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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

provided that the agreement is subject to registration, the signature sheets and the endorsement sheets attached with the instrument are part of this document.

Signature

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

DEED OF CONVEYANCE

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

BETWEEN

District Sub-Registrar... Registrar 1/S 7(2) of Registration Act 1908 Alipore, South 24 Parganas

24 AUG 2017

1) **AJAY KUMAR BHATTACHARYA**, son of Late Satya Charan Bhattacharya, holder of P.A.N.-AEWPB6257L, 2) **AMULYA KUMAR BHATTACHARYA**, son of Late Satya Charan Bhattacharya, holder of P.A.N.-AAQPB9197F, both are being represented by their constituted Attorneys namely 1) **BIMALENDU GUN**, son of Late Pranesh Chandra Gun, holder of P.A.N.-AHPPG4669M, by faith-Hindu, by occupation-Business, residing at Nirmala Phase-III, Ananda Pally, Mahamayatala, P.O.-Garia, P.S.-Sonarpur, Kolkata-700 084, District-24 Parganas (South), 2) **NASIR MONDAL**, son of Hafizuddin Mondal, holder of P.A.N.-ARUPM0642D, by faith-Islam, by occupation-Business, residing at Bادهुगुलि Dakhin, P.O.-Malancha Mahinagar, P.S.-Sonarpur, Kolkata-700 145, District-24 Parganas (South), by virtue of "General Power of Attorney"

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SL. NO.
NAME
ADD.	1004
AMOUNT
18 JUL 2017	
SOUMITRA CHANDA	
Licensed Stamp Vendor	
8/2, K. S. Roy Rd., Kol-1	

SANJAY KUMAR JAIN
ADVOCATE
HIGH COURT, CALCUTTA

Aditya Agarwal



VC
2969

- LOOKLIKE DEALMARK LLP
- MAKAMARI OVERSEAS LLP
- MANGALDHAN AWAS LLP
- MANGALSODHA NIRMAL LLP
- SIDDHANT REAL ESTATES LLP
- MOONLIFE HIGHRISE LLP
- NIRMALKUNJ HOMES LLP
- NITYADHARA REALTORS LLP
- PANCHSHREE APARTMENT LLP
- RANDATA VINCOM LLP
- RASHIAMRIT TREXIM LLP
- BEGIUS INFRAHOMES LLP
- RIFTY IN-HAHOUSING LLP
- RITUCHAN DISTRIBUTORS LLP
- RUDRAMA PROMOTERS LLP
- SARVLOK NIWAS LLP
- SHYPRIMAR VINTRADE LLP

Aditya Agarwal
Authorized Signatory



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Binayendra Guin.

*As Considered lawful
Attorney of the vendors
herein*

P.T.O.

which was registered in the office of A.D.S.R. Sonarpur. on 13/03/2014 and duly recorded in Book No.-IV, Volume No.-2, Pages from 431 to 438, Deed No.-755 and for the year 2014, hereinafter jointly called and referred to as the **VENDORS**, (which expression shall unless excluded by or repugnant to the contrary shall be deemed to mean and include their heirs, successors, executors, administrators, agents and assigns etc.) of the **ONE PART**.

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**



WCPD

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Nasir Mardet

-As constituted by the Attorney
of the vendors herein

IDENTIFIED BY ME:-

M. Mahfuz Takrim

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



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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**, 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**.



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PART-I

WHEREAS one **SATYA CHARAN BHATTACHARYA**, son of Shri. Sashi Bhusan Bhattacharya was the absolute owner in respect of ALL THAT piece and parcel of entire land measuring **7 Decimal** i.e. **04Kattah 03Chittak 34Sqft** appertaining to R.S. Dag No.229/639 under R.S. Khatian No.68, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), by virtue of 'Deed of Partition' which was registered in the office of S.R. Baruipur on 28/08/1961 and duly recorded in Book No.-I, Volume No.-96, Pages in written-251 to 296, Deed No.-7376 and or the year 1961.

AND WHEREAS while **SATYA CHARAN BHATTACHARYA**, son of Shri. Sashi Bhusan Bhattacharya had been enjoying right, title, interest and possession in respect of entire land measuring more or less **7 Decimal** i.e. **04Kattah 03Chittak 34Sqft** appertaining to R.S. Dag No.229/639 under R.S. Khatian No.68, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), died and leaving intestate behind his wife namely **SMT. SUDHARANI BHATTACHARYA**, two sons namely **AJAY KUMAR BHATTACHARYA** & **AMULYA KUMAR BHATTACHARYA**, and three daughters namely **SMT. SOVANA BHATTACHARYA**, **SMT. SADHANA BAGCHI**, **SMT.PUTUL CHAKRABORTY** as his only legal heirs and successors.

