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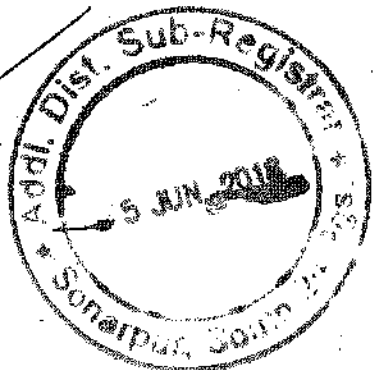
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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5/6/18  
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I certify that the document is admitted in registration. The Signature sheet and the endorsement here attached with this document are the part of this document.

Asst. District Sub-Registrar  
Sonarpur, South 24 Parganas



Shyama Prasad Mondal

THIS DEED OF CONVEYANCE made this 5<sup>th</sup> day of June,  
TWO THOUSAND AND EIGHTEEN BETWEEN 1) SMT. BHARATI MONDAL,  
(INCOME TAX PAN BKGPM4803A), wife of Sri Ramchandra Mondal, by caste Hindu,  
by occupation housewife and at present residing at Dhopa Gachhi, Police Station  
Baruipur, Post Office Kundarali, District: South 24 Parganas, Pin Code 743 610, 2)  
SMT. ARATI MONDAL, (INCOME TAX PAN CORPM0391F), wife of Sri Sudarshan  
Mondal, by caste Hindu, by occupation housewife and at present residing at  
Sonamukhi Ashuti, Police Station Maheshtala, Post Office Ashuti, District: South 24  
Parganas, Kolkata - 700 141, 3A) SRI SHYAMA PRASAD MONDAL, (INCOME TAX

Arati Mondal

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158006

Sl. No. .... Sold to..... **MAJANK KAKRAMIA**

Address..... **ADVOCATE**  
10, Old Post Office Street  
Kolkata - 700001

**A. K. Maity**

Licensed Stamp Vendor

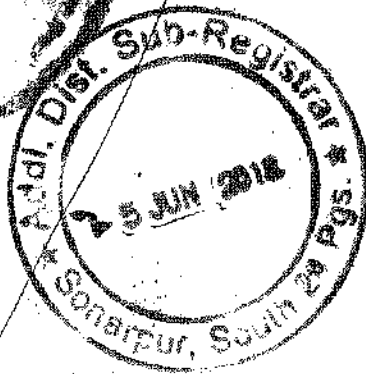
10, Old Post Office Street

Kolkata - 700001

Rs. 100/- (Rupees One Hundred) only

Issue Date:....., Sign.....

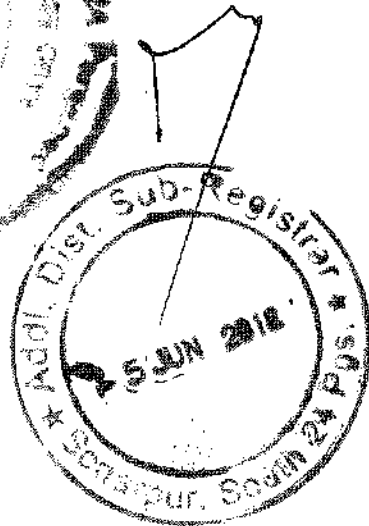
22 MAR 2018



*Haridas Soodon*  
*S/O. Late B. Soodon*  
*Village + P.O. Sonberia*  
*P.S. Jajnagar*  
*South 24 Parganas*  
*Pin No. 743385, Service*

PAN ADQPM8903M), son of Sri Bankim Chandra Mondal, by caste Hindu, by occupation retired Government servant, 3B) SRI ANIRBAN JYOTI MONDAL, (INCOME TAX PAN BACPM2985B), son of Sri Shyama Prosad Mondal, by caste Hindu, by occupation service, 3C) SMT. KASTURI MONDAL, (INCOME TAX PAN BHYPM6294C), daughter of Sri Shyama Prosad Mondal, by caste Hindu, by occupation MS (PGT), all at present residing at No. 21C/2, Padmapukur Road, Naktala, Police Station Netaji Nagar, Post Office Naktala, District: South 24 Parganas, Kolkata – 700 047, 4) SMT. MAYA SIL (INCOME TAX PAN FDIPS2398M), widow of late Gopal Shil, by caste Hindu, by occupation housewife and at present residing at Village Dakshin Jagaddal, Police Station Sonarpur, Post Office Dakshin Jagaddal, District: South 24 Parganas, Kolkata – 700 151 and 5) SMT. CHHAYA NASKAR, (INCOME TAX PAN AXIPN4463B), wife of Sri Swapan Naskar, by caste Hindu, by occupation housewife and at present residing at Village Danga, Police Station Sonarpur, Post Office Bonhooghly, District: South 24 Parganas, Kolkata – 700 103, hereinafter collectively referred to as the 'VENDORS', (which term or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include and be deemed to mean and include their respective legal heirs, executors, successors, administrators, legal and personal representatives and assigns) of the **ONE PART AND 1) KHAITAN CONSTRUCTION LLP, (INCOME TAX PAN AAOFK7355G)**, a limited liability partnership incorporated and registered under The Limited Liability Partnership Act, 2008, having its registered office and principal place of business at 10A, Rawdon Street, Rawdon Enclave, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Partner **SRI RAVINDRA KHAITAN (INCOME TAX PAN AFQPK8488R)**, son of Late Ratan Lal Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1<sup>st</sup> Floor, Kolkata – 700 017, 2) **SRI ROHIT KHAITAN, (INCOME TAX PAN BGLPK9094A)**, son of Sri Rajendra Khaitan, by occupation business, 3) **SRI AYUSH KHAITAN, (INCOME TAX PAN BWNPK9966M)**, son of Sri Rajendra Khaitan, by occupation business, 4) **SRI ANSHUL KHAITAN, (INCOME TAX PAN DQKPK3956G)**, son of Sri Raj Kumar Khaitan, by occupation business, 5) **SMT. ANITA KHAITAN, (INCOME TAX PAN AFQPK8489Q)**, wife of Sri Raj Kumar Khaitan, by occupation housewife, 6) **SMT. RADHA KHAITAN, (INCOME TAX PAN AFZPK7779Q)**, wife of Sri Rajendra Khaitan, by occupation housewife, 7) **SMT. PRITI KHAITAN, (INCOME TAX PAN AEUPK7283B)**, wife of Sri Ravindra

