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भारतीय गैर न्यायिक

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भारत INDIA
INDIA NON JUDICIAL

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 24th day of August in the year Two Thousand and Seventeen (2017) A.D. of the Christian Eras.

BETWEEN

SIBAPRASAD MUKHERJEE, son of Late Sushil Kumar Mukhopadhyay, holder of P.A.N.-ANBPM3114H, by faith-Hindu, by occupation-Business, residing at Vivekananda Avenue, P.O.-Malancha Mahinagar, P.S.-Sonarpur, Kolkata-700 145, District-24 Parganas (South), hereinafter called and referred to as the **VENDOR**, (which expression shall unless excluded by or repugnant to the contrary shall be deemed to mean and include his heirs, successors, executors, administrators, agents and assigns etc.) of the **ONE PART.**

certified that the document is genuine & Registration, the signature sheets and the endorsement sheets attached with the document are part of this document

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21 JUL 2012

Serial.....
 Name..... Sanjay Kumar Jain
 Address..... High Court Calcutta Advocate
 Rs..... 100/-

A. K. PURKAYASTHA (Stamp Vendor)
 Alipore Police Court, Kol-27

Aditya Agarwal



VC-2969

- LOOKLITE OVERSEAS LLP
- MAHABANG OVERSEAS LLP
- MANGALDHAM KWAS LLP
- MANGALSUHA INDIAN LLP
- SIDDHANT REAL ESTATE LLP
- MOONLITE INTERISE LLP
- MINIMALCONJ HOMES LLP
- NITADHARA REALTORS LLP
- PANCHSHREE APARTMENT LLP
- RANDATA VINCOM LLP
- BASHAMRIT TREKHA LLP
- REGUS INFRAHOMES LLP
- BITY INFRANOUSING LLP
- DIJIDHAM DISTRIBUTORS LLP
- RUPAMALA PROMOTERS LLP
- SARVLOK NIWAD LLP
- SHIVPARVAR VINTRADE LLP



Aditya Agarwal
 Authorized Signatory



VC-2977

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Silaprasad Mukherjee

IDENTIFIED BY ME:-

MD. MAHFUZ TAKRIM

MD. MAHFUZ TAKRIM
 B.Sc, Spl BA (Double), MA, LL.B, C.V.R.
 Advocate & Property Valuer
 Calcutta High Court

AND

- 1) **LOOKLIKE DEALMARK LLP**, holder of P.A.N.-AAFFL8704K, having its office 22/23B, Manohar Pukur Road, P.O.-Sarat Bose Road, P.S.-Ballygunge, Kolkata-29, 2) **MAHAMANI OVERSEAS LLP**, holder of P.A.N.-ABBFM0927G, having its office at 9, Old China Bazar Street, 3rd Floor, Room No.54, P.O.-G.P.O., P.S.-Hare Street, Kolkata-1, 3) **MANGALDHAM AWAS LLP**, holder of P.A.N.-ABBFM0924F, having its office at 16/1, Palm Avenue, P.O.-Ballygunge, P.S.-Karaya, Kolkata-19, 4) **MANGALSUDHA NIRMAN LLP**, holder of P.A.N.-ABBFM0928K, having its office at 16/1, Palm Avenue, P.O.-Ballygunge, P.S.-Karaya, Kolkata-19, 5) **SIDHIDHAN REAL ESTATES LLP**, holder of P.A.N.-ACVPS9535M, having its office at 9, Old China Bazar Street, 3rd Floor, Room No.54, P.O.-G.P.O., P.S.-Hare Street, Kolkata-1, 6) **MOONLIFE HIGHRISE LLP**, holder of P.A.N.-ABBFM0925C, having its office at 9, Old China Bazar Street, 3rd Floor, Room No.54, P.O.-G.P.O., P.S.-Hare Street, Kolkata-1, 7) **NIRMALKUNJ HOMES LLP** holder of P.A.N.-AAMFN0697C, having its office at 9, Old China Bazar Street, 3rd Floor, Room No.54, P.O.-G.P.O., P.S.-Hare Street, Kolkata-1, 8) **NITYADHARA REALTORS LLP**, holder of P.A.N.-AAMFN0698P, having its office at 16/1, Palm Avenue, P.O.-Ballygunge, P.S.-Karaya, Kolkata-19, 9) **PANCHSHREE APARTMENTS LLP**, holder of P.A.N.-AARFP4869M, having its office at 16/1, Palm Avenue, P.O.-Ballygunge, P.S.-Karaya, Kolkata-19, 10) **RANDATA VINCOM LLP**, holder of P.A.N.-AASFR7462H, having its office at 22/23B, Manohar Pukur Road, P.O.-Sarat Bose Road, P.S.-Ballygunge, Kolkata-29, 11) **RASHIAMRIT TREXIM LLP**, holder of P.A.N.-AASFR7459Q, having its office at 17/1, Lansdowne Terrace, P.O.-Kalighat, P.S.-Lake, Kolkata-26, 12) **REGIUS INFRAHOMES LLP**, holder of P.A.N.-AAUFR2722A, having its office at 10/1/2, Syed Sally Lane, P.S.-Bowbazar, P.O.-C.R. Avenue, Kolkata-73, 13) **RIFTY INFRAHOUSING LLP**,



