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P-03357/16



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पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document. 866929

DEED OF CONVEYANCE

*V*  
Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs

THIS DEED OF CONVEYANCE is made on this 17<sup>th</sup> day of March in the year Two Thousand and Sixteen (2016) of the Christian Era. 17 MAR 2016

BETWEEN

MR. HARADHAN MANDAL holding PAN BTGPM6755G son Late Lal Behari Mondal, by faith- hindu, by occupation- business, by nationality- Indian, residing at Jawahar Colony, Nain Market, House no- 3667, Gali no- 3, Ward no- 5, Police Station- Faridabad N.I.T, Post Office- Faridabad, Sector no- 22, Faridabad, Haryana, Pin- 121005, being represented by his Constituted Attorney namely MR. AMITABH ROY holding PAN ACGPR3774E son of Mr. Sunil Kumar Roy of City Centre, D-302, DC Block,



Salt lake City, Police Station- Bidhan Nagar, Kolkata- 700064, vide General Power of Attorney duly executed on 08/05/2015 in the office of ADSR- Rajarhat, New Town, North 24 Parganas and duly recorded in Book- IV, CD Volume number- 1, Page from 4831 to 4843, Being no- 00430 for the Year 2015, hereinafter called and referred to as the "**VENDOR**", (which expression shall unless excluded by or repugnant to the contrary shall be deemed to mean and include his heirs, successors, executors, administrators, agents and assign etc) of the **ONE PART**.

**AND**

**M/S SOUMITA PROJECTS PRIVATE LIMITED. [PAN. AAKCS8265Q], {CIN U45400WB2007PTC115784}**, a private limited company duly incorporated under the provision of the Companies Act, 1956, having its registered office at City Centre, D-302, DC Block, Salt lake City, Police Station- Bidhan Nagar, Kolkata 700 064, being represented by its Authorised Signatory, **SUBHAJIT SINHA** holding PAN **FKWPS9468D** son of Late Dilip Kumar Sinha, working for gain at D-302, City Centre, DC Block, Salt lake City, Police Station- Bidhan Nagar, Kolkata 700 064, hereinafter called and referred to as the "**PURCHASER**", (which expression shall unless excluded by or repugnant to the contrary shall be deemed to mean and include its successors-in-interest, successors-in-office and/or assigns) of the **OTHER PART**.

**WHEREAS** during the Revisional Survey Settlement Records of Rights in 1956, 06 Decimal of land had been recorded in equal shares in the name of one 1) KALIPADA MONDAL son of Late Gopal Chandra Mondal, 2) KHUSIPADA MONDAL son of Late Gopal Chandra Mondal, 3) LAL BEHARI MONDAL son of Late Gopal Chandra Mondal, 4) BEDANA BALA DASI wife of Late Sitanath Mondal, and 5) LAKHI MONI DASI wife of Late Hazari Lal Mondal comprised in R.S. Dag- 1305 under R.S. Khatian- 1693, previously C.S. Dag- 1238 under C.S. Khatian- 1714, **AND** 11 Decimal of land had been recorded in the name of one 1) KALIPADA MONDAL son of Late Gopal Chandra Mondal, having 6 annas 8 ganda share, i.e. 2/5<sup>th</sup> share, 2) KHUSIPADA MONDAL son of Late Gopal Chandra Mondal, having 3 Annas 4 Ganda share, i.e. 1/5<sup>th</sup> share, 3)

LAL BEHARI MONDAL son of Late Gopal Chandra Mondal, having 3 Annas 4 Ganda share, i.e. 1/5<sup>th</sup> share, 4) LAKHI MONI DASI wife of Late Hazari Lal Mondal, having 3 Annas 4 Ganda share, i.e. 1/5<sup>th</sup> share, comprised in R.S. Dag- 1306 under R.S. Khatian- 1220, previously C.S. Dag- 1239 under C.S. Khatian- 1714, in the Mouza- Reckjoani, J.L. no- 13, Police Station- Rajarhat and the said record had been finally published in the records of rights in Parcha and thus they became the owners of the said property.

**AND WHEREAS** the said LAL BEHARI MONDAL son of Late Gopal Chandra Mondal became the owner, occupier, seized and possessed of and/or otherwise well and sufficiently entitled to undivided 1/5<sup>th</sup> share of ALL THAT landed property measuring 06 Decimal comprising in C.S. Dag- 1238 corresponding to R.S. Dag- 1305 under R.S Khatian- 1693 and undivided 1/4<sup>th</sup> share of ALL THAT landed property measuring 11 Decimal comprised in R.S. Dag- 1306 under R.S. Khatian- 1220, previously C.S. Dag- 1239 under C.S. Khatian- 1714 in the Mouza- Reckjoani.

