

04709/2014

BV/203

2296/2014

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

2.01

पश्चिम बंगाल WEST BENGAL

79AA 316592

M.V.

~~10,69,592/-~~

10,69,592/-

Certified that the Document is admitted to Registration. The Stamp Sheet and the endorsement shall be attached to this document and the part of this document.



Additional Registrar of Assurances, Kolkata

2/5/14

11735/14
27-08
Adal. Registrar of Assurances
Kolkata
19.4.14

w/c no. 1388/14

80 30.00
82 100.00

CONVEYANCE

1. Date: 19th April 2014
2. Place: Kolkata
3. Parties

Chhaya Mondal
Indra math chhaya

Chhaya Mondal
Indra math chhaya

742

Indranath Ghosh.



c - 2704

Arch Griha Nirman Pvt. Ltd.
Indranath Ghosh
Director / Autho. Signatory

SAHA & RAY
34/1, 3rd Floor, Hastings Chambers
7C, Strand Road, Calcutta - 700 001
Autocates
Hastings Chambers
Strand Road
- 1 APR 2014
SURANJAN KUMAR
Licensed Signatory
C. C. Court
15, Strand Road
- 1 APR 2014
- 1 APR 2014



c - 2705

Chhaya Mondal

Harindranath Mondal
S/O Shrirampranath Mondal
vill - Bangal Benki
t-o - Fatahpur
P.S. Kashipur
24 Pgs (S)
Cal - 135

Business



1 APR 2014



Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 05296 of 2014
(Serial No. 04709 of 2014 and Query No. 1902L000011735 of 2014)

On 19/04/2014

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

Presented for registration at 14.05 hrs on :19/04/2014, at the Private residence by Indranath Ghosh, Claimant.

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

Execution is admitted on 19/04/2014 by

1. Chhaya Mondal, wife of Haren Mondal , Purba Langalbenki, Bhagabanpur, Thana:-Kashipur, P.O. :-Kashipur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others

2. Indranath Ghosh
Authorised Signatory, Arch Griha Nirman Pvt Ltd, 99 A, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.
, By Profession : Others

Identified By Harendra Nath Mondal, son of Late D N Mondal, Langal Benki, Kol, Thana:-Kashipur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: Business.

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 21/04/2014

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-10,19,599/-

Certified that the required stamp duty of this document is Rs.- 51000 /- and the Stamp duty paid as: Impresive Rs.- 10/-

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 02/05/2014

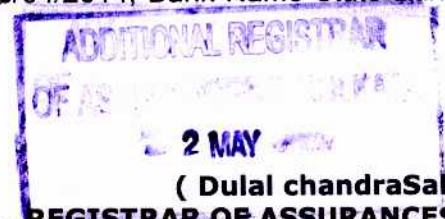
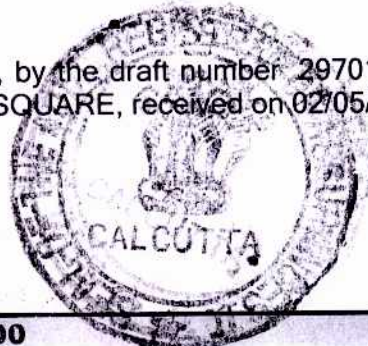
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