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holder of P.A.N.-AASFR7715D, having its office at 10/1/2, Syed Sally Lane, P.S.-Bowbazar, P.O.-C.R. Avenue Kolkata-73, **14)RITUDHAN DISTRIBUTORS LLP**, holder of P.A.N.-AASFR7460F, having its office at 17/1, Lansdowne Terrace, P.O.-Kalighat, P.S.-Lake, Kolkata-26, **15)RUDRAMALA PROMOTERS LLP**, holder of P.A.N.- AASFR7461E, having its office at 16/1, Palm Avenue, P.O.-Ballygunge, P.S.-Karaya, Kolkata-19, **16)SARVLOK NIWAS LLP**, holder of P.A.N.-ACVFS9538G, having its office at 10/1/2, Syed Sally Lane, P.S.-Bowbazar, P.O.-C.R. Avenue Kolkata-73, **17)SHIVPARIWAR VINTRADE LLP**, holder of P.A.N.-ACVFS9537K, having its office at 9,Old China Bazar Street, 3rd Floor, Room No.54, P.O.-G.P.O., P.S.-Hare Street, Kolkata-1, being represented by their Authorized Signatory **SHRI ADITYA AGARWAL**, son of Sri Sunil Agarwal, holder of P.A.N.-AFEPA7678D, residing at 66, Ganesh Chandra Avenue, P.O.-Dharmatala, P.S.-Bowbazar, Kolkata-13, hereinafter jointly called and referred to as the **PURCHASERS**, (which expression shall unless excluded by or repugnant to the context shall mean and include their successors, executors, administrators, legal representative, successors-in-interest, successors-in-office and assigns etc) of the **OTHER PART**.

PART-I

WHEREAS one **SUSHIL KUMAR MUKHOPADHYAY**, son of Late Fanindra Nath Mukhopadhyay, was the absolute owner in respect of land measuring **4 Decimal i.e. 2 Kattah 6 Chittak 32 Sqft** by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.499, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-1118, J.L. No.78, Touji No.250, within Mouza-Malanha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).



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AND WHEREAS while **SUSHIL KUMAR MUKHOPADHYAY**, son of Late Fanindra Nath Mukhopadhyay had been enjoying right, title, interest and possession in respect of land measuring **4 Decimal i.e. 2 Kattah 6 Chittak 32 Sqft** by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.499, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-1118, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), died on 29/08/2000 and leaving intestate behind his wife namely **SMT. ARCHANA MUKHOPADHYAY** and two sons namely **NILANJAN MUKHERJEE** and **SIBAPRASAD MUKHERJEE** as his only legal heirs and successors.

AND WHEREAS thus **SIBAPRASAD MUKHERJEE**, son of Late Sushil Kumar Mukhopadhyay became owner of 1/3rd undivided share of said 4 Decimal i.e. land measuring **1.33 Decimal i.e. 12 Chittak 40 Sqft** by virtue of inheritance and succession from father's share appertaining to R.S. Dag No.231 under R.S. Khatian No.499, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-1118, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

PART-II

WHEREAS one **SANAT KUMAR MUKHOPADHYAY**, son of Late Fanindra Nath Mukhopadhyay, was the absolute owner in respect of land measuring **3 Decimal i.e. 1 Kattah 13 Chittak 2 Sqft** by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.499, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-1019, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).



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AND WHEREAS while **SANAT KUMAR MUKHOPADHYAY**, son of Late Fanindra Nath Mukhopadhyay had been enjoying right, title, interest and possession in respect of land measuring **3 Decimal** i.e. 1 Kattah 13 Chittak 2 Sqft by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.499, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-1019, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), died on 12/01/1997 in bachelor stage and leaving intestate behind his three brothers namely **MANIK LAL MUKHERJEE @ MUKHOPADHYAY, SUSHIL KUMAR MUKHOPADHYAY**, and **RATAN LAL MUKHOPADHYAY** as his only legal heirs and successors and his mother Indumati Mukhopadhyay died on 06/11/1997.

