L.

(17)
2492/2019

DATED THIS THE 1st DAY OF October, 2019.

BETWEEN

1) SRI VIMAL PRAKASH
2) SRI KAMAL PRAKASH
...VENDORS/ ONE PART

AND

SRI SUSANTA SUR ROY
Managing Director of
BENGAL IDEAL HOME MAKER & ASSOCIATES PVT. LTD.
...PURCHASER/ OTHER PART

Deed of Conveyance

Drafted by :

Mr. Manik Lal De
Advocate
HIGH COURT, CALCUTTA.
RES : A-12/2, KALINDI HOUSING ESTATE
P.S. - LAKE TOWN, KOLKATA - 700 089
Mobile. : 9830056633.

2637/19 I - 2493/2019

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AC 749592

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
1 OCT 2019

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on 1st day of October Two Thousand Nineteen A.D.

BETWEEN

1) SRI VIMAL PRAKASH, son of Late Satyanarain Prasad, by Religion - Hindu, by Occupation - Business, by Nationality - Indian,

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MANIK LAL DE
ADVOCATE
HIGH COURT, CALCUTTA

নং ..... মূল্য ২০/-

ক্রেতা .....

সাং .....

এ. ডি. এস. আর. অফিস, খগরাহাট
দক্ষিণ ২৪ পরগণা
ভেণ্ডার ঃ আসাদুর রহমান

স্বাক্ষর .....

19 SEP 2019

Seal of District Sub-Registrar, Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

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PAN No.AETPP6308K, residing at 109/8A, Hazra Road, P.O. Kalighat, Police Station - Tollygunj, Kolkata - 700026, and ***2) SRI KAMAL PRAKASH***, son of Late Satyanarain Prasad, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, **PAN No.AETPP6309J,** residing at 109/8A, Hazra Road, P.O. Kalighat, Police Station - Tollygunj, Kolkata - 700026, hereinafter called jointly as the "***VENDORS***" (which terms or expression shall unless excluded by or repugnant to the contexts be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the ***ONE PART***.

A N D

BENGAL IDEAL HOME MAKER & ASSOCIATES PVT. LTD, a company incorporated under the provisions of Companies Act, 2013, as amended upto date, having its registered office at Ground floor of Premises No.932A/83, Jessore Road, Nilkusum Apartment, Police Station - Lake Town, Kolkata - 700 089, **PAN No.AADCB8880D**, represented by its Managing Director namely ***SRI SUSANTA SUR ROY***, son of Late Niranjan Sur Roy, **PAN no.ALUPS7185H**, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 543, Swamiji Sarani, Police Station - Lake Town, Kolkata - 700048, hereinafter called the "***PURCHASER***" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its successor-in-office, legal heirs, executors, administrators, legal representatives and assigns) of the ***OTHER PART***.

WHEREAS by deed of Indenture dated 9th day of December, 1997, registered in the office of Additional Registrar of Assurances

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Seal of the Additional District Sub Registrar North 24 Pgs.

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- II, Kolkata, recorded in Book No.I, CD Volume No.25, pages 8232 to 8261, as Being No.12532 for the year 2009, Sri Vimal Prakash, Sri Kamal Prakash and Sri Alok Prakash jointly purchased the property being ALL THAT undivided one-equal half part or share in piece or parcel of danga land, measuring area 2 (two) Bigha 11 (eleven) Cotthas 3 (three) chittaks 23 (twenty three) square feet, more or less, lying and situated at *Mouza - Ganganagar*, J.L. No.49, R.S. Dag No.351 (p) under R.S. Khatian No.275, P.O. - Ganganagar, Police Station - Airport, Kolkata - 700132, within the jurisdiction of the Madhyamgram Municipality, District - North - 24-Parganas, from Sri Avijit Biswas, the Vendors therein, for valuable consideration as mentioned therein, morefully and particularly described in the Schedule thereunder written.

AND WHEREAS by deed of Indenture dated 9th day of December, 1997, registered in the office of Additional Registrar of Assurances - II, Kolkata, recorded in Book No.I, CD Volume No.25, pages 9691 to 9720, as Being No.12534 for the year 2009, Sri Vimal Prakash, Sri Kamal Prakash and Sri Alok Prakash jointly purchased the property being ALL THAT undivided one-equal half part or share in piece or parcel of danga land, measuring area 2 (two) Bigha 11 (eleven) Cotthas 3 (three) chittaks 23 (twenty three) square feet, more or less, lying and situated at *Mouza - Ganganagar*, J.L. No.49, R.S. Dag No.351 (p) under R.S. Khatian No.275, P.O. - Ganganagar, Police Station - Airport, Kolkata - 700132, within the jurisdiction of the Madhyamgram Municipality, District - North - 24-Parganas, from Sri Ranabir Biswas, the Vendors therein, for valuable consideration

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as mentioned therein, morefully and particularly described in the Schedule thereunder written.

