

Ranjan Nandy, and **SH. SHRI JAYANTA NANDY**, (PAN AEXPN 4932 C) both son of Late Swadesh Ranjan Nandy, both by faith - Hindu, by occupation- Service and all residing at 412, Ravi Rashmoni Bagat, Santoshpur, previously P.S - Keshi now P.S. Survey Park, Kolkata- 700075 hereinafter referred to as the **VENDORS** -

The Vendor No. III, Shri Jayanta Nandy is represented by his constituted attorney Smt. Anjali Nandy, vide Power of attorney dated January 8, 2013, registered with Additional District Sub-Registrar, Sealdah, duly recorded in Book No. IV, CD Volume No. 1, Pages from 148 to 158, being No. 20218 for the year 2012 (which expression shall unless excluded by or repugnant or contrary to the context be deemed to mean and include their respective legal heirs, executors, administrators, successors and assigns) of the **FIRST PART**

AND

TRINITY REALTY PVT. LTD. (PAN AADCT 3527 JJ) a company within the meaning of the Companies Act, 1956, having its registered office and place of business at 803/IV/168 Mahindra Roy Lane, Kolkata-700048 represented by one of its directors **MR. SAPTARSHI DEY**, (PAN ADVPO 994 K) son of Mr. Swapan Kumar Dey, residing at No. 37, Shaligram Sarani, Kolkata - 700017, hereinafter referred to as the **"PURCHASER"** (which term and expression shall unless excluded by and/or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interest and assigns) of the **SECOND PART**

AND

Handwritten notes and stamps on the right page of the document. At the top, there is a handwritten note "VETI-2019" above a circular stamp. Below it, the text "For Trinity Realty Pvt. Ltd." is written, followed by a signature and the word "Director". Another circular stamp is present below this. Further down, there is another handwritten note "VETI-2020" above a circular stamp, followed by a signature and the text "Saptarshi Dey". Below this, there is a third handwritten note "VETI-2021" above a circular stamp, followed by a signature and the text "Saptarshi Dey". At the bottom right, there is a blue circular official stamp of the District Sub-Registrar, Alipore, Kolkata-700028, with the date "28 MAR 2019" stamped below it.

SHRI DEBAYAN CHAKRABORTY son of Shri Chandra Chakraborty, by faith - Hindu, by occupation - Business, residing at 1051, DPK Housing Complex, Nayabad, Kolkata-700099 hereinafter referred to as the **FIRST CONFIRMING PARTY** (which expression shall unless excluded by or repugnant or contrary to the context be deemed to mean and include his respective legal heirs, executor, administrators and assigns) of the **THIRD PART**.

AND

SHRI SHYAMAL ROY (PAN - AFZPR2438H), son of Late Gopal Chandra Roy, by faith - Hindu, by occupation - Business, residing at 118, Purtaboke, P.S. - Purba Jajpur, Kolkata - 700 055, hereinafter referred to as the **SECOND CONFIRMING PARTY** (which expression shall unless excluded by or repugnant or contrary to the context be deemed to mean and include his respective legal heirs, executor, administrators and assigns) of the **FOURTH PART**.

WHEREAS:

A. By the reasons of a Deed of Conveyance dated August 12, 1985 registered with D.S.R. Alipore, duly recorded in Book No. 1, Volume No. 316, Pages from 218 to 232, being No. 11225 for the year 1985 made between Minati Chowdhury therein referred to as the Vendor of the one part and Shri Anil Kumar Munshi therein referred to as the Purchaser of the other part whereby and whereunder the Vendor had sold, transferred, conveyed, assigned and assured **ALL THAT** piece and parcel of land admeasuring 3 cottas, 7 chittaks and 21 Sq. Ft. (be the same little more or less) after deducting the area of common passage comes to **2 cottas, 12 chittaks and 36 Sq. Ft.** lying and situated at Mouza - Nayabad, comprised in R.S. Dag No. 195, under R. S. Khattan



Distt. Registrar (Genl-III)
Alipore, W.B., Purba
25 MAR 2008

No. 117 and 118, J. L. No. 25, Touzi No. 56, Police Station Kasla, District - 24 Parganas (South) particulars described in the Schedule therein unto and in favour of the said Shri Anil Kumar Murshahi absolutely and forever.