AND WHEREAS thus **SUSHIL KUMAR MUKHOPADHYAY**, son of Late Fanindra Nath Mukhopadhyay became owner of 1/3rd undivided share of said 3 Decimal i.e. land measuring **1 Decimal** i.e. **9 Chittak 31 Sqft** by virtue of inheritance and succession from brother's share appertaining to R.S. Dag No.231 under R.S. Khatian No.499, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-1019, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS while **SUSHIL KUMAR MUKHOPADHYAY**, son of Late Fanindra Nath Mukhopadhyay had been enjoying right, title, interest and possession in respect of 1/3rd undivided share of said 3 Decimal i.e. land measuring **1 Decimal** i.e. **9 Chittak 31 Sqft** by virtue of inheritance and succession from brother's share appertaining to R.S. Dag No.231 under R.S. Khatian No.499, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-1019, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-



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Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), died on 29/08/2000 and leaving intestate behind his wife namely **SMT. ARCHANA MUKHOPADHYAY** and two sons namely **NILANJAN MUKHERJEE**, and **SIBAPRASAD MUKHERJEE** as his only legal heirs and successors.

AND WHEREAS thus **SIBAPRASAD MUKHERJEE**, son of Late Sushil Kumar Mukhopadhyay became owner of 1/3rd undivided share of said 1 Decimal i.e. land measuring **0.34 Decimal i.e. 3 Chittak 13 Sqft** by virtue of inheritance and succession from father's share appertaining to R.S. Dag No.231 under R.S. Khatian No.499, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-1019, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

PART-III

WHEREAS one **INDUMOTI MUKHOPADHYAY**, wife of Late Fanindra Nath Mukhopadhyay, was the absolute owner in respect of land measuring **4 Decimal i.e. 2 Kattah 6 Chittak 32 Sqft** by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.499, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-128, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS while **INDUMOTI MUKHOPADHYAY**, wife of Late Fanindra Nath Mukhopadhyay had been enjoying right, title, interest and possession in respect of land measuring **4 Decimal i.e. 2 Kattah 6 Chittak 32 Sqft** by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.499, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-128, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police



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Station-Sonarpur, District: 24-Parganas (South), died on 06/11/1997 and leaving intestate behind his three sons namely **MANIK LAL MUKHERJEE @ MUKHOPADHYAY, SUSHIL KUMAR MUKHOPADHYAY,** and **RATAN LAL MUKHOPADHYAY** as his only legal heirs and successors.

AND WHEREAS thus **SUSHIL KUMAR MUKHOPADHYAY**, son of Late Fanindra Nath Mukhopadhyay became owner of 1/3rd undivided share of said 4 Decimal i.e. land measuring **1.33 Decimal i.e. 12 Chittak 40 Sqft** by virtue of inheritance and succession from mother's share appertaining to R.S. Dag No.231 under R.S. Khatian No.499, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-128, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).

AND WHEREAS while **SUSHIL KUMAR MUKHOPADHYAY**, son of Late Fanindra Nath Mukhopadhyay had been enjoying right, title, interest and possession in respect of 1/3rd undivided share of said 4 Decimal i.e. land measuring **1.33 Decimal i.e. 12 Chittak 40 Sqft** by virtue of inheritance and succession from mother's share appertaining to R.S. Dag No.231 under R.S. Khatian No.499, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-128, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), died on 29/08/2000 and leaving intestate behind his wife namely **SMT. ARCHANA MUKHOPADHYAY** and two sons namely **NILANJAN MUKHERJEE,** and **SIBAPRASAD MUKHERJEE** as his only legal heirs and successors.

AND WHEREAS thus **SIBAPRASAD MUKHERJEE**, son of Late Sushil Kumar Mukhopadhyay became owner of 1/3rd undivided share of said 1.33 Decimal i.e. land measuring **0.44 Decimal i.e. 4 Chittak 11 Sqft** by virtue



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of inheritance and succession from husband's share appertaining to R.S. Dag No.231 under R.S. Khatian No.499, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-128, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

PART-IV

WHEREAS one **MOHIT KUMAR MUKHOPADHYAY**, son of Late Nagendra Mukhopadhyay, was the absolute owner in respect of land measuring **17 Decimal** by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.501, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-764, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS while **MOHIT KUMAR MUKHOPADHYAY**, son of Late Nagendra Mukhopadhyay, was the absolute owner in respect of land measuring **17 Decimal** by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.501, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-764, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), sold, conveyed and transferred a land measuring **10 Decimal** i.e. 06 Kattah 0 Chittak 36 Sqft to one **SIBAPRASAD MUKHERJEE**, son of Late Sushil Kumar Mukhopadhyay by virtue of 'Deed of Conveyance' which was registered in the office of A.D.S.R. Sonarapur on 30/05/2014 and duly recorded in Book No.-I, CD Volume No.-10, Pages from 7568 to 7578, Deed No.-5429 and for the year 2014.

