		Area of the Land		Mark
R.S	L.R	R.S	L.R	Sq. Ft	Deca	
		852	450	644	2.33	

Together with 200 sq. Ft. Gr. Floor and
200 sq. Ft. 1st floor 50 year Old pucca house thereon.

THUMB IMPRESSION OF VENDEE



Vende

SIGNATURE

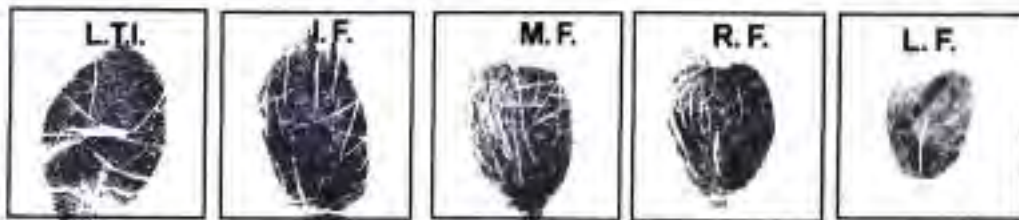
THUMB IMPRESSION OF VENDEE



Vende

SIGNATURE

THUMB IMPRESSION OF VENDOR



Vendor

SIGNATURE

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KUNDAN PALA
WAGANLAL RANINGA
JG/01/1946
Permanent Account Number
ALZPP0489P



Kesari Lal
Digitally

Kesari Lal

For more information visit / contact, kindly refer to return no:
Income Tax PAN Services Unit, U11151
Plot No. 1, Sector 11, UMI Bungalow,
New Market - 600 014
For details of services visit www.incometax.gov.in
Call centre: 144 (9 AM to 6 PM)
Toll free: 144 (24x7)
Email: pan@incometax.gov.in

Kesari Lal

50

भारत सरकार
Government of India



सर्वोच्च न्यायालय
Supreme Court of India
अध्यक्ष, न्यायाधीश
अधीनस्थ न्यायाधीश



5201 1276 0110

- সাধারণ মানুষের অধিকার

Kurulan Rola

Unique Identification Authority of India

भारत
2008-2010
सर्वोच्च न्यायालय
अध्यक्ष, न्यायाधीश
अधीनस्थ न्यायाधीश

भारत
2008-2010
सर्वोच्च न्यायालय
अध्यक्ष, न्यायाधीश
अधीनस्थ न्यायाधीश

5201 1276 0110



Kurulan Rola

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

धरती सेवा संख्या कार्ड
Permanent Account Number Card

AAHFE1964G



कार्ड प्रकार
CARD TYPE
EDFPOE REALTY

कार्ड जारी की तिथि
Date of Issuance
18/07/2018

18/07/2018

धरती सेवा संख्या / PERMANENT ACCOUNT NUMBER
ADFPB4885N



नाम / NAME
VIVEK KUMAR BADERIA

पिता का नाम / FATHER'S NAME
KUSHAL CHAND BADERIA

जन्म तिथि / DATE OF BIRTH
26-07-1970

धरती सेवा संख्या / SIGNATURE

आयकर अधिकारी, प.अ.-11

COMMISSIONER OF INCOME-TAX, W.S. - 11

इस कार्ड के खो / गिरा जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें।
साक्ष्य आवश्यक।
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority.

Assistant Commissioner of Income-tax,

P-7,

Chowringhee Square,

Calcutta- 700 069.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PURUSOTTAM AGARWALA

SAGARMAL AGARWALA

15/10/1963

Permanent Account Number

ACRPA8516L





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. KHARAGPUR, District Name :Paschim Midnapore

Signature / LTI Sheet of Query No/Year 10100001371950/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Kundan Pala Chota Tengra, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:- Paschim Midnapore, West Bengal, India, PIN - 721301	Seller			 Kundan Pala 28/01/18
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Shri Pulak Dey Son of Late Bablu Dey Haripur, P.O:- Benapur, P.S:- Kharagpur, District:-Paschim Midnapore, West Bengal, India, PIN - 721301	Kundan Pala		 Pulak Dey 28/01/18	



(Pijush Khan)

ADDITIONAL DISTRICT
SUB-REGISTRAR

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

Paschim Midnapore, West
Bengal

Major Information of the Deed

Deed No :	i-1010-06542/2018	Date of Registration	30/08/2018
Query No / Year	1010-0001371950/2018	Office where deed is registered	
Query Date	28/08/2018 11:44:08 AM	A.D.S.R KHARAGPUR, District Paschim Midnapore	
Applicant Name, Address & Other Details	Kouahik Kar Thana : Kharagpur Town, District : Paschim Midnapore, WEST BENGAL, Mobile No. 9732549685, Status ,Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 19,77,000/-	Rs. 20,21,665/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,21,300/- (Article:23)	Rs. 20,217/- (Article:A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the asserment slip.(Urban area)		

