

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

53AB 857817

Fees of Certified Copy

F(1) Rs. 4/-

F(2) Rs. 125/-

G(a) Rs. 10/-

G(b) Rs. 10/-

Stamp Rs. 10/-

Court Fee Rs.

Xerox Rs.

Print Rs. 153/-

Total Rs.

Signed and delivered

to the Sub Registrar in order

No. 1120/2021

[Signature]

District Sub Registrar-II

North 24 Parganas

19-04-2021



284.
3.22

নং -
মক ও তারিখ -
ফ্রেডার নাম -
সাকিন -

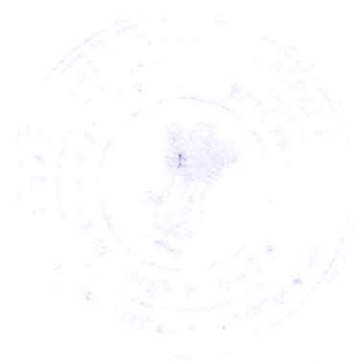
Mita Das
Advocate
District Judge's Court
Barasat, North 24 Parganas

স্ট্যাম্প মূল্য -
ভেডার -

বারাসাত কোর্ট, উত্তর ২৪ পরগণা
ভেডার - শ্রী হারান চন্দ্র সাধু

টি.ডি. নং 7 JAN 2022
তারিখ - 6 000000

মোট স্ট্যাম্প মূল্য -
ফ্রেডারী অফিস - বারাসাত



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पश्चिम बंगाल WEST BENGAL

Stamp under Rule 21 of W.B.L.R. Act 1996
 Stamp under the India Stamp Act 1899 Subsequently amended Schedule I.A. No. 10
 Fee Paid

C 226403

100
12785

Stamp duty of Rs. 6785/-
 has been paid in full
 by Cashier Banker's Cheque No. 594818
 dated 5/12/07 of Colongvale

24-Parganas
 5 DEC 2007
 Convey/15313

20 DEC 2007

DEED OF CONVEYANCE

THIS INDENTURE made on this 20th day of December

Two Thousand and Seven **BETWEEN** (1) **SMT. KAKULI MONDAL** wife of Sri Tapan Mondal, (2) **SRI TAPAN MONDAL** son of Sri Harendra Nath Mondal, both are by faith - Hindu, by Occupation - Housewife and Service respectively, both residing at Sulanguri, Police Station - Rajarhat, in the District of 24-Parganas (North), both are Indian Citizen, hereinafter called the **VENDORS**, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the **FIRST PART**

100
12785
13750
1507-00
5077-50
28-80
4-00
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25006 3022
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270-00

3(1) - 25006
4(2) - 207
2700



2007
ARUN KR. SINGH WICK
ADVOCATE
HIGH COURT, DELHI

1 JUL 2007



5th day of July 2007
of the Sadar Registration
Barred by Tapan Mandal
the Registrant / Claimant

Tapan Mandal,
510 Harandia Nath mandal
Kakali Mandal
W/o Tapan Mandal
District - North 24 Parganas
by Court Hindu/Muslim/Christian
Production of Deeds

REGISTRATION ACT 1908
North 24-Parganas
(B. & R. - 2)

5 DEC 2007

Satish Mandal
510 Satish Mandal
District - North 24 Parganas
by Court Hindu/Muslim/Christian
Production of Deeds

2007
2007



AND

AMB REALTORS PVT. LTD; a limited company, registered under the Companies Act, 1956, having its office at 504, Ansan Bhawan, 16, K.G. Marg, Connaught Place, New Delhi - 110001, represented by its Director **SRI PANNALAL KASAT** hereinafter called the **PURCHASER**, (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and assigns) of the **OTHER PART**.

WHEREAS by a Deed of Conveyance dated 22.12.1970, registered at the office of the Sub-Registrar Cossipore Dum Dum, Copied in Book No. 1, Volume No. 122, Pages 16 to 20, Being No. 7759 for the year 1970, Direndra Nath Mondal sold, transferred and conveyed to Sri Dilip Mondal alias Ganesh Chandra Mondal ALL THAT piece or parcel of land measuring an area 75 Satak out of 149 Satak comprised in R.S. Dag No. 1299, with other properties under R.S. Khatian No. 178, at Mouza - Ghuni, Police Station - Rajarhat, in the District of 24-Parganas (North).