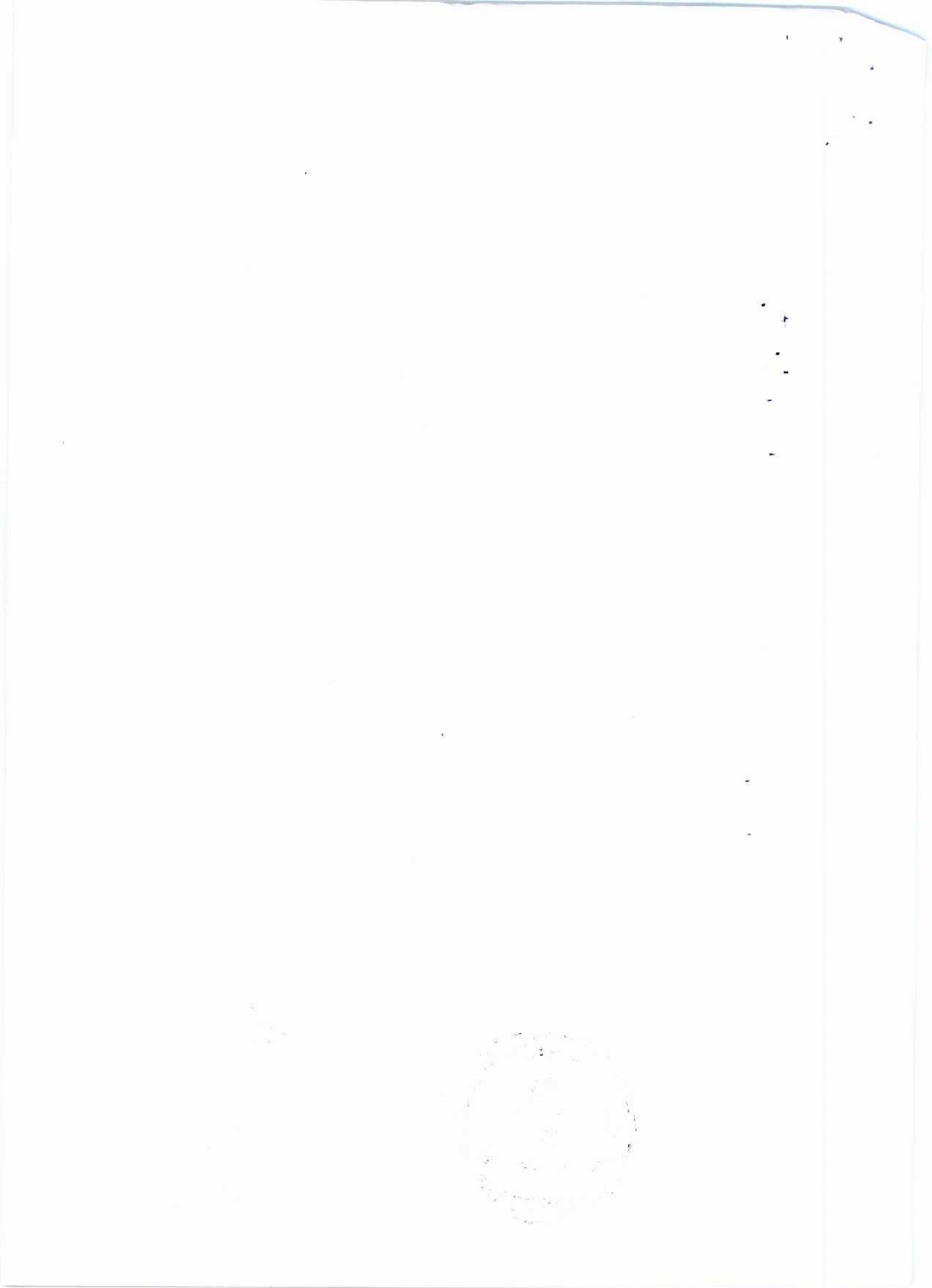
Rs. 11307/- is paid , by the draft number 297011, Draft Date 26/04/2014, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 02/05/2014



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

02/05/2014 12:44:00

EndorsementPage 1 of 2





**Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata**

**Endorsement For Deed Number : I - 05296 of 2014
(Serial No. 04709 of 2014 and Query No. 1902L000011735 of 2014)**

(Under Article : A(1) = 11209/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 02/05/2014)