Land Details :

District: Paschim Midnapore, P. S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 28, Mouza: TALJULY

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-644	LR-852	Semi Commercial	Vastu	4.33 Dec	17,17,915/-	17,17,915/-	Width of Approach Road: 4 Ft.,
Grand Total :					4.33Dec	17,17,915 /-	17,17,915 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	2,59,085/-	3,03,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 200 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	2,59,085 /-	3,03,750 /-	

Major Information of the Deed :- I-1010-06542/2018-30/08/2018

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Kundan Pala (Presentant) Wife of Natarwal Alias Natwar Lal Pala Chota Tengra, P.O.- Kharagpur, P.S - Kharagpur Town, Kharagpore, District-Paschim Midnapore, West Bengal, India, PIN - 721301, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: AUZPP0489P, Status: Individual, Executed by: Self, Date of Execution: 28/08/2018 , Admitted by: Self, Date of Admission: 28/08/2018, Place: Pvt. Residence, Executed by: Self, Date of Execution: 28/08/2018 , Admitted by: Self, Date of Admission: 28/08/2018, Place: Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	EDIFICE REALTY OT Road, Inda, Plot No- 89, Mouza- Ruisanda, P.O:- Inda, P.S.- Kharagpur Town, Kharagpore, District-Paschim Midnapore, West Bengal, India, PIN - 721305, PAN No.: AAHFE1954G, Status: Organization, Status: Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Vivek Kumar Baderia Son of Kushal Chan Baderia Chota Tengra, Main Road, Jhapetapur, Near N. C. C/ Dimond Tower, P.O.- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District-Paschim Midnapore, West Bengal, India, PIN - 721301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ADFPB4885N, Status: Representative, Representative of: EDIFICE REALTY (as PARTNER)
2	Purusottam Agarwala Son of Mr Sagar Mal Agarwala Hamirpur, P.O:- Balichak, P.S:- Debra, District-Paschim Midnapore, West Bengal, India, PIN - 721124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ACRPA8518L, Status: Representative, Representative of: EDIFICE REALTY (as PARTNER)

Identifier Details :

Name & address	
Shri Pulak Dey Son of Late Bablu Dey Haripur, P.O.- Benapur, P.S:- Kharagpur, District:-Paschim Midnapore, West Bengal, India, PIN - 721301, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of India, Identifier Of Kundan Pala.	

Major Information of the Deed :- I-1010-06542/2018-30/08/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Kundan Pala	EDIFICE REALTY-4.33 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Kundan Pala	EDIFICE REALTY-400 00000000 Sq Ft

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality. KHARAGPORE, Road: Ward No 28, Mouza: TALJULY

		Details Of Land
Sch No	Plot & Khatian Number	
L1	LR Plot No:- 644(Corresponding RS Plot No:- 450), LR Khatian No:- 852	Owner: কুন্দন পালা, Gurdian: নটরওয়াল, Address: নিজ, Classification বাস, Area: 0.11000000 Acre.

Endorsement For Deed Number : I - 101006542 / 2018

On 28-08-2018

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

Presented for registration at 19:15 hrs on 28-08-2018, at the Private residence by Kundan Pala .Executant

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 20,21,665/-

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

Execution is admitted on 28/08/2018 by Kundan Pala, Wife of Natarwal Alias Natwar Lal Pala, Chota Tengra, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession House wife

Indetified by Shri Pulak Dey, , Son of Late Bablu Dey, Haripur, P.O: Benapur, Thana: Kharagpur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Law Clerk



Pijush Khan
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
Paschim Midnapore, West Bengal

Major Information of the Deed - I-1010-06542/2018-30/08/2018

On 29-08-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,217/- (A(1) = Rs 20,217/-) and Registration Fees paid by by online = Rs 20,217/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/08/2018 3:16PM with Govt. Ref No. 192018190280184261 on 29-08-2018. Amount Rs. 20,217/-, Bank State Bank of India (SBIN0000001), Ref. No. IK00STVMU2 on 29-08-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,21,300/- and Stamp Duty paid by by online = Rs 1,16,300/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/08/2018 3:16PM with Govt. Ref No. 192018190280184261 on 29-08-2018. Amount Rs. 1,16,300/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00STVMU2 on 29-08-2018. Head of Account 0030-02-103-003-02



Pijush Khan
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
Paschim Midnapore, West Bengal

On 30-08-2018

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.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,21,300/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

1. Stamp. Type: Impressed, Serial no 17825, Amount: Rs.5,000/-, Date of Purchase: 28/08/2018, Vendor name: Debabrata Bhanja
2. Stamp. Type: Court Fees, Amount: Rs. 10/-



Pijush Khan
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
Paschim Midnapore, West Bengal

Major Information of the Deed :- I-1010-06542/2018-30/08/2018

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1010-2018, Page from 128906 to 128928
being No 101006542 for the year 2018.