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Khaitan, by occupation housewife, 8) **SMT. SANDHYA KHAITAN, (INCOME TAX PAN AJUPS9094D)**, wife of Sri Jitendra Khaitan, by occupation housewife, all by caste Hindu and all at present residing at 'Silver Spring' No. 5, J. B. S. Halden Avenue, Police Station Tiljala now Pragati Maidan, Post Office Dhapa, Kolkata – 700 105, 9) **COMPASS TRADELINK PVT. LTD., (INCOME TAX PAN AADCC8383N)**, a private limited company having its registered office at Express Tower, 4<sup>th</sup> Floor, 42A, Shakespeare Sarani, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI ANSHUL KHAITAN**, son of Sri Raj Kumar Khaitan, **(INCOME TAX PAN DQKPK3956G)**, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, 10) **MICROGRAPH VINIMAY PVT. LTD., (INCOME TAX PAN AAGCM3163P)**, a private limited company having its registered office at Express Tower, 4<sup>th</sup> Floor, 42A, Shakespeare Sarani, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI ROHIT KHAITAN, (INCOME TAX PAN BGLPK9094A)**, son of Sri Rajendra Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, 11) **NIGHTANGLE TRADERS PVT. LTD., (INCOME TAX PAN AADCN1632P)**, a private limited company having its registered office at Express Tower, 4<sup>th</sup> Floor, 42A, Shakespeare Sarani, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI AYUSH KHAITAN, (INCOME TAX PAN BWNPK9966M)**, son of Sri Rajendra Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, 12) **PIONEER NIWAS PVT. LTD., (INCOME TAX PAN AADCP9836F)**, a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI RAVINDRA KHAITAN (Pan No. AFQPK8488R)**, son of late Ratan Lal Khaitan by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, 13) **BANGABHUMI CONSTRUCTIONS PVT. LTD., (INCOME TAX PAN AACCB3587G)**, a private limited company having its registered office at 'Rawdon Enclave', No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station

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and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI RAVINDRA KHAITAN (INCOME TAX PAN AFQPK8488R)**, son of Late Ratan Lal Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1<sup>st</sup> Floor, Kolkata – 700 017, 14) **BANGABHUMI REAL ESTATE PVT. LTD., (INCOME TAX PAN AADCB6698R)**, a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI ROHIT KHAITAN, (INCOME TAX PAN BGLPK9094A)**, son of Sri Rajendra Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1<sup>st</sup> Floor, Kolkata – 700 017, 15) **GREENTOWN RETAILS PVT. LTD., (INCOME TAX PAN AADCG9185A)**, a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI ANSHUL KHAITAN, (INCOME TAX PAN DQKPK3956G)** son of Sri Raj Kumar Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, 16) **BOLERO COMMERCIAL PVT. LTD., (INCOME TAX PAN AAECB0562H)**, a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI RAVINDRA KHAITAN (INCOME TAX PAN AFQPK8488R)**, son of late Ratan Lal Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, all hereinafter referred to as the '**PURCHASERS**', (which term or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include and be deemed to mean and include their respective legal heirs, executors, successors, administrators, legal and personal representatives, successors in office, successors in interest and assigns) of the **OTHER PART**

**WHEREAS:**

A. By virtue of inheritance, the vendors herein along with their brother/brother in law/uncle, one Sri Amarendra Nath Mondal, became and still are the absolute lawful owners, absolutely seized and possessed of and/or otherwise well and sufficiently

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entitled to **ALL THAT** the piece or parcel of land containing a total area of 102.35 decimals equivalent to 3 (three) bighas 2 (two) cottahs 5 (five) chittacks and 18 (eighteen) sq. ft., be the same a little more or less, the nature of land being danga, pukur and sali, comprised in and being R. S. Dag Nos. 452 (68.35 decimals), 453 (15.0 decimals), 454 (12.0 decimals) and 456 (7.0 decimals), corresponding to L. R. Dag Nos. 471, 474, 475 and 477, R. S. Khatian No. 10, L. R. Khatian No. 55, Mouza Dhamaitolla, J. L. No. 75, Revenue Survey No. 236, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar Sonarpur, District South 24 Parganas, within Ward No. 25 of Rajpur Sonarpur Municipality, (hereinafter referred to as the "**SAID LARGER LAND**"), as more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written **TOGETHER WITH** all easement rights of free egress and ingress together with the right to take sewerage, drain, electricity, water, gas telephone connection etc. independently from the main road to the said larger land, absolutely and forever, free from all encumbrances, charges, liens, lispensens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever.