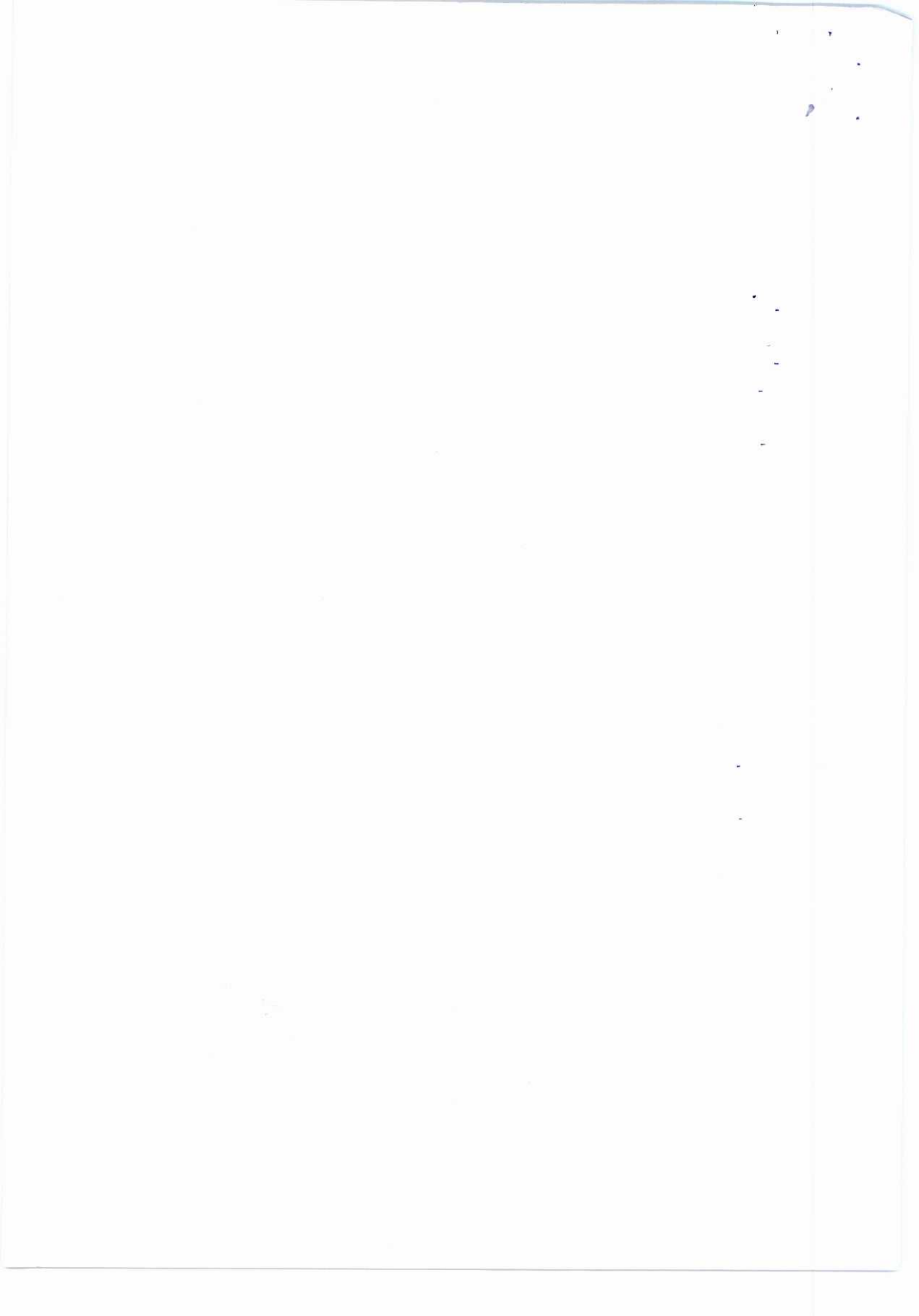
Deficit stamp duty

Deficit stamp duty Rs. 51000/- is paid , by the draft number 297010, Draft Date 26/04/2014, Bank : State Bank of India, DALHOUSIE SQUARE, received on 02/05/2014

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



(Dulal chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II



- 3.1 **Chhaya Mondal**, wife of Haren Mondal, residing at Village Purba Langalbenki, Bhagabanpur, Post Office Kashipur. PIN 700135, Police Station Kashipore, District South 24 Parganas (**PAN BGQPM2680D**)

(**Vendor**, includes successors-in-interest)

And

- 3.2 **Arch Griha Nirman Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 99A, Park Street, Kolkata-700016, Police Station Park Street (**PAN AAFCA2450E**), represented by its authorized signatory, **Indranath Ghosh**, son of Bijoy Ghosh, of 99A, Park Street, Kolkata-700016, Police Station Park Street

(**Purchaser**, includes successors-in-interest).