AND WHEREAS by virtue of the said deeds the said Sri Vimal Prakash, Sri Kamal Prakash and Sri Alok Prakash are joint owners in respect of the property being ALL THAT piece or parcel of danga land, measuring area 2 (two) Bigha 11 (eleven) Cotthas 3 (three) chittaks 23 (twenty three) square feet, more or less, lying and situated at *Mouza - Ganganagar*, J.L. No.49, R.S. Dag No.351 (p) under R.S. Khatian No.275, P.O. - Ganganagar, Police Station - Airport, Kolkata - 700132, within the jurisdiction of the Madhyamgram Municipality, District - North - 24-Parganas, and jointly mutated their names in the record of the Madhyamgram Municipality and obtained a Municipal Holding No.36, Ganganagar, 2No Colony, in Ward No.26.

AND WHEREAS by deed of Indenture dated 9th day of December, 1997, registered in the office of Additional Registrar of Assurances - II, Kolkata, recorded in Book No.I, CD Volume No.25, pages 8262 to 8285, as Being No.12533 for the year 2009, Sri Vimal Prakash, Sri Kamal Prakash and Sri Alok Prakash jointly purchased the property being ALL THAT piece or parcel of danga land, measuring area 1 (one) Cottha 10 (ten) chittaks 30 (thirty) square feet, more or less, lying and situated at *Mouza - Ganganagar*, J.L. No.49, R.S. Dag No.351 (p) under R.S. Khatian No.175, P.O. - Ganganagar, Police Station - Airport, Kolkata - 700132, within the jurisdiction of the Madhyamgram Municipality, District - North - 24-Parganas, from Sri Sunil Kumar Mukherjee, the Vendors therein, for valuable

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consideration as mentioned therein, morefully and particularly described in the Schedule thereunder written.

AND WHEREAS by virtue of the said deed the said Sri Vimal Prakash, Sri Kamal Prakash and Sri Alok Prakash are joint owners in respect of the property being ALL THAT piece or parcel of danga land, measuring area 1 (one) Cottha 10 (ten) chittaks 30 (thirty) square feet, more or less, lying and situated at *Mouza - Ganganagar*, J.L. No.49, R.S. Dag No.351 (p) under R.S. Khatian No.175, P.O. - Ganganagar, Police Station - Airport, Kolkata - 700132, within the jurisdiction of the Madhyamgram Municipality, District - North - 24-Parganas and jointly mutated their names in the record of the Madhyamgram Municipality and obtained a Municipal Holding No.37, Ganganagar, 2No Colony, in Ward No.26.

AND WHEREAS by virtue of the said deed the said Sri Vimal Prakash, Sri Kamal Prakash and Sri Alok Prakash jointly mutated their names in the record of the Block Land and Land Reforms Office at Madhyamgram and obtained a L.R. Khatian No.357 in the name of Sri Vimal Prakash, L.R. Khatian No.358 in the name of Sri Kamal Prakash, and L.R. Khatian No.359 in the name of Sri Alok Prakash, under R.S./L.R. Dag No.351.

AND WHEREAS the said Sri Vimal Prakash, Sri Kamal Prakash and Sri Alok Prakash became joint owners of the property being ALL THAT piece or parcel of danga land, measuring area 2 (two) Bigha 12 (twelve) Cotthas 14 (fourteen) chittaks 08 (eight) square feet, more or less, lying and situated at Municipal Holding No.36 and 37, Ganganagar No.2, Colony, in Ward No.26, P.O. - Ganganagar, Police Station - Narayanpur (formerly Airport), Kolkata - 700132, in *Mouza*

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- *Ganganagar*, J.L. No.49, R.S./L.R. Dag No.351 (p) under R.S. Khatian No. 275 and 175 corresponding to L.R. Khatian No. 357, 358 and 359 respectively, within the jurisdiction of the Madhyamgram Municipality, District - North - 24-Parganas, and each having undivided owner of 1/3rd part or share in the aforesaid property.