AND WHEREAS thus **SIBAPRASAD MUKHERJEE**, son of Late Sushil Kumar Mukhopadhyay became absolute owner of said **10 Decimal** i.e. 06 Kattah 0 Chittak 36 Sqft by virtue of L.R. record appertaining to R.S. Dag



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No.231 under R.S. Khatian No.501, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-764, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

PART-V

WHEREAS one **ANATH KUMAR MUKHOPADHYAY**, son of Late Jatindra Nath Mukhopadhyay, was the absolute owner in respect of land measuring **6 Decimal** by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.504, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-33, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS one **ANIL KUMAR MUKHOPADHYAY**, son of Late Jatindra Nath Mukhopadhyay, was the absolute owner in respect of land measuring **6 Decimal** by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.503, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-47, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS one **GAHAN KUMAR MUKHOPADHYAY**, son of Late Jatindra Nath Mukhopadhyay, was the absolute owner in respect of land measuring **6 Decimal** by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.502, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-275, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).



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AND WHEREAS one **DEB KUMAR MUKHOPADHYAY**, son of Late Ganendra Nath Mukhopadhyay, was the absolute owner in respect of land measuring **5 Decimal** by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.505, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-393, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS one **PRASANTA KUMAR MUKHOPADHYAY**, son of Late Ganendra Nath Mukhopadhyay, was the absolute owner in respect of land measuring **4 Decimal** by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.508, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-561, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS one **HERAMBA MUKHOPADHYAY**, son of Late Ganendra Nath Mukhopadhyay, was the absolute owner in respect of land measuring **4 Decimal** by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.506, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-1140, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS while 1)**ANATH KUMAR MUKHOPADHYAY**, 2)**ANIL KUMAR MUKHOPADHYAY**, 3)**GAHAN KUMAR MUKHOPADHYAY**, all are sons of Late Jatindra Nath Mukhopadhyay, and 4)**DEB KUMAR MUKHOPADHYAY**, 5)**PRASANTA KUMAR MUKHOPADHYAY**, 6)**HERAMBA MUKHOPADHYAY**, all are sons of Late Ganendra Nath Mukhopadhyay, had been jointly enjoying right, title, interest and possession in respect of land measuring **(18 + 13) Decimal =31 Decimal**,



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by virtue of L.R. record appertaining to R.S. Dag No.231 corresponding to L.R. Dag No.-235, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), executed a registered Power of Attorney for sake of convenience to transfer their ownership right in respect of aforesaid land measuring **31 Decimal** where they duly nominated, constituted and appointed their relative namely **MANIK LAL MUKHERJEE @ MUKHOPADHYAY**, son of Late Fanindra Nath Mukhopadhyay, as "**LAWFUL CONSTITUTED ATTORNEY**" which was registered in the office of A.D.S.R. Garia on 08/07/2015 and duly recorded in Book No.-IV, CD Volume No.-1629, Pages from 522 to 539, Deed No.-255 and for the year 2015.

AND WHEREAS while 1)**ANATH KUMAR MUKHOPADHYAY**, 2)**ANIL KUMAR MUKHOPADHYAY**, 3)**GAHAN KUMAR MUKHOPADHYAY**, all are sons of Late Jatindra Nath Mukhopadhyay, and 4)**DEB KUMAR MUKHOPADHYAY**, 5)**PRASANTA KUMAR MUKHOPADHYAY**, 6)**HERAMBA MUKHOPADHYAY**, all are sons of Late Ganendra Nath Mukhopadhyay, had been jointly enjoying right, title, interest and possession in respect of land measuring **31 Decimal** appertaining to R.S. Dag No.231 corresponding to L.R. Dag No.-235, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), sold, conveyed and transferred a land measuring **8 Decimal** to one **SIBAPRASAD MUKHERJEE**, son of Late Sushil Kumar Mukhopadhyay through their constituted attorney holder **MANIK LAL MUKHERJEE @ MUKHOPADHYAY**, son of Late Fanindra Nath Mukhopadhyay by virtue of 'Deed of Conveyance' which was registered in the office of A.D.S.R. Sonarapur on 17/07/2015 and duly recorded in Book No.-I, CD Volume No.-1608, Pages from 34985 to 35000, Deed No.-4379 and for the year 2015.



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PART-VI

WHEREAS one **ANATH KUMAR MUKHOPADHYAY**, son of Late Jatindra Nath Mukhopadhyay, was the absolute owner in respect of land measuring **6 Decimal** by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.504, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-33, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).

AND WHEREAS one **ANIL KUMAR MUKHOPADHYAY**, son of Late Jatindra Nath Mukhopadhyay, was the absolute owner in respect of land measuring **6 Decimal** by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.503, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-47, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).