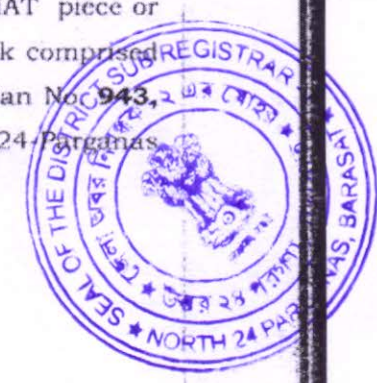
AND WHEREAS Sri Dilip Mondal alias Ganesh Chandra Mondal sold out some land and was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 28 Satak comprised in R.S. Dag No. 1299 and duly recorded her name under L.R. Khatian No. 943 in respect of the aforesaid land.

AND WHEREAS by a Deed of Conveyance dated 02.06.2005, registered at the office of the Addl. District Sub-Registrar Bidhannagar, Salt Lake City, Copied in Book No. 1, Volume No. 211, Pages 258 to 272, Being No. 3475 for the year 2005, Sri Dilip Mondal alias Ganesh Chandra Mondal sold, transferred and conveyed to Smt. Kakuli Mondal ALL THAT piece or parcel of land measuring an area **12 Chittaks** out of 149 Satak comprised in R.S. Dag No. **1299**, under R.S. Khatian No. **178**, L.R. Khatian No. **943**, at Mouza - Ghuni, Police Station - Rajarhat, in the District of 24-Parganas (North).

27500/-
6875/-
20.12.07
981431

H/Arto N Mondal (Mondal)

00.12.07



AND WHEREAS by a Deed of Conveyance dated 24.03.2005 registered at the office of the Addl. District Sub-Registrar Bidhannagar, Salt Lake City copied in Book No. 1, Volume No. 114, Pages 155 to 168, Being No. 1875 for the year 2005 Sri Dilip Mondal alias Ganesh Chandra Mondal sold, transferred and conveyed to Sri Tapan Mondal ALL THAT piece or parcel of land measuring an area **02 Cottahs** out of 149 Satak comprised in R.S. Dag No. **1299**, under R.S. Khatian No. **178**, L.R. Khatian No. **943**, at Mouza - Ghuni, Police Station - Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS Smt. Kakuli Mondal and Sri Tapan Mondal, the Vendor No. 1 & 2 herein, are thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area **02 Cottahs 12 Chittaks** out of 149 Satak comprised in R.S. Dag No. **1299**, under R.S. Khatian No. **178**, L.R. Khatian No. **943**, at Mouza - Ghuni, Police Station - Rajarhat, in the District of 24-Parganas (North) and enjoying the same with good right absolute power of ownership and have every right to transfer the same to anybody in anyway.

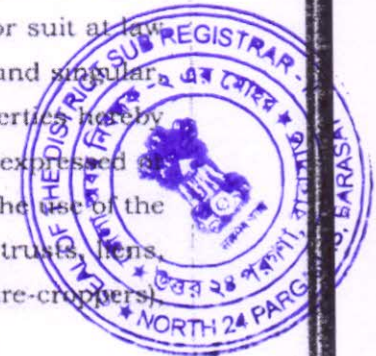
AND WHEREAS the Vendors have agreed to sell and the Purchaser have agreed to purchase the said plot of land measuring an area **02 Cottahs 12 Chittaks** out of 149 Satak comprised in R.S. Dag No. **1299**, under R.S. Khatian No. **178**, L.R. Khatian No. **943**, at Mouza - Ghuni, more fully and particularly described in the schedule hereunder written and delineated in the map or plan annexed hereto and bordered RED thereon at or for the price of **Rs. 1,37,500/-** (Rupees One Lac Thirty Seven Thousand Five Hundred) only.

NOW THIS INDENTURE WITNESSETH THAT:

I. In pursuance of the said agreement and in consideration of the said sum of **Rs. 1,37,500/-** (Rupees One Lac Thirty Seven Thousand Five Hundred) only paid by the Purchaser as per its share to the Vendors and before the execution of these presents (receipts whereof the Vendors do hereby as well as by the Receipt and Memo hereunder written, and