AND WHEREAS while **SMT. SUDHARANI BHATTACHARYA**, **AJAY KUMAR BHATTACHARYA**, **AMULYA KUMAR BHATTACHARYA**, **SMT. SOVANA BHATTACHARYA**, **SMT. SADHANA BAGCHI** and **SMT.PUTUL**



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CHAKRABORTY had been jointly enjoying right, title, interest and possession in respect of entire land measuring more or less **7 Decimal** i.e. **04Kattah 03Chittak 34Sqft** appertaining to R.S. Dag No.229/639 under R.S. Khatian No.68, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), mutated their names in L.R. record vide L.R. Khatian numbers-990, 2, 64, 925, 988, 504 respectively and they had been paying their khazanas regularly before the competent authority.

AND WHEREAS thus **SMT. SUDHARANI BHATTACHARYA, AJAY KUMAR BHATTACHARYA, AMULYA KUMAR BHATTACHARYA, SMT. SOVANA BHATTACHARYA, SMT. SADHANA BAGCHI** and **SMT. PUTUL CHAKRABORTY** became joint owners of entire land measuring **7 Decimal** i.e. **04Kattah 03Chittak 34Sqft** appertaining to R.S. Dag No.229/639 under R.S. Khatian No.68, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).

AND WHEREAS while **SMT. SUDHARANI BHATTACHARYA, AJAY KUMAR BHATTACHARYA, AMULYA KUMAR BHATTACHARYA, SMT. SOVANA BHATTACHARYA, SMT. SADHANA BAGCHI** and **SMT. PUTUL CHAKRABORTY** had been jointly enjoying right, title, interest and possession in respect of entire land measuring more or less **7 Decimal** i.e. **04Kattah 03Chittak 34Sqft** appertaining to R.S. Dag No.229/639 under R.S. Khatian No.68, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), sold, conveyed and transferred a demarcated land measuring more



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or less **5 Decimal** i.e. **03Kattah 0Chittak 29Sqft** to **SUNIL KUMAR SENGUPTA**, son of Late Surendra Nath Sengupta by virtue of 'Deed of Conveyance' which was registered in the office of D.S.R. Alipur on 11/03/1987 and duly recorded in Book No.-I, Volume No.-89, Pages in written 166 to 173, Deed No.-3933 and for the year 1987.

AND WHEREAS thus **SMT. SUDHARANI BHATTACHARYA, AJAY KUMAR BHATTACHARYA, AMULYA KUMAR BHATTACHARYA, SMT. SOVANA BHATTACHARYA, SMT. SADHANA BAGCHI** and **SMT. PUTUL CHAKRABORTY** became joint owners of remaining land measuring **2 Decimal** i.e. **01Kattah 03Chittak 05Sqft** appertaining to R.S. Dag No.229/639 under R.S. Khatian No.68, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS thus **AJAY KUMAR BHATTACHARYA**, son of Late Satya Charan Bhattacharya became owner of 1/6th undivided share in land measuring 2 Decimal i.e. **03Chittak 08Sqft** appertaining to R.S. Dag No.229/639 under R.S. Khatian No.68, 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.

PART-II

WHEREAS one **SATYA CHARAN BHATTACHARYA**, son of Shri. Sashi Bhusan Bhattacharya was the absolute owner in respect of ALL THAT piece and parcel of entire land measuring **7 Decimal** i.e. **04Kattah 03Chittak 34Sqft** appertaining to R.S. Dag No.229/639 under R.S. Khatian No.68, J.L.



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No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), by virtue of 'Deed of Partition' which was registered in the office of S.R. Baruipur on 28/08/1961 and duly recorded in Book No.-I, Volume No.-96, Pages in written-251 to 296, Deed No.-7376 and or the year 1961.

AND WHEREAS while **SATYA CHARAN BHATTACHARYA**, son of Shri. Sashi Bhusan Bhattacharya had been enjoying right, title, interest and possession in respect of entire land measuring more or less **7 Decimal** i.e. **04Kattah 03Chittak 34Sqft** appertaining to R.S. Dag No.229/639 under R.S. Khatian No.68, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), died and leaving intestate behind his wife namely **SMT. SUDHARANI BHATTACHARYA**, two sons namely **AJAY KUMAR BHATTACHARYA** & **AMULYA KUMAR BHATTACHARYA**, and three daughters namely **SMT. SOVANA BHATTACHARYA**, **SMT. SADHANA BAGCHI**, **SMT.PUTUL CHAKRABORTY** as his only legal heirs and successors.