AND WHEREAS one **GAHAN KUMAR MUKHOPADHYAY**, son of Late Jatindra Nath Mukhopadhyay, was the absolute owner in respect of land measuring **6 Decimal** by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.502, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-275, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).

AND WHEREAS one **DEB KUMAR MUKHOPADHYAY**, son of Late Ganendra Nath Mukhopadhyay, was the absolute owner in respect of land measuring **5 Decimal** by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.505, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-393, J.L. No.78, Touji No.250, within Mouza-



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Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS one **PRASANTA KUMAR MUKHOPADHYAY**, son of Late Ganendra Nath Mukhopadhyay, was the absolute owner in respect of land measuring **4 Decimal** by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.508, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-561, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS one **HERAMBA MUKHOPADHYAY**, son of Late Ganendra Nath Mukhopadhyay, was the absolute owner in respect of land measuring **4 Decimal** by virtue of L.R. record appertaining to R.S. Dag No.231 under R.S. Khatian No.506, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-1140, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS while 1)**ANATH KUMAR MUKHOPADHYAY**, 2)**ANIL KUMAR MUKHOPADHYAY**, 3)**GAHAN KUMAR MUKHOPADHYAY**, all are sons of Late Jatindra Nath Mukhopadhyay, and 4)**DEB KUMAR MUKHOPADHYAY**, 5)**PRASANTA KUMAR MUKHOPADHYAY**, 6)**HERAMBA MUKHOPADHYAY**, all are sons of Late Ganendra Nath Mukhopadhyay, had been jointly enjoying right, title, interest and possession in respect of land measuring **(18 + 13) Decimal =31 Decimal**, by virtue of L.R. record appertaining to R.S. Dag No.231 corresponding to L.R. Dag No.-235, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), executed a registered Power of Attorney for sake of convenience to transfer their ownership right in respect of aforesaid land measuring **31**



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Decimal where they duly nominated, constituted and appointed their relative namely **MANIK LAL MUKHERJEE @ MUKHOPADHYAY**, son of Late Fanindra Nath Mukhopadhyay, as "**LAWFUL CONSTITUTED ATTORNEY**" which was registered in the office of A.D.S.R. Garia on 08/07/2015 and duly recorded in Book No.-IV, CD Volume No.-1629, Pages from 522 to 539, Deed No.-255 and for the year 2015.

AND WHEREAS while 1)**ANATH KUMAR MUKHOPADHYAY**, 2)**ANIL KUMAR MUKHOPADHYAY**, 3)**GAHAN KUMAR MUKHOPADHYAY**, all are sons of Late Jatindra Nath Mukhopadhyay, and 4)**DEB KUMAR MUKHOPADHYAY**, 5)**PRASANTA KUMAR MUKHOPADHYAY**, 6)**HERAMBA MUKHOPADHYAY**, all are sons of Late Ganendra Nath Mukhopadhyay, had been jointly enjoying right, title, interest and possession in respect of land measuring **31 Decimal** appertaining to R.S. Dag No.231 corresponding to L.R. Dag No.-235, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), sold, conveyed and transferred a land measuring **2.34 Decimal** to one **SIBAPRASAD MUKHERJEE**, son of Late Sushil Kumar Mukhopadhyay through their constituted attorney holder **MANIK LAL MUKHERJEE @ MUKHOPADHYAY**, son of Late Fanindra Nath Mukhopadhyay by virtue of 'Deed of Conveyance' which was registered in the office of D.S.R.-IV at Alipur on 25/07/2017 and duly recorded in Book No.-I, CD Volume No.-1604, Pages from 106201 to 106233, Deed No.-3957 and for the year 2017.

AND WHEREAS while 1)**ANATH KUMAR MUKHOPADHYAY**, 2)**ANIL KUMAR MUKHOPADHYAY**, 3)**GAHAN KUMAR MUKHOPADHYAY**, all are sons of Late Jatindra Nath Mukhopadhyay, and 4)**DEB KUMAR MUKHOPADHYAY**, 5)**PRASANTA KUMAR MUKHOPADHYAY**, 6)



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HERAMBA MUKHOPADHYAY, all are sons of Late Ganendra Nath Mukhopadhyay, had been jointly enjoying right, title, interest and possession in respect of land measuring **31 Decimal** appertaining to R.S. Dag No.231 corresponding to L.R. Dag No.-235, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), sold, conveyed and transferred a land measuring **2.33 Decimal** to one **SIBAPRASAD MUKHERJEE**, son of Late Sushil Kumar Mukhopadhyay through their constituted attorney holder **MANIK LAL MUKHERJEE @ MUKHOPADHYAY**, son of Late Fanindra Nath Mukhopadhyay by virtue of 'Deed of Conveyance' which was registered in the office of D.S.R.-IV at Alipur on 25/07/2017 and duly recorded in Book No.-I, CD Volume No.-1604, Pages from 106265 to 106297, Deed No.-3958 and for the year 2017.