**AND WHEREAS** said LAL BEHARI MONDAL son of Late Gopal Chandra Mondal died intestate on 1958 leaving behind his three (03) sons namely 1) DULAL CHANDRA MONDAL, 2) HARADHAN MONDAL, 3) KIRON CHANDRA MONDAL, and two (02) daughter namely 1) KAMALA MONDAL wife of Late Paritosh Kumar Mondal and 2) BANOMALA MONDAL wife of Surya Pada Mondal, as his legal heirs and successors in respect of his undivided 1/5<sup>th</sup> & 1/4<sup>th</sup> share in ALL THAT landed property measuring 06 Decimal and 11 Decimal comprising in C.S. Dag- 1238 and 1239 corresponding to R.S. Dag- 1305 and 1306 under R.S Khatian- 1693 and 1220 respectively in Mouza- Reckjoani.

**AND WHEREAS** the said DULAL CHANDRA MONDAL & ORS were enjoying their right, title, interest and possession in respect of the said 06 Decimal in C.S Dag- 1238 presently recorded as R.S. Dag- 1305 under R.S Khatian- 1693 in Mouza- Reckjoani, mutually partitioned their property by virtue of a Partition Deed between themselves which was executed on 11.12.1975 and duly registered in the office of D.R Barasat, and recorded in Book - I, Volume- 15 Pages- 81 to 90, Being no- 439



for the Year 1976 and 1) KALIPADA MONDAL, 2) KHUSIPADA MANDAL, both sons of Late Gopal Chandra Mondal, 3) DULAL CHANDRA MONDAL, 4) HARADHAN MANDAL, 5) KIRON CHANDRA MONDAL, all sons of Late Lal Behari Mondal, 6) BEDANA MONDAL wife of Late Sitanath Mondal, 7) LAKHI MONI DASI wife of Late Hazari Lal Mondal, the party of the First Part therein was allotted Schedule "KHA", Lot "A2" property i.e. Land measuring more or less 06 Decimal in C.S. Dag- 1238 corresponding to R.S. Dag- 1305, in Mouza- Reckjoani, J.L. no- 13, Police Station- Rajarhat, under Rajarhat Bishnupur 1 no. Gram Panchayat, within the limit of District- 24 Pargana (North).

**AND WHEREAS** the said 1) DULAL CHANDRA MONDAL, 2) HARADHAN MANDAL, 3) KIRON CHANDRA MONDAL, 4) KAMALA MONDAL, 5) BANOMALA MONDAL all sons and daughters of Late Lal Behari Mondal became the owners, occupiers, seized and possessed of and/or otherwise well and sufficiently entitled to undivided 1/5<sup>th</sup> share in ALL THAT landed property measuring 06 Decimal comprising in C.S. Dag- 1238 and 1239 under C.S. Khatian- 1714 corresponding to R.S. Dag- 1305 and 1306 under R.S Khatian- 1693 and 1220 in the Mouza- Reckjoani.

**AND WHEREAS** the said BEDANA BALA DASI wife of Late Sitanath Mondal, was enjoying the right, title, interest and possession of her undivided 1/5<sup>th</sup> share ALL THAT landed property measuring 06 Decimal comprising in C.S. Dag- 1238 corresponding to R.S. Dag- 1305 under R.S Khatian- 1693 in the Mouza- Reckjoani, died intestate in the year 1996 without any issue as such her undivided 1/5<sup>th</sup> share as per the prevailing statue of the land has been devolved upon her brothers, sister-in-law and nephews i.e. 1) KALIPADA MONDAL, 2) KHUSIPADA MANDAL, 3) DULAL CHANDRA MONDAL, 4) HARADHAN MANDAL, 5) KIRON CHANDRA MONDAL, 6) KAMALA MONDAL, 7) BANOMALA MONDAL, and 8) LAKHI MONI DASI.

**AND WHEREAS** the said LAKHI MONI DASI wife of Late Hazari Lal Mondal was enjoying the right, title, interest and possession of her undivided 1/4<sup>th</sup> share ALL THAT landed property measuring 06 Decimal comprising in C.S. Dag- 1238 corresponding to R.S. Dag- 1305 and her undivided 1/5<sup>th</sup> share in 11 Decimal

comprising in C.S. Dag- 1239 corresponding to R.S. Dag- 1306 under R.S Khatian- 1220 in the Mouza- Reckjoani, died intestate in the year 1999 without any issue as such her undivided  $1/4^{\text{th}}$  and  $1/5^{\text{th}}$  share in R.S Dag- 1305 and 1306 respectively as per the prevailing statue of the land, has been devolved upon her brothers and nephews i.e. 1) KALIPADA MONDAL, 2) KHUSIPADA MANDAL, 3) DULAL CHANDRA MONDAL, 4) HARADHAN MANDAL, 5) KIRON CHANDRA MONDAL, 6) KAMALA MONDAL, 7) BANOMALA MONDAL.