Vendor and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** (1) Land classified as *bagan* (orchard) measuring 3.3330 (three point three three three zero) decimal equivalent to 2 (two) *cottah* and 11.808 (one point eight zero eight) square feet, more or less [out of 30 (thirty) decimal equivalent to 18 (eighteen) *cottah* 2 (two) *chittack* and 17.928 (seventeen point nine two eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No.184, recorded in L.R. *Khatian* No. 1187, *Mouza* Garagari, J.L. No. 37, within the limits of Patharghata *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and morefully described in **Part I** of the **1st Schedule** below and the said *Dag* No.184 is delineated and demarcated on **Plan A** annexed hereto and bordered in colour **Red** thereon (**First Land**) and (2) land classified as *sal* (agriculture) measuring 0.1111 (zero point one one one one) decimal, equivalent to 1 (one) *chittack* and 3.394 (three point three nine four) square feet, more or less [out of 1 (one) decimal equivalent to 9 (nine) *chittack* and 30.6 (thirty point six) square feet, more or less] being a portion of R.S./L.R. *Dag* No.104, recorded in L.R.*Khatian* No.1187, *Mouza* Garagari, J.L. No.37, within limits of Patharghata *Gram Panchayat*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and morefully described in **Part II** of the **1st Schedule** below and the said *Dag* No.104, is delineated and demarcated on **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Land**), the First Land and the Second Land are collectively defined in the **2nd Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:

C. M. Jangla²



19 APR 2002

- 5.1.1 **Ownership of Said Property:** Chhaya Mondal (the Vendor herein) is the sole and absolute owner of the **Said Property**, morefully described in the **2nd Schedule** being, (1) the First Land, being land classified as *bagan* (orchard) measuring 3.3330 (three point three three three zero) decimal equivalent to 2 (two) *cottah* and 11.808 (one point eight zero eight) square feet, more or less [out of 30 (thirty) decimal equivalent to 18 (eighteen) *cottah* 2 (two) *chittack* and 17.928 (seventeen point nine two eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No.184, recorded in L.R. *Khatian* No. 1187, *Mouza* Garagari, J.L. No. 37, within the limits of Patharghata *Gram Panchayat*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas, and (2) the Second Land, being land classified as *sali* (agriculture) measuring 0.1111 (zero point one one one one) decimal, equivalent to 1 (one) *chittack* and 3.394 (three point three nine four) square feet, more or less [out of 1 (one) decimal equivalent to 9 (nine) *chittack* and 30.6 (thirty point six) square feet, more or less] being a portion of R.S./L.R. *Dag* No.104, recorded in L.R.*Khatian* No.1187, *Mouza* Garagari, J.L. No.37, within limits of Patharghata *Gram Panchayat*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas.
- 5.1:2 **Mutation:** Chhaya Mondal (the Vendor herein) got her name mutated in the records of the Block Land and Land Reforms Office at Rajarhat in L.R. *Khatian* No.1187 in respect of the entirety of the Said Property.
- 5.1.3 **Absolute Ownership of Vendor:** In the abovementioned circumstances, the Vendor is the sole and absolute owner of the Said Property and the Said Property is the subject matter of this Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof, can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.

C. M. ³ J. Singh



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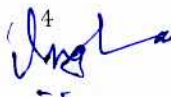
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

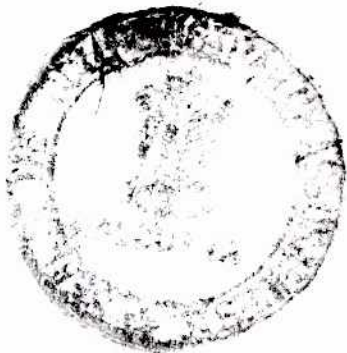
6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.
- 6.2 **Surrender of Rights by Linkpoint Infrastructure Private Limited:** Linkpoint Infrastructure Private Limited, having its registered office at 10A, Hospital Street, Kolkata-700072 has been claiming possessory right over the Said Property but by virtue of commercial negotiation and amicable settlement, Linkpoint Infrastructure Private Limited has agreed to surrender such claims in favour of the Purchaser.

