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Assurance-IV, Kolkata

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Additional Registrar of Assurances-IV, Kolkata

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

1 APR 2019

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made and executed on the 30th day of March, 2019 (Two Thousand Nineteen)

BETWEEN

118231

Sl. No.....Date.....
Name.....
Add.....
AMT.....100.....

13 MAR 2019

Anil Choudhury,
ADVOCATE
HIGH COURT, CALCUTTA

SOUMITRA CHANDI
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol

Rakesh Kumar Lohia
S/O MAL CHAND LOHIA

62, Sukanta Sarani
P.O. BHADRAKAL
DIST - HOOGHLY
Pin - 712232



ADDL. REGISTRAR OF ASSURANCE HOOGHLY
6 MAR 2019

M/S. EXIN REALTY PRIVATE LIMITED, PAN No. AAICS0669N, a Company incorporated under the Companies Act, 1956 and having its registered Office at 24, Chinar Park, P.S. Baguiati, P.O. Hatiara, Kolkata-700157, District: North 24-Parganas represented by its Director namely **SRI DILIP SEN, PAN No. BGXPS9845R, Mobile No. 6289408039**, Son of Late Gopal Sen, by Faith-Hindu, by Nationality-Indian, by Occupation-Business residing at 4, K. N. Pally, P.O. Rajbari, P.S. Dumdum, Kolkata-700081 hereinafter referred to as the **VENDOR** (which terms or expression shall unless excluded by or repugnant to the subject or context the same shall be deemed to mean and include its successors, persons/successors-in-office and assigns) of the **FIRST PART**

AND

(1) M/S. ANJU PROMOTERS PVT LTD., PAN No. AALCA1556F, a Company incorporated under the Provisions of the Companies Act, 1956, represented by its Authorized Signatory **SRI JITENDRA KUMAR SINGH, [PAN: ENOPS1448K], Mobile No. 6290585106**, Son of Late Ramchabila Singh, by faith-Hindu, by Nationality- Indian, by occupation-Service, residing at 2, Dakshinpara 3rd Lane, Rishra, P.O. Morepukur, P.S. Rishra, District- Hooghly-712250, **(2) M/S. BHAVSAGAR NIWAS PVT. LTD., PAN No. AAFCEB2747M**, a Company incorporated under the Provisions of the Companies Act, 1956, represented by its Authorized Signatory **SRI SOURAV SETH, [PAN: FFKPS1868N], Mobile No. 7278957394**, Son of Sri Rabindra Nath Seth, by faith-Hindu, by Nationality- Indian, by occupation-Service,

residing at Tili Sarkar Lane, P.O. Basberia, P.S. Mogra, District-Hooghly-712502, **(3) M/S. DAYLIGHT DISTRIBUTORS PVT. LTD., PAN No. AADCD1723H**, a Company incorporated under the Provisions of the Companies Act, 1956, represented by its Authorized Signatory **SRI SUBHASH CHANDRA TULSYAN, [PAN: ABMPT6227B], Mobile No.9831054401**, Son of Sri Ram Niranjana Tulsyan, by faith-Hindu, by Nationality- Indian, by occupation-Service, residing at 138-B-620, G. T. Road (S), 31 Sibpur, P.O. & P.S. Sibpur, Howrah-711102, working for gain at No.1, Netaji Subhas Road, 1st Floor, P.O. GPO, P.S. Hare Street, Kolkata-700001 and **(4) M/S. DESIRE SALES PVT. LTD., PAN No. AADCD5984A**, a Company incorporated under the Provisions of the Companies Act, 1956, represented by its Authorized Signatory **SRI SANTOSH AGARWAL [PAN: AGQPA9976M], Mobile No. 9163302327**, Son of Sri Motilal Agarwal, by faith-Hindu, by Nationality- Indian, by occupation-Service, residing at 130, Dakshindari Road, P.S. Lake Town, P.O. Shreebhumi, Kolkata-700048, all having its Registered Office at Diamond Harbour Road, P.S. Bishnupur, P.O. Joka, District-South 24-Parganas, PIN 700104, West Bengal hereinafter referred to as the **PURCHASERS** (which terms or expression shall unless excluded by or repugnant to the subject or context the same shall be deemed to mean and include its successors, persons/successors-in-office and assigns) of the **SECOND PART**.

AND

MR. SABBIR ALI SARKAR, PAN No. BQUPS6258R, Mobile No. 9674959538, Son of Saukat Ali Sarkar, by Faith-Muslim, by

Nationality-Indian, by Occupation- Cultivation, residing at Village & P.O. Matiagacha, P.S. Rajarhat, Kolkata-700135, District- North 24-Parganas hereinafter referred to as the **CONFIRMING PARTY** (which terms or expression shall unless excluded by or repugnant to the subject or context the same shall be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **THIRD PART.**

WHEREAS :

A) Dedar Box Baddi @ Didar Box Baidya @ Didar Baidya, Son of Late Hermot Baidya @ Hemot of Moharakpur, P.O. Lauhati, P.S. Rajarhat, District North 24-Parganas, Kolkata-700135, West Bengal, was the absolute owner and possessor and R.S. Record Holder of **ALL THAT** piece and parcel of Doba, Khal, Sali and Bandh land admeasuring 105.89 Satak (more or less) comprised in R.S. & L.R. Dag No.4291 (area of land 2.16 Satak more or less out of 69 Satak), R.S. & L.R. Dag No.4293 (area of land 0.50 Satak more or less out of 16 Satak), R.S. & L.R. Dag No.4294 (area of land 1.75 Satak more or less out of 56 Satak), R.S. & L.R. Dag No.4296 (area of land 0.16 Satak more or less out of 05 Satak), R.S. & L.R. Dag No.4297 (area of land 1.03 Satak more or less out of 33 Satak), R.S. & L.R. Dag No.4298 (area of land 0.28 Satak more or less out of 09 Satak), R.S. & L.R. Dag No.4299 (area of land 0.88 Satak more or less out of 28 Satak), R.S. & L.R. Dag No.4292/5210 (area of land 39.44 Satak more or less out of 631 Satak), R.S. & L.R. Dag No.4292/5211 (area of land 58.19 Satak

more or less out of 931 Satak) and R.S. & L.R. Dag No.4306 (area of land 1.50 Satak more or less out of 24 Satak), under R.S. Khatian No.1501, L.R. Khatian No.2661, under Mouza-Matiagahha, J.L. No.187, R.S. No.17, Touzi No.146, Pargana- Anowarpur, P.S. Barasat now Sashan, A.D.S.R.O.- Barasat, District- North 24-Parganas, within the local limits of Kirtipur Gram Panchayet-II by way of inheritance.

B) The said Dedar Box Baddi @ Didar Box Baidya @ Didar Baidya, died intestate leaving behind his Four Sons namely Mohidul Islam Baidya, Sariful Baidya, Rafikul Baidya, Safikul Baidya and Three Daughters namely Ashia Bibi, Arjina Bibi, Nazima Bibi and wife Ayatan Bibi as his legal heirs and successors as per Mohamadan Law of Succession.

C) Ayatan Bibi, wife of Dedar Box Baddi @ Didar Box Baidya @ Didar Baidya, first time entitled to land admeasuring 13.23 Satak more or less $1/8^{\text{th}}$ share out of 105.89 Satak more or less and remaining area of 92.66 Satak more or less was being divided into his said four Sons (each 16.84 Satak more or less as $2/11^{\text{th}}$ share) and three daughters (each 8.42 Satak more less as $1/11^{\text{th}}$) as per Mohammedan Law of Succession.

D) The said Sariful Baidya is the absolute owner and possessor by way of inheritance as per Mohammedan Law of Succession of piece and parcel of undivided Doba, Khal, Sali and Bandh land admeasuring

16.84 Satak (more or less) out of 92.66 Satak being 2/11th share comprised in R.S. & L.R. Dag No.4291 (Bandh land 0.34 Satak more or less out of 69 Satak), R.S. & L.R. Dag No.4293 (Bandh land 0.08 Satak more or less out of 16 Satak), R.S. & L.R. Dag No.4294 (Khal land 0.28 Satak more or less out of 56 Satak), R.S. & L.R. Dag No.4296 (Bandh land 0.02 Satak more or less out of 05 Satak), R.S. & L.R. Dag No.4297 (Sali land 0.16 Satak more or less out of 33 Satak), R.S. & L.R. Dag No.4298 (Doba land 0.04 Satak more or less out of 09 Satak), R.S. & L.R. Dag No.4299 (Khal land 0.14 Satak more or less out of 28 Satak), R.S. & L.R. Dag No.4292/5210 (Sali land 6.28 Satak more or less out of 631 Satak), R.S. & L.R. Dag No.4292/5211 (Sali land 9.26 Satak more or less out of 931 Satak) and R.S. & L.R. Dag No.4306 (Sali land 0.24 Satak more or less out of 24 Satak), under R.S. Khatian No.1501, L.R. Khatian No.2661, under Mouza- Matiagachha, J.L. No.187, Revenue Survey No.17, Touzi No.146, Pargana- Anowarpur, P.S. Barasat now Sashan, A.D.S.R.O.- Barasat, District- North 24 Parganas within the local limits of Kirtipur Gram Panchayet-II, which is free from all encumbrances, charges, liens, lispendences, attachments whatsoever. Since then the Vendor was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.