B. By virtue of and by and under a registered Deed of Partition of even date and presented for registration prior to this deed, executed by and between the vendors and the said Sri Amarendra Nath Mondal and registered in the office of the Additional District Sub Registrar, Sonarpur, District South 24 Parganas, in Book No. I, being No. 2941 of 2018, the vendors herein jointly, collectively and equally became and still are the absolute lawful owners, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of land containing a total area of 66.10 decimals equivalent to 1 (one) bigha 19 (nineteen) cottahs 15 (fifteen) chittacks and 38 (thirty eight) sq. ft., be the same a little more or less, the nature of land being danga, pukur and sali, comprised in and being R. S. Dag Nos. 452 (32.10 decimals), 453 (15.0 decimals), 454 (12.0 decimals) and 456 (7.0 decimals), corresponding to L. R. Dag Nos. 471, 474, 475 and 477, R. S. Khatian No. 10, L. R. Khatian No. 55, Mouza Dhamaitolla, J. L. No. 75, Revenue Survey No. 236, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar Sonarpur, District South 24 Parganas, within Ward No. 25 of Rajpur Sonarpur Municipality, (hereinafter referred to as the "**SAID LAND**"), as more fully and particularly mentioned

Amari Mondal.

Manga Sill

Amarendra Nath Mondal.

Amirban Jyoti Mondal.

Jyoti Mondal  
Kasturi Mondal  
Chhaya Nasikar

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and described in the **SECOND SCHEDULE** hereunder written and as shown and delineated in **RED** colour border on the map or plan annexed hereto **TOGETHER WITH** all easement rights of free egress and ingress together with the right to take sewerage, drain, electricity, water, gas telephone connection etc. independently from the main road to the said land, absolutely and forever, free from all encumbrances, charges, liens, lispensens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever, at and for the consideration and on the terms, conditions, covenants, rights, obligations, stipulations and restrictions hereinafter contained.

**C.** The vendors herein have held out, represented before and assured the purchasers and warrant in favour of the purchasers, inter alia, as follows:

- i) That the vendors herein are jointly, collectively and equally the absolute lawful owners, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land absolutely and forever, free from all encumbrances, charges, liens, lispensens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever.
- ii) That the said land is free from all encumbrances, charges, liens, lispensens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever.
- iii) That other than the vendors, no other person has any right or claim of possession to the said land or any part thereof either as a lessee, or otherwise whatsoever, and that the said land is in khas peaceful vacant possession of the vendors.
- iv) That the said land or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other

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Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding pending against the vendors or to the knowledge of the vendors against the vendors' predecessors-in-title for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.

- v) That to the knowledge of the vendors, the said land or any portion thereof is not affected by any notice or scheme or alignment of the Municipality or the Kolkata Metropolitan Development Authority or the Government or any other Public or Statutory Body or Authority.
- vi) That no declaration has been made or published for acquisition or requisition of the said land or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that to the knowledge of the vendors, the said land or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever.
- vii) That there is no suit or litigation filed by or pending against the vendors in any court of law or tribunal concerning the said land or any part thereof.
- viii) That the said land or any part or portion thereof is not affected by or under the provisions of the erstwhile Calcutta Thika and other Tenancies and Lands (Acquisition and Regulation) Act, 1981 or the West Bengal Thika Tenancy (Acquisition and Regulation) Act, 2001 nor is there any impediment under the provisions of the said Acts in the vendors selling conveying and transferring the said land.
- ix) That the vendors never held nor hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 or any other act or statute applicable to the said land, nor did the predecessors-in-title or interest of the vendors ever held any excess land/ vacant land within the meaning of such Acts or any other act or statute applicable to the said land.
- x) That there is no impediment under the Urban Land (Ceiling & Regulation) Act, 1976 for the vendors to sell and convey the said land.
- xi) That the vendors have not transferred and/or entered into any agreement for transfer by way of sale, lease or otherwise the said land or any part thereof or any undivided share therein.

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- xii) That the said land or any part thereof is not affected by or subject to any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, any charge lien lispendens or annuity, any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, any trust resulting or constructive arising under any debutter name benami transaction or otherwise, any debutter wakf or devseva, any attachment including attachment before judgment of any Court or authority, any right of any person under any agreement or otherwise, any burden or obligation other than payment of land revenue and municipal taxes, any restrictive covenant or any pre-emption agreement or any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order.
- xiii) That the said land or any part thereof is not affected by any right of way water light support drainage or any other easement with any other property.
- xiv) That the said land or any part thereof never ever vested in the Official Assignee or Official Liquidator or in the Receiver-in-Insolvency and there is no Receiver over the said land.
- xv) That there is no legal bar or impediment or any order of restraint or status quo or injunction or like or any other difficulty in the Vendors transferring the said Property in favour of the Purchasers.

D. The vendors have agreed to sell transfer convey assign and assure the said land to the purchasers and relying on the representations assurances declarations and confirmations made and/or given by the vendors and believing the same to be true and correct and acting on faith thereof, the purchasers have agreed to purchase and acquire the said land from the vendors absolutely and forever free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever and with "khas" peaceful vacant possession of the said land for the consideration and on the terms and conditions mutually agreed upon by and between the parties hereto.