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **2nd Schedule** below, being **(1)** the First Land, being land classified as *bagan* (orchard) measuring 3.3330 (three point three three three zero) decimal equivalent to 2 (two) *cottah* and 11.808 (one point eight zero eight) square feet, more or less [out of 30 (thirty) decimal equivalent to 18 (eighteen) *cottah* 2 (two) *chittack* and 17.928 (seventeen point nine two eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No.184, recorded in L.R. *Khatian* No. 1187, *Mouza* Garagari, J.L. No. 37, within the limits of Patharghata *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part I** of the **1st Schedule** below and the said *Dag* No.184 is delineated and demarcated on **Plan A** annexed hereto and bordered in colour **Red** thereon and **(2)** the Second Land, being land classified as *sali* (agriculture) measuring 0.1111 (zero point one one one one) decimal, more or less, equivalent to 1 (one) *chittack* and 3.394 (three point three nine four) square feet, more or less [out of 1 (one) decimal equivalent to 9 (nine) *chittack* and 30.6 (thirty point six) square feet, more or less] being a portion of

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ADMINISTRATIVE
OFFICE OF THE DIRECTOR
19 APR 1972

R.S./L.R. *Dag* No.104, recorded in L.R./*Jharian* No.1187, *Mouza* Garagari, J.L. No.37, within limits of Patharghata *Gram Panchayat*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part II** of the **1st Schedule** below and the said *Dag* No.104, is delineated and demarcated on **Plan B** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 6,56,000/- (Rupees six lac and fifty six thousand) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, the Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Vendor provided such claims or demands do not pertain to the period on and from the date of this Conveyance.

8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

C.M. 



ADDITIONAL ASSISTANT
OFFICE OF THE DIRECTOR
19 APR 1957

Handwritten mark

- 8.3 **Delivery of Possession:** The Vendor has handed over *khas*, vacant, peaceful and physical possession of the Said Property to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive 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 eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dags* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and give up each and every one of the aforesaid rights.
- 8.6 **No Objection to Mutation:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the *Dags* (from which the Said Property has been carved out) being and remaining the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Title Documents:** Simultaneously herewith, the Vendor has handed over all original title papers and documents in respect of the Said Property to the Purchaser.
- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under him, shall and will from time to time and at all times hereafter, upon every

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request and at the cost of the Purchaser and/or its successors-in-interest and assigns. do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

1st Schedule
Part I
(First Land)

Land classified as *bagan* (orchard) measuring 3.3330 (three point three three three zero) decimal equivalent to 2 (two) *cottah* and 11.808 (one point eight zero eight) square feet, more or less [out of 30 (thirty) decimal equivalent to 18 (eighteen) *cottah* 2 (two) *chittack* and 17.928 (seventeen point nine two eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No.184, recorded in L.R. *Khatian* No. 1187, *Mouza* Garagari, J.L. No. 37, within the limits of Patharghata *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No.184 is delineated and demarcated on **Plan A** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By land belonging to R.S./L.R. *Dag* No.169
On the East : By land belonging to R.S./L.R. *Dag* No.185
On the South : By land belonging to R.S./L.R. *Dag* No.181
On the West : By land belonging to R.S./L.R. *Dag* No.183

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the First Land and appurtenances and inheritances for access and user thereof.

Part II
(Second Land)

Land classified as *sali* (agricultural) measuring 0.1111 (zero point one one one one) decimal equivalent to 1 (one) *chittack* and 3.394 (three point three nine four) square feet, more or less [out of 1 (one) decimal equivalent to 9 (nine) *chittack* and 30.6 (thirty point six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.104, recorded in L.R. *Khatian* No. 1187, *Mouza* Garagari, J.L. No. 37, within the limits of Patharghata *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No.184 is delineated and demarcated on **Plan B** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By land belonging to R.S./L.R. *Dag* No.103
On the East : By Road
On the South : By land belonging to R.S./L.R. *Dag* Nos.105 & 106
On the West : By land belonging to R.S./L.R. *Dag* Nos.107 & 108

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Second Land and appurtenances and inheritances for access and user thereof.

c.m.  7



19 APR 1962

2nd Schedule
(Said Property)
[Subject Matter of this Conveyance]

Land classified as *bagan* (orchard) measuring 3.3330 (three point three three three zero) decimal equivalent to 2 (two) *cottah* and 11.808 (one point eight zero eight) square feet, more or less [out of 30 (thirty) decimal equivalent to 18 (eighteen) *cottah* 2 (two) *chittack* and 17.928 (seventeen point nine two eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No.184, recorded in L.R. *Khatian* No. 1187, *Mouza* Garagari, J.L. No. 37, within the limits of Patharghata *Gram Panchayet*, Sub-Registration District ~~Rajarhat~~ (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part I** of the **1st Schedule** above