AND WHEREAS while **SMT. SUDHARANI BHATTACHARYA**, **AJAY KUMAR BHATTACHARYA**, **AMULYA KUMAR BHATTACHARYA**, **SMT. SOVANA BHATTACHARYA**, **SMT. SADHANA BAGCHI** and **SMT.PUTUL CHAKRABORTY** had been jointly enjoying right, title, interest and possession in respect of entire land measuring more or less **7 Decimal** i.e. **04Kattah 03Chittak 34Sqft** appertaining to R.S. Dag No.229/639 under R.S. Khatian No.68, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas



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(South), mutated their names in L.R. record vide L.R. Khatian numbers-990, 2, 64, 925, 988, 504 respectively and they had been paying their khazanas regularly before the competent authority.

AND WHEREAS thus **SMT. SUDHARANI BHATTACHARYA, AJAY KUMAR BHATTACHARYA, AMULYA KUMAR BHATTACHARYA, SMT. SOVANA BHATTACHARYA, SMT. SADHANA BAGCHI** and **SMT. PUTUL CHAKRABORTY** became joint owners of entire land measuring **7 Decimal** i.e. **04Kattah 03Chittak 34Sqft** appertaining to R.S. Dag No.229/639 under R.S. Khatian No.68, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).

AND WHEREAS while **SMT. SUDHARANI BHATTACHARYA, AJAY KUMAR BHATTACHARYA, AMULYA KUMAR BHATTACHARYA, SMT. SOVANA BHATTACHARYA, SMT. SADHANA BAGCHI** and **SMT. PUTUL CHAKRABORTY** had been jointly enjoying right, title, interest and possession in respect of entire land measuring more or less **7 Decimal** i.e. **04Kattah 03Chittak 34Sqft** appertaining to R.S. Dag No.229/639 under R.S. Khatian No.68, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), sold, conveyed and transferred a demarcated land measuring more or less **5 Decimal** i.e. **03Kattah 0Chittak 29Sqft** to **SUNIL KUMAR SENGUPTA**, son of Late Surendra Nath Sengupta by virtue of 'Deed of Conveyance' which was registered in the office of D.S.R. Alipur on 11/03/1987 and duly recorded in Book No.-1, Volume No.-89, Pages in written 166 to 173, Deed No.-3933 and for the year 1987.



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AND WHEREAS thus **SMT. SUDHARANI BHATTACHARYA, AJAY KUMAR BHATTACHARYA, AMULYA KUMAR BHATTACHARYA, SMT. SOVANA BHATTACHARYA, SMT. SADHANA BAGCHI** and **SMT. PUTUL CHAKRABORTY** became joint owners of remaining land measuring **2 Decimal** i.e. **01Kattah 03Chittak 05Sqft** appertaining to R.S. Dag No.229/639 under R.S. Khatian No.68, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS thus **SMT. SUDHARANI BHATTACHARYA**, wife of Late Satya Charan Bhattacharya became owner of $1/6^{\text{th}}$ undivided share in land measuring **2 Decimal** i.e. **03Chittak 08Sqft** appertaining to R.S. Dag No.229/639 under R.S. Khatian No.68, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS thus **SMT. SOVANA BHATTACHARYA**, wife of Kamal Bhattacharya became owner of $1/6^{\text{th}}$ undivided share in land measuring **2 Decimal** i.e. **03Chittak 08Sqft** appertaining to R.S. Dag No.229/639 under R.S. Khatian No.68, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS thus **SMT. SADHANA BAGCHI**, wife of Kalyan Kumar Bagchi became owner of $1/6^{\text{th}}$ undivided share in land measuring **2 Decimal** i.e. **03Chittak 08Sqft** appertaining to R.S. Dag No.229/639 under R.S. Khatian No.68, 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 thus **SMT. PUTUL CHAKRABORTY**, wife of Gopal Krishna Chakraborty became owner of $1/6^{\text{th}}$ undivided share in land measuring 2 Decimal i.e. **03Chittak 08Sqft** appertaining to R.S. Dag No.229/639 under R.S. Khatian No.68, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).

AND WHEREAS thus **AMULYA KUMAR BHATTACHARYA**, son of Late Satya Charan Bhattacharya became owner of $1/6^{\text{th}}$ undivided share in land measuring 2 Decimal i.e. **03Chittak 08Sqft** appertaining to R.S. Dag No.229/639 under R.S. Khatian No.68, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).