**NOW THIS DEED WITNESSETH** that in pursuance of the aforesaid and in consideration of a total sum of Rs. 2,20,00,000/- (**Rupees two crores and twenty lacs**) only, of the lawful money of the Union of India in hand and well and truly paid by the purchasers to the vendors herein (the receipt whereof the vendors do and each one of them doth hereby admits and acknowledges as per the memorandum of consideration hereunder written and of and from the payment of the same and every part thereof forever releases, discharges and acquits the purchasers as also the said land hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be) the vendors do and each one of them doth hereby grants, conveys, transfers, sells, releases, assigns and assures unto and in favour of the purchasers **ALL THAT** the piece or parcel of land containing a total area of 66.10 decimals equivalent to 1 (one) bigha 19 (nineteen) cottahs 15 (fifteen) chittacks and 38 (thirty eight) sq. ft., be the same a little more or less, the nature of land being danga, pukur and sali, comprised in and being R. S. Dag Nos. 452 (32.10 decimals), 453 (15.0 decimals), 454 (12.0 decimals) and 456 (7.0 decimals), corresponding to L. R. Dag Nos. 471, 474, 475 and 477, R. S. Khatian No. 10, L. R. Khatian No. 55, Mouza Dhamaitolla, J. L. No. 75, Revenue Survey No. 236, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar Sonarpur, District South 24 Parganas, within Ward No. 25 of Rajpur Sonarpur Municipality, being the **said land**, as more fully and particularly mentioned and described in the **Second Schedule** hereunder written and as shown and delineated in Red colour border on the map or plan annexed hereto **TOGETHER WITH** all easement rights of free egress and ingress together with the right to take sewerage, drain, electricity, water, gas telephone connection etc. independently from the main road to the said land with full right, liberty and license to the purchasers, their respective legal heirs, executors, successors, administrators, legal and personal representatives, successors in office, successors in interest and assigns and the owners for the time being of the said land hereby sold, transferred, conveyed, granted and assigned or expressed or intended so to be and the tenants, servants and all other persons authorised in that regard from time to time and at all times hereafter at their will and pleasure for all purposes connected with the use and enjoyment of the said land with unfettered and unencumbered right to carry drains, underground mains for gas and electricity, filtered and unfiltered water, or over head wires for electricity telephone, etc. **OR HOWSOEVER OTHERWISE** the said land or any part or portion thereof now are or is or at any time or times heretofore were or was

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butted bounded called known numbered described and distinguished **TOGETHER WITH** all yards, areas, sewers, drains, ditches, trees, paths, passages, water, watercourses and all manner of ancient or other lights, rights, liberties, privileges, easements, advantages and appurtenances whatsoever to the said land with or without any part thereof belonging or in any way appertaining to or used held occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** all the estate right title interest inheritance reversion or reversions, remainder or remainders use trust possession property claim and demand whatsoever both in law or in equity of the vendors into and upon the said land and every part or portion thereof **AND** all deeds, pattahs, muniments, writings and evidences of title which in anywise relate to the said land or any part or portion thereof which now are or hereafter shall or may be in custody, power or possession of the vendors or persons from whom the vendors can or may procure the same without any action or suit at law or equity **AND TO HAVE AND TO HOLD** the said land hereby sold, granted, transferred, conveyed or otherwise expressed or intended so to be and every part thereof unto and to the use of the purchasers, their respective legal heirs, executors, successors, administrators, legal and personal representatives, successors in office, successors in interest and assigns absolutely and forever and free from all encumbrances whatsoever **AND** that the vendors do and each one of them doth hereby covenant with the purchasers that notwithstanding any act deed matter or thing heretofore done committed or knowingly suffered by the vendors to the contrary, the vendors are the absolute lawful owners, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land and each and every part or portion thereof hereby sold granted transferred conveyed released assigned and assured as absolute and indefeasible and absolute estate or inheritance or equivalent thereto in fee simple without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same and that notwithstanding any such act deed or thing whatsoever as aforesaid **AND** that the vendors as owners have full power and absolute and indefeasible right and authority to sell, grant, convey and transfer the said land and each and every part or portion thereof unto and to the use of the purchasers in the manner aforesaid and according to the true intent and meaning of these presents **AND** that it shall be lawful for the purchasers at all times hereafter to peaceably and quietly enter into and upon and hold, possess, occupy and enjoy the said land and every part or portion thereof without any interruption or any lawful eviction interruption hindrances disturbances

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claim or demand whatsoever from of or by the vendors and/or any person or persons lawfully or equitably claiming any estate right title and interest whatsoever from under through or in trust for the vendors **AND** free and clear and freely and clearly and absolutely acquitted exonerated and forever discharged and released or otherwise by and at the costs, charges and expenses of the vendors well and sufficiently saved defended kept harmless and indemnified of from and against all and all manner of former and other estates, charges, mortgages, pledges, hypothecation, liens, lispendens, debts, attachments (including attachment under any certificate case or proceedings), executions, encumbrances and liabilities whatsoever made done executed or occasioned or suffered by the vendors **AND** that the vendors and all persons having or lawfully or equitably claiming any estate right title and interest whatsoever in the said land hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof from through 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 purchasers make do acknowledge and execute or cause to be made done acknowledged and executed all such further acts deeds matters things and assurances whatsoever for further better and more particularly effectual or satisfactorily granting transferring and assuring the said land hereby sold granted transferred conveyed assigned and assured and every part or portion thereof unto and to the use of the purchasers as shall or may be reasonably required **AND** the purchasers shall be at liberty to get their names duly mutated with any authority or authorities for the time being appointed in this behalf and the vendors do and each one of them doth hereby grants his/her consent in that regard and shall be bound to submit any petition of consent or otherwise if so required by any authority in course of any proceedings, including municipal proceedings **AND** if for any reason whatsoever any defect of any kind is found in respect of this deed, the vendors shall be bound and prepared to sign execute and get registered at the costs, charges and expenses of the purchasers, any kind of Deed and/or Deeds of Rectification as may be necessary and required to be executed and registered in favour of the purchasers to ensure perfect title of the purchasers in respect of the said land or any part or portion thereof and the vendors hereby authorize the purchasers and give their consent for the same **AND** the vendors shall unless prevented by fire or some other irresistible force from time to time and at all times hereafter upon reasonable request and at the cost of the purchasers produce or cause to be produced for inspection to the purchasers or to their Attorney or agent or