Digitally signed by Joydip Maity
Date: 2018.09.13 17:11:25 +05:30
Reason: Digital Signing of Deed.

Joydip

(Jaydip Maity) 13-Sep-18 5:11:01 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
West Bengal.

(This document is digitally signed.)

CI.No. 6540/18

I- 6543/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 256933

7:00 PM
 GW-1372025/18
 28.08.18

It is ensured that this document is
 admitted to registration. The Signature
 Sheet and the endorsement Sheets
 attached herewith are the parts of
 this document.

Handwritten signature

Add: Dist. Sub Registrar
 Kharagpur
 Dist - Paschim Medinipur

30 AUG 2018

Vimoda Paha
 Bimoda Paha

DEED OF CONVEYANCE

District- Paschim Medinipur, Police Station- Kharagpur (Town),

Mouza- Taljuli, (under Kharagpur Municipality),

J.L. No- 239, L.R. Khatian No- 850,

R.S. Plot No- 450, L.R. Plot No- 644,

Area- 4.33 Dec vastu land togetherwith 200 sq. ft. Gr. floor and 200 sq. ft. 1st floor 50 yrs. old pucca house thereon.

Total Sale Prize- 19,77,000/-

Handwritten signature

THIS DEED OF CONVEYANCE is made this 28th day of August, 2018

17827 Five thousand
28/08/2018
Vivek Kumar Badaria
Chota Tengra
Kharagpur
[Signature]

5000 only = 5000
(Five thousand only)

Sub Registrar
Kharagpur, Dist. Paschim Medinipur



[Handwritten checkmark]

Sub Registrar
Kharagpur
Dist - Paschim Medinipur

28 AUG 2018



Pala

~~Binoda Pala~~

BETWEEN

VINODA PALA @ BINODA PALA, wife of Kanti Lal Pala, by Nationality- Indian, by Occupation- House wife, residing at Chota Tengra, P.O- Kharagpur, under Kharagpur (Town) Police Station in the District of Paschim Medinipur, Pin No- 721301, West Bengal, PAN No- AUZPP0486C, Aadhar No- 666097420914 — hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to include her respective heirs executors administrators representatives and assigns) of the ONE PART;

Vinoda Pala
@ Binoda Pala



AND

"EDIFICE REALTY", PAN No- **AAHFE1954G** a Partnership Firm, having its registered office at **Flat No- 6/C, Block No- G, Phase- 2, Regent Court, Baguihati, Kolkata- 59**, branch office at **OT Road, Inda, Plot No- 89, Mouza- Ruisanda, P. O.- Inda, P.S.- Kharagpur (Town), District- Paschim Medinipur, Pin- 721305, West Bengal** Represented by its Partners (1) **VIVEK KUMAR BADERIA**, son of **Mr. Kushal Chand Baderia**, PAN NO.- **ADFPB4885N**, by religion- **Hindu**, by Nationality- **Indian**, by Occupation- **Business**, residing at **Chota Tengra, Main Road, Jhapetapur, Near N.C.C. / Dimond Tower, P. O.- Kharagpur, P.S.- Kharagpur (Town), District- Paschim Medinipur, Pin- 721301, West Bengal.**

(2) **PURUSOTTAM AGARWALA**, son of **Mr. Sagar Mal Agarwala**, PAN NO.- **ACRPA851BL**, by religion- **Hindu**, by Nationality- **Indian**, by Occupation- **Business**, residing at **Hamirpur, P. O.- Balichak, P.S.- Debra, District- Paschim Medinipur, Pin- 721124, West Bengal** —hereinafter called the **"VENDEE/PURCHASER"** (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs executors administrators representatives and assigns) of the **OTHER PART,**

Vinoda Parida
@ Binoda Parida

WHEREAS :