AND WHEREAS while **SMT. SUDHARANI BHATTACHARYA, SMT. SOVANA BHATTACHARYA, SMT. SADHANA BAGCHI** and **SMT. PUTUL CHAKRABORTY** had been jointly enjoying right, title, interest and possession in respect $4/6^{\text{th}}$ undivided share of land in 2 Decimal i.e. **12Chittak 34Sqft** appertaining to R.S. Dag No.229/639 under R.S. Khatian No.68, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), sold, conveyed and transferred the same to **AMULYA KUMAR BHATTACHARYA** by virtue of 'Deed of Conveyance' which was registered in the office of A.D.S.R. Sonarpur on 02/05/1988 and duly recorded in Book No.-I, Volume No.-34, Pages in written 316 to 323, Deed No.-2651 and for the year 1988.



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AND WHEREAS thus **AMULYA KUMAR BHATTACHARYA**, son of Late Satya Charan Bhattacharya became owner of **15Chittak 42Sqft** appertaining to R.S. Dag No.229/639 under R.S. Khatian No.68, 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 thus as mentioned in recital of **PART-I to PART-II**, the Vendors herein became the joint owners of land measuring more or less **2 Decimal** i.e. (**03Chittak 08Sqft + 15Chittak 42Sqft**) i.e. **01Kattah 03Chittak 05Sqft** appertaining to R.S. Dag No.229/639 under R.S. Khatian No.68, 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 Vendors herein being in financial requirement have decided to sell out and thus Purchasers have agreed to purchase the said land measuring more or less **2 Decimal** i.e. **01Kattah 03Chittak 05Sqft** appertaining to R.S. Dag No.229/639 under R.S. Khatian No.68, 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, hereinafter called the said land at a price of **Rs.20,00,000/- (Rupees Twenty Lakh only)** which is free from all encumbrances, charges, mortgages, disputes, lispendencies, acquisitions, requisitions, alignments.

NOW THIS INDENTURE WITNESSTH that in pursuance of the said agreement and in consideration of the said sum of **Rs.20,00,000/- (Rupees Twenty Lakh only)** well and truly paid by the Purchasers to the Vendors on



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or before the execution of these presents (the receipt whereof the Vendors do hereby admit and acknowledge as per memo of consideration hereunder written and from the payment of the same and every part thereof, the Vendors do hereby acquit, release and forever discharge the Purchasers, as well as the land hereby sold, transferred and conveyed by the Vendors do hereby grant, transfer, convey, sell, assure and assign unto the Purchasers **ALL THAT** piece and parcel of demarcated land measuring more or less **2 Decimal** i.e. **01Kattah 03Chittak 05Sqft** appertaining to R.S. Dag No.229/639 under R.S. Khatian No.68, J.L. No.78, Touji No.250, within Mouza-Malanha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), morefully described in the schedule property, 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 Vendors 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



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hereafter may be in the custody, power, control, or possession of the Vendors 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 Vendors do hereby covenant with the Purchasers that notwithstanding any act, deed and matters whatsoever made, done, executed or knowingly suffered to the contrary the Vendors now has 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 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-Sonarpur 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 Vendors 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 Vendors or any of their predecessor-in-title and that free from all encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid. **FURTHER** the Vendors 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 Vendors



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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 Vendors have assured and represented unto the purchaser as follows:

- 1) The Vendors having their permanent heritable and transferable rights in the said land and are absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the land and are entitled to deal with transfer the said 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 Vendors have 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 Vendors have 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.



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- 5) The Vendors have 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 Bank of Pond in nature.
- 8) That the Vendors or any predecessors-in-title of the Vendors had / have never made or done anything or executed any deed or committed or knowingly suffered to the contrary to the absolute title of the Vendors are 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 Vendors have full power and absolute and indefeasible estate equivalent thereto free from all encumbrances and charges whatsoever and that the Vendors have full power and absolute and indefeasible right and authority to sell, grant, convey and transfer the 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 Vendors have 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 Vendors or any person or persons claiming any estate,



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right, title or interest from under through or in trust for the Vendors and freely, clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the Vendors 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 Vendors.

10) That the Vendors and all persons claiming any right, title or interest in the said property hereby granted through from under or in trust for the Vendors 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 Vendors have 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.

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



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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 Vendors do hereby declare that there is no statutory restriction on the part of the Vendors 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 Vendors from the appropriate authority as required under the provision of section 4E of the West Bengal Land Reforms Act, 1955.

15) That the Vendors will 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 Vendors 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 Vendors.

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 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



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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 Vendors aware of any such claim, notice, suit or proceeding and that save and except the Vendors, no other person has or can claim any right, title, interest or possession, whatsoever, in 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.
- d) Trust resulting or constructive arising under any debutter name, benami transaction or otherwise.
- e) Debutter, waqf or dev seva.