**AND WHEREAS** the said 1) DULAL CHANDRA MONDAL, 2) HARADHAN MANDAL, 3) KIRON CHANDRA MONDAL, 4) KAMALA MONDAL, 5) BANOMALA MONDAL became the owners, occupiers, seized and possessed of and/or otherwise well and sufficiently entitled to  $1/3^{\text{rd}}$ , i.e. 02 decimal (3333 share out of 10000 share) of ALL THAT landed property measuring 06 Decimal comprising in C.S. Dag- 1238 corresponding to R.S. Dag- 1305 under R.S Khatian- 1693 in the Mouza- Reckjoani **AND** 03 decimal (2667 share out of 10000 share) of ALL THAT landed property measuring 11 Decimal comprising in C.S. Dag- 1239 corresponding to R.S. Dag- 1306 under R.S. Khatian- 1220 in the Mouza- Reckjoani.

**AND WHEREAS** said DULAL CHANDRA MONDAL, HARADHAN MONDAL, KIRON CHANDRA MONDAL, KAMALA MONDAL and BANO MALA MONDAL by way of Deed of Partition became the owner and was enjoying their right, title, interest and possession in respect of the said **05 Decimal** i.e. 02 decimal (3333 share out of 10000 share) of ALL THAT landed property measuring 06 Decimal comprising in C.S. Dag- 1238 corresponding to R.S. Dag- 1305 under R.S Khatian- 1693 in the Mouza- Reckjoani **AND** 03 decimal (2667 share out of 10000 share) of ALL THAT landed property measuring 11 Decimal comprising in C.S. Dag- 1239 corresponding to R.S. Dag- 1306 under R.S. Khatian- 1220 in the Mouza- Reckjoani.

**AND WHEREAS** said KAMALA MONDAL and BANO MALA MONDAL while enjoying their right, title, interest and possession in respect of  $1/5^{\text{th}}$  share each of 05 Decimal gifted their entire  $2/5^{\text{th}}$  share i.e. 02 Decimal to DULAL CHANDRA MONDAL, HARADHAN MONDAL, KIRON CHANDRA MONDAL, by way of Deed



of Gift on 03/02/2012 and which was duly registered in the office of A.D.S.R. Bidhannagar (Salt Lake) and duly recorded in Book- I, Volume- 2, Pages- 9668 to 9681, Being no- 01241 for the Year- 2012.

**AND WHEREAS** said DULAL CHANDRA MONDAL, HARADHAN MONDAL, and KIRON CHANDRA MONDAL, became the owner and was enjoying their right, title, interest and possession in respect of the said 05 Decimal i.e. 02 decimal (3333 share out of 10000 share) of ALL THAT landed property measuring 06 Decimal comprising in C.S. Dag- 1238 corresponding to R.S. Dag- 1305 under R.S Khatian- 1693 in the Mouza- Reckjoani **AND** 03 decimal (2667 share out of 10000 share) of ALL THAT landed property measuring 11 Decimal comprising in C.S. Dag- 1239 corresponding to R.S. Dag- 1306 under R.S. Khatian- 1220 in the Mouza- Reckjoani.

**AND WHEREAS** during the L.R Settlement Records of Rights, L.R. Dag no- 1305 and 1306 under L.R. Khatian no- 2656, 2657 and 2658 in Mouza- Reckjoani, J.L. no- 13, Police Station- Rajarhat, had been recorded in the name of one DULAL CHANDRA MONDAL, HARADHAN MONDAL and KIRON CHANDRA MONDAL in respect of 05 Decimals i.e. 02 decimal (3333 share out of 10000 share) of ALL THAT landed property measuring 06 Decimal comprising in L.R. Dag- 1305 **AND** 03 decimal (2667 share out of 10000 share) of ALL THAT landed property measuring 11 Decimal L.R. Dag- 1306 respectively in the Mouza- Reckjoani and the said record had been finally published in the records of rights i.e. in L.R. Parcha and thus they became the absolute owners of the said property.

**AND WHEREAS** said HARADHAN MONDAL, became the owner and was enjoying their right, title, interest and possession in respect of the said undivided 1/3<sup>rd</sup> share of 02 decimal (3333 share out of 10000 share) of ALL THAT landed property measuring 06 Decimal comprising in L.R. Dag- 1305 **AND** undivided 1/3<sup>rd</sup> share of 03 decimal (2667 share out of 10000 share) of ALL THAT landed property measuring 11 Decimal L.R. Dag- 1306 respectively under L.R. Khatian- 2657 in the Mouza- Reckjoani, under Rajarhat Bishnupur 1 no. Gram Panchayat, within the limit of District- 24 Pargana (North).