B. By the reason of a Deed of Conveyance dated August 12, 1985 registered with D. S. R. Alipore duly recorded in Book No. I, Volume No. 100, Pages from 241 to 254, being no. 15223 for the year 1985 made between said Mirsh Chowdhury therein referred to as the Vendor of the one part and Smt. Supriya Murshahi therein referred to as the purchaser of the other part whereby and whereunder the Vendor had sold, transferred, conveyed, assigned and assured **ALL THAT** a piece and parcel of land admeasuring 3 cottaks 7 chittacks and 21 sq. ft. after deducting the area of common passage comes to **2 Cottaks, 12 Chittacks and 36 Sq. Ft.** lying and situated at Mouza - Nayabadi, comprised in R. S. Dag No. 195, Khatam No. 117 and 118, J. L. No. 25, Touzi No. 56, Police Station Purba Jadavpur, District - 24 Parganas (South) unto and in favour of the said Smt. Supriya Murshahi absolutely and forever.

C. By the reason of an Indenture dated August 29, 2000 and registered with D. S. R. III, Alipore duly recorded in Book No. I, Volume No. 103, pages from 127 to 142 being Deed No. 3946 made between said Anil Kumar Murshahi herein referred to as the Vendor of the one part and (Smt. Anjali Nandy, i) Shri Achintya Nandi and ii) Shri Jayanta Nandy, therein referred to as the Purchasers of the other part whereby and where

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under the said Vendor had sold, transferred, conveyed, assigned and assured **ALL THAT** a piece and parcel of land admeasuring **2 Cottaks, 12 chittacks and 36 Sq. Ft.** (be the same little more or less) being Scheme Plot No. 24, lying and situated at Mouza - Nayabadi, comprised in R. S. Dag No. 195, Khatam No. 117 and 118, J. L. No. 25, Touzi No. 56, Police Station - Purba Jadavpur, within the limits of ward No. 109 of the Kolkata Municipal Corporation, District - 24 Parganas (South) unto and in favour of the said (Smt. Anjali Nandy, i) Shri Achintya Nandi and ii) Shri Jayanta Nandy, absolutely and for ever.

D. By the reason of an Indenture dated August 26, 2000 registered with D.S.R. III, Alipore, duly recorded in Book No. I, Volume No. 106, being No. 3947 for the year 2000 made between said Smt. Supriya Murshahi therein referred to as the Vendor of the one part and said (Smt. Anjali Nandy i) Shri Achintya Nandi ii) Shri Jayanta Nandy herein referred to as the Purchasers of the other part whereby and whereunder the Vendor had sold, transferred, conveyed, assigned and assured **ALL THAT** a piece and parcel of land admeasuring **2 Cottaks, 12 Chittacks and 36 Sq. Ft.** (be the same little more or less) being Scheme Plot No. 25, lying and situated at Mouza - Nayabadi, comprised in R. S. Dag No. 195, Khatam No. 117 and 118, J. L. No. 25, Touzi No. 56, within the limits of ward No. 109 of the Kolkata Municipal Corporation, Police Station - Purba Jadavpur, District - 24 Parganas (South) unto and in favour of the said (Smt. Anjali Nandy i) Shri Achintya Nandi ii) Shri Jayanta Nandy absolutely and forever.

E. The Vendors had obtained the mutation certificates from the Kolkata Municipal Corporation in respect of the aforesaid properties and the said properties were numbered as premises No. 931 (Land admeasuring 2 Cothas, 12 Chittacks and 36 Sq. Ft. together with 50 Sq. Ft. Tile Shed Structure) and 932 (Land admeasuring 2 Cothas, 12 Chittacks and 36 Sq. Ft. together with 50 Sq. Ft. Tile Shed Structure), Nayabad.

F. By the reason of the aforesaid indentures the said (Smt. Anjali Nandy

i) Sri Achintya Nandi ii) Sri Jayanta Nandy, the owners herein, became the absolute owner of ALL THAT piece and parcel of total land admeasuring 6 (Five) Cothas, 9 (Nine) Chittacks and 27 (Twenty Seven) Sq. Ft. (be the same little more or less) being Scheme Plot No. 24 and 25, lying and situated at Mouza – Nayabad, comprised in R.S. Dag No. 195, Khatian No. 117 and 118, J. L. No. 25, Touz No. 56, Municipal premises No. 931 (Land admeasuring 2 Cothas, 12 Chittacks and 36 Sq. Ft. together with 50 Sq. Ft. Tile Shed Structure) and 932 (Land admeasuring 2 Cothas, 12 Chittacks and 36 Sq. Ft. together with 50 Sq. Ft. Tile Shed Structure) Nayabad, Street No. 8, within limits of Ward No.109 of the Kolkata Municipal Corporation, within the jurisdiction of Additional District Sub-Registrar, Sealtah, Police Station – Kasba, District – 24 Parganas (South) absolutely and for ever;