AND WHEREAS by a Deed of Gift, Dated 3rd day of May, 2018, registered at the Office of the Additional Registrar of Assurances - IV, Kolkata, recorded in Book No.I, Volume No.1904-2018, pages from 196063 to 196087 thereof as Being No.190404659 for the year 2018, the said Sri Alok Prakash, the donor therein, out of love and affection as mentioned therein granted, conveyed and transferred his share in the property being ALL THAT undivided 1/3rd part or share in ALL THAT piece or parcel of danga land, measuring area 2 (two) Bigha 12 (twelve) Cotthas 14 (fourteen) chittaks 08 (eight) square feet, more or less, lying and situated at Municipal Holding No.36 and 37, Ganganagar No.2, Colony, in Ward No.26, P.O. - Ganganagar, Police Station - Airport, Kolkata - 700132, in *Mouza - Ganganagar*, J.L. No.49, R.S./L.R. Dag No.351 (p) under L.R. Khatian No.359, within the jurisdiction of the Madhyamgram Municipality, District - North - 24-Parganas, in favour of his brother namely Sri Vimal Prakash and Sri Kamal Prakash, the donees therein, absolutely and forever, morefully and particularly described in the Schedule thereunder written.

AND WHEREAS by virtue of the said deed of gift the said Sri Vimal Prakash and Sri Kamal Prakash became joint owners of the property being ALL THAT piece or parcel of danga land, measuring

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area 2 (two) Bigha 12 (twelve) Cotthas 14 (fourteen) chittaks 08 (eight) square feet, more or less, lying and situated at Municipal Holding No.36 and 37, Ganganagar No.2, Colony, in Ward No.26, P.O. - Ganganagar, Police Station - Narayanpur (formerly Airport), Kolkata - 700132, in *Mouza - Ganganagar*, J.L. No.49, R.S./L.R. Dag No.351 (p) under R.S. Khatian No. 275 and 175 corresponding to L.R. Khatian No. 357, 358 and 359, within the jurisdiction of the Madhyamgram Municipality, District - North - 24-Parganas and jointly mutated their names in the record of the Madhyamgram Municipality and obtained a renumbered Municipal Holding No.36, Ganganagar, 2No Colony, in Ward No.26, in fact.

AND WHEREAS the Vendors herein became joint owners of the property being ALL THAT piece or parcel of danga land, measuring area 2 (two) Bigha 12 (twelve) Cotthas 14 (fourteen) chittaks 08 (eight) square feet, more or less, lying and situated at Municipal Holding No.36, Ganganagar No.2, Colony, in Ward No.26, P.O. - Ganganagar, Police Station - Narayanpur (formerly Airport), Kolkata - 700132, in *Mouza - Ganganagar*, J.L. No.49, R.S./L.R. Dag No.351 (p) under R.S. Khatian No. 275 and 175 corresponding to L.R. Khatian No. 357, measuring an area 01(one) Bigha 12(twelve) Cottahs 14(fourteen) Chittaks 08(eight) Square feet and in L.R. Khatian No.358, measuring an area 01(one) Bigha 12(twelve) Cottahs 14(fourteen) Chittaks 08(eight) Square feet within the jurisdiction of the Madhyamgram Municipality, District - North - 24-Parganas.

AND WHEREAS the Vendors herein declare that the said property hereunder sold is free from all encumbrances, charges, liens

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and attachments, and they further declares that they never executed any Agreement for Sale, instrument/documents in favour of any third party or any mortgage in favour of any parties or any financial institution in respect of the said property and further declare that there is no notice in existence respecting acquisition or requisition thereof by any Governmental or Semi Governmental Authorities or statutory or any other authorities, hereunder sold, before execution of this Deed of Conveyance.

AND WHEREAS the Vendors herein have agreed to sell the inter-alia property out of their aforesaid land and the Purchaser herein has agreed to purchase *ALL THAT* piece or parcel of proposed Bastu land and as per ROR danga land, *measuring an area* ***5 (five) Cottahs 01 (one) chittak 44 (forty four) square feet, more or less,*** *out of* total land measuring area 2 (two) Bigha 12 (twelve) Cotthas 14 (fourteen) chittaks 08 (eight) square feet, more or less, *togetherwith tiles shaded structure measuring area* ***170 (one hundred seventy) square feet, more or less, being Lot 'L',*** lying and situated at portion of Municipal Holding No. **36, Ganganagar No.2, Colony,** in **Ward No.26,** P.O. - Ganganagar, **Police Station - Narayanpur (formerly Airport), Kolkata - 700132,** in ***Mouza - Ganganagar,*** **J.L. No.49, R.S./L.R. Dag No.351 (p)** under **R.S. Khatian No. 275 and 175** corresponding to **L.R. Khatian No. 357 and 358,** within the jurisdiction of the **Madhyamgram Municipality,** in the District **- North - 24-Parganas,** herein called the said **"PROPERTY"** togetherwith easement right ingress and egress from the road to