- A. AND WHEREAS** Maganlal Purushottam, son of Purushottam having got the schedule property alongwith other properties through registered deed of sale being No- 6177 dated 21.09.1953 registered at Sub Registrar Midnapore from Prava Kanwar, wife of Babu Keshab Lal Bole and while he was in possession over the schedule property alongwith other properties he made a WILL in favour of his wife **Daya Kuwar Pala** dated 28.08.1976 and after his death said **Daya Kuwar Pala** filed a probate Case In The Court Of The District Delegate at Midnapore vide Case No- 92/78 and the Ld. Court granted this probate dated 13.01.1987 and by virtue of that Probate said **Daya Kuwar Pala**, wife of Maganlal Purushottam became the absolute owner of the schedule property alongwith other properties. AND WHEREAS said **Daya Kuwar Pala**, wife of Maganlal Purushottam while was in possession over the schedule property alongwith other properties she made a WILL in favour of her three daughter-in-laws namely **Smt. Dhiraj Pala**, wife of Sri Dhiraj Lal Pala, **Smt. Kundan Pala**, wife of Natarwal Pala @ Natwar Lal Pala and **Smt. Vinoda Pala alias Binoda Pala**, wife of Sri Kanti Lal Pala (the instant vendor) and she appoint Sri Kanti Lal Pala as executor of the will to get probate from the Court and after her death (dated- 27.12.1996) said Sri Kantilal Pala filed a probate Case In The Court Of The District Delegate at Paschim Medinipur vide Case No- 29 of 2013 and the Ld. Court granted this probate dated 23.12.2013 and by virtue of that probate Case said **Smt. Dhiraj Pala**, wife of Sn Dhiraj Lal Pala, **Smt. Kundan**

Vinoda Pala
@ Binoda Pala

Pala, wife of Natarwal Pala @ Netwar Lal Pala and Smt. Vinoda Pala alias Binoda Pala, wife of Sri Kanti Lal Pala (the instant vendor) became the jointly absolute owner of the schedule property alongwith other properties and subsequently the instant vendor Smt. Vinoda Pala alias Binoda Pala, wife of Sri Kanti Lal Pala recorded her name in the present L.R.R.O.R. Settlement Record under L.R. Khatian No- 850, Area- 11 Decs. under L.R. Plot No- 644 within Mouza- Taljull, J.L. No- 239 and by virtue of that Probate and L.R. Record instant vendor Smt. Vinoda Pala alias Binoda Pala, wife of Sri Kanti Lal Pala became the absolute owner of the schedule property alongwith other properties and since then the instant vendor is in absolute possession with right, title and interest over the scheduled property, by paying due rents at the shresta of Govt. of W.B.

- B. The Vendor herein states and declares that the said property is not affected by any attachment including any attachment under any certificate cases or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases of proceedings pending against the Vendor for realization or arrears of Recovery Act or any other act for the time being in force.*
- C. The Purchaser has taken inspection of the abstracts of title relating to the said property therein and made themselves fully conversant with the contents thereof and is fully satisfied as to the Title and the purchaser is the tenant of the said plots for last two months.*
- D. AND WHEREAS The Purchaser has now called upon the Vendors to execute and register proper Deed of Conveyance in favour of the Purchaser in respect of the undivided and impartible proportionate share of interest and ownership of the land in the said property fully described in*

*Vinoda Pala
@ Binoda Pala*

Pala

the Schedule hereunder written in the manner hereinafter appearing at or for the fixed consideration of Rs 19,77,000/- (Rupees nineteen lakhs seventy seven thousand only) free from all encumbrances whatsoever to which the Vendor agreed.

NOW THIS INDENTURE WITNESSETH that in pursuance of the premises aforesaid and in consideration of the said sum of Rs 19,77,000/- (Rupees nineteen lakhs seventy seven thousand only) of lawful money well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipts 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 doth hereby acquit/release and forever discharge in favour of the Purchaser of the said property hereby absolutely granted sold and conveyed) the Vendor doth hereby absolutely and indefeasibly grant convey/sell transfer assign and assure unto the Purchaser All That piece and parcel of 4.33 Decimal of vastu land togetherwith 200 sq. ft. Gr. floor and 200 sq. ft. 1st floor 50 yrs. old pucca house in R. S. Plot No- 450, L.R. Plot No- 644 under L.R. Khatian No- 850 within Mouza- Taljuli, J.L No- 239, P.S.- **Kharagpur (Town), District- Paschim Medinipur**, be the same fully described in the Schedule hereunder written and (hereinafter for the sake of brevity referred to as 'the said property') **OR HOWSOEVER OTHERWISE** the said premises or any part thereof heretofore were or was or now are or is situated tenanted butted bounded called known numbered described or distinguished erections, walls, boundary walls, pits areas ways, paths and passages, **AND** all and all manner of former and other rights lights liberties advantages easement priviledges, emoluments appendages and appurtenances what-

Vinoda Pata
@ Binoda Pata



soever to the said premises or any part thereof belonging or in anywise appertaining or which with the same or any part thereof now are or is or any time or times heretofore were or was held used occupied or enjoyed or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or remainders **AND** the rents issues and profits thereof and every part thereof **AND** all the legal incidents and inheritance thereof **AND** all the estate rights title interest to use possession property claim and demand whatsoever both in law and in equity of the Vendor in to and upon the said premises or any part thereof **TOGETHER WITH** all deeds writings and evidences of title in anywise relating to the said premises or any part or parcel thereof which now are or hereafter shall or may be in the custody power or possession of the Vendors or which the Vendors can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said premises or the premises hereby granted conveyed and transferred or expressed or intended so to be and every part thereof **TOGETHER WITH** all its intent rights, title, interest and appurtenances unto and to the use of the Purchaser absolutely and for ever free from all encumbrances whatsoever.