G. By the reason of an Agreement dated 16.01.2013 made between the said (Smt. Anjali Nandy i) Sri Achintya Nandi ii) Sri Jayanta Nandy,

herein referred to as the Owners of the First part, SHRI DEBAYAN CHAKRABORTY, herein referred to as the Confirming Party of the Second Part and Shyamal Roy herein referred to as the Purchaser of the Third Part, whereby and where under the said owners have agreed to sell ALL THAT piece and parcel of total land admeasuring 9 (Five) Cothas, 9 (Nine) Chittacks and 27 (Twenty Seven) Sq. Ft. (be the same little more or less) being Scheme Plot No. 24 and 25, lying and situated at Mouza – Nayabad, comprised in R.S. Dag No. 195, Khatian No. 117 and 118, J. L. No. 25, Touz No. 56, Municipal premises No. 931 (Land admeasuring 2 Cothas, 12 Chittacks and 36 Sq. Ft. together with 50 Sq. Ft. Tile Shed Structure) and 932 (Land admeasuring 2 Cothas, 12 Chittacks and 36 Sq. Ft. together with 50 Sq. Ft. Tile Shed Structure), Nayabad, Street No. 8, within limits of Ward No.109 of the Kolkata Municipal Corporation, within the jurisdiction of Additional District Sub-Registrar, Sealtah, Police Station – Kasba, District – 24 Parganas(South), at a valuable consideration and terms and conditions as enshrined therein, unto and in favour of the said Shyamal Roy;

H. The said Shyamal Roy has paid part consideration in the said agreement as agreed upon the parties therein and took physical possession of the said property;

I. True and Correct Representations: The OWNERS are the absolute and undisputed owners of the said PROPERTY, and, such ownership

having been acquired in the manner stated above, the contents of which are all true and correct.

J. Representations, Warranties and Covenants regarding Encumbrances-
The Owners/First Confirming Party/Second confirming Party represent, warrant and covenant regarding encumbrances as follows:

- a. **No Acquisition/Registration:** The Owners have not received any notice from any authority for acquisition, requisition or vesting of the said PROPERTY and declares that the said PROPERTY is not affected by any scheme of the Government or any Statutory Body.
- b. **No Encumbrance by Act of Owners/First Confirming Party/Second Confirming Party:** Save and except the aforesaid agreement, the Owners/First Confirming Party/Second Confirming Party have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the said PROPERTY or any part thereof can or may be impeached, encumbered or affected in title.
- c. **Right, Power and Authority to Sell:** The Owners have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said PROPERTY to the Purchaser.

d. **No Dues:** No tax in respect of the said PROPERTY is due to any other authority or authorities and no Certificate, Case is pending for realization of any taxes from the Owner.

e. **No Right of Preemption:** No person or persons whatsoever have/had/has any right of preemption over and in respect of the said PROPERTY or any part thereof.

f. **No Mortgage:** save the aforesaid Agreement, any mortgage or charge has been created by the owner by depositing the title deed or otherwise over and in respect of the said PROPERTY or any part thereof.

g. **Free from All Encumbrances:** the said PROPERTY is not free from all claim, demand, encumbrance, mortgage, charge, lien, attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargains and liabilities whatsoever or howsoever made or suffered by the Owners and/or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the owners and/or the OWNERS and the title of the Owners to the said PROPERTY is free, clear and marketable.

h. **No personal Guarantee:** The said PROPERTY is not affected by or subject to any personal guarantee for securing any financial accommodation.

i. **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Owners from selling, transferring and/or alienating the said PROPERTY or any part thereof.