acknowledge and of and from the payment of the same and every part thereof forever release, discharge and acquit the Purchaser and the said plot of Land), the Vendors doth hereby grant, sale, transfer, convey, assign and assure unto the Purchaser the said plot of land i.e. **ALL THAT** the piece or parcel of Sali Land admeasuring an area of **02 Cottahs 12 Chittaks** out of 149 Satak comprised in R.S. Dag No. **1299**, under R.S. Khatian No. **178**, L.R. Khatian No. **943**, at Mouza - Ghuni, P.S. Rajarhat, in the District of 24-Parganas (North) morefully described in the schedule hereto and delineated and demarcated on the Map or Plan annexed hereto and bordered "**RED**" thereon and hereinbefore as well as hereafter called "the said plot of land" **OR HOWSOEVER OTHERWISE** the said plot of land now is or at any time hereto before were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, hedges, fixtures, benefits, advantages and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said plot of land or in anywise appertaining thereto or any part thereof, usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **AND** the reversion or reversions, remainder or remainders and all rents, issues and profits thereof and all and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be **AND** all the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into, upon or in respect of the said plot of land or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession of the Vendors or any person or persons from whom 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 plot of land all and singular the lands hereditaments, messuages, benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and forever, free from all encumbrances, trusts, liens, lispendens, charges, attachments, claimants, bargadars (share-croppers) requisitions, acquisitions, vestings and alignments whatsoever;



II. THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

i) That notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any of their predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the Vendors are now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said plot of land and all other properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid;

ii) AND THAT notwithstanding any act, deed, matter, or thing done as aforesaid, the Vendors now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said plot of land and all properties, rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents;

iii) AND THAT the said plot of land and all other properties, rights and benefits hereby granted, sold, conveyed, assigned and assured or expressed or intended so to be and each of his is now free from all encumbrances, demands, claims, bargas, charges, liens, attachments, vestings, leases, lispensens, uses, debutters or trusts made or suffered by the Vendors or any person or persons having or lawfully claiming any estate or interest in the said plot of land from under or in trust for the Vendors;

iv) AND THAT the Vendors have, at or before the execution of this conveyance, delivered vacant and peaceful possession of the entirety of the said plot of land to the Purchaser and the Vendors have no claim of any nature whatsoever against the Purchaser;

v) AND THAT the Purchaser shall and may from time to time and at all times hereafter, peacefully and quietly, enter into, hold, possess, use and enjoy the said plot of land and every part thereof and receive the rents,



issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be, unto and to the Purchaser, without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors;

vi) AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs and expenses of the Vendors, well and sufficiently entitled saved and indemnified of, from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created by the Vendors or any of their predecessors-in-title or any person lawfully or equitably claiming as aforesaid;

vii) AND THAT the Vendors shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, bargas, vesting, attachments, lispendens, uses, debutters, trusts, claims and demands or any and every nature whatsoever by or against the Vendors or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the said plot of land or any part thereof;

viii) AND ALSO THAT the Vendors and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the said plot of land or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the said plot of land and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid, as shall or may be reasonably required;



ix) AND ALSO THAT the Vendors have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said plot of land and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title;

SCHEDULE OF THE PROPERTY

(The said plot of land)

ALL THAT, piece or parcel of "Sali" land measuring an area **02 Cottahs 12 Chittaks** out of 149 Satak comprised in R.S. Dag No. **1299**, under R.S. Khatian No. **178**, L.R. Khatian No. **943**, at Mouza - Ghuni, P.S. Rajarhat, within the limit of Gram Panchayet, Addl. Dist. Sub-Registrar Office Bidhannagar, and according to the settlement Record of rights finally published the plot is comprised at Pargana - Kalikata, J.L. No.23, in the District of 24-Parganas (North).

<u>R.S. Dag No.</u>	<u>Total Land area</u>	<u>Sold Area</u>
1299	149 Satak	02 Cottahs 12 Chittaks

The said plot of land is butted and bounded as follows: -

- ON THE NORTH** : R.S. Dag No. 1299.
- ON THE SOUTH** : 4' ft. wide Common Passage.
- ON THE EAST** : R.S. Dag No. 1302 of Dilip Kumar Sarkar and another.
- ON THE WEST** : R.S. Dag No. 1299.



IN WITNESS WHEREOF, the VENDORS have executed these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the VENDORS At Kolkata in presence of: -

1. *Handwritten signature*

2.

Tapan Mondal

Handwritten signature

KAKULI MONDAL

Handwritten signature

TAPAN MONDAL

SIGNATURE OF THE VENDORS

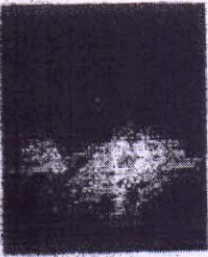












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AGENT/SELLER/
E/CAMENT
WITH PHOTO





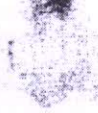



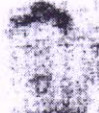
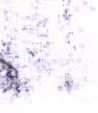

UNDER RULE 44A OF THE I.R. ACT 1908

LH BOX - SMALL TO THUMB PRINTS

N. B. - R.H. BOX - THUMB TO SMALL PRINTS

 কাকলী খাল	LH.					
	RH.					

