

3686/17

I-5565/17

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

District Sub-Registrar-285383

**DEED OF CONVEYANCE**

Registrar U/S 7(2) of Registration Act 1908 South 24 Parganas

28 JUN 2017

27/10/17

THIS DEED OF CONVEYANCE is made on this the 23<sup>rd</sup> day of June in the year Two Thousand and Seventeen (2017) A.D. of the Christian Eras.

**BETWEEN**

1) **SALIL @ SALIL KUMAR BHATTACHARYA**, son of Late Durga Charan Bhattacharya and husband of Late Bijay Laxmi Bhattacharya, holder of P.A.N.-AEEP8748Q, 2) **SAIKAT BHATTACHARYA**, son of Shri. Salil Bhattacharya and Late Bijay Laxmi Bhattacharya, holder of P.A.N.-AHVPB7516Q, both are by faith-Hindu, both are by occupation-Business, both are residing at 135, R. N. Chakraborty Road, P.O.-Kodalia, P.S.-Sonarpur, Kolkata-700 146, District-24 Parganas (South), hereinafter 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.**

13496

SL. NO.	
NAME	
ADD.	
AMOUNT	1000
25 MAY 2017	
SOMITRA CHANDRA Licensed Stamp Vendor S/2, K. S. Roy Rd., Ho-1	

SANJAY KUMAR JAIN  
ADVOCATE  
HIGH COURT, CALCUTTA

*Aditya Agarwal*



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- DOOLKE DEALMARK LLP
- MAHAMANI OVERSEAS LLP
- MANGALDHAM AWAS LLP
- MANGALSOOHA NIRMAL LLP
- INDHIAN REALESTATES LLP
- JODHLIFE ENTERPRISE LLP
- IRMAKUNJ HOMES LLP
- NIYADHARA REALTORS LLP
- ANCHSHREE APARTMENT LLP
- RANDATA VINCOM LLP
- RASHIARIT TREXIM LLP
- REGIUS INFRAHOMES LLP
- RIFTY INFRAHOUSING LLP
- RITUDHAN DISTRIBUTORS LLP
- RITDRAMALA PROMOTERS LLP
- SARVLOK NIWAS LLP
- SHIVPARANAR VENTRADE LLP

*Aditya Agarwal*  
Authorized Signatory



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*सिद्धांत कुमार अग्रवाल*



2149

*Saikat Bhattacharya*

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22 JUN 2017

IDENTIFIED BY ME:-

*Somesh Mishra*

*Hemant*

*Abhishek*

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,



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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**.

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



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**AND WHEREAS** while **BIMAL MUKHOPADHAY @ BIMAL 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, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), recorded his name in L.R. Khatian No.-623 and paying khazanas regularly.

**AND WHEREAS** while **BIMAL MUKHOPADHAY**, son of Late Khagendra Nath Mukhopadhyay 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, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), died on 15/09/1998 and leaving intestate behind his wife namely **KALYANI MUKHERJEE**, two sons namely **JAWAHARLAL MUKHERJEE, MONILAL MUKHERJEE** and one daughter namely **BIJAY LAXMI BHATTACHARYA** as his only legal heirs and successors.

**AND WHEREAS** while **KALYANI MUKHERJEE**, wife of Late Bimal Mukhopadhyay had been enjoying right, title, interest and possession in respect of her 1/4<sup>th</sup> undivided share of land in **9.5 Decimal** i.e. **05Kattah 12Chittak** 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-Sonarapur, District: 24-Parganas (South), died on 15/04/2002 and leaving intestate behind her two sons namely **JAWAHARLAL MUKHERJEE, MONILAL MUKHERJEE** and one daughter



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namely **BIJAY LAXMI BHATTACHARYA** as her only legal heirs and successors.

**AND WHEREAS** while **BIJAY LAXMI BHATTACHARYA**, daughter of Late Bimal Mukhopadhyay had been enjoying right, title, interest and possession in respect of her 1/3<sup>rd</sup> undivided share of land in **9.5 Decimal** i.e. **05Kattah 12Chittak** 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), died on 13/02/2014 and leaving intestate behind her husband namely **SALIL BHATTACHARYA**, one son namely **SAIKAT BHATTACHARYA**, and one daughter namely **SANGHA MUKHERJEE**, wife of Shri. Indranil Mukherjee as her only legal heirs and successors.

**AND WHEREAS** thus **1)SALIL @ SALIL KUMAR BHATTACHARYA**, son of Late Durga Charan Bhattacharya, **2)SAIKAT BHATTACHARYA**, son of Shri. Salil Bhattacharya, **3)SANGHA MUKHERJEE**, wife of Shri. Indranil Mukherjee became the joint owners of land measuring more or less **3.16 Decimal** i.e. **01Kattah 14Chittak 30Sqft** 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) 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 10Chittak 10Sqft of land.

