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verified that the document is admissible for registration. the signature sheets and the endorsement sheets attached with the document are part of this document.

District Sub-Registrar,
Registrar 1/5 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

20 JUL 2017

20/10/17

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 20th day of July in the year Two Thousand and Seventeen (2017) A.D. of the Christian Eras.

BETWEEN

32564

SL. NO.
NAME
ADD.	100r
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 2476
2452*



- ADOKI DEALMARK LLP
- ANAMAMI OVERSEAS LLP
- MANGALDHAM AWAS LLP
- MANGALSUHA NIRMAN LLP
- SIDDHAN REALSTATES LLP
- MOONLAL CHIRSE LLP
- NIRMALKUTAJ HOMES LLP
- NITYADHARA REACTORS LLP
- PANCHSHREE APARTMENT LLP
- BANDATA VINCOM LLP
- RASHIARIT THEXIM LLP
- REGIUS INFRAHOMES LLP
- RIFTY IN RAHOUSING LLP
- RITUDHAN DISTRIBUTORS LLP
- RUDRAMALA PROMOTERS LLP
- SANVLOK NIWAS LLP
- SIVPARWAR VINTRADE LLP

Aditya Agarwal
Authorized Signatory



Registrar-1A
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

30 JUL 2017



VC 2482


Obinay Kumar Mukherjee


IDENTIFIED BY ME :-

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


1) **DHIRAJ @ DHIRAJ KUMAR MUKHERJEE**, son of Late Kamal Kumar Mukherjee, holder of P.A.N.-AYRPM1269J, 2) **SMT. BANI CHATTERJEE**, daughter of Late Kamal Kumar Mukhopadhyay and wife of Late Bimal Kumar Chatterjee, holder of P.A.N.-ALSEC0029L, 3) **SMT. USHA RANI CHATTERJEE**, daughter of Late Kamal Kumar Mukhopadhyay and wife of Shri. Sisir Chatterjee, holder of P.A.N.-BKHPC5806L, 4) **SMT. RUBI BHATTACHARYA**, daughter of Late Kamal Kumar Mukhopadhyay and wife of Shri. Prabhu Charan Bhattacharya, holder of P.A.N.-BJNPB0831M, 5) **SMT. SANKARI BANERJEE**, daughter of Late Kamal Kumar Mukhopadhyay and wife of Shri. Sankar Banerjee, holder of P.A.N.-AOPPB1960D, 6) **SMT. SRABONI BANERJEE**, daughter of Late Kamal Kumar Mukhopadhyay and wife of Shri. Samar Banerjee, holder of P.A.N.-AYNPB7288G, all by faith-Hindu, Sl No. 1 is by occupation-Retired Person, Sl No,-2 to 6 are by occupation-House Hold Work, Sl. No.-1 is residing at Dutta Para, Bibimatala, P.O-Baruipur, P.S.-Baruipur, Kolkata-700 144, District-South 24Parganas, Sl. No.-2 is residing at A-TF/4, Niltaru Housing Complex, Sahid Kanai Kanan, P.O. & P.S.-Chandan Nagar, Pin Code-712136, District-Hooghly, Sl. No.-3 is residing at 'Girindra Kanan', Doltala, P.O-Baruipur, P.S.-Baruipur, Kolkata-700 144, District-South 24Parganas, Sl. No.-4 is residing at Rishi Bankim Nagar, P.O-Baruipur, P.S.-Baruipur, Kolkata-700 144, District-South 24Parganas, Sl. No.-5 is residing at Kulpi Road, Golepukur, P.O-Baruipur, P.S.-Baruipur, Kolkata-700 144, District-South 24Parganas, Sl. No.-6 is residing at 'Barasat Road, Dutta Bagan, P.O-Sodepur, P.S.-Khardaha, Kolkata-700 110, District-North 24Parganas, hereinafter jointly called and referred to as the **VENDORS**.