E) By a registered Deed of Conveyance dated 23rd day of April, 2014 registered in the Office of the Additional District Sub-Registrar of Barasat, District- North 24-Parganas in Book No. I, CD Volume No.19, Pages from 491 to 506, Being No. 03009, for the year 2014, Sariful

Baidya (Voter ID No.YMM1287150), (the Vendor therein) sold, conveyed and transferred to M/s. Exin Realty Private Limited, the Purchaser therein and the Vendor herein for valuable consideration and on the terms and conditions mentioned therein **ALL THAT** undivided piece and parcel of Rayati Dakhali Swattiya Sali, Bandh, Khal and Doba Land admeasuring about 16.84 Satak comprising in Mouza-Matiagachha, R.S. Khatian No.1501, L. R. Khatian No.2661, J.L. No.187, Revenue Survey No.17, Touzi No.146, Pargana- Anowarpur, P.S. Barasat now Sashan, A.D.S.R.O. Barasat, District- North 24-Parganas within the local Limits of Kirtipur Gram Panchayet-II, Under Collector North 24-Parganas, under the following manner:

R.S. & L.R. Dag No.	Nature of Land	Area of Land Sold (In Satak)	Out of total Land (In Satak)
4291	Bandh	0.34	69
4293	Bandh	0.08	16
4294	Khal	0.28	56
4296	Bandh	0.02	05
4297	Sali	0.16	33
4298	Doba	0.04	09
4299	Khal	0.14	28
4292/5210	Sali	6.28	631
4292/5211	Sali	9.26	931
4306	Sali	<u>0.24</u>	24
	Total :	16.84	

Total Area of Land sold = 16.84 Satak (more or less) free from all encumbrances, charges, liens, lispendences, attachments whatsoever. Since then the Vendor herein is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property, more fully and particularly described in **SCHEDULE "A"** hereunder written.

F) The said Mohidul Islam Baidya is the absolute owner and possessor by way of inheritance as per Mohammedan Law of Succession of **ALL THAT** piece and parcel of undivided Bandh, Khal, Doba and Sali land admeasuring 16.84 Satak (more or less) out of 92.66 Satak being 2/11th share comprised in R.S. & L.R. Dag No.4291 (Bandh land 0.34 Satak more or less out of 69 Satak), R.S. & L.R. Dag No.4293 (Bandh land 0.08 Satak more or less out of 16 Satak), R.S. & L.R. Dag No.4294 (Khal land 0.28 Satak more or less out of 56 Satak), R.S. & L.R. Dag No.4296 (Bandh land 0.02 Satak more or less out of 05 Satak), R.S. & L.R. Dag No.4297 (Sali land 0.16 Satak more or less out of 33 Satak), R.S. & L.R. Dag No.4298 (Doba land 0.04 Satak more or less out of 09 Satak), R.S. & L.R. Dag No.4299 (Khal land 0.14 Satak more or less out of 28 Satak), R.S. & L.R. Dag No.4292/5210 (Sali land 6.28 Satak more or less out of 631 Satak), R.S. & L.R. Dag No.4292/5211 (Sali land 9.26 Satak more or less out of 931 Satak) and R.S. & L.R. Dag No.4306 (Sali land 0.24 Satak more or less out of 24 Satak), under R.S. Khatian No.1501, L.R. Khatian No.2663, under Mouza- Matiagachha, J.L. No.187, Revenue Survey No.17, Touzi

No.146, Pargana- Anowarpur, P.S. Barasat now Sashan, A.D.S.R.O.- Barasat, District- North 24 Parganas within the local limits of Kirtipur Gram Panchayet-II, free from all encumbrances, charges, liens, lispendences, attachments whatsoever. Since then the Vendor herein is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.

G) By a registered Deed of Conveyance dated 19th day of June, 2014 registered in the Office of the Additional District Sub-Registrar of Barasat, District- North 24-Parganas in Book No. I, CD Volume No.29, Pages from 1869 to 1884, Being No. 04766, for the year 2014, Mohidul Islam Baidya (Voter ID No.WB/20/091/747479 (the Vendor therein) sold, conveyed and transferred to M/s. Exin Realty Private Limited, the Purchaser therein and Vendor herein for valuable consideration and on the terms and conditions mentioned therein **ALL THAT** undivided piece and parcel of Sali, Bandh, Khal and Doba Land admeasuring about 16.84 Satak (more or less) comprising in Mouza- Matiagachha, R.S. Khatian No.1501, L. R. Khatian No.2661, J.L. No.187, Revenue Survey No.17, Touzi No.146, Pargana- Anowarpur, P.S. Barasat now Sashan, A.D.S.R.O. Barasat, District- North 24-Parganas within the local Limits of Kirtipur Gram Panchayet-II under the following manner:

R.S. & L.R. Dag No.	Nature of Land	Area of Land Sold (In Satak)	Out of total Land (In Satak)
4291	Bandh	0.34	69

4293	Bandh	0.08	16
4294	Khal	0.28	56
4296	Bandh	0.02	05
4297	Sali	0.16	33
4298	Doba	0.04	09
4299	Khal	0.14	28
4292/5210	Sali	6.28	631
4292/5211	Sali	9.26	931
4306	Sali	0.24	24

Total Area of Land sold = 16.84 Satak (more or less) free from all encumbrances, charges, liens, lispendences, attachments whatsoever. Since then the Vendor herein is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property more fully and particularly described in **SCHEDULE "B"** hereunder written.

H) One Jiyer Ali Baddi alias Jiyer Baidya, Son of Late Chhanu Baddi, resident of Village- Moberakpur, P.O. Lauhati, P.S. Rajarhat, in the District of North 24-Parganas was the Owner and possessor of **ALL THAT** Bandh, Doba, Khal and Sali Land admeasuring an area of total 211.73 Satak be the same a little more or less comprised in R.S. Dag Nos.4291, 4293, 4294, 4296, 4297, 4298, 4299, 4292/5210,

4292/5211 and 4306, all under R.S. Khatian No.1501 and L.R. Khatian No.2663, under the following manner :

Recorded Land area (In Satak)	Out of total land (In Satak)	R.S. Dag No.	Nature of Land
04.31	69	4291	Bandh
01.00	16	4293	Bandh
03.50	56	4294	Khal
00.31	05	4296	Bandh
02.06	33	4297	Sali
00.56	09	4298	Doba
01.75	28	4299	Khal
78.87	631	4292/5210	Sali
03.00	24	4306	Sali
116.37	931	4292/5211	Sali

211.73 Satak in total lying and situate at Mouza- Matiagachha, J.L. No.187, R.S. No.17, Touzi No.146, within the local limits of Kirtipur Gram Panchayet-II, within the jurisdiction of Barasat Police Station, in the District of North 24-Parganas, by virtue of khas dakaliya and thereafter in R.S. Settlement Record of Rights absolutely free from all encumbrances whatsoever.

1) While seized and possessed of the aforesaid plots of land, the said Jiyer Ali Baddi alias Jiyer Baidya duly recorded his name in the

records of right with the BL & LRO at the time of L.R. Settlement Operation, being L.R. Khatian No.2663 as absolute Owner and possessor thereof.

J) While seized and possessed of the aforesaid plots of land, the said Jiyer Ali Baddi alias Jiyer Baidya died intestate leaving behind his three sons namely (1) Akbar Ali Baidya, (2) Jaynal Abedin Baidya, (3) Nijam Uddin Baidya, two daughters namely (1) Jayera Bibi, (2) Fatema Bibi and wife namely Johiron Bibi as his legal heirs and successors to her estate and they become the owners of the aforesaid plots of land in terms of the Muslim Farayez Act.

K) By virtue of above inheritance, the said Johiron Bibi was entitled to undivided land measuring an area of 26.47 Satak more or less as two annas (i.e. $1/8^{\text{th}}$ share) share first time out of said 211.73 Satak and thereafter the remaining land measuring 185.26 Satak has been divided among the said sons and daughters where each son was entitled to undivided land area 46.30 Satak as $2/8^{\text{th}}$ share and each daughter was entitled to undivided land area 23.15 Satak as $1/8^{\text{th}}$ share in terms of the Muslim Farayez Act.