AND WHEREAS while 1)**ANATH KUMAR MUKHOPADHYAY**, 2)**ANIL KUMAR MUKHOPADHYAY**, 3)**GAHAN KUMAR MUKHOPADHYAY**, all are sons of Late Jatindra Nath Mukhopadhyay, and 4)**DEB KUMAR MUKHOPADHYAY**, 5)**PRASANTA KUMAR MUKHOPADHYAY**, 6)**HERAMBA MUKHOPADHYAY**, all are sons of Late Ganendra Nath Mukhopadhyay, had been jointly enjoying right, title, interest and possession in respect of land measuring **31 Decimal** appertaining to R.S. Dag No.231 corresponding to L.R. Dag No.-235, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), sold, conveyed and transferred a land measuring **2.33 Decimal** to one **SIBAPRASAD MUKHERJEE**, son of Late Sushil Kumar Mukhopadhyay through their constituted attorney holder **MANIK LAL MUKHERJEE @ MUKHOPADHYAY**, son of Late Fanindra Nath Mukhopadhyay by virtue of 'Deed of Conveyance' which was registered in the office of D.S.R.-IV at Alipur on 25/07/2017 and duly recorded in Book



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No.-I, CD Volume No.-1604, Pages from 106360 to 106392, Deed No.-3959 and for the year 2017.

AND FURTHER WHEREAS thus as mentioned in **PART-I to PART-VI** hereinbefore, the Vendor herein namely **SIBAPRASAD MUKHERJEE**, son of Late Sushil Kumar Mukhopadhyay became the absolute owner of entire land measuring more or less **(1.33+0.34+0.44+10+8+2.34+2.33+2.33) Decimal i.e. 27.11 Decimal i.e. 16Kattah 06Chittak 19Sqft** appertaining to R.S. Dag No.231 corresponding to L.R. Dag No.-235, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), morefully described in the schedule property.

AND FURTHER WHEREAS while the Vendor namely **SIBAPRASAD MUKHERJEE** along with other Co-owners or Co-sharers had been jointly enjoying right, title, interest and possession in respect of their respective undivided share of land appertaining to R.S. Dag No.231 corresponding to L.R. Dag No.-235 in Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), have mutually agreed and decided for the sake of better use, occupation and enjoyment of the said property, the parties i.e. the said Vendor along with other Co-owners or Co-sharers have decided to separate the same and make a partition of the said property in distinct way and to allot the respective share to the respective parties i.e. the "Owners" for the separate and fullest enjoyment by each of the groups or party or parties and also demarcated the **existing common passage measuring 01 Kattah 38 Sqft** which is lying at extreme southern portion of the said R.S. Dag No.231 corresponding to L.R. Dag No.-235 and thus the aforesaid owners executed a "Deed of Partition" which was registered in the office of D.S.R.-IV at Alipur and thus Vendor has been allotted a demarcated land (**marked as LOT-D therein**) measuring more or less **16Kattah**



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06Chittak 19Sqft appertaining to R.S. Dag No.231 corresponding to L.R. Dag No.-235, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), morefully described in the schedule property.

AND WHEREAS while the Vendor herein being in financial requirement has decided to sell out demarcated land measuring more or less **15Kattah 05Chittak 26Sqft** after reduction of land measuring 01Kattah 0Chittak 38Sqft which is lying for common passage in terms of the said partition deed registered in the office of D.S.R.-IV at Alipur and thus Purchasers have agreed to purchase said demarcated land measuring more or less 15Kattah 05Chittak 26Sqft appertaining to R.S. Dag No.231 corresponding to L.R. Dag No.-235, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), hereinafter called the said land at a price of **Rs.53,69,000/- (Rupees Fifty Three Lakh and Sixty Nine Thousand only)** which is free from all encumbrances, charges, mortgages, disputes, lispences, acquisitions, requisitions, alignments.

NOW THIS INDENTURE WITNESSTH that in pursuance of the said agreement and in consideration of the said sum of **Rs.53,69,000/- (Rupees Fifty Three Lakh and Sixty Nine Thousand only)** well and truly paid by the Purchasers to the Vendor on or before the execution of these presents (the receipt whereof the Vendor do hereby admit and acknowledge as per memo of consideration hereunder written and from the payment of the same and every part thereof, the Vendor do hereby acquit, release and forever discharge the Purchasers, as well as the land hereby sold, transferred and conveyed by the Vendor doth hereby grant, transfer, convey, sell, assure and assign unto the Purchasers **ALL THAT** piece and parcel of land