 VC
2479
Bani Chatterjee

 VC
2480
Lavsha Rani Chatterjee

 VC
2481
Rubi Bhattacharya

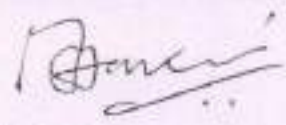
 VC
2482
Senkari Banerjee

 VC
2477
Srabani Banerjee



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Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
29 JUL 2013

IDENTIFIED BY ME: -



MD. MANFUZ TAKIM
B.A., LL.B. (HONORIS), M.A., LL.M. (S.S.)
Advocate & Property Valuer
Calcutta High Court

(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 LLP**, holder of P.A.N.-AARFP4869M, having its office at 16/1, Palm Avenue, P.O-Ballygunge, P.S.-Karaya,



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(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 LLP**, holder of P.A.N.-AARFP4869M, having its office at 16/1, Palm Avenue, P.O-Ballygunge, P.S.-Karaya,



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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.-Esplanade, 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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WHEREAS one **BIMAL MUKHOPADHAY @ BIMAL KUMAR MUKHOPADHAY** and **KAMAL MUKHOPADHAY @ KAMAL KUMAR MUKHOPADHAY**, both sons of Late Khagendra Nath Mukhopadhyay were the joint owners in respect of ALL THAT piece and parcel of land measuring **19 Decimal** appertaining to R.S. Dag No.231 under R.S. Khatian No.524, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).

AND WHEREAS while **KAMAL MUKHOPADHAY @ KAMAL KUMAR MUKHOPADHAY**, son of Late Khagendra Nath Mukhopadhyay had been enjoying right, title, interest and possession in respect of undivided share of land measuring more or less **9.5 Decimal** i.e. **05Kattah 12Chittak** appertaining to R.S. Dag No.231 under R.S. Khatian No.524, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-198, J.L. No.78, Touji No.250, within Mquza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), recorded his name in L.R. Khatian No.-198 and paying khazanas regularly.

AND WHEREAS while **KAMAL MUKHOPADHAY @ KAMAL KUMAR MUKHOPADHAY**, had been enjoying right, title, interest and possession in respect of land measuring more or less **9.5 Decimal** i.e. **05Kattah 12Chittak** appertaining to R.S. Dag No.231 under R.S. Khatian No.524, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-198, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla,



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Police Station-Sonarapur, District: 24-Parganas (South), died and leaving intestate behind three sons namely **1)DHIRAJ KUMAR MUKHERJEE**, **2)DIPAK KUMAR MUKHERJEE** since deceased, **3)BISWAJIT MUKHERJEE** since deceased, and five daughters namely **1)SMT. BANI CHATTERJEE**, wife of Late Bimal Kumar Chatterjee, **2)SMT. USHA RANI CHATTERJEE**, wife of Shri. Sisir Chatterjee, **3)SMT. RUBY BHATTACHARYA**, wife of Shri. Prabhu Charan Bhattacharya, **4)SMT. SANKARI BANERJEE**, wife of Shri. Sankar Banerjee, **5)SMT. SRABONI BANERJEE**, wife of Shri. Samar Banerjee, as his only legal heirs and successors. His wife died prior to his death.

AND WHEREAS thus **1)DHIRAJ KUMAR MUKHERJEE**, Vendor No.-1 herein, **2)SMT. BANI CHATTERJEE**, wife of Late Bimal Kumar Chatterjee, Vendor No.-2 herein, **3)SMT. USHA RANI CHATTERJEE**, wife of Shri. Sisir Chatterjee, Vendor No.-3 herein, **4)SMT. RUBY BHATTACHARYA**, wife of Shri. Prabhu Charan Bhattacharya, Vendor No.-4 herein, **5)SMT. SANKARI BANERJEE**, wife of Shri. Sankar Banerjee, Vendor No.-5 herein, **6)SMT. SRABONI BANERJEE**, wife of Shri. Samar Banerjee, Vendor No.-6 became the joint owners of land measuring more or less **7.11 Decimal** i.e. **04Kattah 04Chittak 42Sqft** appertaining to R.S. Dag No.231 under R.S. Khatian No.524 corresponding to L.R. Dag No.-235 under L.R. Khatian No.-198, 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 they have been jointly enjoying right, title, interest and possession in respect of the same that means each became owner of **11Chittak 22Sqft** of land.