k. The Owners have represented assured undertake and declared that they have owned acquired saided and otherwise well and sufficiently entitled to ALL THAT piece and parcel of total land admeasuring 5 (Five) Cotthas, 9 (Nine) Chittacks and 27 (Twenty Seven) Sq. Ft. (to the same little more or less) being Scheme Plot No. 24 and 25, lying and situated at Mouza - Nayabad, comprised in R.S. Dag No. 195, Khatan No. 117 and 118, J. L. No. 25, Tazri No. 56, Municipal premises No. 931 (Land admeasuring 2 Cotthas, 12 Chittacks and 36 Sq. Ft. together with 50 Sq. Ft. The Shed Structure) and 932 (Land admeasuring 2 Cotthas, 12 Chittacks and 36 Sq. Ft. together with 50 Sq. Ft. The Shed Structure), Nayabad, Street No. 8, within limits of Ward No. 109 of the Kolkata Municipal Corporation, within the jurisdiction of Additional District Sub-Registrar, Sealdah, Police Station - Kasba now Purba Jadavpur, District - 24 Parganas (South) (more fully described and particularly mentioned in the FIRST SCHEDULE hereunder written and delineated on the plan duly bordered thereon in BEG and annexed hereto being "ANNEXURE - F").

l. Relying upon the aforesaid representations of Vendors and believing the same to be true and correct, the Purchaser has agreed to Purchase and acquire the said Property and the Vendor have agreed to sell and transfer the said Property in favour of the PURCHASER herein comprising of ALL THAT piece and parcel of total land admeasuring 5 (Five) Cotthas, 9 (Nine) Chittacks and 27 (Twenty Seven) Sq. Ft. (to the same little more or less) being Scheme Plot No. 24 and 25, lying and situated at Mouza - Nayabad, comprised in R.S. Dag No. 195, Khatan No. 117 and 118, J. L. No. 25, Tazri No. 56, Municipal premises No. 931 (Land admeasuring 2 Cotthas, 12 Chittacks and 36 Sq. Ft. together with 50 Sq. Ft. The Shed Structure) and 932 (Land admeasuring 2 Cotthas, 12 Chittacks and 36 Sq. Ft. together with 50 Sq. Ft. The Shed Structure), Nayabad, Street No. 8, within limits of Ward No. 109 of the Kolkata Municipal Corporation, within the jurisdiction of Additional District Sub-Registrar, Sealdah, Police Station - Purba Jadavpur, District - 24 Parganas(South), hereinafter referred to as the "Property", more specifically described under the FIRST SCHEDULE hereunder written is free from all encumbrances of any and every nature whatsoever, and not limited to any mortgage, charge, security, interest, lien, pledge, hypothecation, assignment by way of security, equity, claim, right, option, covenant, restriction, reservation, lease, license, trust, order, decree, judgment, title defect (including retention of title claim), conflicting claim of OWNERSHIP or any other third party right or encumbrance of any nature whatsoever at and for a total consideration of Rs.54,00,000/- (Rupees Fifty Four Lakhs) Only.

M. Upon believing the representations about the right, title and interest of the Vendors of what is stated hereinafter the PURCHASER has agreed and requested the VENDORS to complete the conveyance of the said Property by execution of the Deed of Conveyance and the VENDORS have agreed to complete the same as stated hereunder, which the said First Confirming Party and Second Confirming Party both hereby agree and confirm:

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

A. **NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement in consideration of the sum of **Rs.54,00,000/- (Rupees Fifty Four Lakhs) Only** paid by the Purchaser to the VENDORS on or before the execution of these presents (the receipt whereof the VENDORS FIRST CONFIRMING PARTY SECOND CONFIRMING PARTY 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 discharge the purchaser and the said Property) the VENDORS doth hereby grant transfer unto the PURCHASER ALL THAT piece and parcel of total land admeasuring **5 (Five) Cotthas, 9 (Nine) Chittacks and 27 (Twenty Seven) Sq. Ft.** (be the same little more or less) being Scheme Plot No. 24 and 25, lying and situated at Mouza - Nayabad, comprised in R.S. Dag No. 195, Khatam No. 117 and 118, J. L. No. 25, Touz/ No. 56, Municipal premises No. 931 (Land admeasuring 2 Cotthas, 12 Chittacks and 36 Sq. Ft. together with 50 Sq. Ft. Tile Shed Structure) and 932, (Land admeasuring 2 Cotthas, 12 Chittacks and 36 Sq. Ft. together with 50 Sq. Ft. Tile Shed Structure).