L) The said Jaynal Abedin Baidya is the original owner and possessor by way of inheritance as per Mohammedan Law of Succession of piece and parcel of undivided Bandh, Khal, Doba and Sali land admeasuring 46.30 Satak (more or less) comprised in R.S. &

L.R. Dag No.4291 (land 00.94 Satak more or less out of 69 Satak), R.S. & L.R. Dag No.4293 (land 00.22 Satak more or less out of 16 Satak), R.S. & L.R. Dag No.4294 (land 00.76 Satak more or less out of 56 Satak), R.S. & L.R. Dag No.4296 (land 00.07 Satak more or less out of 05 Satak), R.S. & L.R. Dag No.4297 (land 00.45 Satak more or less out of 33 Satak), R.S. & L.R. Dag No.4298 (land 00.12 Satak more or less out of 09 Satak), R.S. & L.R. Dag No.4299 (land 00.38 Satak more or less out of 28 Satak), R.S. & L.R. Dag No.4292/5210 (land 17.25 Satak more or less out of 631 Satak), R.S. & L.R. Dag No.4292/5211 (land 25.45 Satak more or less out of 931 Satak) and R.S. & L.R. Dag No.4306 (land 00.66 Satak more or less out of 24 Satak), under R.S. Khatian No.1501, L.R. Khatian No.2663, under Mouza- Matiagachha, J.L. No.187, R. S. No.17, Touzi No.146, Pargana- Anowarpur, P.S. Barasat now Sashan, A.D.S.R.O.- Barasat, District- North 24 Parganas within the local limits of Kirtipur Gram Panchayet-II, which is free from all encumbrances, charges, liens, lispendences, attachments whatsoever. Since then the Vendor was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.

M) By a registered Deed of Conveyance dated 7th day of March, 2014 registered in the Office of the Additional District Sub-Registrar of Barasat, District- North 24-Parganas in Book No. I, CD Volume No.11, Pages from 1889 to 1907, Being No. 01733, for the year 2014, Jaynal Abedin Baidya (Voter ID No.WB/20/091/747639), (the Vendor therein)

sold, conveyed and transferred to M/s. Exin Realty Private Limited, the Purchaser therein and the Vendor herein for valuable consideration and on the terms and conditions mentioned therein **ALL THAT** undivided piece and parcel of Sali, Bandh, Khal and Doba Land admeasuring about 4630 Satak (more or less) comprising in Mouza- Matiagachha, R.S. Khatian No.1501, L. R. Khatian No.2663, J.L. No.187, R.S. No.17, Touzi No.146, Pargana- Anowarpur, P.S. Barasat now Sashan, A.D.S.R.O. Barasat, District- North 24-Parganas within the local Limits of Kirtipur Gram Panchayet-II, under the following manner:

R.S. & L.R. Dag No.	Nature of Land	Area of Land Sold (In Satak)	Out of total Land (In Satak)
4291	Bandh	00.94	69
4293	Bandh	00.22	16
4294	Khal	00.76	56
4296	Bandh	00.07	05
4297	Sali	0.45	33
4298	Doba	00.12	09
4299	Khal	00.38	28
4292/5210	Sali	17.25	631
4292/5211	Sali	25.45	931
4306	Sali	<u>00.66</u>	24
	Total:	46.30	

Total Area of Land sold = 46.30 Satak (more or less) more fully and particularly described in **SCHEDULE "C"** hereunder written.

N) Hedayet Baddi (Baidya), Son of Late Hekmot Ali Baidya @ Hermot of Moharakpur, P.O. Lauhati, P.S. Rajarhat, District North 24-Parganas, Kolkata-700135, West Bengal, was the absolute owner and possessor and L.R. Record Holder of **ALL THAT** piece and parcel of land admeasuring 105.88 Satak (more or less) comprised in R.S. & L.R. Dag No.4291 (Bandh land 1.03 Satak more or less) out of 69 Satak, R.S. & L.R. Dag No.4293 (Bandh land 0.25 Satak more or less) out of 16 Satak, R.S. & L.R. Dag No.4294 (Khal land 0.85 Satak more or less), out of 56 Satak, R.S. & L.R. Dag No.4296 (Bandh land 0.08 Satak more or less), out of 05 Satak, R.S. & L.R. Dag No.4297 (Sali land 0.50 Satak more or less), out of 33 Satak, R.S. & L.R. Dag No.4298 (Doba land 0.14 Satak more or less), out of 09 Satak, R.S. & L.R. Dag No.4299 (Khal land 0.38 Satak more or less), out of 28 Satak, R.S. & L.R. Dag No.4292/5210 (Sali land 18.89 Satak more or less), out of 631 Satak, R.S. & L.R. Dag No.4292/5211 (Sali land 27.88 Satak more or less), out of 931 Satak and R.S. & L.R. Dag No.4306 (Sali land 0.73 Satak more or less) out of 24 Satak, under R.S. Khatian No.1501, L.R. Khatian No.2660, under Mouza- Matiagachha, J.L. No.187, R. S. No.17, Touzi No.146, Pargana- Anowarpur, P.S. Barasat now Sashan, A.D.S.R.O.-Barasat, District- North 24 Parganas within the local limits of Kirtipur Gram Panchayet-II, by way of inheritance.

O) While seized and possessed of the aforesaid plots of land, the said Hedayet Baddi (Baidya), died intestate leaving behind him two wife namely Saleya Bibi @ Saleha Bibi and Saharun Bibi and seven Sons namely Salauddin Baidya, Ashirik Iqbal Baidya, Azharuddin Baidya, Mamum Baidya, Sabir Ali Baidya, Amir Ali Baidya, Azim Ali Baidya and seven Daughters namely Runa Laila Khatun, Ferdausi Laila Khatun, Sahanaz Bibi, Firoza Bibi, Rashida Bibi, Late Mafuza Khatun, Mafuza Bibi as his legal heirs and successors as per Mohamadan Law of Succession.

P) By virtue of inheritance, Hedayet Baddi (Baidya), one wife namely Saleya Bibi, four sons namely Salauddin Baidya, Ashirik Iqbal Baidya, Azharuddin Baidya, Mamum Baidya and two daughters namely Runa Laila Khatun and Ferdausi Laila Khatun were entitled to 10/21st share i.e. 50.73 Satak more or less out of 105.88 Satak.

Q) By a registered Conveyance dated 29th April, 2014 registered in the office of District Sub-Registrar II, North 24-Parganas, recorded in Book No.I, CD Volume No.7, Pages from 839 to 851, Being No.03034, Dated 29th April, 2014 Saleya Bibi, Salauddin Baidya, Ashirik Iqbal Baidya, Azharuddin Baidya, Mamun Baidya, Runa Laila Khatun and Ferdausi Laila Khatun sold, conveyed and transferred to Safikul Ali Baidya **ALL THAT** piece and parcel of Rayati Dakhali Swattiya of Sali, Bandh, Khal and Doba land admeasuring about 50.73 Satak comprising in Mouza- Matiagachha, R.S. Khatian No.1501, L. R.

Khatian No.2660, J.L. No.187, Revenue Survey No.17, Touzi No.146, Pargana- Anowarpur, P.S. Barasat now Sashan, A.D.S.R.O. Barasat, District- North 24-Parganas within the local Limits of Kirtipur Gram Panchayet-II under Collector North 24-Parganas.

R.S. & L.R. Dag No.	Nature of Land	Share	Area of Land Sold (In Satak)	Out of total Land (In Satak)
4291	Bandh	0.0150	1.03	69
4293	Bandh	0.0156	0.25	16
4294	Khal	0.0152	0.85	56
4296	Bandh	0.0160	0.08	05
4297	Sali	0.0152	0.50	33
4298	Doba	0.0156	0.14	09
4299	Khal	0.0136	0.38	28
4292/5210	Sali	0.0300	18.89	631
4292/5211	Sali	0.0300	27.88	931
4306	Sali	0.0305	<u>0.73</u>	24
		Total :	50.73	

Total Area of Land sold = 50.73 Satak (more or less) free from all encumbrances, charges, liens, lispendences, attachments whatsoever more fully and particularly described in **SCHEDULE "D"** hereunder written.

R) The said Safikul Ali Baidya became absolute Owner and possessor of the said plot of land in the ways as explained herein before had marketable title to the property which is free from all encumbrances, charges, liens, lispendences, attachments whatsoever and was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.