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measuring more or less **15Kattah 05Chittak 26Sqft** appertaining to R.S. Dag No.231 corresponding to L.R. Dag No.-235, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), morefully and specifically described in the schedule hereunder written and delineated in the map or plan annexed hereto and depicted by **RED** border lines therein **OR HOWSOEVER OTHERWISE** the said land and hereditaments now is or are or was or were situated, butted and bounded, called, known, numbered, described or distinguished **TOGETHER WITH** all parts, passages, ways and all other former and ancient right, lights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto or usually held, use, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof **AND** all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendor into or upon the said land and hereditaments and every part thereof **AND** all the deeds, pattahs, muniments, writings, evidences of title whatsoever which exclusively relates to the said land or every part thereof which now are or hereafter may be in the custody, power, control, or possession of the Vendor may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land and hereditaments so to be unto the said Purchasers absolutely forever free from all encumbrances **AND** the Vendor doth hereby covenant with the Purchasers that notwithstanding any act, deed and matters whatsoever made, done, executed or knowingly suffered to the contrary the Vendor now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey the said land hereby sold or expressed or intended so to be unto and to the use of said Purchasers in



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manner aforesaid and delivered vacant possession of the said land to the Purchasers simultaneously with the execution of these presents. **AND** the Purchasers shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land or every part thereof and pay the rents and taxes to the appropriate authorities upon getting the name of the Purchasers mutated within the records of 'Rajpur-Sonarapur Municipality' and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of their predecessor-in-title and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharge, saved, harmless and keep the Purchasers indemnified from or against all charges, estates, encumbrances, created by the Vendor or any of their predecessor-in-title and that free from all encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid. **FURTHER** the Vendor and all persons having lawfully or equitably claiming any estates or interest upon the said land or any part thereof from under or in trust for the Vendor will from time to time or at all times hereafter at the cost and request of the Purchasers do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for better and more perfectly assuring and conveying the said land to and unto the Purchasers as shall or may be reasonably required.

AND FURTHER WHEREAS the Vendor has assured and represented unto the purchasers as follows:

1) The Vendor having his permanent heritable and transferable rights in the said land and are absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the land and are entitled to deal with



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transfer the said land without any restriction, dispute, denial, claim or obligation from anybody else.

- 2) The said land is free from all encumbrances, charges, mortgages, disputes, lispendences, acquisitions, requisitions and alignments.
- 3) The Vendor has duly paid all rates, land revenues, including all other impositions and / or outgoings payable in respect of its land up to the date of execution of the 'Deed of Conveyance'.
- 4) The Vendor has not received and is not aware of any notice of acquisitions or requisition or alignments of the said land or any part thereof and no suit or proceedings relating to the said land has been initiated and /or is pending in any court of law and the said land is free from any lispendences.
- 5) The Vendor has not entered into any agreement with any third party for sale or otherwise in respect of the schedule demarcated land or any portion thereof.
- 6) The schedule property is not been given for agriculture purpose to any "CHASI", "BHAGCHASI" and or any "JOTEDAR".
- 7) That the Schedule land is **Bastu** in nature.
- 8) That the Vendor or any predecessors-in-title of the Vendor had / has never made or done anything or executed any deed or committed or knowingly suffered to the contrary to the absolute title of the Vendor and the Vendor is lawfully and rightfully seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted as an absolute and indefeasible estate equivalent thereto free from all encumbrances and charges whatsoever and that the Vendor has full power and absolute and indefeasible right and authority to sell, grant, convey and transfer the



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schedule property hereby granted unto the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents.

9) That the Vendor has put the Purchasers in actual possession of the schedule property hereby sold and transferred and it shall be lawful for the Purchasers at all times hereafter peacefully and quietly to enter into and upon and hold and enjoy the said land hereby granted in khas possession without any hindrance, interruption, disturbances, claim or demand whatsoever by the Vendor or any person or persons claiming any estate, right, title or interest from under through or in trust for the Vendor and freely, clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the Vendor well and sufficiently saved, defended, kept harmless and indemnified of any form and against all charges and encumbrances whatsoever made done executed or occasioned by the Vendor.

10) That the Vendor and all persons claiming any right, title or interest in the said property hereby granted through from under or in trust for the Vendor shall and will from time to time and at all times hereinafter at the cost of the Purchasers 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 schedule property and every part thereof hereby granted unto the Purchasers as may be reasonably required according to the true intent and meaning of this deed.

11) That the Vendor has full power and absolute indefeasible right and authority to sell, grant, convey and transfer the schedule property hereby granted unto the Purchasers and that there is no impediment under the Banking Regulation Act, 1949.