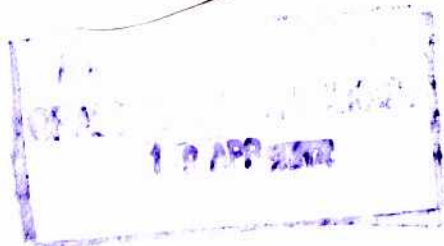
Land classified as *sali* (agricultural) measuring 0.1111 (zero point one one one one) decimal equivalent to 1 (one) *chittack* and 3.394 (three point three nine four) square feet, more or less [out of 1 (one) decimal equivalent to 9 (nine) *chittack* and 30.6 (thirty point six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.104, recorded in L.R. *Khatian* No. 1187, *Mouza* Garagari, J.L. No. 37, within the limits of Patharghata *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part II** of the **1st Schedule** above

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

<i>Mouza</i>	R.S./ L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> No.	Nature of Land	Total Area of <i>Dag</i> (In Decimal)	Total Area Sold (In Decimal)	Name of Recorded Owner
Garagari	184	1187	<i>bagan</i>	30	3.3330	Chhaya Mondal
Garagari	104	1187	<i>sali</i>	1	0.1111	Chhaya Mondal
Total Area of Land Sold:					3.4441	

CRM [Signature]



9. Execution and Delivery

9.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

Chhaya Mondal

Chhaya Mondal
[Vendor]

Read over and explained the contents of this document by me Chhaya Mondal in Bengali language, who after understanding the meaning and purport of this document, put his signature in my presence.

Signature _____



Arch Griha Nirman Private Limited

Indranath Ghosh

Authorized Signatory
[Purchaser]

Drafted by:

Duttaswara Bhattacharyya
(Advocate)

Witnesses:

Signature Hasendranath Mondal

Signature MD ANSAR ALI MOLLA

Name Hasendranath Mondal

Name MD ANSAR ALI MOLLA

Father's Name S/o Late Hasendra Nath Mondal

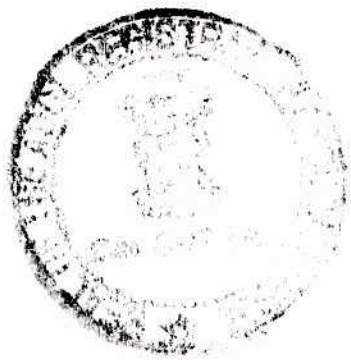
Father's Name AJAH ALI MALU

Address VSII - Lanyal Bunka

Address vill. Boragori (p.o) patharghata

P.O - Pithapuram P.S. Rajshahi
24 Pgs I/1 Col - 135

p.s. Rajshahi W.P. 135



OF 12
1 APR 1962

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs. 6,56,000/- (Rupees six lac and fifty six thousand) towards full and final payment of the consideration for sale of the Said Property described in the **2nd Schedule** above, in the following manner:

Mode	Date	Bank	Amount
Cash	19.04.2014	Not Applicable	Rs.6,56,000/-
		Total:	Rs.6,56,000/-

Chhaya Mondal

Chhaya Mondal
[Vendor]

Read over and explained the contents of this document by me Chhaya Mondal in Bengali language, who after understanding the meaning and purport of this document, put his signature in my presence.

Signature _____

Witnesses:

Signature Hasendra Nath Mondal Signature MD ANSAR ALI MALLA

Name Hasendra Nath Mondal Name MD ANSAR ALI MALLA

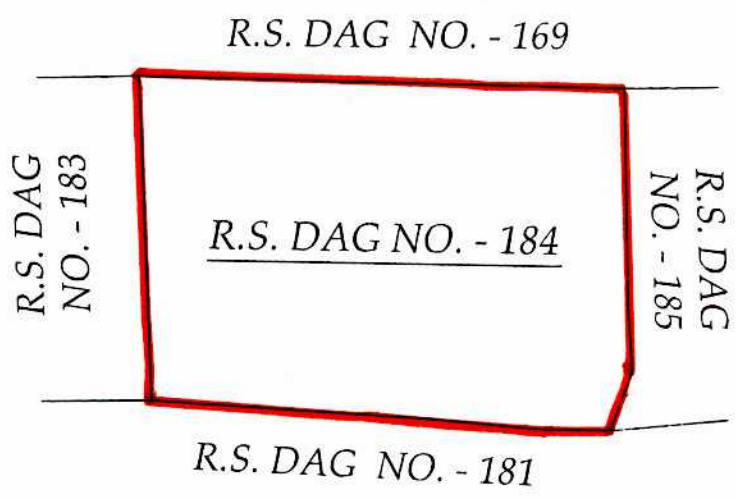


ADVISORY BOARD
OF AGRICULTURE
12 APR 1968

PLAN-A

SITE PLAN OF R.S./L.R. DAG NO.- 184, AT MOUZA- GANRAGARI,
J.L. NO.- 37, R.S./L.R. KHATIAN NO.-1187, P.S.- RAJARHAT, DIST.-
NORTH 24 PARGANAS.

TOTAL AREA OF DAG NO. 184 is 30 DECIMAL



Chhaya Mondal

NAME & SIGNATURE OF THE VENDOR/S

Arch Griha Nirman Private Limited

Indranath Ghosh

Authorised Signatory

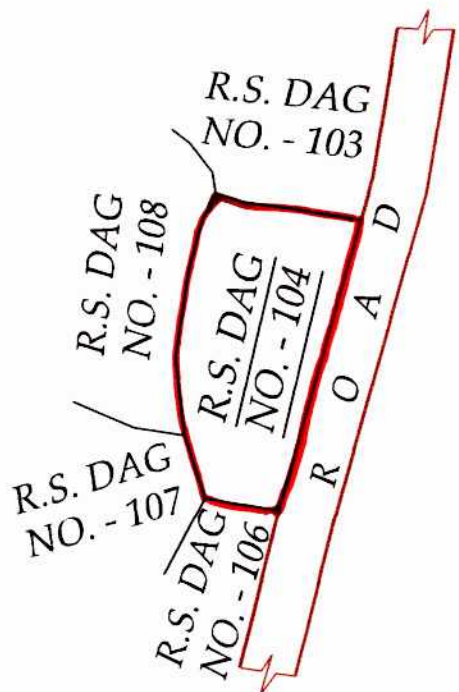
LEGEND:- 3.3330 DECIMAL UNDIVIDED SHARE OF BAGAN LAND OUT OF 30
DECIMAL IN R.S./L.R. DAG NO.- 184.

SHOWN THUS:- 



SITE PLAN OF R.S./L.R. DAG NO.- 104, AT MOUZA- GANRAGARI, J.L. NO.- 37, R.S./L.R. KHATIAN NO.- 1187, P.S.- RAJARHAT, DIST.- NORTH 24 PARGANAS.

TOTAL AREA OF DAG NO. 104 is 01 DECIMAL



Chhaya Mondal

Arch Griha Nirman Private Limited

Jyotsnath Ghosh
Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S























LEGEND:- 0.1111 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 01 DECIMAL IN R.S./L.R. DAG NO.- 104.

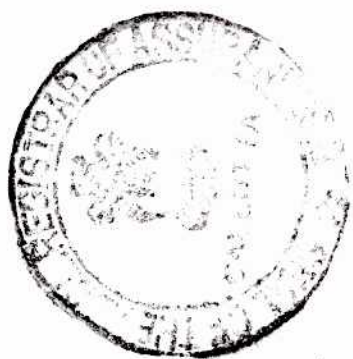
SHOWN THUS:-



18 APR 1978

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 <i>Indrasen Chhetri</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
	 <i>Chhaya Mondal</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
		(Left Hand)				
		(Right Hand)				



18 APR 2017



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 25
Page from 695 to 711
being No 05296 for the year 2014.



(Dulal chandraSaha) 06-May-2014
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

12

12

12

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Dated this 19th day of April, 2014

Between

Chihaya Mondal
... Vendor

And

Arch Griha Nirman Private Limited
... Purchaser

CONVEYANCE

3.441 (three point four four four one) decimal
Portion of
R.S./L.R. Dag Nos. 184 & 104
Mouza Garagari
Police Station Rajarhat
District North 24 Parganas

Saha & Ray
Advocates
3A/1, 3rd floor
Hastings Chambers
7C, Kinn Sankar Roy Road
Kolkata-700001