ATTESTED: কাকলী খাল

 আব্দুল হক	LH.					
	RH.					

ATTESTED: আব্দুল হক

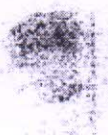


PHOTO	LH.					
	RH.					

ATTESTED:



SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

	LH.					
	RH.					

ATTESTED :- *Signature and name* *Signature and name*

	LH.					
	RH.					

ATTESTED :-

	LH.					
	RH.					

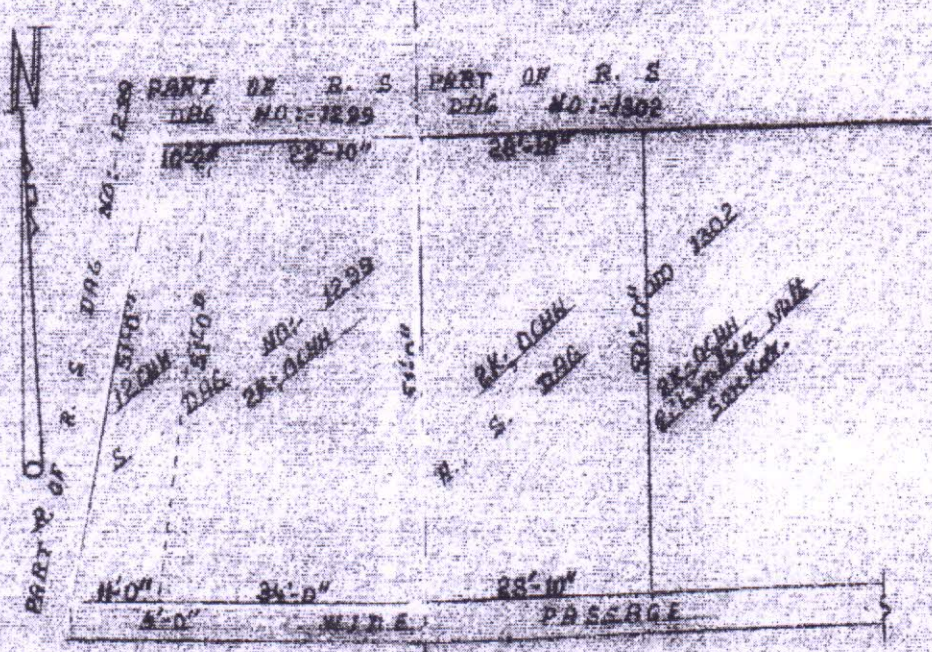
ATTESTED :-

	LH.					
	RH.					

ATTESTED :-



SITE PLAN OF LAND AT PART OF MOUZA GHUNI; J.L. NO:-
 23; R.S. NO:- 232; R.S. DAG NO:- 1299; R.S. KHATI
 AN NO:- 113; L.R. KHATTAN NO:- 943; P.S:- RAJAHATI; DIST:-
 NORTH 24 FARGANAS; SOLD AREA IN RED BORDER; SCALE:- 1:500
 LAND AREA:- 2K, 12CM



MEMO OF CONSIDERATION

Paid by

Rs. 1,37,500/-

Total **Rs. 1,37,500/-**

(Rupees One Lac Thirty Seven Thousand Five Hundred) only.

Witness:-

1. *[Handwritten signature]*

2. *[Handwritten signature]*

[Handwritten signature]

KAKULI MONDAL

[Handwritten signature]

TAPAN MONDAL

SIGNATURE OF THE VENDORS

Drafted by:-

[Handwritten signature]
ARUN KUMAR BHAUMIK (Advocate)
Calcutta High Court
Registration No.905/1983
63/21, Dum Dum Road, Kol-74
Surer Math, Dial 2529-2531.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 18
Page from 6470 to 6483
being No 09274 for the year 2007.



(X) 18-March-2008
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal

Checked by

Digitally signed by GAUTAM RAY CHAUDHURY
Date: 2016.03.08 12:24:59 +05:30
Reason: Digitally e-Signing the Completion Certificate of the Deed.



Certified to be a True Copy

District Sub Registrar-II
North 24 Parganas, Barasat

19-04-2022