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the said property and delineated map or plan annexed hereto and marked as **"RED"** boarder and *details Dag Nos.; Khatian Nos.; Area of land are given below:-*

R.S. DAG NO.	KHATIAN NO.	SALEABLE AREA K - Ch - Sq.ft
351 (P)	357	02 - 08 - 44.5
351 (P)	358	02 - 08 - 44.5
	Total	05 - 01 - 44

morefully and particularly described in the schedule hereunder written, at or for total consideration of **Rs.49,00,000/- (Rupees forty nine lakh)** only, free from all sorts of encumbrances, charges, liens, lispendence and attachments, and the Vendors herein today handover the peaceful vacant possession of the said property unto and in favour of the Purchaser herein.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and consideration of the sum of **Rs.49,00,000/- (Rupees forty nine lakh)** only of true and lawful money of the Union of India well and truly paid by purchaser herein to the Vendors at or immediately before the execution of these presents the receipt whereof the Vendors do hereby admit and acknowledge, and of and from the same and every part thereof acquit, release and discharge the purchaser, its successors-in-office, heirs, executors, administrators, representatives and assigns and every one of them of the **said property** the Vendors as beneficial owner do by these presents indefeasibly **GRANT, SELL, CONVEY AND TRANSFER, ASSIGN AND ASSURE** unto the purchasers, the said property being *ALL THAT* piece or parcel of proposed Bastu land and as per ROR danga land, *measuring an area* ***5 (five) Cottahs 01 (one) chittak***

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44 (forty four) square feet, more or less, *out of* total land measuring area 2 (two) Bigha 12 (twelve) Cotthas 14 (fourteen) chittaks 08 (eight) square feet, more or less, *togetherwith tiles shaded structure measuring area* ***170 (one hundred seventy) square feet, more or less, being Lot 'L',*** lying and situated at portion of Municipal Holding No. **36, Ganganagar No.2, Colony,** in **Ward No.26,** P.O. - Ganganagar, **Police Station - Narayanpur (formerly Airport), Kolkata - 700132,** in ***Mouza - Ganganagar,*** **J.L. No.49, R.S./L.R. Dag No.351 (p)** under **R.S. Khatian No. 275 and 175** corresponding to **L.R. Khatian No. 357 and 358,** within the jurisdiction of the **Madhyamgram Municipality,** in the District **- North - 24-Parganas,** togetherwith easement right ingress and egress from the road to the said property and delineated map or plan annexed hereto and marked as **"RED"** boarder and *details Dag Nos.; Khatian Nos.; Area of land are given below:-*

R.S. DAG NO.	KHATIAN NO.	SALEABLE AREA K - Ch - Sq.ft
351 (P)	357	02 - 08 - 44.5
351 (P)	358	02 - 08 - 44.5
	Total	05 - 01 - 44

herein called the said **"PROPERTY"** morefully and particularly described in the schedule hereunder written, **OR HOWSOEVER** otherwise the said **"PROPERTY"** togetherwith easement right ingress and egress from the road or heretofore was situated, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** the land or ground whereupon or on part whereof the same is erected and built together further with all houses, out-houses, erections, fixtures, walls, yards, courtyards

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Office of the Additional District Sub Registrar
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and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore with all the estate, right, title, inheritance, use, trust, property, claim, and demand whatsoever both at law and in equity of the Vendors into and upon the said **"PROPERTY"** or every part thereof **AND** all deeds, pattas, monuments, writings and evidence of title which in any wise relate to the said **"PROPERTY"** or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendors, their heirs, executors, administrators or representatives or any persons from whom they can or may procure the same without action or suit at law or in equity **AND TO HAVE AND TO HOLD OWN POSSESS AND ENJOY** the said **"PROPERTY"** and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the Purchaser, its successors-in-office heirs, executors, administrators, representatives and assigns forever freed and discharged from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendors **AND THE** Vendors do hereby for himself their heirs, executors, administrators and