S) By a registered Deed of Conveyance dated 29th day of August, 2014 registered in the Office of the Additional District Sub-Registrar of Barasat, District- North 24-Parganas in Book No. I, CD Volume No.45, Pages from 1687 to 1701, Being No. 07011, for the year 2014, Safikul Ali Baidya (PAN No.ALLPB3198C), (the Vendor therein) sold, conveyed and transferred to M/s. Exin Realty Private Limited, the Purchaser therein and the Vendor herein for valuable consideration and on the terms and conditions mentioned therein **ALL THAT** undivided piece and parcel of Rayati Dakhali Swattiya of Sali, Bandh, Khal and Doba Land comprising in Mouza- Matiagachha, R.S. Khatian No.1501, L.R. Khatian No.2660, J.L. No.187, Revenue Survey No.17, Touzi No.146, Pargana- Anowarpur, under Collector- North 24-Parganas.

R.S. & L.R. Dag No.	Nature of Land	Area of Land Sold (In Satak)	Out of total Land (In Satak)
4291	Bandh	1.03	69
4293	Bandh	0.25	16
4294	Khal	0.85	56

4296	Bandh	0.08	05
4297	Sali	0.50	33
4298	Doba	0.14	09
4299	Khal	0.38	28
4292/5210	Sali	18.89	631
4292/5211	Sali	27.88	931
4306	Sali	<u>0.73</u>	24
	Total :	50.73	

Total Area of Land sold = 50.73 Satak (more or less) of P.S. Barasat now Sashan, A.D.S.R.O. Barasat, District- North 24-Parganas within the local Limits of Kirtipur Gram Panchayet-II more fully and particularly described in **SCHEDULE "D"** hereunder written.

T) After purchase of the said Schedules "A", "B", "C" and "D" properties, the Vendor herein became Owner and absolutely seized and possessed of **ALL THAT** undivided piece and parcel of Bandh, Khal, Doba and Sali Land admeasuring about 130.71 Satak be the same a little more or less as mentioned herein below :

Sl. No.	R.S./L.R. Dag No.	Nature of Land	Sold land area (in Satak)	Out of total land (in Satak)
1.	4291	Bandh	2.65	69
2.	4293	Bandh	0.63	16

3.	4294	Khal	2.17	56
4.	4296	Bandh	0.19	05
5.	4297	Sali	1.27	33
6.	4298	Doba	0.34	9
7.	4299	Khal	1.04	28
8.	4306	Sali	1.87	24
9.	4292/5210	Sali	48.70	631
10.	4292/5211	Sali	71.85	931

comprised in Mouza- Matiagachha, L. R. Khatian No.3957, J.L. No.187, Revenue Survey No.17, Touzi No.146, Pargana- Anowarpur, under Collector- North 24-Parganas, P.S. Barasat now Sashan, A.D.S.R.O. Barasat, District- North 24-Parganas within the local Limits of Kirtipur Gram Panchayet-II more fully and particularly described in **SCHEDULE "E"** hereunder written and hereinafter referred to as the "said property" free from all encumbrances and got its name recorded/mutated in the Office of the Bengal Land & Land Reforms Office, Barasat, North 24-Parganas.

T) The Vendor herein since then is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property free from all encumbrances as an Owner thereof.

U) The Purchasers herein have approached the Vendor and the Vendor has agreed to sell to the Purchasers **ALL THAT** undivided Sali land admeasuring about 36.14 Satak (be the same a little more or less) out of 48.70 Satak Sali Land comprised in L.R. Dag No.4292/5210 out of total Sali land 631 Satak, and 1.27 Sali land out of total 33 satak

Sali land comprised in L.R. Dag no. 4297, L.R. Khatian No.3957 lying and situate at Mouza- Matiagachha, J.L. No.187, R.S. No.17, Touzi No.146, within the local limits of Kirtipur Gram Panchayet-II, within the jurisdiction of Barasat Police Station, Pargana- Anowarpur, under A.D.S.R. Office Barasat in the District of North 24-Parganas, in the State of West Bengal, as follows:

Sl. No.	Name of Purchaser	Land Sold (In Satak)	Out of Sali Land owned (in Satak)	Out of total Sali Land (In Satak)	L.R. Dag no.	Consideration Amount
1.	Anju Promoters Pvt. Ltd.	10	48.70	631	4292/5210	Rs.11,35,000/-
2.	Anju Promoters Pvt. Ltd.	1.27	1.27	33	4297	Rs. 1,44,145/-
3.	Bhavsagar Niwas Pvt. Ltd.	10	48.70	631	4292/5210	Rs.11,35,000/-
4.	Daylight Distributors Pvt. Ltd.	10	48.70	631	4292/5210	Rs.11,35,000/-
5.	Desire Sales Pvt. Ltd.	<u>6.14</u>	48.70	631	4292/5210	<u>Rs. 6,96,890/-</u>
	Total :	37.41			Total :	<u>Rs.42,46,035/-</u>

more fully and particularly described in **SCHEDULE "F"** hereunder written and hereinafter referred to as the said "**Plots of land**" at or for a total consideration of Rs.37,41,000/- (Rupees Thirty Seven Lakhs Forty One Thousand only).

V) The Confirming Party herein is in wrongful possession of entirety of Schedule "F" property. The Confirming Party has agreed to hand over vacant, peaceful possession of the said "**Property**" wrongfully occupied by him free from all encumbrances to the Purchasers herein on receipt of a sum of Rs.19,78,989/- from the Purchasers out of the total consideration of Rs.42,46,035/- and the balance sum of Rs.22,67,046/- to be paid by the Purchasers to the

Vendor herein, the Vendor herein has agreed to sell, transfer, convey and hand over vacant peaceful, free from all encumbrances possession **ALL THAT** undivided Sali land admeasuring about 36.14 satak (be the same a little more or less) out of 48.70 Satak Sali Land comprised in L.R. Dag No.4292/5210 out of total Sali land 631 Satak and 1.27 Satak Sali land out of total 33 Satak Sali land comprised in L.R. Dag No.4297, L.R. Khatian No.3957 lying and situate at Mouza - Matiagachha, J.L. No.187, R.S. No.17, Touzi No.146, within the local limits of Kirtipur Gram Panchayet - II, within the jurisdiction of Barasat Police Station, Pargana - Anowarpur, under A.D.S.R. Office Barasat in the District of North 24 Parganas, in the State of West Bengal, as follows :

Sl. No.	Name of Purchaser	Land Sold (In Satak)	Out of Sali Land owned (in Satak)	Out of total Sali Land (In Satak)	L.R. Dag no.	Consideration Amount
1.	Anju Promoters Pvt. Ltd.	10	48.70	631	4292/5210	Rs.11,35,000/-
2.	Anju Promoters Pvt. Ltd.	1.27	1.27	33	4297	Rs. 1,44,145/-
3.	Bhavsagar Niwas Pvt. Ltd.	10	48.70	631	4292/5210	Rs.11,35,000/-
4.	Daylight Distributors Pvt. Ltd.	10	48.70	631	4292/5210	Rs.11,35,000/-
5.	Desire Sales Pvt. Ltd.	6.14	48.70	631	4292/5210	Rs. 6,96,890/-
	Total :	37.41			Total :	Rs.42,46,035/-

more fully and particularly described in **SCHEDULE "F"** hereunder written at or for a total consideration of Rs.42,46,035/- (Rupees Forty Two Lakhs Forty Six Thousand Thirty Five only), on the following terms and conditions.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.42,46,035/- (Rupees Forty Two Lakhs Forty Six Thousand Thirty Five only), out of which a

sum of Rs.22,67,046/- paid to the Vendor and Rs.19,78,989/- paid to the Confirming Party by the Purchasers to the Vendor paid by the said Purchaser at or immediately before the execution of these presents (the receipt whereof the Vendor and the Confirming Party doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchasers, its successors and assigns and every one of them and also the said "**Plots of land**"), they the Vendor as beneficial Owner and the confirming party doth by these presents indefeasibly grant, sell, convey, and transfer, assign and assure unto the Purchasers, (i.e. Purchaser No.1, Purchaser No.2, Purchaser No.3, Purchaser No.4 and Purchaser No.5 respectively), its successors and assigns vacant, free from encumbrances, attachment and other defects in title **ALL THAT** said "**Plots of land**" **HOWSOEVER** otherwise the said "**Plots of land**" now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** the land or ground whereupon or on part whereof the same is erected and built **TOGETHER FURTHER WITH** all houses, outhouses or other buildings, erections, fixtures, walls, yards, courtyards and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said "**Plots of land**" or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said "**Plots of land**" or every part thereof **AND** all deeds, pattas, muniments, writings and

evidences of title which in any wise relate to the said land or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, his heirs, executors, administrators, legal representatives and assigns or any persons from whom he or they can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVEHOLD, POSSESSAND ENJOY** the said land and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the Purchasers, its successors and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens, etc. whatsoever created or suffered by the Vendor from to these presents **AND** the Vendor doth hereby for himself, his heirs, executors, administrators, legal representatives and assigns covenant with the Purchasers, its successors and assigns, **THAT** notwithstanding any act, deed or thing whatsoever, by the Vendor or by any of its predecessors and ancestors in title, done or executed or knowingly suffered to the contrary, they the Vendor had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchasers, its successors and assigns in the manner aforesaid **AND THAT** the Purchasers, its successors and assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said land and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any

right or estate thereof from under or in trust for them or from or under any of its ancestors or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of his ancestors or predecessors in title or any person or persons and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them, the Vendor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers, its successors and assigns do and execute, or cause to be done and executed perfectly assuring the said land and every part thereof unto and to the use of the Purchasers, its successors and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER THAT** the Vendor and his heirs, executors, administrators, legal representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchasers, its successors and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor to the said land or any breach of the covenants hereunder contained.