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before or at any trial commission examination tribunal board or authority for inspection or otherwise, if any, as the occasion shall require, the original title deeds and/or any other documents, if any, in connection with the title of the said land, which are now in vendors' possession, in connection with the said land other than what are being handed over by the vendors to the purchasers at the time of execution and registration of these presents, and also shall at the like request and costs of the purchasers deliver and/or cause to be delivered to the purchasers such attested or other copies or extracts there from as the purchasers may require and shall in the meantime unless prevented as aforesaid keep the same unobliterated and uncanceled and shall protect the same from fire and/or any other hazards which can or may cause damage to the same **AND** the said land hereby sold, transferred and conveyed unconditionally and absolutely vests in the purchasers by virtue of these presents and the purchasers shall be at liberty to dispose of the said land or any part or portion thereof in any way and in any manner whatsoever by way of sale, lease, gift etc. and neither the vendors nor any one on behalf of the vendors shall ever assert/raise any objection thereto and if ever so raised, the same shall be rejected by all and/or any Court of law **AND** the vendors do and each one of them doth hereby further covenants with the purchasers that the purchasers shall be entitled to do all acts deeds matters and things and make all additions, alterations and connections in the said land viz. water, electricity, sewerage, drainage etc., to the new constructions and any future additions in the said land as may be deemed to be expedient to make such area and constructions tenable and to use, enjoy, hold and/or sell or transfer the same and/or the further construction of further storey or stories thereon, to be constructed by the purchasers herein, to any person on such terms and conditions as the purchasers in their absolute discretion may think fit and proper **AND** the vendors do and each one of them doth hereby delivers vacant and peaceful khas possession of the said land to the purchasers.

**THE VENDORS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS:**

- (i) **THAT** notwithstanding any act deed matter or thing by the vendors done committed executed or knowingly permitted or suffered to the contrary the vendors are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be

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without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same.

- (ii) **AND THAT** the vendors have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the said land 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.
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the vendors have now good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure the said land hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the purchasers in the manner aforesaid according to the true intent and meaning of these presents.
- (iv) **AND THAT** the said land hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever made or suffered by the vendors or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the vendors or the vendors' predecessors-in-title.
- (v) **AND THAT** the purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the vendors or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the vendors and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages leases tenancies

Contd. . .

encumbrances restrictions restrictive covenants liens attachments lispendens uses debutters trusts bargadars bhagchasis acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the vendors or any person or persons claiming as aforesaid.

- (vi) **AND THAT** the vendors and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the vendors or the vendors' predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the purchasers or any of them do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the said land hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the purchasers in the manner aforesaid as shall or may reasonably be required by the purchasers or any of them.
- (vii) **AND THAT** the vendors shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs and expenses of the purchasers produce or cause to be produced to the purchasers or any of them or the purchasers' agent or agents or any person or persons as the purchasers or any of them may direct or appoint or in any suit or proceeding or otherwise the documents of title which are not exclusively relating to the said land and not delivered by the vendor to the purchasers, and will permit such documents of title to be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such documents of title as may be required by the purchasers or any of them and will at all times hereafter keep such documents of title safe unobliterated and uncanceled.
- (viii) **AND ALSO THAT** the vendors shall at all times hereafter indemnify and keep saved harmless and indemnified the purchasers and each of them and the purchasers' successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands if any suffered by the purchasers or any of them or the purchasers' successors or successors in title or

Contd. . .



interest by reason of any defect in the title of the vendors to the said land hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or by reason of any of the representations declarations and assurances made and/or given by the vendors to the purchasers being found to be untrue, incorrect, false or misleading.

**AND THE VENDORS DO AND EACH OF THEM DO TH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASERS AS FOLLOWS:**

- i) **THAT** the vendors are and shall always be liable for payment of all arrears of rates, taxes, khajana, land revenue and other outgoings and impositions payable in respect of the said land hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be for the period up to the date hereof and all such outgoings shall be forthwith paid by the vendors on a demand being made by the purchasers and the vendors shall indemnify and keep saved harmless and indemnified the purchasers and each of them in respect thereof as also for all losses damages claims demands consequences and proceedings as may be suffered by the purchasers or any of them due to non-payment or delay in payment thereof.
- ii) **AND THAT** the vendors shall sign execute and deliver all papers documents instruments and writings as may be required by the purchasers or any of them from time to time for having the names of the purchasers mutated as the owners of the said land hereby sold and conveyed.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**"SAID LARGER LAND"**