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AND 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 **7.11 Decimal** i.e. **04Kattah 04Chittak 42Sqft** appertaining to R.S. Dag No.231 under R.S. Khatian No.524, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), hereinafter called the said land at a price of **Rs.11,40,000/- (Rupees Eleven Lakh and Forty Thousand only)** which is free from all encumbrances, charges, mortgages, disputes, lispendences, acquisitions, requisitions, alignments.

NOW THIS INDENTURE WITNESSTH that in pursuance of the said agreement and in consideration of the said sum of **Rs.11,40,000/- (Rupees Eleven Lakh and Forty Thousand only)** well and truly paid by the Purchasers to the Vendors on 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 total land measuring more or less **7.11 Decimal** i.e. **04Kattah 04Chittak 42Sqft** appertaining to R.S. Dag No.231 under R.S. Khatian No.524 corresponding to L.R. Dag No.-235 under L.R. Khatian No.-198, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), morefully and specifically described in the Schedule



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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 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



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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 her 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 her 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 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:



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89.11.2023

- 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 are 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 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 **Bastu** 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



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or knowingly suffered to the contrary to the absolute title of the Vendors and the Vendors 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, 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



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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 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.

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 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



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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 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 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 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



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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.
- 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.



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20 JUL 2023

- 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.
- 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



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charges or damages, the Vendors 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 Vendors also declare that the land hereby sold has not been previously leased, mortgaged, sold nor in any way transferred by the Vendors 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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20 JUL 2011

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of undivided share of ^{Yantra} land measuring more or less **7.11 Decimal** i.e. **04Kattah 04Chittak 42Sqft** together with old and dilapidated ^{residential} structure of **1034Sqft.** made by brick built wall and tile shed ^{Cemented floor} comprising in **R.S. Dag No.231** under **R.S. Khatian No.524** corresponding to **L.R. Dag No.-235** under **L.R. Khatian No.-198**, **J.L. No.78**, **Touji No.250**, within **Mouza-Malancha**, **Pargana-Medanmalla**, **Police Station-Sonarpur**, **District: 24-Parganas (South)**, under **Ward No.-22** of "**Rajpur-Sonarpur Municipality**", which is written in details as per following paragraphs:-

MOUZA	R.S. DAG	L.R. DAG	STRUCTURE	LAND AREAS
MALANCHA	231	235	1034Sqft.	04Kattah 04Chittak 42Sqft
TOTAL=				04Kattah 04Chittak 42Sqft

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 the entire property is butted and bounded as follows:-

NORTH--- Land of R.S. Dag No.-222 and 223.

SOUTH--- Land of R.S. Dag No.-233.

EAST--- Land of R.S. Dag No.-227, 229 and 229/639.

WEST--- Land of R.S. Dag No.-232.



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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.

1. Abdul Kaffar Mondal.
P.O + Vill - Choushati
P.S - Sonarpur
KOL-149

✓ Dhruv Kumar Mukherjee

✓ Barin Chatterjee

✓ Usha Ranu Chatterjee

✓ Rakesh Ghatak Chatterjee

✓ Sankari Banerjee

✓ Seelani Banerjee

2. Sibaprasad Mukherjee
Malaneta PO - Katonidag.
Madinagar KOL-145

(SIGNATURE OF VENDORS)

- LOOKLIKE DEALMARK LLP
- MAHAMANI OVERSEAS LLP
- MANGALDHAM AWAS LLP
- MANGALSUDHA NIRMAL LLP
- SIDHDHAN REALESTATES LLP
- MOONLIFE HIGHRISE LLP
- NIRMALKUNJ HOMES LLP
- NITYADHARA REALTORS LLP
- PANCHSHREE APARTMENT LLP
- RANDATA VINCOM LLP
- RASHIARBIT TREXIM LLP
- REGIUS INFRA HOMES LLP
- RIFTY INFRA HOUSING LLP
- RITUDHAN DISTRIBUTORS LLP
- RUDRAMALA PROMOTERS LLP
- SARVLOK NIWAS LLP
- SHIVPARIWAR WINTRADE LLP