THE SAID VENDOR HEREBY COVENANTS WITH THE SAID PURCHASERS as follows:-

- a) The Vendor is otherwise well and sufficiently entitled to the said "**Plots of land**" described in the **SCHEDULE "F"** hereunder written and the same is his self-acquired property. Its title to the said "**Plots of land**" is free and marketable;

- b) No other person except the Vendor has any right, claim or demand in respect of the said "**Plots of land**" or any part thereof;
- c) The Vendor has not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the said "**Plots of land**" and the said "**Plots of land**" is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority and the Vendor hereby declare that they shall hereafter not create any third party rights or whatsoever nature in respect of the said "**Plots of land**";
- d) The Vendor has not entered into any agreement or arrangement, oral or written with regard to the sale of the said "**Plots of land**";
- e) There are no proceedings instituted by or against the Vendor in respect of the said "**Plots of land**" and pending in any Court or before any authority and the said "**Plots of land**" is not under any lispēndens;
- f) The Vendor has not received any notice of acquisition or requisition from the Government of West Bengal or any authority or authorities in respect of the said "**Plots of land**";

- g) The Vendor hereby covenant with the Purchasers, its successors, persons/successors-in-office and assigns to save, harmless, indemnify and keep indemnified the Purchasers, its successors, persons/successors-in-office and assigns from or against all encumbrances, charges and equities whatsoever; and
- h) The Vendor shall at the request and costs of the Purchasers, its successors, persons/successors-in-office and assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said "**Plots of land**" and every part thereof in the aforesaid manner.

SCHEDULE A ABOVE REFERRED TO :

ALL THAT undivided piece and parcel of Rayati Dakhali Swattiya Sali, Bandh, Khal and Doba Land admeasuring about 16.84 Satak comprising in Mouza- Matiagachha, R.S. Khatian No.1501, L. R. Khatian No.2661, J.L. No.187, Revenue Survey No.17, Touzi No.146, Pargana- Anowarpur, P.S. Barasat now Sashan, A.D.S.R.O. Barasat, District- North 24-Parganas within the local Limits of Kirtipur Gram

Panchayet-II, Under Collector North 24-Parganas, under the following manner:

R.S. & L.R. Dag No.	Nature of Land	Area of Land Sold (In Satak)	Out of Land (In Satak)
4291	Bandh	0.34	69
4293	Bandh	0.08	16
4294	Khal	0.28	56
4296	Bandh	0.02	05
4297	Sali	0.16	33
4298	Doba	0.04	09
4299	Khal	0.14	28
4292/5210	Sali	6.28	631
4292/5211	Sali	9.26	931
4306	Sali	<u>0.24</u>	24
	Total :	16.84	

Total Area of Land sold = 16.84 Satak (more or less).

SCHEDULE B ABOVE REFERRED TO :

ALL THAT undivided piece and parcel of Sali, Bandh, Khal and Doba Land admeasuring about 16.84 Satak (more or less) comprising in Mouza- Matiagachha, R.S. Khatian No.1501, L. R. Khatian No.2661, J.L. No.187, Revenue Survey No.17, Touzi No.146, Pargana-

Anowarpur, P.S. Barasat now Sashan, A.D.S.R.O. Barasat, District- North 24-Parganas within the local Limits of Kirtipur Gram Panchayet- II under the following manner:

R.S. & L.R. Dag No.	Nature of Land	Area of Land Sold (In Satak)	Out of total Land (In Satak)
4291	Bandh	0.34	69
4293	Bandh	0.08	16
4294	Khal	0.28	56
4296	Bandh	0.02	05
4297	Sali	0.16	33
4298	Doba	0.04	09
4299	Khal	0.14	28
4292/5210	Sali	6.28	631
4292/5211	Sali	9.26	931
4306	Sali	0.24	24

Total Area of Land sold = 16.84 Satak (more or less)..

SCHEDULE C ABOVE REFERRED TO :

ALL THAT undivided piece and parcel of Sali, Bandh, Khal and Doba Land admeasuring about 4630 Satak (more or less) comprising in Mouza- Matiagachha, R.S. Khatian No.1501, L. R. Khatian No.2663, J.L. No.187, R.S. No.17, Touzi No.146, Pargana- Anowarpur, P.S. Barasat now Sashan, A.D.S.R.O. Barasat, District- North 24-Parganas

within the local Limits of Kirtipur Gram Panchayet-II, under the following manner:

R.S. & L.R. Dag No.	Nature of Land	Area of Land Sold (In Satak)	Out of total Land (In Satak)
4291	Bandh	00.94	69
4293	Bandh	00.22	16
4294	Khal	00.76	56
4296	Bandh	00.07	05
4297	Sali	0.45	33
4298	Doba	00.12	09
4299	Khal	00.38	28
4292/5210	Sali	17.25	631
4292/5211	Sali	25.45	931
4306	Sali	<u>00.66</u>	24
	Total:	46.30	

Total Area of Land sold = 46.30 Satak (more or less).

SCHEDULE D ABOVE REFERRED TO :

ALL THAT undivided piece and parcel of Rayati Dakhali Swattiya of Sali, Bandh, Khal and Doba Land comprising in Mouza- Matiagachha, R.S. Khatian No.1501, L.R. Khatian No.2660, J.L. No.187, Revenue

Survey No.17, Touzi No.146, Pargana- Anowarpur, under Collector-
North 24-Parganas.

R.S. & L.R. Dag No.	Nature of Land	Area of Land Sold (In Satak)	Out of total Land (In Satak)
4291	Bandh	1.03	69
4293	Bandh	0.25	16
4294	Khal	0.85	56
4296	Bandh	0.08	05
4297	Sali	0.50	33
4298	Doba	0.14	09
4299	Khal	0.38	28
4292/5210	Sali	18.89	631
4292/5211	Sali	27.88	931
4306	Sali	<u>0.73</u>	24
	Total :	50.73	

Total Area of Land sold = 50.73 Satak (more or less) of P.S.
Barasat now Sashan, A.D.S.R.O. Barasat, District- North 24-Parganas
within the local Limits of Kirtipur Gram Panchayet-II.

SCHEDULE E ABOVE REFERRED TO :

ALL THAT undivided piece and parcel of Bandh, Khal, Doba and Sali
Land admeasuring about 130.71 Satak be the same a little more or less
as mentioned herein below :

Sl. No.	R.S./L.R. Dag No.	Nature of Land	Sold land area (in Satak)	Out of total land (in Satak)
1.	4291	Bandh	2.65	69
2.	4293	Bandh	0.63	16
3.	4294	Khal	2.17	56
4.	4296	Bandh	0.19	05
5.	4297	Sali	1.27	33
6.	4298	Doba	0.34	9
7.	4299	Khal	1.04	28
8.	4306	Sali	1.87	24
9.	4292/5210	Sali	48.70	631
10.	4292/5211	Sali	71.85	931

comprised in Mouza- Matiagachha, L. R. Khatian No.3957, J.L. No.187, Revenue Survey No.17, Touzi No.146, Pargana- Anowarpur, under Collector- North 24-Parganas, P.S. Barasat now Sashan, A.D.S.R.O. Barasat, District- North 24-Parganas within the local Limits of Kirtipur Gram Panchayet-II.