AND WHEREAS the present Vendor have been enjoying his right, title, interest and possession in respect of the landed property measuring more or less undivided 1.64 decimal i.e. 0.67 Decimal (1111 share out of 10000 share) of ALL THAT landed property measuring 06 Decimal comprising in L.R. Dag- 1305 AND 0.97 Decimal (889 share out of 10000 share) of ALL THAT landed property measuring 11 Decimal L.R. Dag- 1306 respectively under L.R. Khatian- 2657 in the Mouza- Reckjoani, under Rajarhat Bishnupur 1 no. Gram Panchayat, within the limit of District- 24 Parganas (North).

AND FURTHER WHEREAS the present owner, being in financial requirement, have decided to sell and transfer his demarcated land i.e. measuring more or less 1/3<sup>rd</sup> share of 05 Decimal i.e. undivided 1.64 decimal i.e. 0.67 Decimal (1111 share out of 10000 share) of ALL THAT landed property measuring 06 Decimal comprising in L.R. Dag- 1305 AND 0.97 Decimal (889 share out of 10000 share) of ALL THAT landed property measuring 11 Decimal L.R. Dag- 1306 respectively under L.R. Khatian- 2657 in the Mouza- Reckjoani, under Rajarhat Bishnupur 1 no. Gram Panchayat, within the limit of District- 24 Parganas (North), which is fully mentioned in the schedule below and on negotiations with the Purchaser herein, the Vendor have agreed to sell and the Purchaser has agreed to purchase the said land fully described in the schedule hereunder written and herein after called the said land at a price of **Rs. 5,75,000/- (Rupees Five Lakhs Seventy Five Thousand) only** which is free from all encumbrances, charges, mortgages, disputes, lispendences, acquisitions, requisitions, alignments but subject to the obligation to pay and contribute annual land revenue, as hereinafter stated.

AND FURTHER WHEREAS the Vendor have assured and represented unto the purchaser as follows:

1) The Vendor having their permanent heritable and transferable rights in the said land and are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the land and are entitled to deal with transfer the said demarcated land without any restriction, dispute, denial, claim or obligation from any body else.



2) The said demarcated land is free from all encumbrances, charges, mortgages, disputes, lispendences, acquisitions, requisitions and alignments.

3) The Vendor have not received and are not aware of any notice of acquisitions or requisition or alignments of the said land or any part thereof and no suit or proceedings relating to the said land has been initiated and/or is pending in any court of law and the said land is free from any lispendences.

4) The Vendor has not entered into any agreement with any third party for sale or otherwise in respect of the Schedule land or any portion thereof.

**AND FURTHER WHEREAS** relying on the said assurances and representation of the Vendor and believing the same to be correct and true, the Purchaser has agreed to complete the purchase of the Schedule land and pay the consideration money to the Vendor herein and have conveyance thereof.

**NOW THIS INDENTURE WITNESSES** that in pursuance of the said agreement and in consideration of the said sum of **Rs. 5,75,000/- (Rupees Five Lakhs Seventy Five Thousand) only** paid by the Purchaser to the Vendor at the time of execution of these presents (the receipt of which the Vendor hereby admit and acknowledged). The Vendor hereby sell, convey, transfer, grant, assure and assign to and unto the Purchaser the **SAID LAND** fully described in the schedule hereunder written and hereinafter and before called the **"SCHEDULE LAND" TOGETHER WITH** all the legal incidents thereof **AND** also all deeds, Pattas and porchas, title deeds exclusively relating thereto **AND** also with all rights, privileges, easements, rents, issues and profits and yield thereof **AND** all the estate right, title, interest, property claim and demand whatsoever of the Vendor into and upon the said land **AND** all other benefits and rights appertaining thereto **AND** various rights in all approaches, paths, passages thereto **TOGETHER WITH** all its rights, liberties, privileges, easements and quasi-easements whatsoever at law and in equity to and **UNTO** the Purchaser **TO HAVE AND TO HOLD** the same absolutely and forever as heritable and transferable estate in free simple in possession, free from all encumbrances charges, mortgages, acquisitions, requisitions, alignments, lispendences whatsoever but subject to payment of annual land revenue (Khajna) thereof now to the



Government of West Bengal free from all encumbrances, trust, liens, charges and attachments.

**THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER as follows:**

- I) The right, title and interest in the land of the said premises which the Vendor do hereby profess to transfer and that the Vendor have the absolute right, full power and absolute authority to grant, sell, convey transfer unto the Purchaser, ownership entitlements, rights, title and interest in the said demarcated land together with the benefits and rights in the manner aforesaid including rights to easements thereof in the manner aforesaid.
- II) The Purchaser shall have absolute authority to sell, transfer, assign, mortgage and/or let out the said land or any part thereof and the Purchaser shall have the right to mutate their name in respect of the said land and to construct building or buildings with the prior sanction or approval of the concerned authority or authorities.
- III) It shall be lawful for the Purchaser from time to time and at all times hereafter to enter into and upon to hold, use and enjoy the said land and every part thereof and to receive rents, issues and profits thereof without any interruption, disturbance, claim or demand whatsoever from or by the Vendor and her predecessors-in-title or any person or persons claiming through under or in trust for the Vendor and free and clear from and against all manner of encumbrances, mortgages, charges, trust, liens and attachments whatsoever.
- IV) The Vendor shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser and from time to time make do, acknowledge, execute and perform all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said premises together with the benefits and rights hereby granted unto the Purchaser as in the manner aforesaid.
- V) The Vendor have not done any act, deed or thing or made any grant whereby or by reason whereof the transfer of land hereby made and the rights of the Purchaser hereunder may be prejudicially affected.

**VI)** That if it is found that the said land is hereby sold, conveyed, transferred by the Vendor and if it is not free from all encumbrances as hereinbefore declared, the Vendor shall be liable both for civil and criminal actions which will be taken by the Purchaser and the Vendor will be further bound to refund the consideration money and also compensate of any loss to be sustained by the purchaser.

**VII)** That the Vendor to the best of their knowledge hereby further state that the Schedule mentioned property or any part thereof was/is not effected by any provisions of West Bengal Land Reforms Act or West Bengal Land Acquisition Act or West Bengal Land Regulation Act or if any other provision or any other Act or Acts.

**VIII)** That if any error or omission in the recital of the "Deed of Conveyance", transpires at a later date, by the Vendor at the cost and request of the purchaser and shall do and execute or cost to be done or executed any 'Supplementary Deed' or 'Deed of Declaration' or 'Deed of Rectification' whatsoever require in favour of the Purchaser.



**SCHEDULE AS ABOVE REFERRED TO**  
**(SAID LAND)**

**ALL THAT PIECE AND PARCEL** of entirety of the respective share of the vendor in the said undivided land measuring more or less 1.64 Decimal i.e. 0.67 Decimal (1111 share out of 10000 share) of ALL THAT landed property measuring 06 Decimal comprising in L.R. Dag- 1305 AND 1/3<sup>rd</sup> share of 03 decimal i.e. 0.97 Decimal (889 share out of 10000 share) of ALL THAT landed property measuring 11 Decimal L.R. Dag- 1306 respectively under L.R. Khatian- 2657 in the Mouza- Reckjoani, under Rajarhat Bishnupur 1 no. Gram Panchayat, within the limit of District- 24 Parganas (North) which are as follows:-

R.S DAG	L.R. DAG	L.R. KHATIAN	TOTAL LAND AREA IN DAG (in Decimal)	SHARE IN DAG	LAND AREA (in Decimal)	NATURE
1305	1305	2657	06	0.1111	0.67	BAGAN
1306	1306		11	0.0889	0.97	BAGAN

together with all rights, title, interest, possession, claim, demand, profits, ingress and egress rights, easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, telephones lines, sewer, drain, surface and/or overhead/beneath of the soil thereto and more fully shown in the copy of annexed plan delineated in the "RED VERGE" which is butted and bounded as :-

**North** --- Land of R.S Dag- 1307, 1303 and 1304 in the Mouza- Reckjoani.

**South** --- Land of R.S Dag- 1335 and 1338 in the Mouza- Reckjoani and 7.3 M wide road.

**East** --- Land of R.S Dag- 1395 in the Mouza- Reckjoani and 7.3 M wide road.

**West** --- Land of R.S Dag- 1334 and 1303 in the Mouza- Reckjoani.

IN WITNESS WHEREOF the parties hereunto set and subscribed their respective hand and seal the day month and year first above written.

**SIGNED SEALED AND DELIVERED**

at Kolkata in the presence of:

1. Pinaki Dasgupta  
29, Bank Park  
Barrackpore  
KOL - 700123
2. Anirban Ghosh  
D, 302, Salt Lake City Centre,  
Kolkata - 700064.

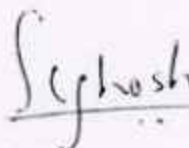


HARADHAN MONDAL  
(being represented by his constituted  
attorney MR. AMITABH ROY)

.....  
(SIGNATURE OF VENDOR)

For SOUMITA PROJECTS PVT. LTD.

  
Authorised Signatory

  
Adv.

.....  
(SIGNATURE OF PURCHASER)

Drafted by me as per information  
and instruction furnished by the  
Parties.