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- 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 Vendors whatsoever and howsoever in respect of the schedule property or any part thereof which could expose the Vendors 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 Vendors have never done any act, deed or thing whereby or by reason whereof the right, title, interest and possession of the Vendors in respect of the schedule property could or may have been encumbered, impeached, challenged or disputed in any way.
- n) That the Vendors have 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.



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20) That the Vendors have 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 Vendors 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 Vendors their 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 Vendors 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 Vendors are found to false, untrue or any defect in title is detected hereafter, the Vendors will be liable for the same.

IF any error or omission is detected in this deed in future, the Vendors at the costs and request of the Purchasers, their heirs, representatives, administrators and assigns shall do and execute or cause to be done and executed any sort of declaration / rectification or any supplementary deed in favour of the Purchasers, their representatives and assigns.



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SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of demarcated ^{vacant pukur pash} land measuring more or less **2 Decimal** i.e. **01Kattah 03Chittak 05Sqft** appertaining to **R.S. Dag No.229/639** under R.S. Khatian No.68, corresponding to **L.R. Dag No. 233/670** under L.R. Khatian No.-2, 64, 990, 925, 988, 504 J.L. No.78, Touji No.250, within **Mouza-Malanchara**, Pargana-Medanmalla, **Police Station-Sonarapur**, District: 24-Parganas (South), under **Ward No.-22** of "**Rajpur-Sonarapur Municipality**", together with all easement rights including all rights, title, interest, possession, claim, demand, profits, easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, telephones lines, sewer, drain, surface and/or overhead the soil and more fully shown in the copy of annexed plan delineated in the "**RED VERGE**" which is butted and bounded as follows:-

NORTH--- Land of R.S. Dag No.-229 & 230.

SOUTH--- Land of R.S. Dag No.-229/639(Part).

EAST--- 25ft wide Municipal Road.

WEST--- Land of R.S. Dag No.-231.



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

SIGNED SEALED AND DELIVERED

at Kolkata in the presence of:

1. *Abdur Rafiq Mondal*
P.O. + VIII - Chowkati
P.S. - Sonarpur Kol-749
2. *Sigaprasanna Mukherjee*
Malabhi, P.S. Sonarpur
Kol-145

Nasir Mondal
Bimalendu Gun

(SIGNATURE OF BIMALENDU GUN
& NASIR MONDAL i.e. LAWFUL
CONSTITUTED ATTORNEY OF
AJAY KUMAR BHATTACHARYA
& AMULYA KUMAR BHATTACHARYA)

LOCKLIKE DEALMARK LLP	RANDATA VINCOM LLP
MAHAMANI OVERSEAS LLP	RASHIAMRIT TREXIM LLP
MANGALDHAM AWAS LLP	REGIUS INFRAHOMES LLP
MANGALSUDHA NIRMAN LLP	RIFTY INFRAHOMES LLP
SIDHIDHAN REALESTATES LLP	RITUDHAN DISTRIBUTORS LLP
MOONLIFE HIGHRISE LLP	RUDRAMALA PROMOTERS LLP
NIRMALKUNJ HOMES LLP	SARVLOK NIVAS LLP
NITYADHARA REALTORS LLP	SHIVPARWAR VINTRADE LLP
PANCHSHREE APARTMENT LLP	

Aditya Agarwal
Authorized Signatory

(SIGNATURE OF PURCHASERS)

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

Md. Mahfuz Takrim
24/8/17
ADVOCATE

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



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MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser, we, the constituted attorneys on behalf of aforesaid vendors hereby receive the within mentioned sum of **Rs.20,00,000/- (Rupees Twenty Lakh only)** being the consideration money in full and final payment as per memo below:-

PARTICULARS :	ISSUED IN THE NAME	AMOUNT IN RUPEES
Banker's Cheque vide number 189123 dated 23/08/2017 issued by Kotak Mahindra Bank, Minto Park Branch.	BIMALENDU GUN	Rs.7,00,000/-
Banker's Cheque vide number 189124 dated 23/08/2017 issued by Kotak Mahindra Bank, Minto Park Branch.	NASIR MONDAL	Rs.13,00,000/-

(Rupees Twenty Lakh only)

SIGNED SEALED AND DELIVERED

at Kolkata in the presence of:

1. *Abdur Raheem Mondal*

2. *Siaoprasad Mukherjee* .. *Nasir Mondal*
Malabha PS. Sonar
101-145

Bimalendu Gun

.....
**(SIGNATURE OF BIMALENDU GUN
 & NASIR MONDAL i.e. LAWFUL
 CONSTITUTED ATTORNEY OF
 AJAY KUMAR BHATTACHARYA
 & AMULYA KUMAR BHATTACHARYA)**