SCHEDULE F ABOVE REFERRED TO :

ALL THAT undivided Sali land admeasuring about 37.41 Satak (be the same a little more or less) out of 48.70 Satak Sali Land comprised in L.R. Dag No.4292/5210 out of total Sali land 631 Satak, and 1.27 Sali

land out of total 33 satak Sali land comprised in L.R. Dag no. 4297, L.R. Khatian No.3957 lying and situate at Mouza- Matiagachha, J.L. No.187, R.S. No.17, Touzi No.146, within the local limits of Kirtipur Gram Panchayet-II, within the jurisdiction of Barasat Police Station, Pargana- Anowarpur, under A.D.S.R. Office Barasat in the District of North 24-Parganas, in the State of West Bengal, as follows:

Sl. No.	Name of Purchaser	Land Sold (In Satak)	Out of Sali Land owned (in Satak)	Out of total Sali Land (In Satak)	L.R. Dag no.	Consideration Amount
1.	Anju Promoters Pvt. Ltd.	10	48.70	631	4292/5210	Rs.11,35,000/-
2.	Anju Promoters Pvt. Ltd.	1.27	1.27	33	4297	Rs. 1,44,145/-
3.	Bhavsagar Niwas Pvt. Ltd.	10	48.70	631	4292/5210	Rs.11,35,000/-
4.	Daylight Distributors Pvt. Ltd.	10	48.70	631	4292/5210	Rs.11,35,000/-
5.	Desire Sales Pvt. Ltd.	<u>6.14</u>	48.70	631	4292/5210	<u>Rs. 6,96,890/-</u>
	Total :	<u>37.41</u>			Total :	<u>Rs.42,46,035/-</u>

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands to this writing the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED

by the withinnamed Vendor in the

presence of :

1. Palash Basak.
Rishra, Hooghly.
2. Sajal Acharya
Vivekananda Road, Palta

For ENIN REALTY PVT. LTD.

Silip Sen

Director

SIGNED, SEALED AND DELIVERED

by the withinnamed Purchasers

in the presence of :

1. Palash Basak.
Rishra, Hooghly.
2. Sajal Acharya
Vivekananda Road, Palta

DESIRE SALES PVT. LTD.

Santosh Agarwal
Authorized Signatory

For Anju Promoters Pvt Ltd

Jitendra K. Singh

Authorized Signatory

For Bhavsagar Niwas Pvt Ltd

[Signature]
Authorized Signatory

DAYLIGHT DISTRIBUTORS PVT. LTD.

[Signature]
Authorized Signatory

SIGNED, SEALED AND DELIVERED

by the withinnamed Confirming Party

in the presence of :

1. Palash Basak.
Rishra, Hooghly.
2. Sajal Acharya
Vivekananda Road, Palta

Drafted by me ;

Anil Chowdhury

Anil Chowdhury,
Advocate

High Court, Calcutta,
Enrolment No. WB-145/1991.

Sabbir Islam

MONEY RECEIPT & MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchasers within mentioned sum of Rs.22,67,046/- (Rupees Twenty Two Lakhs Sixty Seven Thousand Forty Six only) being the full consideration under these presents as follows :

PARTICULARS

Date	Cheque No./ Pay Order No./Demand Draft No.	Name of Bank/Branch	Amount
20.03.2019	284167	HDFC BANK STEPHEN HOUSE	6,82,962/-
20.03.2019	284172	- Do -	6,06,000/-
20.03.2019	284168	- Do -	6,06,000/-
20.03.2019	284171	- Do -	3,72,084/-

Total: 22,67,046/-

(Rupees TWENTY TWO LACS SIXTY SEVEN only)
THOUSAN. FORTY SIX

WITNESSES:

- Palash Basak.
Rishra, Hooghly.

FOR EXIN REALTY PVT. LTD.

Silky Sen

Director

SIGNATURE OF THE VENDOR

- Sujal Acharya
Vivekananda Road
Palta

MONEY RECEIPT & MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers within mentioned sum of Rs.19,78,989/- (Rupees Nineteen Lakhs Seventy Eight Thousand Nine Hundred Eighty Nine only) being the full consideration under these presents as follows :

PARTICULARS

Date	Cheque No./ Pay Order No./Demand Draft No.	Name of Bank/Branch	Amount
20.03.2019	284197	HDFC BANK STEPHEN HOUSE	5,96,183/-
25.03.2019	284222	- Do -	5,29,000/-
20.03.2019	284195	- Do -	5,29,000/-
20.03.2019	284207	- Do -	3,24,806/-

(Rupees NINETEEN LACS SEVENTY EIGHT only)
THOUSAND NINE HUNDRED EIGHTY
NINE.

TOTAL:- 19,78,989/-

WITNESSES:

1. Palash Barak
Rishra, Hooghly.

Sabin A. Saman.

SIGNATURE OF THE CONFIRMING PARTY

2. Sajal Acharya
Vijaykumar Road,
Paltan.

SPECIMEN FORM FOR TEN FINGERPRINTS



Jitender K. Singh

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



Babhayan

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



Santosh Agarwal

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



Soumen Saha

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



Dilip Sen

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



Subin Sarkar

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



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



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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

DILIP SEN

GOPAL SEN

02/03/1956

Permanent Account Number

BGXPS9845R

Dilip Sen

Signature



Dilip Sen



भारत सरकार
GOVERNMENT OF INDIA



Dilip Sen
DOB: 02/03/1956
MALE



4663 7831 7931

আমার আধার, আমার পরিচয়

Dilip Sen



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O: Gopal Sen, 4 kholisha kota pally,
opp-3 tampal, Rajbari Colony, North 24
Parganas,
West Bengal - 700081



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Dilip Sen

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SABBIR ALI SARKAR

SAOKAT ALI SAKAR

12/02/1984

Permanent Account Number

BQUPS6258R

Sabbir Ali Sarkar
Signature

Sabbir Ali Sarkar,

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खो जाये/पाने पर कृपया सूचित करें/सौभाग्य :
आयकर पैन सेवा यूनिट, एटीएसएल
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

GGC2646156



নির্বাচকের নাম : সাক্বির আলি
সরকার
Elector's Name : Sabbir Ali Sarkar
পিতার নাম : সওকাত আলি
সরকার
Father's Name : Saukat Ali Sarkar
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ : XX/XX/1984
Date of Birth : XX/XX/1984

Sabbir Ali Sarkar

GGC2646156

ঠিকানা:
মতিয়গাছা পশ্চিমপাড়া, মতিয়গাছা, রাজারহাট, উত্তর ২৪
পার্গানা-700135

Address:
MATIYAGACHHA PASHCHIM
PARA, MATIAGACHHA, RAJARHAT, NORTH
24 PARGANAS-700135

Sabbir Ali Sarkar

Date: 26/11/2015

121-হাড়া নির্বাচন কেন্দ্রের নির্বাচন
অফিসারের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
121-Haraa Constituency

বিধান পরিবর্তন হলে নতুন ঠিকানা দেয়ার ক্ষেত্রে পিতা বা মাতা ৩ জনই
স্বাক্ষর করে নির্বাচন অফিসারের নিকট করে নির্দিষ্ট ফর্ম এই
নির্বাচনকে সংক্রান্ত প্রাপ্তি প্রাপ্ত করা।
In case of change in address mention this Card No.
in the relevant form for including your name in the
roll at the changed address and to obtain the card
with same number.

1629870

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JITENDRA KUMAR SINGH
RAM CHABILA SINGH
02/11/1980

Permanent Account Number
ENOPS1448K

Jitendra K Singh
Signature



Jitendra K. Singh



सत्यमेव जयते



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrolment No.: 1193/63022/03157

To: Jitendra Kumar Singh
S/O Shri Ramchhabla Singh
2 No. Dakshin Para 3rd Lane
Kishna
Higly
West Bengal - 712250
Mobile: 9874497340

Date: 07/11/2011

Ref. No.: 00009851-00160681-00183133-Merapukur



UB 07338309 3 IN

आपका आधार क्रमांक / Your Aadhaar No. :

4353 4807 0521

आधार - आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA

Jitendra Kumar Singh
Year of Birth: 1980
Male



4353 4807 0521



आधार - आम आदमी का अधिकार

Jitendra K. Singh

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SOURAV SETH

RABINDRA NATH SETH

25/02/1988

Permanent Account Number

FFKPS1868N

Sourav Seth

Signature



Sourav Seth.


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD


CQD2573814




নির্বাচকের নাম : সৌরভ শেঠ
 Elector's Name : Sourav Seth

পিতার নাম : রবীন্দ্র নাথ শেঠ
 Father's Name : Rabindra Nath Seth

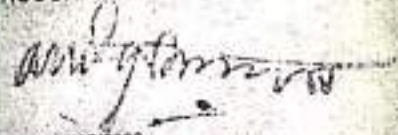
লিঙ্গ / Sex : পুং / M
 জন্ম তারিখ : 25/02/1988
 Date of Birth


 Sourav Seth

CQD2573814

ঠিকানা:
 তিলি সারাক লেন, বান্সেরিয়া মোগ্রা হুগলী 712502

Address:
 TILI SARAK LANE, BANSBERIA MOGRA,
 HOOGHLY, 712502




Date: 04/12/2008
 193-সপ্তগ্রাম নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
 অধিকারিকের স্বাক্ষরের অনুলিপি
 Facsimile Signature of the Electoral
 Registration Officer for
 193-Saptagram Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
 তোলা ও একই নম্বরের নতুন সচিত্র পরিচয়পত্র পাওয়ার
 জন্য নির্ধারিত ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

193/144

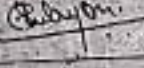
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPT6227B



नाम /NAME
SUBHASH CHANDRA TULSYAN

पिता का नाम /FATHER'S NAME
RAMNIRANJAN TULSYAN

जन्म तिथि /DATE OF BIRTH
02-03-1960


हस्ताक्षर /SIGNATURE




अपकर आयुक्त, प. ६-११
COMMISSIONER OF INCOME-TAX, W.B. - 11

इस कार्ड के खो / भिल जाने पर कृप्या जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-७,
चीरंगी स्क्वायर,
कलकत्ता - ७०० ०६९

In case this card is lost/found, kindly inform/return to
the issuing authority :
Asslstant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.