**ALL THAT** the piece or parcel of land containing a total area of 102.35 decimals equivalent to 3 (three) bighas 2 (two) cottahs 5 (five) chittacks and 18 (eighteen) sq. ft., be the same a little more or less, the nature of land being ~~danga~~, ~~pukur~~ and ~~sali~~, comprised in and being R. S. Dag Nos. 452 (68.35 decimals), 453 (15.0 decimals), 454 (12.0 decimals) and 456 (7.0 decimals), corresponding to L. R. Dag Nos. 471, 474, 475 and 477, R. S. Khatian No. 10, L. R. Khatian No. 55, Mouza ~~Dramaitolla~~, J. L. No. 75, Revenue Survey No. 236, Pargana Magura, Police Station ~~Sonarpur~~, Additional District Sub Registrar Sonarpur, District South 24 Parganas, within Ward No. 25 of Rajpur Sonarpur Municipality and bounded in the manner following that is to say:

Contd. . .

**ON THE NORTH:** By R. S. Dag Nos. 451 and 455 and part of R. S. Dag No. 452;

**ON THE EAST:** By R. S. Dag Nos. 455, 457, 459 and 463;

**ON THE WEST:** By R. S. Dag Nos. 275, 277 and 278 and

**ON THE SOUTH:** By 20' (twenty feet) wide Darir Road

**OR HOWSOEVER OTHERWISE** the same are is was or were heretofore butted bounded called known numbered described or distinguished.

**TOGETHER WITH** all easement rights of free egress and ingress together with the right to take sewerage, drain, electricity, water, gas telephone connection etc. independently from the main road to the said larger land.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**"SAID LAND"**

**ALL THAT** the piece or parcel of land containing a total area of **66.10** decimals equivalent to equivalent to 1 (one) bigha 19 (nineteen) cottahs 15 (fifteen) chittacks and 38 (thirty eight) sq. ft. (be the same a little more or less, the nature of land being danga, pukur and sali, comprised in and being R. S. Dag Nos. 452 (32.10 decimals), 453 (15.0 decimals), 454 (12.0 decimals) and 456 (7.0 decimals), corresponding to L. R. Dag Nos. 471, 474, 475 and 477, R. S. Khatian No. 10, L. R. Khatian No. 55, Mouza Dhamaitolla, J. L. No. 75, Revenue Survey No. 236, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar Sonarpur, District South 24 Parganas, within Ward No. 25 of Rajpur Sonarpur Municipality, as shown and delineated in **RED** colour border on the map or plan annexed hereto and bounded in the manner following that is to say:

**ON THE NORTH:** By R. S. Dag Nos. 451 and 455;

**ON THE EAST:** By R. S. Dag Nos. 455, 457, 459 and 463;

**ON THE WEST:** By part of R. S. Dag No. 452 and

**ON THE SOUTH:** By 20' (twenty feet) wide Darir Road

**OR HOWSOEVER OTHERWISE** the same are is was or were heretofore butted bounded called known numbered described or distinguished.

Contd. . .

TOGETHER WITH all easement rights of free egress and ingress together with the right to take sewerage, drain, electricity, water, gas telephone connection etc. independently from the main road to the said land.


IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands seals and signatures the day month and year first above written.

SIGNED SEALED AND DELIVERED by the within named VENDORS at Kolkata in the presence of:

1. Swapan Naskar  
Vill-Danga, P.O. Bonhugly  
P.S. Sonarpur - Dist. 24 P.S. (S)

2. Ranu the Mest  
was appearing  
for K. N. Naskar  
P.S. - Sonarpur  
24 P.S. (S)

Drafted by me:

  
Mayank Kakranja  
Advocate, High Court, Calcutta,  
10, Old Post Office Street,  
Right Wing, 1<sup>st</sup> Floor, Room No. 34A,  
Kolkata - 700 001.  
Enrolment No. WB/1287A/99

Panchati Mondal

Arahi Mondal  
Shyama Prasad Mondal

Anirban Jyoti Mondal

Kasturi Mondal

Maya Sill

Chhaya Naskar

**RECEIPT AND MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named purchasers the within mentioned sum of **Rs. 2,20,00,000/- (Rupees two crores and twenty lacs) only**, being the consideration in full payable under these presents as per the memo written herein below:

- |   |                |
|---|----------------|
| 1) Paid by the purchaser by Cheque No. 000041 dated 05.12. 2017, drawn on Kotak Mahindra Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 1.  | Rs. 5,00,000/- |
| 2) Paid by the purchaser by Cheque No. 000042 dated 05.12. 2017, drawn on Kotak Mahindra Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 2.  | Rs. 5,00,000/- |
| 3) Paid by the purchaser by Cheque No. 000043 dated 05.12. 2017, drawn on Kotak Mahindra Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 3A. | Rs. 1,66,666/- |
| 4) Paid by the purchaser by Cheque No. 000044 dated 05.12. 2017, drawn on Kotak Mahindra Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 3B. | Rs. 1,66,667/- |
| 5) Paid by the purchaser by Cheque No. 000045 dated 05.12. 2017 drawn on Kotak Mahindra Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 3C.  | Rs. 1,66,667/- |

*Rohati Mondal.*

*Anshu Mondal.*

*Maya Sidi*

*Umesh Naskar*

*Anshu Mondal.*

Contd. . .