Nayabad, Street No.8, within limits of Ward No.109 of the Kolkata Municipal Corporation, within the jurisdiction of Additional District Sub-Registrar, Seetain, Police Station - Purba Jadavpur, District - 24 Parganas (South) which delineated in map or plan hereto annexed and bordered in 'RED' thereon and more fully and particularly described in the SCHEDULE hereunder written **HOWSOEVER** otherwise the said Property now or heretofore were or was situated, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** the said Property or ground whereupon or on part whereof the same is erected and built together further with all and singular the structures, outhouses, yards, courts, areas, gardens, trees, ditches, ways, sewers, drains, water, watercourses, fixtures, liberties, privileges, advantages of ancient and other rights, utilities, easements, and appurtenances whatsoever to the said Property or any part thereof belonging or in any way appurtenant to or with the same or any part thereof **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the VENDORS in, to, upon or in respect of the said property and every part thereof **AND** all deeds, pottals, writings, muniments and evidences of title relating thereto or any part thereof relate to the said Property or any part or parcel thereof which now are or may hereafter be in the possession or custody of the VENDORS or any person or persons from whom the VENDORS may procure the same without any action at law or in equity **TO HAVE AND TO HOLD** the said Property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances and the inheritance thereof in fee simple unto

and to the use of the **Purchaser** absolutely and forever, free from all encumbrances of any and every nature whatsoever, and not limited to any mortgage, charge, security, interest, lien, pledge, hypothecation, assignment by way of security, equity, claim, right, option, covenant, restriction, reservation, lease, license, trust, order, decree, judgment, title defect (including retention of title claim), conflicting claim of OWNERSHIP or any other third party right or encumbrance of any nature whatsoever. The Vendors/First Confirming Party/Second Confirming Party doth hereby handover true, vacant and peaceful possession of the said property unto and infavour of the Purchaser.

II. The VENDORS hereby covenant with the Purchaser:-

- a. That notwithstanding any act, deed or thing by the **VENDORS** or any of his predecessors in title, the **VENDORS** have in themselves good right, full power and absolute authority to grant, convey, transfer and assure the said **Property** hereby conveyed and transferred and assured or intended so to be unto and to the use of the **Purchaser** in the manner aforesaid.
- b. That it shall be lawful for the **Purchaser** from time to time and at all times hereafter to peaceably and quietly hold, enter upon, occupy, possess and enjoy the said **Property** hereby granted with the appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for its/their own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the **VENDORS** or by any person or persons, lawfully and equitably

claiming from under or in trust for the **VENDORS** or any of their predecessors in title.

- c. And that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the **VENDORS** well and sufficiently save indemnified or from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the **VENDORS** or any of his predecessors in title or any person or persons lawfully or equitably claiming as aforesaid.
- d. The **VENDORS** shall and will from time to time and at all times hereafter at the request and cost of the **Purchaser** do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, assignments and assurances in the law including executing and signing all such letters, forms, applications, deeds, documents, writings and papers, if any, whatever for more perfectly and absolutely transferring conveying and assuring of the said **Property** and every part thereof sold, conveyed, transferred, and assured unto the **Purchaser** in the manner aforesaid.
- e. That the **VENDORS** shall and will at all times hereafter at the request and cost of the **Purchaser** produce to it or as it shall direct all the hereinbefore recited deeds documents and writings for evidencing the title to the said **Property** and also furnish to the **Purchaser** copies of or extracts from the said deeds and writings and shall and will in the meanwhile keep the same safe, damage by fire or other accident excepted.

- f. The **VENDORS** shall at all times hereafter indemnify and keep indemnified the **Purchaser** against loss, damages, costs, charges and expenses, if any suffered by reason of any defect in the title of the **VENDORS** or any breach of the covenants herein contained.

III. **The VENDORS further represent and warrant as under:-**

- (a) That all charges towards rates, cesses, taxes, outgoings including Municipal taxes, land revenue, local taxes, water taxes and charges and such other taxes and levies by the concerned local authorities and/or government till date to be paid by the Purchaser, and no arrears thereof payable by the **Vendors** in respect thereof and observed and performed all the terms, conditions and covenants stipulated in title documents in respect of the said **Property** and that the **VENDORS** have not received at any time any notice for acquisition or requisition by any authority or any written notice of a claim from any third party affecting the ownership or possession of the said **Property** or any part thereof. The **PURCHASER** shall always be liable to pay all outstanding and taxes which are imposed on and in relation to the said **Property** for the period prior to the execution of these presents.
- (b) The **VENDORS** has not received any notice of attachment, acquisition or requisition relating to the said **Property** or any portion thereof.
- (c) Immediately prior to the execution of this Deed, save the **VENDORS**, no other person(s) or entity is in actually or conditionally entitled to

possess, occupy, use or control of the said **Property** or any part thereof.