 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
KCL0257691

নির্বাচকের নাম : সুভাষ তুলসিয়ান
Elector's Name : Subhash Tulsyan
 পিতার নাম : নিরঞ্জন তুলসিয়ান
Father's Name : Niranjan Tulsyan
 লিঙ্গ / Sex : পুং / M
 জন্ম তারিখ / Date of Birth : XX / XX / 1960

KCL0257691

ঠিকানা:
 138-বি-620 জি.টি.রোড (স) . 31 শিবপুর হাওড়া
 711102

Address:
 138 - B - 620 G.T.Road (S). 31 Shibpur
 Howrah 711102

Date: 05/10/2007
 164-হাওড়া দক্ষিণ নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 আধিকারিকের স্বাক্ষরের অনুকৃতি
**Facsimile Signature of the Electoral
 Registration Officer for
 164-Howrah South Constituency**

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় জেটির সিলে নাম
 জোড়া ও একই দফার নতুন সচিব পরিচয়পত্র পাওয়ার
 জন্য নিম্নলিখিত ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
**In case of change in address mention the Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 roll-name number.**

Tulsyan




 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
 WB/20/139/612879





নির্বাচকের নাম : সন্তোষ আগরওয়াল
 Elector's Name : Santosh Agarwal
 পিতার নাম : মোতিলাল
 Father's Name : Motilal Agarwal
 লিঙ্গ/Sex : পু/ M
 জন্ম তারিখ
 Date of Birth : 21/06/1969

WB/20/139/612879

ঠিকানা:
 130, দক্ষিণদারী রোড, লেক টাউন, উত্তর 24 পরগণা,
 700048

Address:
 130, DAKSHINDARI ROAD, LAKE TOWN,
 NORTH 24 PARGANAS, 700048



Date: 18/02/2011
 116-বিধান নগর নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক
 অধিকারিকের স্বাক্ষরের অনুলিপি
 Facsimile Signature of the Electoral
 Registration Officer for
 116-Bidhannagar Constituency

কোনও পরিবর্তন হলে যখন ঠিকানা পরিবর্তন করলে এই কার্ড নতুন নতুন করে পুনঃনিবন্ধন করতে হবে এবং নির্বাচন কার্ড
 পরিবর্তনের পরেই ঠিকানা পরিবর্তন করা হবে।
 In case of change in address mention the Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/22/157/297105



নির্বাচকের নাম : রাকেশ কুমার
লোহিয়া
Elector's Name : Rakesh Kumar Lohia
পিতার নাম : মালচাঁদ লোহিয়া
Father's Name : Malchand Lohia
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ
Date of Birth : 14/03/1957

Rakesh Kumar Lohia

WB/22/157/297105

বিকল্প:
62, সুকান্ত সারানী, উত্তরপারা কোত্রুঙ্গ, ভদ্রাকালী, উত্তরপারা, হুগলী, পিন- 712232

Address:
62, SUKANTA SARANI, UTTARPARA
KOTRUNG, BHADRAKALI, UTTARPARA,
HOOGHLY-712232

Date: 28/11/2018

185-উত্তরপারা নির্বাচন কেন্দ্রের নির্বাচন বিষয়
অতিরিক্তের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
185-Uttarpara Constituency

বিষয় পরিবর্তন হলে নতুন ঠিকার উল্লেখ দিলে তাহলে এ কার্ড
সহকারে নতুন ঠিকার পরিবর্তন করতে হবে। নির্বাচন কার্ড
পরিবর্তনের সময় এই কার্ড সংখ্যা
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Rakesh Kumar Lohia.

Major Information of the Deed



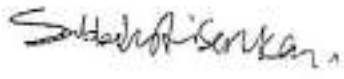
Deed No :	I-1904-03406/2019	Date of Registration	01/04/2019
Query No / Year	1904-0000449824/2019	Office where deed is registered	
Query Date	15/03/2019 2:46:38 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	S SETH TILI SARKAR LANE, Thana : Magra, District : Hooghly, WEST BENGAL, PIN - 712502, Mobile No. : 7278957394, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 19,78,989/-]		
Set Forth value	Market Value		
Rs. 42,46,035/-	Rs. 44,59,571/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,23,000/- (Article:23)	Rs. 64,484/- (Article:A(1), E, B, M(a), M(b), I)		
Remarks			

Land Details :

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matlagachha Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4292/5210	LR-3957	Bastu	Shali	36.14 Dec	41,01,890/-	43,08,177/-	Property is on Road
L2	LR-4297	LR-3957	Bastu	Shali	1.27 Dec	1,44,145/-	1,51,394/-	Property is on Road
TOTAL :					37.41Dec	42,46,035 /-	44,59,571 /-	
Grand Total :					37.41Dec	42,46,035 /-	44,59,571 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	EXIN REALTY PRIVATE LIMITED 24, CHINER PARK, P.O.- HATIARA, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157, PAN No.:: AAICS0669N, Status :Organization, Executed by: Representative, Executed by: Representative			
2	Name Mr SABBIR ALI SARKAR Son of Mr SAUKAT ALI SARKAR Executed by: Self, Date of Execution: 30/03/2019 , Admitted by: Self, Date of Admission: 30/03/2019 ,Place : Office	Photo 	Finger Print 	Signature 
		30/03/2019	LTI 30/03/2019	30/03/2019



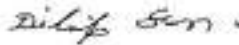


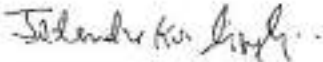
Major Information of the Deed :- I-1904-03406/2019-01/04/2019

MATIAGACHA, P.O:- MATIAGACHA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: BQUPS6258R, Status :Confirming Party, Executed by: Self, Date of Execution: 30/03/2019
Admitted by: Self, Date of Admission: 30/03/2019 ,Place : Office






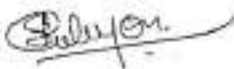


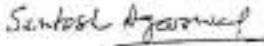
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ANJU PROMOTERS PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AALCA1556F, Status :Organization, Executed by: Representative
2	BHAVSAGAR NIWAS PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAFCB2747M, Status :Organization, Executed by: Representative
3	DAYLIGHT DISTRIBUTORS PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AADCD1723H, Status :Organization, Executed by: Representative
4	DESIRE SALES PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AADCD5984A, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr DILIP SEN Son of Late GOPAL SEN Date of Execution - 30/03/2019 , Admitted by: Self, Date of Admission: 30/03/2019, Place of Admission of Execution: Office	 Mar 30 2019 2:26PM	 LTI 30/03/2019	 30/03/2019
	4, K N PALLY, P.O:- RAJBARI, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGXPS9845R Status : Representative, Representative of : EXIN REALTY PRIVATE LIMITED (as DIRECTOR)			
2	Mr JITENDRA KUMAR SINGH Son of Late RAMCHABILA SINGH Date of Execution - 30/03/2019 , Admitted by: Self, Date of Admission: 30/03/2019, Place of Admission of Execution: Office	 Mar 30 2019 2:26PM	 LTI 30/03/2019	 30/03/2019
	2, DAKSHINPARA 3rd LANE, RISHRA, P.O:- BANSBERIA, P.S:- Rishra, Rishra, District:-Hooghly, West Bengal, India, PIN - 712250, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ENOPS1448K Status : Representative, Representative of : ANJU PROMOTERS PRIVATE LIMITED (as AUTHORISED SIGNATORY)			