Aditya Agarwal
Authorised Signatory

(SIGNATURE OF PURCHASERS)

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


20/7/17
ADVOCATE

AND
SOMECH MISHRA
Adv.
High Court, Kolkata

MD. MAHFUZ TAKRIM
B.Sc, Spl. B.A (Double), M.A, LL.B. 2
Advocate & Property Valuer
Calcutta High Court

Enrolment NO → F 1009 / 1183 / 1996



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MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser, We the Vendors hereby receive the within mentioned sum of **Rs.11,40,000/- (Rupees Eleven Lakh and Forty Thousand 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 207890 dated 20/07/2017 issued by Kotak Mahindra Bank, Minto Park Branch.	DHIRJ KUMAR MUKHERJEE	Rs.1,90,000/-
Banker's Cheque vide number 207891 dated 20/07/2017 issued by Kotak Mahindra Bank, Minto Park Branch.	BANI CHATTERJEE	Rs.1,90,000/-
Banker's Cheque vide number 207892 dated 20/07/2017 issued by Kotak Mahindra Bank, Minto Park Branch.	USHA RANI CHATTERJEE	Rs.1,90,000/-
Banker's Cheque vide number 207893 dated 20/07/2017 issued by Kotak Mahindra Bank, Minto Park Branch.	RUBI BHATTACHARYA	Rs.1,90,000/-

Dhiraj Kumar Mukherjee
 Bani Chatterjee
 Usha Rani Chatterjee
 Rubi Bhattacharya



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Sankari Banerjee	Banker's Cheque vide number 207894 dated 20/07/2017 issued by Kotak Mahindra Bank, Minto Park Branch.	SANKARI BANERJEE	Rs.1,90,000/-
Srabanee Banerjee	Banker's Cheque vide number 207895 dated 20/07/2017 issued by Kotak Mahindra Bank, Minto Park Branch.	SRABONI BANERJEE	Rs.1,90,000/-
		TOTAL =	Rs.11,40,000/-

(Rupees Eleven Lakh and Forty Thousand only)

WITNESSES:

1. Abdul Rajjal Mondal.

P.O + Vill - Chowhati
P.S - Sonarpur
Kot-149

2. Sibaprasad Mukherjee
Malancha, P.O - Malancha -
Mahinagar, 192-145.

/ Dhruv Kumar Mukherjee

/ Barun Chatterjee

/ Utkarsh Chatterjee

/ Rishi Bhattacharjee

/ Sankari Banerjee

/ Srabanee Banerjee.

.....
(SIGNATURE OF VENDORS)



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20 JUL 2013



	Thumb	1st finger	middle finger	ring finger	small finger
left Hand					
right Hand					

Name

Signature

Aditya Agarwal



	Thumb	1st finger	middle finger	ring finger	small finger
left Hand					
right Hand					

Name

Signature

Shriyaj Kumar Mukherjee



	Thumb	1st finger	middle finger	ring finger	small finger
left Hand					
right Hand					

Name

Signature

Bani Chatterjee



	Thumb	1st finger	middle finger	ring finger	small finger
left Hand					
right Hand					

Name

Signature

Usha Bani Chatterjee



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	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name

Rubi Bhattacharjee
Rubi Bhattacharjee



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name

Sankari Banerjee
Sankari Banerjee



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name

Srabani Banerjee

Signature

Srabani Banerjee

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name

Signature



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20 JUL 2013



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16040001052276/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.









Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date



Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date	
1	Shri ADITYA AGARWAL 66, GANESH CHANDRA AVENUE, P.O:- ESPLANADE, P.S:- Bowbazar, District:- Kolkata, West Bengal, India, PIN - 700013	Represent ative of Buyer [LOOKLIK E DEALMA RK LLP] [MANGAL DHAM AWAS LLP] [MAHAM ANI OVERSE AS LLP] [MANGAL SUDHA NIRMAN LLP] [MIKADO APARTM ENT LLP] [MOONLI FE HIGHRI S LLP] [NIRMAL KUNJ HOMES LLP] [NITYAD HARA REALTOR S LLP] [PANCHS HREE APARTM ENTS LLP] [RANDAT A VINCOM LLP] [RASHIA MRIT				Aditya Agarwal 20/7/17





I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mrs Bani Chatterjee A- TF/4, Sahin Kanai Kanan, P.O:- Chandanagar, P.S:- Chandannagar, District- Hooghly, West Bengal, India, PIN - 712136	Seller			Bani Chatterjee 20.7.17
4	Mrs Usha Rani Chatterjee Doitola, P.O:- Barulpur, P.S:- Barulpur, District:-South 24- Parganas, West Bengal, India, PIN - 700144	Seller			Usha Rani Chatterjee 20.7.17
5	Mrs Rubi Bhattacharya Rishi Bankim Nagar, P.O:- Barulpur, P.S:- Barulpur, District:-South 24-Parganas, West Bengal, India, PIN - 700144	Seller			Rubi Bhattacharya 20.7.2017
6	Mrs Sankari Banerjee Kulpi Road, P.O:- Barulpur, P.S:- Barulpur, District:-South 24- Parganas, West Bengal, India, PIN - 700144	Seller			Sankari Banerjee 20.7.17



I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
7	Mrs Sraboni Banerjee Barasat Road, Dutta Bagan, P.O:- Sodepur, P.S:- Khardaha, District:- North 24-Parganas, West Bengal, India, PIN - 700110	Seller			Srabani Banerjee. 20.7.17
Sl No.	Name and Address of identifier	Identifier of			Signature with date
1	Mr MD Takrim Son of Mr D Takrim Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Shri ADITYA AGARWAL, Mr Dhiraj Kumar Mukherjee, Mrs Bani Chatterjee, Mrs Usha Rani Chatterjee, Mrs Rubi Bhattacharya, Mrs Sankari Banerjee, Mrs Sraboni Banerjee			

(Pradipta Kishore Guha)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

DHIRAJ MUKHERJEE

KAMAL KUMAR MUKHERJEE

20/01/1949

Permanent Account Number

AYRPM1269J

Dhiraj Mukherjee

Signature



Dhiraj Kumar Mukherjee



In case of any goods lost / found, kindly inform / return to :
Security Service Unit, UTISL
Plot No. 11, CBD Belapur,
Mumbai - 400 614.
सुरक्षा सेवा युनिट, एटीएसएल
प्लॉट नं. 11, सी.बी.डी. बेलपुर,
मुंबई - 400 614.

Omig Kumar Mukhejari

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

BANI CHATTERJEE
 KAMAL KUMAR MUKHERJEE

01/01/1935
 Permanent Account Number

ALSPC0029L

Bani Chatterjee
 Signature



Bani Chatterjee

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.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपाएं।
 आयकर सेवा सेवा यूनिट, ए टी एस एल
 प्लॉट नं: 3, सेक्टर 11, सी डी बी बेलपुर,
 नवी मुंबई - 400 614



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BKHP5808L

नाम / Name
USHARANI CHATTERJEE

पिता का नाम / Father's Name
KAMAL KUMAR MUKHERJEE

जन्म तिथि / Date of Birth
28/05/1943

हस्ताक्षर / Signature



12003107

Usha Ranu Chatterjee

यदि कार्ड के खोने/पाने पर कुपया सूचित करें/सीटें।
अथवा: कि सेवा इकाई, एन एस डी यू
3 वीं मंजिल, मोदी स्टाडीयम,
फ्लॉर नं. 341, सर्वे नं. 997/8,
मॉडल गैलरी, नज़र डीप बंगला चौक,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
Please inform / return to:*

Income Tax PAN Services Unit, NSDL
3rd Floor, Maruti Staging,
Flor No. 341, Survey No. 997/8,
Model Gallery Near Deep Banglow Chowk,
Pune - 411 016.

Tel: 020-2611928; 2611929; 20-2721 8081
e-mail: pan@nsdl.com