- (d) The **VENDORS** have a legal right, title and interest and have good and marketable title to the said **Property** and the said **Property** free from all encumbrances of any and every nature whatsoever, and also not limited to any mortgage, charge, security, interest, lien, pledge, hypothecation, assignment by way of security, equity, claim, right, option, covenant, restriction, reservation, lease, license, trust, order, decree, judgment, title defect (including retention of title claim), conflicting claim of **OWNERSHIP** or any other third party right or encumbrance of any nature whatsoever.
- (e) Save and except the aforesaid agreement, the **VENDORS** have not prior to this Deed entered into any subsisting agreements, arrangements, in oral or written with regard to the sale of the said **Property** or any part thereof.
- (f) There are no charges, mortgages or other encumbrances existing in or over the said **Property** or any part thereof.
- (g) No litigation is pending nor to the knowledge of the **VENDORS** threatened in respect of the said **Property**, nor have the **VENDORS** received any written notice or process of any court or other governmental authority restraining the **VENDORS** from selling

transferring or otherwise disposing off the said **Property** or for attachment of the said **Property**.

- (h) That there is no written notice of any subsisting default or breach on the part of the **VENDORS** of any provisions of law in respect of the said **Property** or any part thereof.
- (i) The approach road to the said property is a public road and that the **VENDORS** have free access to the said property without any payments to any third party.
- (j) There are no proceedings instituted by or against the **VENDORS** and pending in any Court or before any authority in relation to the said **Property** and the said **Property** is not under any *lis-pendences*.

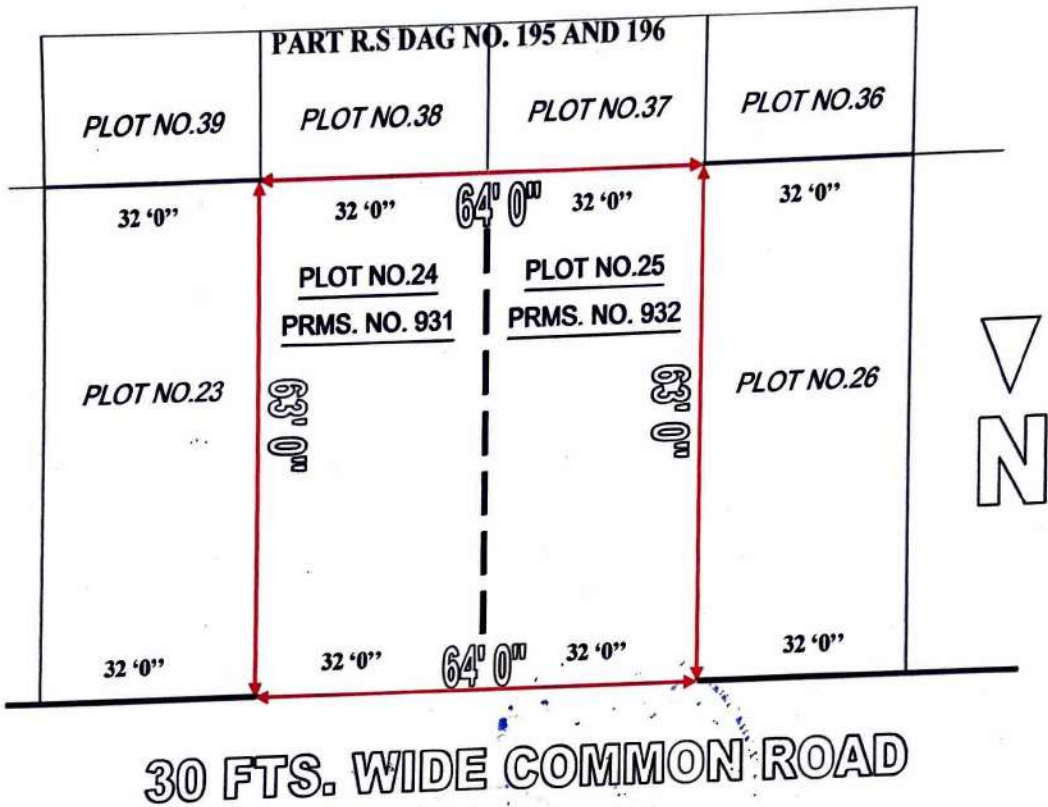
IV. The **VENDORS** have on the execution of this Deed delivered all the relevant title documents as recited in this indenture with respect to the said **Property** to the **Purchaser** including all other related revenue records and documents and extracts thereof and the **Purchaser** acknowledges receipt of the same. The list of documents particularly described in the **SECOND DCCHEDULE** herein below, which is the part of this indenture. The **VENDORS** affirm that the **VENDORS** have no other documents. The **VENDORS** further covenant that if they come to possess any like documents in relation to the said **Property**, the same will be handed over to the **Purchaser**, without any delay and without any additional consideration payable.