**AND WHEREAS** while the Vendors i.e. **1)SALIL @ SALIL KUMAR BHATTACHARYA** and **2)SAIKAT BHATTACHARYA**, herein being in financial requirement have decided to sell out and thus Purchasers have agreed to purchase the said land measuring more or less **01Kattah 04Chittak 20Sqft** appertaining to R.S. Dag No.231 under R.S. Khatian



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No.524 corresponding to L.R. Dag No.-235 under L.R. Khatian No.-623, 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.3,20,000/- (Rupees Three Lakh and Twenty 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.3,20,000/- (Rupees Three Lakh and Twenty 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 Vendor 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 **01Kattah 04Chittak 20Sqft** 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.-623, 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



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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 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 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 KMC 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



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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 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



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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 / has never made or done anything or executed any deed or committed or knowingly suffered to the contrary to the absolute title of the Vendors and 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

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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 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 authority and that no declaration has been made or



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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 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, lispens, 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.



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**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 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.

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.



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- 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 or any of them 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 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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## SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of undivided share of land measuring more or less **01Kattah 04Chittak 20Sqft** together with old and dilapidated <sup>residential</sup> structure of **300Sqft.** made by brick built wall, cemented floor and tile shed 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.-623**, 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	300Sqft.	01Kattah 04Chittak 20Sqft
<b>TOTAL=</b>				<b>01Kattah 04Chittak 20Sqft</b>

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.-222, 223 and 227.

**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. Siba Prasad Mukherjee  
Malancha, Po-Malancha  
KOL-145

*Siba Prasad Mukherjee*

2. Abdul @ Abdul Rafiq Mondal  
P.O. Vill-Chowhali  
P.S. Sonarpur  
KOL-149

*Saikat Bhattacharya*

.....  
**(SIGNATURE OF VENDORS)**

LOOKLIKE DEALMARK LLP  
MAHAMANI OVERSEAS LLP  
MANGALDHAM AWAS LLP  
MANGALSUDHA NIRMAN LLP  
SIDHIAN REALESTATES LLP  
MOONLIVE RESHISE LLP  
NIRMALKINJ HOMES LLP  
NITYADHARA REALTORS LLP  
PANCHSHREE APARTMENT LLP  
RANDATA VINCOM LLP  
RASHIAMRIT TREKIM LLP  
REGIUS INFRAHOMES LLP  
BIFTY INFRAHOUSING LLP  
RITUCHAN DISTRIBUTORS LLP  
RUCHAMALA PROMOTERS LLP  
SARVLOK NIWAS LLP  
SHIVPARIWAR VINTRADE LLP

*Aditya Agarwal*  
Authorised Signatory

**(SIGNATURE OF PURCHASERS)**

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

*[Signature]*  
23/6/17  
**ADVOCATE**

AND  
SOMESHA MISHRA  
Adv  
High Court Calcutta

MD. MAHFUZ TAKRIM  
B.A., LL.B., M.A., LL.M., LL.B., LL.M., LL.D.  
Advocate & Property Valuer  
Calcutta High Court



District Sub-Registrar  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**23 JUN 2017**



## MEMO OF CONSIDERATION

**RECEIVED of and from the within named Purchasers, We the Vendors hereby receive the within mentioned sum of Rs.3,20,000/- (Rupees Three Lakh and Twenty Thousand only) being the consideration money in full and final payment as per memo below:-**

PARTICULARS :	ISSUED IN THE NAME OF :	AMOUNT IN RUPEES :
Banker's Cheque vide number 853025 dated 23/06/2017 issued by Kotak Mahindra Bank, Minto Park Branch.	SALIL KUMAR BHATTACHARYA	Rs.2,50,000/-
Banker's Cheque vide number 853024 dated 23/06/2017 issued by Kotak Mahindra Bank, Minto Park Branch.	SAIKAT BHATTACHARYA	Rs.70,000/-
<b>TOTAL =</b>		<b>Rs.3,20,000/-</b>

**(Rupees Three Lakh and Twenty Thousand only)**

**WITNESSES:**

1. Sivaprasad Meekherjee  
Malancha, P.O. - Malancha  
Kotak - 145.
2. Abdul @ Abdul Rajeez Mankar  
P.O. - Ceraonhali  
P.C. - Sonarpur  
Kotak - 149

*Sivaprasad Meekherjee*

*Saikat Bhattacharya*

.....  
(SIGNATURE OF VENDORS)



District Sub-Registrar  
Registrar U.S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**23 JUN 2017**