AND the Vendor doth hereby covenant with the Purchaser-

- (1) **THAT** notwithstanding any act deed matter or things by the Vendor done or executed or suffered to the contrary, the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled as an estate equivalent to an absolute estate of inheritance in free simple in possession to the said premises and every part thereof **AND**
- (2) **THAT** notwithstanding as aforesaid the Vendor now hath in herself good right full power absolute authority and indefeasible title to grant sell transfer convey assign and assure all the said premises hereby granted, sold, transferred and conveyed or expressed or intended so to be unto and to

Vimoda Pata
@ Binoda Pata



the use of the Purchaser in manner aforesaid according to the true intent and meaning of these presents AND

- (3) *THAT the Purchaser shall and will and may from time to time and at all time hereafter peaceably and quietly enter into hold, possess and enjoy the said premises hereby granted and conveyed receive and to take the rents issues and profits thereof and every part thereof without any lawful trouble hindrances, eviction, interruption, disturbance, claim and demand whatsoever from or by the Vendor all persons claiming from under or trust for the Vendor AND*
- (4) *THAT free and clear and freely and clearly and absolutely acquitted exonerated discharged and released or otherwise by and at the costs of the Vendor will and sufficiently saved defended kept harmless and indemnified of from and against all and all manner and other charges, mortgages, claims, demands, liens, lispendens, attachments, encumbrances whatsoever created by the Vendor AND*
- (5) *THAT the Vendor and all persons having or claiming any estate right, title and interest of property claim and whatsoever both in law and in equity in to or upon the said premises hereby granted, sold, transferred, and conveyed assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendor or any other person or persons as aforesaid shall and will from time to time and at all times hereafter at the request and costs of the Purchaser and do and execute or cause to be done or executed, all such assurances, acts, deeds, matters and things for further better and more effectually granting selling transferring or assuring the said premises and every part or parcel thereof unto and to the use of the Purchaser shall or may be reasonably required AND*

Vinoda Palg
@ Binoda Palg


AOL

(0) *THAT the said property is not affected by any attachment including the attachment under any certificate cases or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases of proceedings pending against the Vendor for realization or arrears of Recovery Act or any other Acts for the time being in force and that said premises is not affected by any notice or scheme of the Panchayet or any other Concerned Competent Authority or the Government of any other Public Body or Bodies and that no declaration has been made or published for the acquisition of the said premises or any part thereof under the land Acquisition act or any other acts for the time being in force for acquisition of the said premise and the said premises or any portion thereof is not affected by any notice for acquisition or requisition under the defence of India Act or rules framed thereunder or any other Acts or enactment whatsoever, or not barred by Limitation Act for any kind of Transfer.*

Vinoda Pata
© Binoda Pata

*In Order to ascertain the proper location and area of the land hereby sold, a Hand Sketched map is being annexed herewith, being coloured in 'RED' wash. And the related deeds, records in original copies are being handed over to the purchaser in presence of witnesses. The Contents of this **DEED OF CONVEYANCE** being read over and explained to the parties concerned who affirmed this to be truly written and both the parties have set their hands and subscribed their respective signatures without any instigation from other, rather in good state of health and mind, on this the day, month and year first above written,*



THE SCHEDULE ABOVE REFERRED TO:

All That piece and parcel of measuring **4.33 (four point three three)** Decimal of vastu land togetherwith 200 sq. ft. Gr. floor and 200 sq. ft. 1st floor 50 yrs. old pucca house in R.S. Plot No- **450** (four hundred fifty), L.R. Plot No- **644** (six hundred forty four) under L.R. Khatian No- **650** (eight hundred fifty) within Mouza- **Taljuli**, J.L No- **239**, P.S.- **Kharagpur (Town)**, District- **Paschim Medinipur**, A.D.S.R Office : **Kharagpur**, Municipality- **Kharagpur**, Ward No- **28**, the land to be sold under this agreement is delineated and marked in colour '**RED**' wash in the map annexed herewith and butted and bounded as follows:-

ON THE NORTH : Today's purchaser own.
ON THE SOUTH : Today's purchaser own.
ON THE EAST : 4 ft. wide Road.
ON THE WEST : Vijay Kumar Jain.

Vinoda Pale
@ Binoda Pale

Measurement

as shown in the **RED wash hand sketch map= 4.33 Decs.** togetherwith 400 sq. ft. double storied building thereon.

MEMO OF CONSIDERATION- Vendees paid to the vendor after cutting 1% TDS Rs. **19,57,230/-** only through Demand Draft vide Draft No- 501588, dated- 21.08.2018 drawn on ICICI Bank, Inda, Kharagpur Branch.