Major Information of the Deed :- I-1904-03406/2019-01/04/2019

Name	Photo	Finger Print	Signature
Mr SOURAV SETH (Presentant) Son of Mr RABINDRA NATH SETH Date of Execution - 30/03/2019, , Admitted by: Self, Date of Admission: 30/03/2019, Place of Admission of Execution: Office			
Mar 30 2019 2:28PM LTI 30/03/2019 30/03/2019			
TILI SARKAR LANE, P.O:- BANSBERIA, P.S:- Magra, District:-Hooghly, West Bengal, India, PIN - 712502, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: FFKPS1868N Status : Representative, Representative of : BHAVSAGAR NIWAS PRIVATE LIMITED (as AUTHORISED SIGNATORY)			
Name	Photo	Finger Print	Signature
Mr SUBHASH CHANDRA TULSYAN Son of Mr RAM NIRANJAN TULSYAN Date of Execution - 30/03/2019, , Admitted by: Self, Date of Admission: 30/03/2019, Place of Admission of Execution: Office			
Mar 30 2019 2:28PM LTI 30/03/2019 30/03/2019			
138-B-620, G T ROAD SOUTH, P.O:- SHIBPUR, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ABMPT6227B Status : Representative, Representative of : DAYLIGHT DISTRIBUTORS PRIVATE LIMITED (as AUTHORISED SIGNATORY)			
Name	Photo	Finger Print	Signature
Mr SANTOSH AGARWAL Son of Mr MOTILAL AGARWAL Date of Execution - 30/03/2019, , Admitted by: Self, Date of Admission: 30/03/2019, Place of Admission of Execution: Office			
Mar 30 2019 2:27PM LTI 30/03/2019 30/03/2019			
130, DAKSHINDARI ROAD, P.O:- SREEBHUMI, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AGQPA9976M Status : Representative, Representative of : DESIRE SALES PRIVATE LIMITED (as AUTHORISED SIGNATORY)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAKESH KUMAR LOHIA Son of MALCHAND LOHIA 62, SUKANTA SARANI, P.O:- BHADRAKALI, P.S:- Uttarpara, District:- Hooghly, West Bengal, India, PIN - 712232			
30/03/2019 30/03/2019 30/03/2019			

Major Information of the Deed :- I-1904-03406/2019-01/04/2019

11/04/2019 Query No:-19040000449824 / 2019 Deed No :- 1 - 190403406 / 2019, Document is digitally signed.

Owner Of Mr SABBIR ALI SARKAR, Mr DILIP SEN, Mr JITENDRA KUMAR SINGH, Mr SOURAV SETH, Mr BHASH CHANDRA TULSYAN, Mr SANTOSH AGARWAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	EXIN REALTY PRIVATE LIMITED	ANJU PROMOTERS PRIVATE LIMITED-10 Dec, BHAVSAGAR NIWAS PRIVATE LIMITED-10 Dec, DAYLIGHT DISTRIBUTORS PRIVATE LIMITED-10 Dec, DESIRE SALES PRIVATE LIMITED-6.14 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	EXIN REALTY PRIVATE LIMITED	ANJU PROMOTERS PRIVATE LIMITED-1.27 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha Pin Code : 700135

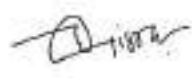
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4292/5210, LR Khatian No:- 3957	Owner:এস্বিন রিয়েলটি প্রাঃ লিঃ, Address:জি.পি.-২, রবীন্দ্র পরী বাগইআটি , Classification:শানি, Area:0.38000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 4297, LR Khatian No:- 3957	Owner:এস্বিন রিয়েলটি প্রাঃ লিঃ, Address:জি.পি.-২, রবীন্দ্র পরী বাগইআটি , Classification:শানি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190403406 / 2019

On 25-03-2019

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 44,59,571/-



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 30-03-2019

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

Presented for registration at 14:22 hrs on 30-03-2019, at the Office of the A.R.A. - IV KOLKATA by Mr SOURAV SETH.

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

Execution is admitted on 30/03/2019 by Mr SABBIR ALI SARKAR, Son of Mr SAUKAT ALI SARKAR, MATIAGACHA, P.O: MATIAGACHA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Cultivation

Major Information of the Deed :- I-1904-03406/2019-01/04/2019

Indetified by Mr RAKESH KUMAR LOHIA, . . Son of MALCHAND LOHIA, 62, SUKANTA SARANI, P.O: BHADRAKALI, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712232, by caste Hindu, by profession Others

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

Execution is admitted on 30-03-2019 by Mr SUBHASH CHANDRA TULSYAN, AUTHORISED SIGNATORY, DAYLIGHT DISTRIBUTORS PRIVATE LIMITED (Private Limited Company), DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District-South 24-Parganas, West Bengal, India, PIN - 700104

Indetified by Mr RAKESH KUMAR LOHIA, . . Son of MALCHAND LOHIA, 62, SUKANTA SARANI, P.O: BHADRAKALI, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712232, by caste Hindu, by profession Others

Execution is admitted on 30-03-2019 by Mr SANTOSH AGARWAL, AUTHORISED SIGNATORY, DESIRE SALES PRIVATE LIMITED (Private Limited Company), DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District-South 24-Parganas, West Bengal, India, PIN - 700104

Indetified by Mr RAKESH KUMAR LOHIA, . . Son of MALCHAND LOHIA, 62, SUKANTA SARANI, P.O: BHADRAKALI, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712232, by caste Hindu, by profession Others

Execution is admitted on 30-03-2019 by Mr DILIP SEN, DIRECTOR, EXIN REALTY PRIVATE LIMITED (Private Limited Company), 24, CHINER PARK, P.O:- HATIARA, P.S:- Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700157

Indetified by Mr RAKESH KUMAR LOHIA, . . Son of MALCHAND LOHIA, 62, SUKANTA SARANI, P.O: BHADRAKALI, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712232, by caste Hindu, by profession Others

Execution is admitted on 30-03-2019 by Mr JITENDRA KUMAR SINGH, AUTHORISED SIGNATORY, ANJU PROMOTERS PRIVATE LIMITED (Private Limited Company), DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District-South 24-Parganas, West Bengal, India, PIN - 700104

Indetified by Mr RAKESH KUMAR LOHIA, . . Son of MALCHAND LOHIA, 62, SUKANTA SARANI, P.O: BHADRAKALI, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712232, by caste Hindu, by profession Others

Execution is admitted on 30-03-2019 by Mr SOURAV SETH, AUTHORISED SIGNATORY, BHAVSAGAR NIWAS PRIVATE LIMITED (Private Limited Company), DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District-South 24-Parganas, West Bengal, India, PIN - 700104

Indetified by Mr RAKESH KUMAR LOHIA, . . Son of MALCHAND LOHIA, 62, SUKANTA SARANI, P.O: BHADRAKALI, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712232, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 64,484/- (A(1) = Rs 44,596/- , B = Rs 19,790/- , E = Rs 14/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 64,484/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/03/2019 12:00AM with Govt. Ref. No: 192018190382675891 on 28-03-2019, Amount Rs: 64,484/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 755476297 on 28-03-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,23,000/- and Stamp Duty paid by by online = Rs 2,22,900/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/03/2019 12:00AM with Govt. Ref. No: 192018190382675891 on 28-03-2019, Amount Rs: 2,22,900/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 755476297 on 28-03-2019, Head of Account 0030-02-103-003-02

Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- I-1904-03406/2019-01/04/2019

11-04-2019

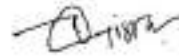
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,23,000/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 118231, Amount: Rs.100/-, Date of Purchase: 13/03/2019, Vendor name: S Chanda



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- I-1904-03406/2019-01/04/2019

11/04/2019 Query No:-19040000449824 / 2019 Deed No :I - 190403406 / 2019, Document is digitally signed.

Page 59 of 60

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

GRN: 19-201819-038267589-1

Payment Mode Online Payment

GRN Date: 28/03/2019 15:33:26

Bank : HDFC Bank

BRN : 755476297

BRN Date: 28/03/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 19040000449824/8/2019
(Query No./Query Year)

Name : ANJU PROMOTERS PVT LTD

Contact No. :

Mobile No. : +91 9163302327

E-mail :

Address : DH ROAD POJOKA SOUTH 24 PARGANAS WB

Applicant Name : Mr S SETH

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 8

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040000449824/8/2019	Property Registration- Stamp duty	0030-02-103-003-02	222900
2	19040000449824/8/2019	Property Registration- Registration Fees	0030-03-104-001-16	64484
Total				287384

In Words : Rupees Two Lakh Eighty Seven Thousand Three Hundred Eighty Four only



[Handwritten Signature]

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2019, Page from 168985 to 169044
being No 190403406 for the year 2019.



Digitally signed by TRIDIP MISRA
Date: 2019.04.11 16:28:55 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 11-04-2019 16:28:44
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THIS DAY OF MARCH, 2019

- BETWEEN -

EXIN REALTY PRIVATE LIMITED

... VENDOR

AND

ANJU PROMOTERS PVT. LTD. & ORS.

..... PURCHASERS

AND

MR. SABBIR ALI SARKAR

..... CONFIRMING PARTY

DEED OF CONVEYANCE

**ANIL CHOUDHURY,
Advocate
C/o. Choudhury & Co.,
Advocates
10, Old Post Office Street,
Ground Floor, Room No.12,
Kolkata-700 001.**