- 6) Paid by the purchaser by Cheque  
No. 000046 dated 05.12.2017, drawn  
on Kotak Mahindra Bank Ltd., Middleton Street  
Branch, Kolkata, in favour of the vendor No. 4. Rs. 5,00,000/-
- 7) Paid by the purchaser by Cheque  
No. 000047 dated 05.12.2017 drawn  
on Kotak Mahindra Bank Ltd., Middleton Street  
Branch, Kolkata, in favour of the vendor No. 5. Rs. 5,00,000/-
- 8) Paid by the purchaser by Pay order  
No. 560468 dated 17.05.2018, drawn  
on Kotak Mahindra Bank, Middleton Street,  
Branch, Kolkata, in favour of the vendor No. 1. Rs. 38,56,000/-
- 9) Paid by the purchaser by Pay order  
No. 560469 dated 17.05.2018, drawn  
on Kotak Mahindra Bank, Middleton Street,  
Branch, Kolkata, in favour of the vendor No. 2. Rs. 38,56,000/-
- 10) Paid by the purchaser by Pay order  
No. 560473 dated 17.05.2018, drawn  
on Kotak Mahindra Bank, Middleton Street,  
Branch, Kolkata, in favour of the vendor No. 3A. Rs. 12,85,334/-
- 11) Paid by the purchaser by Pay order  
No. 560474 dated 17.05.2018, drawn  
on Kotak Mahindra Bank, Middleton Street,  
Branch, Kolkata, in favour of the vendor No. 3B. Rs. 12,85,333/-
- 12) Paid by the purchaser by Pay order  
No. 560472 dated 17.05.2018, drawn  
on Kotak Mahindra Bank, Middleton Street,  
Branch, Kolkata, in favour of the vendor No. 3C. Rs. 12,85.333/-
- 13) Paid by the purchaser by Pay order  
No. 560470 dated 17.05.2018, drawn  
on Kotak Mahindra Bank, Middleton Street,  
Branch, Kolkata, in favour of the vendor No. 4. Rs. 38,56,000/-

Contd. ...

Bharati Mondal.

Arati Mondal.

Maya Sin

Anirban Jyoti Mondal.

Chhaya Naskar

Steel

14) Paid by the purchaser by Pay order  
No. 560471 dated 17.05.2018, drawn  
on Kotak Mahindra Bank, Middleton Street,  
Branch, Kolkata, in favour of the vendor No. 5.

Rs. 38,56,000/-

15) By Tax Deducted at Source @ 1% in terms of Section  
194 IA of the Income Tax Act, 1961.

Rs. 2,20,000/-

Total: Rs. 2,20,00,000/-

=====

(Rupees two crores and twenty lacs) only.

## WITNESSES:

1. Swapna Naskar  
Vill-Danga, P.O-Bonhugly  
P.S. - Sonarpur Dist. 24P85(3)

2. Rana Ch. Rajad  
Vill - Dhobigach  
P.O. - Murdaha  
P.S. - Basnija  
7038 - 24 P. 85(3)  
348510

Rahim Mondal  
Arati Mondal  
Shyama Prasad Mondal  
Anirban Jyoti Mondal  
Kasturi Mondal  
Maya Sil  
Chhaya Naskar

**SPECIMEN FORM FOR TEN FINGERPRINTS**



A. J. (GAVINDRA KATHATTAN)

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



S. J. (S. J. KATHATTAN)

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



A. J. (S. J. KATHATTAN)

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SPECIMEN FORM FOR TEN FINGERPRINTS



Radha Khaitan	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



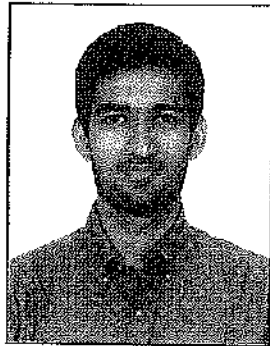
Anita Khaitan	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Sandhya Khaitan	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



SPECIMEN FORM FOR TEN FINGERPRINTS



Anshul Khaitan

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Rutika Khaitan


	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					













Anshu Mondal

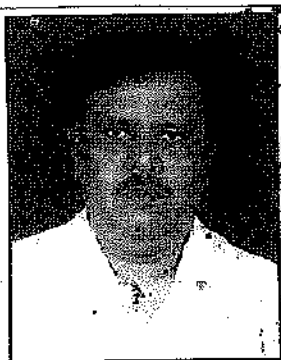
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

# SPECIMEN FORM FOR TEN FINGERPRINTS













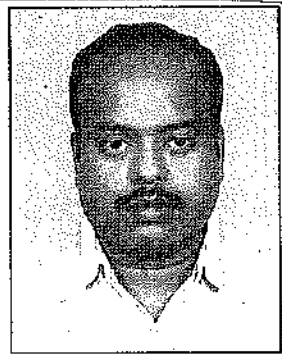
Arati Mondal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					













Shyama Prasad Mondal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Anirban Jyoti Mondal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

# SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Kasturi Mondal</i>	Left Hand					
	Right Hand					



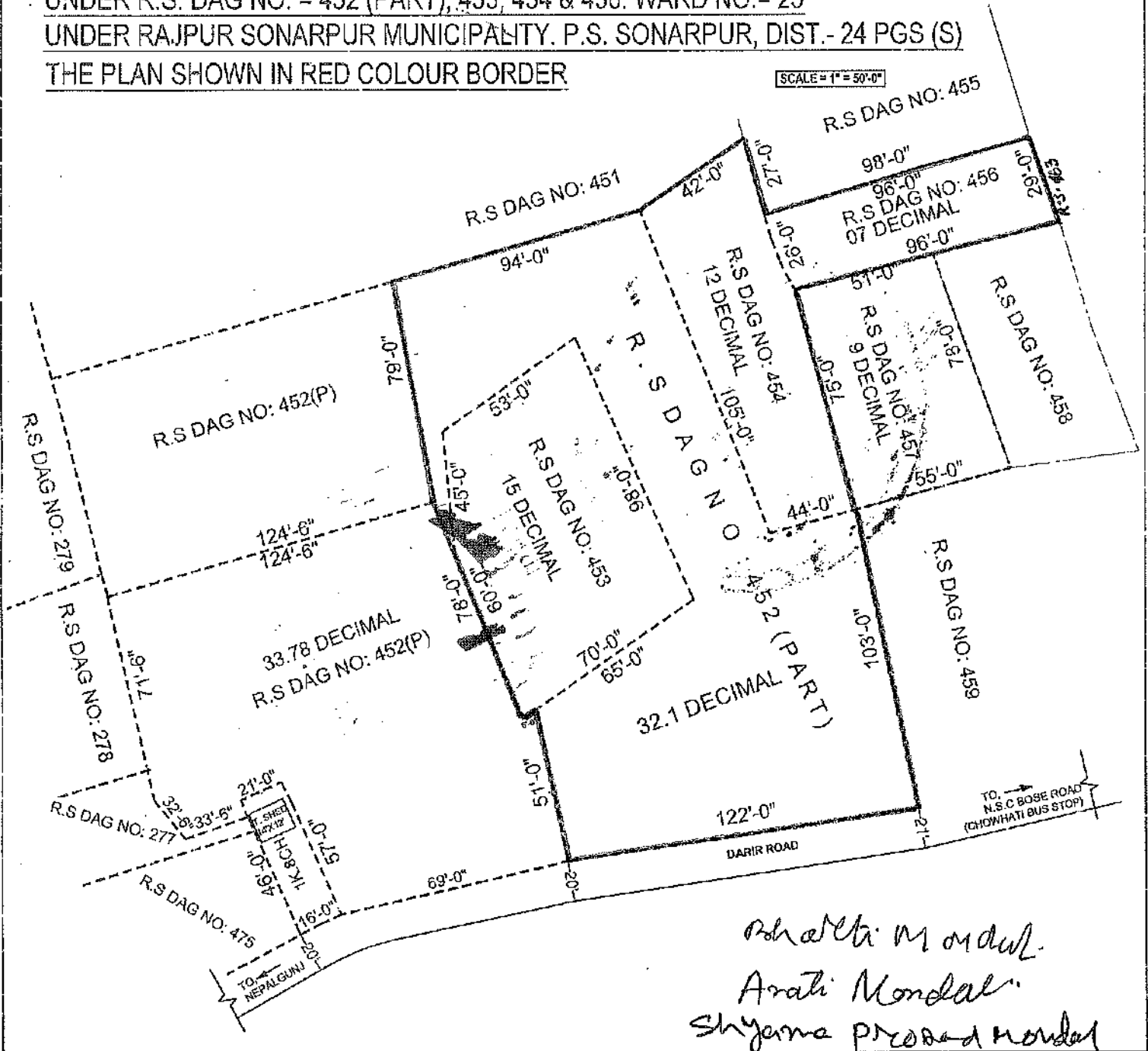
<i>Meena Sidi</i>	Left Hand					
	Right Hand					



<i>Bhaya Nasir</i>	Left Hand					
	Right Hand					

PLAN SHOWING THE LAND IN MOUZA - DHAMAITALA. J.L.NO.= 75.  
 UNDER R.S. DAG NO. = 452 (PART), 453, 454 & 456. WARD NO.= 25  
 UNDER RAJPUR SONARPUR MUNICIPALITY. P.S. SONARPUR, DIST.- 24 PGS (S)  
 THE PLAN SHOWN IN RED COLOUR BORDER

SCALE = 1" = 50'-0"



Rohati Mondal  
 Anati Mondal  
 Shyama Prasad Mondal  
 Anirban Jyoti Mondal,  
 Kasturi Mondal  
 Mayasir  
 Chhaya Naskar

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

GRN: 19-201718-020311192-2      Payment Mode Counter Payment  
GRN Date: 22/03/2018 14:35:01      Bank: AXIS Bank  
BRN: 00522032018SST315368179      BRN Date: 22/03/2018 00:00:00

**DEPOSITOR'S DETAILS**

Id No. : 16080000472403/7/2018  
[Query No./Query Year]

Name : SRRANOYSHUBHRA  
Contact No. :      Mobile No. : +91 9830483254  
E-mail :  
Address : Kolkata  
Applicant Name : Mr H D Sardar  
Office Name :  
Office Address :  
Status of Depositor : Advocate  
Purpose of payment / Remarks : Sale, Sale Document Payment No 7

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16080000472403/7/2018	Property Registration- Stamp duty	0030-02-103-003-02	1650127
2	16080000472403/7/2018	Property Registration- Registration Fees	0030-03-104-001-16	221458
3	16080000472403/7/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	4000

**Total**

**1775585**

In Words : Rupees Seventeen Lakh Seventy Five Thousand Five Hundred Eighty Five only