ALL THAT PIECE & PARCEL OF UNDIVIDED SHARE OF LAND MEASURING MORE OR LESS 01 KATTAH 04 CHITTAH 20 SQ.FT. TOGETHER WITH OLD AND DILAPIDATED STRUCTURE OF 300 SQ.FT. MADE BY BRICK BUILT WALL AND TILE SHED 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. - 623, 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"

VENDORS - 1. SALIL @ SALIL KUMAR BHATTACHARYA  
2. SAIKAT BHATTACHARYA



*5/10/17 9:47 AM*

- LOOKLIKE DEALMARK LLP
- MAHAMANI OVERSEAS LLP
- MANDALDHAM ANAS LLP
- MANGALSUKHA NIDMAN LLP
- SIDDHAN REALESTATES LLP
- MOONLIL EIGHRISE LLP
- NIRMALKUNJ HOMES LLP
- NIYADHARA REALTORS LLP
- PANCHSHREE APARTMENT LLP
- RANDATA WINCOM LLP
- RASHIAMBIT TREXIM LLP
- REGIUS INFRAHOMES LLP
- RIFTY INFRAHOUSING LLP
- RITUDHAN DISTRIBUTORS LLP
- RUDRAMALA PROMOTERS LLP
- SARVLOK NIWAS LLP
- SHIVPARIWAR VINTRAD LLP

*Saikat Bhattacharya, Tamal Kanti Roy*

*Abhilya Agarwal*  
Authorized Signatory

SIGNATURE OF VENDORS

SIGNATURE OF L.B.S

SIGNATURE OF PURCHASERS



District Sub-Registrar  
Registrar WS 7(2) of  
Registration Act 1908  
Allpore, South 24 Parganas  
**29 JUN 2017**



	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 Simi Devi Sharma  
 Signature Simi Devi Sharma



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

Name Saikat Bhattacharya  
 Signature Saikat Bhattacharya

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

Name \_\_\_\_\_  
 Signature \_\_\_\_\_



District Sub-Registrar  
Registrar U/S 7(2) of  
Registration Act 1908  
Sixteen 24 Parganas  
**28 JUN 2017**

स्थायी खाते संख्या / PERMANENT ACCOUNT NUMBER

AEEP8748Q



नाम / NAME

SALIL KUMAR BHATTACHARYA

पिता का नाम / FATHER'S NAME

DURGA CHARAN BHATTACHARYA

जन्म तिथि / DATE OF BIRTH

20-01-1948

हस्ताक्षर / SIGNATURE

*[Handwritten signature]*

*[Handwritten signature]*

जयदेव शर्मा, ए.ए.ए.सी.

COMMISSIONER OF INCOME-TAX, W.B. - XI

*Handwritten note in Hindi: 'संशोधन के लिए' (For research)*

इस खाते के खाते / विल खाते पर कुलमा दायी कराने  
वाले अधिकारी को सूचित / सापस कर दे  
संयुक्त अधिकायन अनुसंधान (वैज्ञानिक एवं तकनीकी),  
पं-7,  
चौमनरी चौराहा,  
कोलकाता-700 009.

In case this card is furnished, kindly inform/return to  
the issuing authority :-  
Joint Commissioner of Income-tax (Systems & Technical),  
P-7,  
Chowmohore Square,  
Calcutta-700 009.





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SAIKAT BHATTACHARYA  
SALIL BHATTACHARYA

15/11/1975

AHVPB7516Q



Saikat Bhattacharya.

*In case this card is lost / found, kindly inform / return to :-*  
Income Tax PAN Services Unit, UTISL  
Plot No. 3, Sector 11, CBD Bagpur,  
New Mumbai - 400 614.  
*यदि कार्ड खो जाय वा मिला जाय तो कृपया सूचित करें / लौटा दें।*  
आयकर सेवा यूनिट, UTISL  
प्लॉट नं. - 3, सेक्टर 11, सी.डी. बैगपुर,  
नई मुंबई - 400 614.



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

LOOK LIKE DEAL MARK LLP

19/05/2015



Registration Number

AAFFL8704K

00000015



आयकर विभाग  
INCOME TAX DEPARTMENT  
REGIUS INFRA HOMES LLP



भारत सरकार  
GOVT. OF INDIA



18/05/2015  
Panther Account Number  
AAUFR2722A

18/05/2015



आयकर विभाग  
INCOME TAX DEPARTMENT  
SARVLOK NIWAS LLP



भारत सरकार  
GOVT. OF INDIA



14/05/2015

Particulars of Assessment

ACVFS9938G

0203512





आयकर विभाग  
INCOME TAX DEPARTMENT  
MANGALDHAM AWAS LLP



भारत सरकार  
GOVT. OF INDIA



15/05/2015  
Permanent Account Number  
ABBFM0924F

1 0020/010