Sarbojit Ghosh  
Advocate  
High Court, Calcutta

F - 1117/2009



MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser, the vendor hereby receives the within mentioned sum of Rs. 5,75,000/- (Rupees Five Lakhs Seventy Five Thousand) only being the consideration money in full and final payment as per memo below:-

PARTICULAR :	IN FAVOUR OF	AMOUNT IN RUPEES :
RTGS to A/C no. 0330101555747 CANARA BANK, Faridabad Main Branch, Chq no. 002878 dated 07.05.2015	HARADHAN MANDAL	Rs. 5,75,000/-
<b>TOTAL</b>		<b>Rs. 5,75,000/-</b>

**Total Amount Rupees Five Lakhs Seventy Five Thousand Only.**

WITNESSES:

1. Pınarı Patil  
29, Bank Park  
Bandra West  
Mumbai - 400050
2. Anil Banerjee  
DSE, Salt Lake City Centre,  
Kolkata - 700064



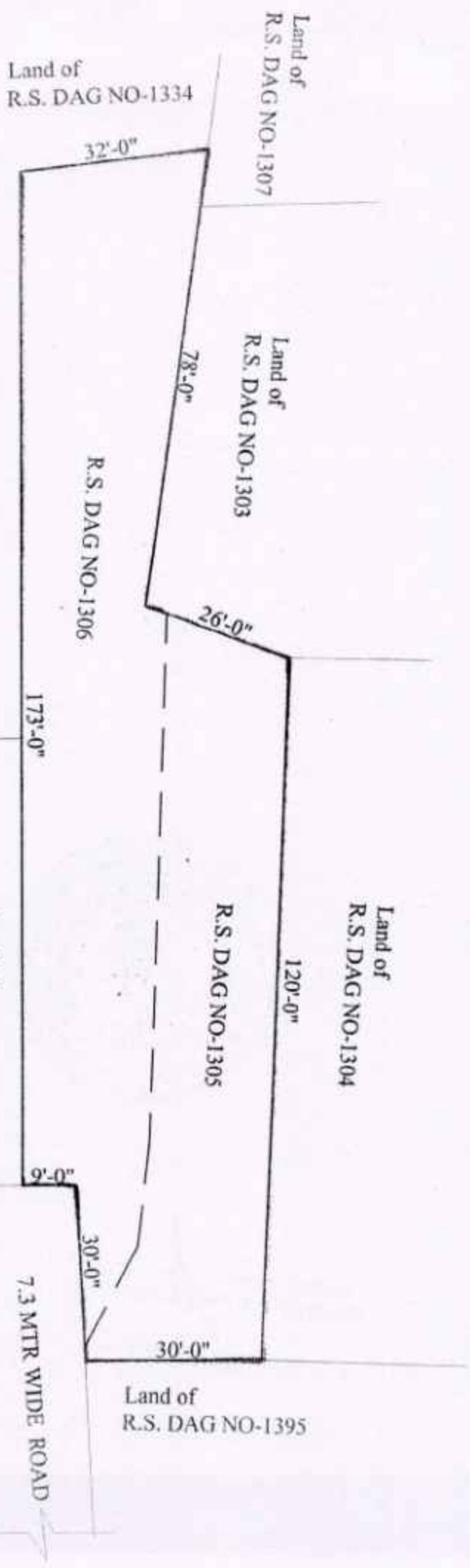
HARADHAN MONDAL  
(being represented by his constituted  
attorney **MR. AMITABH ROY**)

.....  
(SIGNATURE OF THE VENDOR)

SITE PLAN SHOWN THE UNDIVIDED PLOT OF LAND AT R.S. DAG NO- 1305 & 1306, UNDER R.S. KHATAN NO- 1693 & 1220, CORRESPONDING TO L.R. DAG NO- 1305 & 1306, L.R. KHATAN NO- 2657, IN MOUZA - RECKJIANI, J.L. NO- 13, R.S. NO- 198, IN RAJARHAT BISHNUPUR 1 NO - GRAM PANCHAYET, P.S.- RAJARHAT, DIST. 24 PARGANAS(N).

AREA OF LAND = 1.64 Decimal(m/l) out of Total 17 Decimal.

SCALE-1:500



HARADHAN MONDAL  
 Being represented by his  
 consistent Attorney

*[Handwritten Signature]*

SIGNATURE OF VENDORS

FOR SOUMITA PROJECTS PVT. LTD.  
*Sukanya's Sarker*  
 Authorised Signatory

SIGNATURE OF PURCHASER

*[Handwritten Signature]*

SIGNATURE OF SURVEYOR



Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name AMITABH ROY

Signature *ARoy*

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name SUBHAJIT SINHA

Signature *Subhajit Sinha*

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name \_\_\_\_\_

Signature \_\_\_\_\_

आयकर विभाग  
INCOME TAX DEPARTMENT  
SOUMITA PROJECTS PRIVATE LIMITED



भारत सरकार  
GOVT. OF INDIA



15/05/2007

Permanent Account Number

AAKCS8265Q

10002012



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**SUBHAJIT SINHA**


**भारत सरकार**  
**GOVT. OF INDIA**

**DILIP SINHA**

**15/09/1976**  
 Permanent Account Number  
**FKWPS9468D**

  
  