IN WITNESS WHEREOF the Vendor herein have hereunto set and subscribed his respective hands the day month and year first above written



Witnesses:-

1. Nanturmal Katar
Kata - Mangalad Panchhatam
Chhata Tempa
Khangpur
Dist - West - Midnapore
721301

3.

Lat. - Mangalad Panchhatam
Chhata - Tempa
Khangpur - 721301
Dist - W Midnapore.

2. Tulan Day
Sport. Babu Day
Chhata, Bangra
W/O (B).

4.

Koushik Kar
W/O Nanturmal Katar
Chhata - Tempa
Khangpur - 721301
Dist - W Midnapore

Drafted by me :-

Koushik Kar

Koushik Kar

Advocate

Enrolment No- F- 839/1109 of 2014

Judge's Court, Midnapore

Vinoda Pata
@ Binoda Pata

Type by

Mithun Karan

Inda, Kharagpur.

This Deed is completed in 11 pages including stamp papers and there are 4 nos of witness. One additional page containing finger prints of the Vendor and the Vendee has been annexed hereto, forming part of the Deed.

Vinoda Pata
@ Binoda Pata

District- Paschim Medinipur, Police Station- Kharagpur (Town),
 Mouza- Taljuly, J.L. No- 239,



Not to Scale

VENDEE

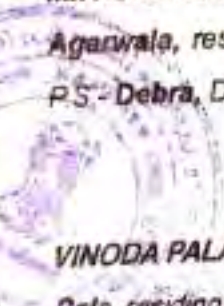
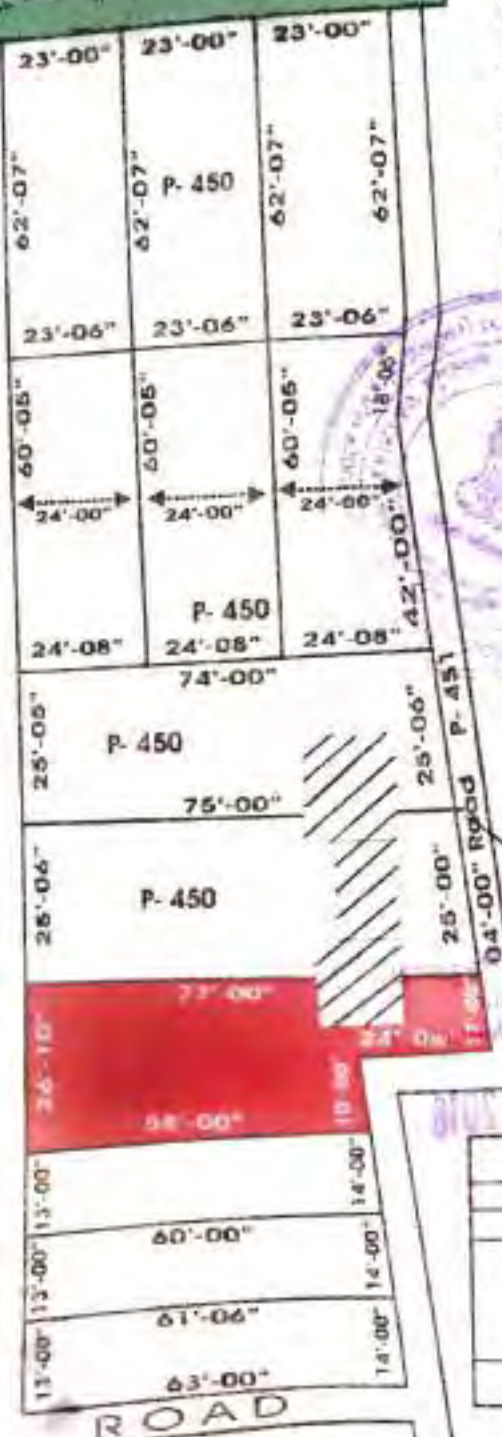
"EDIFICE REALTY", residing at OT Road, Indo,
 Plot No-89, Mouza- Rulsanda, P.O- Indo, P.S.-
 Kharagpur (Town), Dist- Paschim Medinipur,
 Represented by its Partners 1) Mr. VIVEK KUMAR
 BADERIA, S/o- Kushal Chand Baderia, residing
 at Chota Tengra, Main Road, Jhapetapur, Near
 N.C.C/ Dimond Tower, P.O- Kharagpur, P.S.-
 Kharagpur (Town), Dist- Paschim Medinipur, 2)
 Mr. PURUSOTTAM AGARWALA, S/o- Sagar Mal
 Agarwala, residing at Hamirpur, PO-Balichak,
 P.S- Debra, Dist- Paschim Medinipur,