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- 12) That the schedule property is not affected by any attachment under any certificate case or any proceedings under any law for the time being in force and that the said land is not otherwise charged, mortgaged or encumbered with any debts, liens or claims whatsoever and howsoever.
- 13) That the schedule property is not affected by any notice or scheme of any improvement, trust or Municipal Corporation or metropolitan development authority and that no declaration has been made or published for acquisition of the schedule property or any part thereof under the Land Acquisition Act, 1894 or any other acts or enactment for the time being in force.
- 14) The Vendor doth hereby declare that there is no statutory restriction on the part of the Vendor under the Urban Land (Ceiling and Regulation) Act, 1976 or under any other law for the time being in force to execute this deed of transfer in favour of the Purchasers and that necessary permission has been obtained by the Vendor from the appropriate authority as required under the provision of section 4E of the West Bengal Land Reforms Act, 1955.
- 15) That the Vendor shall pay all arrears of rent up to the date of execution of these presents before local B.L.&L.R.O. authority and in case if the Vendor fail to clear of or pay the said dues, then the Purchasers shall be entitled to pay the same in adjustment from the sale price payable hereunder by the Purchasers to the Vendor.
- 16) That the schedule property is not affected by any attachment or any proceedings started at the instance of the Income Tax or Estate Duty Authorities or other Government Authorities under the Public Demand & Recovery Act or any other acts for the time being in force and that the said



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property is not otherwise charged, mortgaged or encumbered except for the liabilities, if any, for the arrear land revenue.

17) That the schedule property is free from all encumbrances, mortgages, charges, liens, lispendens, attachments, trusts, uses, debutters, tenancies, bargadar or bhag chasi, permissive possessors or occupiers, leases, thika tenancies, occupancy right, restrictions, restrictive covenants, vesting, acquisition, alignments, claims, demands and liabilities, whatsoever or howsoever.

18) No action, suit, appeal or litigation in respect of the schedule property or in any way concerning thereto or any part thereof has been filed at any time heretofore or is pending and that no person has ever claimed any right, title, interest or possession whatsoever in the schedule property or any part thereof nor sent any notice in respect thereof nor are the Vendor aware of any such claim, notice, suit or proceeding and that save and except the Vendor, no other person has or can claim any right, title, interest or possession, whatsoever, in over or in respect of the schedule property or any part thereof.

19) The schedule property or any part thereof is not affected by or subject to any:-

- a) Mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act.
- b) Charge, lien, lispendens or annuity.
- c) Right of residence or maintenance under any testamentary disposition, settlement or other documents under any law.



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- d) Trust resulting or constructive arising under any debutter name, benami transaction or otherwise.
- e) Debutter, waqf or dev seva.
- f) Attachment including attachment before judgement of any court or authority.
- g) Right of way, water light support drainage or any other easement with any person or property.
- h) Right of any person under any agreement or otherwise.
- i) Burden or obligation other than payment of rates and taxes.
- j) Other encumbrances of any kind whatsoever or any decree or order including any injunction or prohibitory order.
- k) There is no defect in the right, title, interest and possession of the Vendor whatsoever and howsoever in respect of the schedule property or any part thereof which could expose the Vendor to any risk, nor is there any material or latent defect or circumstances in the said property or any part thereof or in the Vendor's right, title, interest and possession therein.
- l) No document, judgement or any other order is in force as on date affecting the schedule property or any part thereof vested in the Official Assignee or in the Receiver-in-Insolvency or any other Receiver.
- m) The Vendor has never done any act, deed or thing whereby or by reason whereof the right, title, interest and possession of the Vendor in respect of the schedule property could or may have been encumbered, impeached, challenged or disputed in any way.



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n) That the Vendor or any of them has not entered into any agreement or arrangement for transfer of the said property or any part thereof either by way of sale, lease, development or otherwise.

20) That the Vendor has not been previously sold, leased, mortgaged, gifted or any other means transferred or encumbered the schedule property and there has no charge, liens, lispendences or encumbrances whatsoever and subsequently if it is found that the representations made by the Vendor in these presents as well as in these covenants are false and fabricated and if the Purchasers may suffer any loss or charges or damages, the Vendor its successors, executors, administrators, legal representative, successors-in-interest, successors-in office against all loss and damage, costs, charges and expenses which they may be put to or reasonably incur or suffer by reason thereof.

THE Vendor also declare that the land hereby sold has not been previously leased, mortgaged, sold nor in any way transferred by the Vendor and there is no charge, lien, lispendence, encumbrances and attachments whatsoever. The schedule property is not subject to any litigation or any case, suit or proceeding is pending against the said land before any court of law. The Vendor sold the said land while having good, clear and marketable title therein and also free from all encumbrances.

IF any of the statements or covenants made hereinbefore by the Vendor is found to false, untrue or any defect in title is detected hereafter, the Vendor will be liable for the same.

IF any error or omission is detected in this deed in future, the Vendor at the costs and request of the Purchasers, their heirs, representatives, administrators and assigns shall do and execute or cause to be done and



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