 21012014

*Subhajit Sinha*  
 Signature

यदि कोई व्यक्ति/किसी की हस्ताक्षर प्राप्त हो/सीमांत:  
 इस कार्ड को वापस करने, या इस कार्ड को  
 वापस करने, यहाँ फॉर्म  
 फॉर्म नं. 34, सर्वे नं. 907  
 भारत सरकार, नई दिल्ली-110 016  
 फोन - 411 016

If this card is lost / someone's lost card is found  
 Please inform / return to  
 Income Tax PAN Services Unit, NSD,  
 Ministry of Revenue, Government of India,  
 New Delhi-110 016, India  
 Phone: 411 016

*Subhajit Sinha*



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



E-Aadhaar Letter

তালিকাভুক্তির নম্বর/Enrolment No.: 1040/19728/35918

Date: 08/01/2014

Subhajit Sinha (শুভজিত সিনহা)  
Beledanga, Hooghly,  
West Bengal - 712702

আপনার আধার সংখ্যা/ Your Aadhaar No.:

5966 0135 0296



আধার-সাম্বারণ মানুষের অধিকার



1947  
1000 300 1947



help@uidai.gov.in



www.uidai.gov.in

Signature Not Verified

Digitally signed by Subdeep Bhattacharya  
Date: 2014.01.08 16:38:50 IST

- আধার সারা দেশে মাল্য
- আধার আধারের জন্য আপনার একবারই তালিকাভুক্তি করার আবশ্যিকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষিত করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ হবে।

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भारत सरकार  
GOVERNMENT OF INDIA



শুভজিত সিনহা  
Subhajit Sinha  
জন্মতারিখ/ DOB: 15/08/1977  
পুরুষ / MALE



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

বেলেডঙ্গা, হুগলী,  
পশ্চিমবঙ্গ - 712702

Address:

Beledanga, Hooghly,  
West Bengal - 712702

5966 0135 0296

5966 0135 0296

আধার-সাম্বারণ মানুষের অধিকার

Aadhaar-Aam Admi ka Adhikar

*Subhajit Sinha*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

HARADHAN MANDAL

LALBEHARI MANDAL

21/12/1953

Permanent Account Number

BTGPM6755G

Signature



14033012



भारत सरकार



हराधन मंडल  
Haradhan Mandal

जन्म वर्ष / Year of Birth : 1953  
पुरुष / Male



4064 7902 4252

आधार - आम आदमी का अधिकार

28



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

AMITABH ROY

SUNIL KUMAR ROY

20/05/1976

Permanent Account Number

ACGPR3774E

Signature



20122011

## Seller, Buyer and Property Details

### A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	SUBHAJIT SINHA CITY CENTRE, D 302, DC BLOCK, SALT LAKE CITY, P.O:- BIDHANNAGAR, P.S:- Bidhannagar, Kolkata, District-North 24-Parganas, West Bengal, India, PIN - 700064

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	HARADHAN MANDAL Son of Late LAL BEHARI MONDAL JAWAHAR COLONY, NAIN MARKET, HOUSE NO 3667, GALI N, P.O:- FARIDABAD, P.S:- FARIDABAD N.I.T., District-Faridabad, Haryana, India, PIN - 121005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. BTGPM6775G;; Status : Individual; Represented by his constituted attorney as given below:-
1(1)	AMITABH ROY Son of SUNIL KUMAR ROY CITY CENTRE, D 302, DC BLOCK, SALT LAKE CITY, P.O:- BIDHANNAGAR, P.S:- Bidhannagar, Kolkata, District-North 24-Parganas, West Bengal, India; PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. CTSPR3774E;; Status : Attorney; Date of Execution : 16/03/2016; Date of Admission : 16/03/2016; Date of Admission of Execution : Pvt. Residence



Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	M/S. SOUMITA PROJECTS PVT LTD CITY CENTRE, D 302, DC BLOCK, SALT LAKE CITY, P.O:- BIDHANNAGAR, P.S:- Bidhannagar, Kolkata, District-North 24-Parganas, West Bengal, India. PIN - 700064 PAN No. AAKCS8265Q., Status : Organization; Represented by representative as given below:-
1(1)	SUBHAJIT SINHA CITY CENTRE, D 302, DC BLOCK, SALT LAKE CITY, P.O:- BIDHANNAGAR, P.S:- Bidhannagar, Kolkata, District-North 24-Parganas, West Bengal, India. PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. FKWPS9469D., Status : Representative; Date of Execution : 16/03/2016; Date of Admission : 16/03/2016; Place of Admission of Execution : Pvt. Residence

### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	PINAKI BISWAS Son of Late NIRMAL CHANDRA BISWAS 29 BANK PARK, BARRACKPORE, P.O:- TALPUKUR, P.S:- Titagarh, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700123 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	AMITABH ROY, SUBHAJIT SINHA	

### C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No. Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani	LR Plot No: 1305 , LR Khatian: No:- 265	0.67 Dec	2,34,908/-	2,34,908/-	Proposed Use: Bastu, ROR: Bagan, Width of Approach Road: 24 Ft., Adjacent to Metal Road,

Land Details						
Sch.No.	Property Location	Plot No. & Khatian No. & Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L2	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani	LR Plot No:- 1306, LR Khatian No:- 2657	0.97 Dec	3,40,092/-	3,40,092/-	Proposed Use: Bastu, ROR: Bagan, Width of Approach Road: 24 Ft., Adjacent to Metal Road,

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	HARADHAN MANDAL	M/S. SOUMITA PROJECTS PVT LTD	0.67	100
L2	HARADHAN MANDAL	M/S. SOUMITA PROJECTS PVT LTD	0.97	100

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	SUBHASH GIRI
Address	JAGADISHPUR, Mouza: Rajarhat, District: North 24-Parganas, WEST BENGAL, PIN - 741135
Applicant's Status	Deed Writer



Office of the A.D.S.R. RAJARHAT, District: North 24-Parganas

Endorsement For Deed Number: I - 152303367 / 2016

Query No/Year 15231000114512/2016 Serial no/Year 1523003422 / 2016  
Deed No/Year I - 152303367 / 2016  
Transaction [0101] Sale, Sale Document  
Name of Presentant SUBHAJIT SINHA Presented At Private Residence  
Date of Execution 16-03-2016 Date of Presentation 16-03-2016

Remarks

On 15/03/2016

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 5,75,000/-

(Debasish Dhar)

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

On 16/03/2016

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

Presented for registration at 18:05 hrs on : 16/03/2016 at the Private residence by SUBHAJIT SINHA,

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

Execution is admitted on 16/03/2016 by

SUBHAJIT SINHA AUTHORISED SIGNATORY, M/S. SOUMITA PROJECTS PVT LTD, CITY CENTRE, D 302, DC BLOCK, SALT LAKE CITY, P.O:- BIDHANNAGAR, P.S:- Bidhannagar, Kolkata, District-North 24-Parganas, West Bengal, India, PIN - 700064 SUBHAJIT SINHA Son of Late DILIP KUMAR SINHA, CITY CENTRE, D 302, DC BLOCK, SALT LAKE CITY, P.O:- BIDHANNAGAR, Thana: Bidhannagar, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700064, By caste Hindu, By profession Business Indetified by PINAKI BISWAS, Son of Late NIRMAL CHANDRAN BISWAS, 29 BANK PARK, BARRACKPORE, P.O: TALPUKUR, Thana: Titagarh, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700123, By caste Hindu, By Profession Service

Executed by Attorney

Execution by

AMITABH ROY, CITY CENTRE, D 302, DC BLOCK, SALT LAKE CITY, P.O: BIDHANNAGAR, Thana: Bidhannagar, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700064 AMITABH ROY, Son of SUNIL KUMAR ROY, CITY CENTRE, D 302, DC BLOCK, SALT LAKE CITY, P.O: BIDHANNAGAR, Thana: Bidhannagar, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700064, By caste Hindu, By profession Business

as the constituted attorney of

1. HARADHAN MANDAL, JAWAHAR COLONY, NAIK MARKET, HOUSE NO 3667, GALI N, P.O: FARIDABAD, Thana: FARIDABAD N.I.T., , Faridabad, HARYANA, India, PIN - 121005

Identified by PINAKI BISWAS, Son of Late NIRMAL KUMAR BISWAS, 29 BANK PARK, BARRACKPORE, P.O: TALPUKUR, Thana: Titagarh, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700123, By caste Hindu, By Profession Service

is admitted by him



(Debasish Dhar)

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

On 17/03/2016

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 6,328/- ( A(1) = Rs 6,314/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 6,330/-

**Description of Draft**

1. Rs 6,330/- is paid, by the Draft(8554) No: 149884000129, Date: 16/03/2016, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 28,770/- and Stamp Duty paid by Draft Rs 28,680/-, by Stamp Rs 100/-

**Description of Stamp**

1. Rs 100/- is paid on Impressed type of Stamp, Serial No 44178. Purchased on 12/03/2016, Vendor named M Ghosh.

**Description of Draft**

1. Rs 28,680/- is paid, by the Draft(8554) No: 149885000129, Date: 16/03/2016, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.



(Debasish Dhar)

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2016, Page from 106992 to 107020

being No 152303367 for the year 2016.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2016.03.29 13:09:46 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 29-03-2016 13:09:45  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)