VENDOR

VINODA PALA @ BINODA PALA, W/o- Kanti Lal
 Pala, residing at Chota Tengra, P.O.- Kharagpur,
 P.S.- Kharagpur (Town), Dist- Paschim
 Medinipur, Pin No- 721301,

Vinoda Pala
 Binoda Pala

Keshary Road



DETAILS OF THE SOLD LAND

KHAMAN NO		KDY NO		AREA OF THE LAND		MARK
R S	L R	R S	L R	SQ FT	SQCS	
		450	850	644	4.33	

Together with 210 sq. Ft. (2100 sq. Ft. for floor and 200 sq. Ft. for floor 57 years. Old plot - 3 House Plot)

THUMB IMPRESSION OF VENDEE



[Handwritten signature]

SIGNATURE

THUMB IMPRESSION OF VENDEE



[Handwritten signature]

SIGNATURE

THUMB IMPRESSION OF VENDOR



*Vinoda Palg
@ Binoda Pula*

SIGNATURE

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VINODA PALA
CHHOTALAL HANSRAJ
18/07/1962
ALIZPP0486C



Vinoda Pala

Vinoda Pala

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTISH,
Plot No. 3, Sector 11, CBD Bhopal,
Navi Mumbai - 400 034.

यदि यह कार्ड खोया/पैदा हो, कृपया सूचित/वापस करें।
आयकर सेवा केंद्र, पुणे/उत्तर प्रदेश,
प्लॉट नं. 3, सेक्टर 11, सीडीबी भोपाल,
नवी मुंबई - 400 034.

Vinoda Pala


भारत सरकार
Government of India
 Unique ID
 Vinoda Pala
 Unique ID: AOB 14071943
 AOB 14071943




6660 9742 0914
 - সাধারণ মানুষের অধিকার

Vinoda Pala


भारत सरकार
Unique Identification Authority of India

ঠিকানা: W/O কারি লাল পালা, চোটা টেন্ডরা, খারাগপুর (মি) খারাগপুর, পশ্চিম মেঘালয় ভারত, 721301	Address W/O Karo Lal Pale, CHOTA TENDRA, Kharagpur (M) KHARAGPUR, West Meghalaya West Bengal, 721301
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6660 9742 0914





Vinoda Pala

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AANFE1864G

पेशे/व्यवसाय
OFFICE REALTY



प्रमाणित मसुदा
Date of Issuance

15/7/2018

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADFPB4885N



नाम /NAME
VIVEK KUMAR BADERIA

पिता का नाम /FATHER'S NAME
KUSHAL CHAND BADERIA

जन्म तिथि /DATE OF BIRTH
26-07-1970

स्वीकृत हस्ताक्षर
SWIKRIT SIGNATURE

आयकर अधिकारी, प.व. (I)

COMMISSIONER OF INCOME TAX, W.B. - II

इस कार्ड के खो / गिरा जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें।
सहायक आयकर अधिकारी,
फ़े-7,
चीनगी चौक,
कलकत्ता - 700 069.

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

Assistant Commissioner of Income-tax,
F-7,
Chowringhee Square,
Calcutta- 700 069.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PURUSOTTAM AGARWALA

SAGARIMAL AGARWALA

1830/1963

Permanent Account Number

ACRPAB518L





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. KHARAGPUR, District Name :Paschim Midnapore

Signature / LTI Sheet of Query No/Year 10100001372025/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Vinoda Pala Alias Binoda Pala Chota Tengra. P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:- Paschim Midnapore, West Bengal, India, PIN - 721301	Seller			Vinoda Pala Binoda Pala 28/8/18
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Shri Pulak Dey Son of Late Bablu Dey Haripur, P.O:- Benapur, P.S:- Kharagpur, District:-Paschim Midnapore, West Bengal, India, PIN - 721301	Vinoda Pala,		Pulak Dey 28/8/18	

(Pijush Khan)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
KHARAGPUR
Paschim Midnapore, West
Bengal

Major Information of the Deed

Deed No :	I-1010-06543/2018	Date of Registration	30/08/2018
Query No / Year	1010-0001372025/2018	Office where deed is registered	
Query Date	28/08/2018 11:47:33 AM	A.D.S.R. KHARAGPUR, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Koushik Kar Thana : Kharagpur Town, District : Paschim Midnapore, WEST BENGAL, Mobile No. 9732549685, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 19,77,000/-	Rs. 20,21,665/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,21,300/- (Article:23)	Rs. 20,217/- (Article A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Midnapore, P.S.- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 28, Mouza: TALJULY