V. The **VENDORS** are aware that the **Purchaser** has entered into this Deed based on the representations, declarations and covenants herein and

THE SITE PLAN of the property measuring more or less **05 Cottahs 09 Chittaks 27 Sft.** situated at D.P.K. Housing Complex, Mouza - Nayabad, Pargana - Khaspur, J.L. No. 25, Touzi No. 56, comprised, R.S. Dag No. 195 under R.S. Khatian No.117,118, Plot no. 24 & 25, Premises No. 931 & 932 presently within the limits of the Kolkata Municipal Corporation, Ward No. 109, BOROUGH XII, P.S. Purbo Jadavpur Kolkata - 700099 in the District of South 24 Parganas. MARKED IN RED ↔

UNDER PREMISES NO.931 (PLOT NO. 24) : 02 COTTAHS 12 CHITTAKS 36 SFT.

UNDER PREMISES NO.932 (PLOT NO. 25) : 02 COTTAHS 12 CHITTAKS 36 SFT.



1. *Aryadi Nandy*
for self and Cons. of Attorney
2. *Jayanta Nandy*
3. *Achintya Nandy*

SIGNATURE OF VENDORS
For Trinity Realty Pvt. Ltd.

Sapanki Das
Director.

SIGNATURE OF PURCHASER

DRAWN BY
JAYANTA KARMAKAR
ARCHITECT

the **VENDORS** hereby indemnifies and agrees to keep indemnified and hold harmless the **Purchaser** from and against all actual losses and expenses suffered by the **Purchaser** in respect of the said **Property** as a direct result of the representations/ declarations/ covenants made in this Deed being false or incorrect.

THE FIRST SCHEDULE ABOVE REFERRED TO

The said Property

ALL THAT piece and parcel of total land admeasuring **5 (Five) Cotthas, 9 (Nine) Chittacks and 27 (Twenty Seven) Sq. Ft.** (be the same little more or less) being Scheme Plot No. 24 and 25, lying and situated at Mouza – Nayabad, comprised in R.S. Dag No. 195, Khatian No. 117 and 118, J. L. No. 25, Touzi No. 56, Municipal premises No. 931 (**Land admeasuring 2 Cotthas, 12 Chittacks and 36 Sq. Ft. together with 50 Sq. Ft. Tile Shed Structure**) and 932, (**Land admeasuring 2 Cotthas, 12 Chittacks and 36 Sq. Ft. together with 50 Sq. Ft. Tile Shed Structure**), Nayabad, Street No.8, within limits of Ward No.109 of the Kolkata Municipal Corporation, within the jurisdiction of Additional District Sub-Registrar, Sealdah, Police Station – Kasba, District – 24 Parganas(South), is butted and bounded by

- On the North:- By 30 Ft. wide road (Nayabad);
- On the East:- By Scheme Plot No. 26 (Portion of RS Dag No. 195);
- On the South:- By Scheme Plot No. 37 & 38 (Portion of RS Dag No. 195 and 192);
- On the West:- By Scheme Plot No. 23 (Portion of RS Dag No. 195);
- (Delineated in Map or Plan hereto annexed and bordered in "**RED**" thereon)