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-644	LR-850	Semi Commercial	Vastu	4.33 Dec	17,17,915/-	17,17,915/-	Width of Approach Road: 4 Ft.,
Grand Total :					4.33Dec	17,17,915 /-	17,17,915 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft	2,59,085/-	3,03,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 200 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	2,59,085 /-	3,03,750 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Vinoda Pala, (Alias: Binoda Pala) (Presentant) Wife of Kanti Lal Pala Chota Tengra, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: AUZPP0486C, Status: Individual, Executed by: Self, Date of Execution: 28/08/2018 Admitted by: Self, Date of Admission: 28/08/2018, Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/08/2018 Admitted by: Self, Date of Admission: 28/08/2018, Place : Pvt. Residence

Major Information of the Deed :- I-1010-06543/2018-30/08/2018

Party Details :

Name, Address, Photo, Finger print and Signature

EDIFICE REALTY
 OT Road, Inda, Plot No- 89, Mouza- Ruisanda, P.O - Inda, P.S.- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721305, PAN No.: AAHFE1954G, Status : Organization, Status : Not Executed

Representative Details :

Name, Address, Photo, Finger print and Signature

Sl No	Name, Address, Photo, Finger print and Signature
1	Vivek Kumar Baderia Son of Kushal Chand Baderia Chota Tengra, Main Road, Jhapetapur, Near N. C. C/ Dimond Tower, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADFPB4885N Status : Representative, Representative of : EDIFICE REALTY
2	Purusottam Agarwala Son of Sagar Mal Agarwala Hamirpur, P.O:- Balichak, P.S:- Debra, District:-Paschim Midnapore, West Bengal, India, PIN - 721124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACRPA8518L Status : Representative, Representative of : EDIFICE REALTY (as PARTNER)

Identifier Details :

Name & address

Shri Pulak Dey Son of Late Bablu Dey Haripur, P O - Benapur, P.S:- Kharagpur, District:-Paschim Midnapore, West Bengal, India, PIN - 721301, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Vinoda Pala, ,	
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Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Vinoda Pala	EDIFICE REALTY-4 33 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Vinoda Pala	EDIFICE REALTY-400.00000000 Sq Ft

Major Information of the Deed :- I-1010-06543/2018-30/08/2018

and Details as per Land Record

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 28, Mouza: TALJULY

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 644(Corresponding RS Plot No:- 450), LR Khatian No:- 850	Owner বিনোদা পালা, Gurdian কাহিনাল, Address নিজ, Classification: কস, Area: 0.11000000 Acre.

Endorsement For Deed Number : I - 101006543 / 2018

On 28-08-2018

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

Presented for registration at 19:00 hrs on 28-08-2018, at the Private residence by Vinoda Pala Alias Binoda Pala, Executant.

Certificate of Market Value(WB PUV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 20,21,665/-

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

Execution is admitted on 28/08/2018 by Vinoda Pala, Alias Binoda Pala, Wife of Kanti Lal Pala, Chota Tengra, P.O. Kharagpur, Thana: Kharagpur Town, City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India. PIN - 721301, by caste Hindu, by Profession House wife

Identified by Shri Pulak Dey, , Son of Late Bablu Dey, Haripur, P.O: Benapur, Thana: Kharagpur, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Law Clerk

Pijush Khan

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
Paschim Midnapore, West Bengal

On 29-08-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,217/- (A(1) = Rs 20,217/-) and Registration Fees paid by by online = Rs 20,217/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/08/2018 3:20PM with Govt. Ref. No: 192018190280186991 on 29-08-2018, Amount Rs: 20,217/-, Bank State Bank of India (SBIN0000001), Ref. No. IK00STVSO0 on 29-08-2018, Head of Account 0030-03-104-001-16

Major information of the Deed :- I-1010-06543/2018-30/08/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,21,300/- and Stamp Duty paid by online = Rs 1,16,300/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/08/2018 3:20PM with Govt. Ref. No: 192018190280186991 on 29-08-2018, Amount Rs: 1,16,300/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00STVSO0 on 29-08-2018, Head of Account 0030-02-103-003-02



Pijush Khan
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
Paschim Midnapore, West Bengal

On 30-08-2018

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.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,21,300/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 17827, Amount: Rs.5,000/-, Date of Purchase: 28/08/2018, Vendor name: Debabrata Bharja
2. Stamp: Type: Court Fees, Amount: Rs.10/-



Pijush Khan
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
Paschim Midnapore, West Bengal

Major Information of the Deed :- I-1010-06543/2018-30/08/2018

Certificate of Registration under section 60 and Rule 69,
registered in Book - I
Volume number 1010-2018, Page from 128883 to 128905
being No 101006543 for the year 2018.



Joydip

Digitally signed by Joydip Maity
Date: 2018.09.13 17:10:03 +05:30
Reason: Digital Signing of Deed.

(Jaydip Maity) 13-Sep-18 5:09:57 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
West Bengal.

(This document is digitally signed.)