THE SECOND SCHEDULE ABOVE REFERRED TO

List of Original/certified copy of Deeds and Documents

1. Deed of Conveyance dated August 12, 1985 registered with D.S.R. Alipore, duly recorded in Book No. I, Volume No. 316, Pages from 218 to 232, being No. 11225 for the year 1985;
2. A Deed of Conveyance dated August 12, 1985 registered with D. S. R. Alipore duly recorded in Book No. 9, Volume No. 190, Pages from 241 to 254, being no. 11223 for the year 1985;
3. An Indenture dated August 29, 2000 and registered with D. S. R. III, Alipore duly recorded in Book No. I, Deed No. 3946;
4. An Indenture dated August 29, 2000 registered with D.S.R. III, Alipore, duly recorded in Book No. I, Volume No. 108, being No. 3947 for the year 2000;
5. An Agreement dated 16.01.2013 made between the said i) Smt. Anjali Nandy ii) Shri Achintya Nandi iii) Shri Jayanta Nandy, therein referred to as the Owners of the First part, **SHRI DEBAYAN CHAKRABORTY**, therein referred to as the Confirming Party of the Second Part and Shyamal Roy therein referred to as the Purchaser of the Third Part,
6. Mutation Certificates;
7. Land Revenue and Corporation Tax Receipts.
8. Corporation tax receipts;

IN WITNESS WHEREOF the parties have set and subscribed their hands and seals on the day, month and year first above written.

Witnesses:-

1) Sanjiv K Mishra
58/4/1 B. Roy Rd
Kol-8.

Arijit Nandy
for First & Consulting Attorney of
Jayanta Nandy
Aditi Nandi
SIGNED AND DELIVERED by the
VENDORS

For Trinity Realty Pvt. Ltd.

Suman Das
Director.

2) *Suman Dasgupta*
H-105, L-3, Nabadit
Kalyanabad, Kol-99

SIGNED AND DELIVERED by the
PURCHASER

Rebayan Dasgupta
SIGNED AND DELIVERED by the FIRST
CONFIRMING PARTY

Shyamal Ray
SIGNED AND DELIVERED by the
SECOND CONFIRMING PARTY



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 03427 of 2013
(Serial No. 03300 of 2013 and Query No. L000005562 of 2013)

On 26/03/2013

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

Presented for registration at 15.15 hrs on :26/03/2013, at the Private residence by Smt. Anjali Nandy , one of the Executants.

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

Execution is admitted on 26/03/2013 by

1. Smt. Anjali Nandy, wife of Late Swadesh Ranjan Nandy , Santoshpur, 412, Rani Rashmoni Bagan, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700075, By Caste Hindu, By Profession : House wife
 2. Shri Achintya Nandi Alias Achintya Nandy, wife of Late Swadesh Ranjan Nandy , Santoshpur, 412, Rani Rashmoni Bagan, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700075, By Caste Hindu, By Profession : Service
 3. Shri Debayan Chakraborty, son of Sri Debdas Chakraborty , D P K Housing Complex, 1683, Nayabad, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700099, By Caste Hindu, By Profession : Business
 4. Shri Shyamal Roy, son of Late Gopal Chandra Roy , 118, Purbalok, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700099, By Caste Hindu, By Profession : Business
 5. Mr. Saptarshi Dey
 Director, Trinity Realty Pvt. Ltd. Pan No- Aadct 2037 J, B/32/h/16/8, Mahendra Roy Lane, Kolkata. Thana:-Topsia, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046.
 , By Profession : Others
- Identified By Panchanan Khatua, son of . . . Alipore Judges Court, Kolkata, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Advocate.

Executed by Attorney

Execution by

1. Smt. Anjali Nandy, wife of Late Swadesh Ranjan Nandy , Santoshpur, 412, Rani Rashmoni Bagan, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700075 By Caste Hindu By Profession: House wife, as the constituted attorney of Jayanta Nandy is admitted by him.
 Identified By Panchanan Khatua, son of . . . Alipore Judges Court, Kolkata, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Advocate.



District Sub-Registrar-III
 Alipore, South 24-Parganas

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
 EndorsementPage 1 of 3

08/04/2013 14:54:00

	p	Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

FORM FOR TEN FINGERPRINTS

PHOTO

ANJALI NANDY



Anjali Nandy

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

ACHINTYA NANDI



Achintya Nandi

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Big index

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name DEBAYAN CHAKRABORTY

Signature Debayan Chakraborty



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SHYAMAL ROY

Signature Shyamal Roy

	Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand				
	right hand				

Name

Signature

	Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand				
	right hand				

Name

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 2663 to 2693
being No 03427 for the year 2013.



Rajendra Prasad Upadhyay
(Rajendra Prasad Upadhyay) 06-April-2013
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal
District Sub-Registrar-III
Alipore, South 24-Parganas