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representatives, covenant with the Purchaser, its successors-in-office, heirs, executors, administrators, representatives and assigns, **THAT NOTWITHSTANDING** any act, deed, or thing whatsoever by the Vendors or by any of their predecessors and ancestors in title, done or executed or knowingly suffered to the contrary the Vendors had at all heretofore and now have good right, full power, absolute authority and indefeasible title to **GRANT, SELL, CONVEY, TRANSFER, ASSIGN AND ASSURE** the said **"PROPERTY"** hereby **GRANTED, SOLD, CONVEYED AND TRANSFERRED OR EXPRESSED OR INTENDED** so to be, unto and to the use of the Purchaser, its successors-in-office, heirs, executors, administrators, representatives and assigns in the manner as aforesaid **AND THAT** the Purchaser, its successors-in-office, heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the said **"PROPERTY"** and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of their ancestors or predecessors in title and that the Purchaser herein shall be further **AND THAT FREE AND CLEAR AND FREELY AND CLEARLY** absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently save indemnify and keep indemnified the Purchaser, of from and against all and all manner of claims,

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charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any of their ancestors or predecessors in title or any persons or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said **"PROPERTY"** or any part thereof from under or in trust for them the Vendors or from or under any of their predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, its successors-in-office, heirs, executors, administrators, representatives and assigns do and execute, or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said **"PROPERTY"** and every part thereof unto and to the use of the Purchaser, AND FURTHERMORE THAT if and in case the declaration as made by the Vendors herein respecting title of the Vendors to the property hereunder sold may be found to be untrue and/or incorrect, and if and in case defects in the Vendors title may be detected at any point of time in future and in consequence the Purchaser may have to suffer injuries or losses therefor the Vendors, their heirs, executors, and administrators shall be liable to indemnify the Purchaser that the Vendors shall make good defect at the cost of the Purchaser.

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SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of proposed Bastu land and as per ROR danga land, *measuring an area* ***5 (five) Cottahs 01 (one) chittak 44 (forty four) square feet, more or less,*** *out of* total land measuring area 2 (two) Bigha 12 (twelve) Cotthas 14 (fourteen) chittaks 08 (eight) square feet, more or less, *togetherwith tiles shaded structure measuring area* ***170 (one hundred seventy) square feet, more or less, being Lot 'L',*** lying and situated at portion of Municipal Holding No. **36, Ganganagar No.2, Colony,** in **Ward No.26,** P.O. - Ganganagar, **Police Station - Narayanpur (formerly Airport), Kolkata - 700132,** in ***Mouza - Ganganagar,*** **J.L. No.49, R.S./L.R. Dag No.351 (p)** under **R.S. Khatian No. 275 and 175** corresponding to **L.R. Khatian No. 357 and 358,** within the jurisdiction of the **Madhyamgram Municipality,** in the District **- North - 24-Parganas,** togetherwith easement right ingress and egress from the road to the said property and delineated map or plan annexed hereto and marked as **"RED"** boarder and *details Dag Nos.; Khatian Nos.; Area of land are given below:-*

R.S. DAG NO.	KHATIAN NO.	SALEABLE AREA K - Ch - Sq.ft
351 (P)	357	02 - 08 - 44.5
351 (P)	358	02 - 08 - 44.5
	Total	05 - 01 - 44

The Property is butted and bounded:—

ON THE NORTH	:	By L.R. Dag No.351(P);
ON THE SOUTH	:	By 21' feet wide Ganganagar no. 2, Colony Road;
ON THE EAST	:	By L.R. Dag No.351(p)
ON THE WEST	:	By L.R.Dag No.351(P) and 80' feet wide Ganganagar no. 2, Colony Road.

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IN WITNESS WHEREOF the parties hereto abovenamed set and subscribe their respective hands and signatures the day, month and year first above written.

SIGNED AND DELIVERED

BY THE VENDORS AT KOLKATA

IN THE PRESENCE OF:

1. Pankaj Poddar
251A/22, NSC BOSE ROAD
KOLKATA - 700047

2. Raj Kumar Tiwary
113/2, Dakshindari Road
Kolkata - 700048

1) SRI VIMAL PRAKASH

2) SRI KAMAL PRAKASH
...VENDORS/ ONE PART

SIGNED, SEALED AND ACCEPTED

BY THE PURCHASER AT KOLKATA

IN THE PRESENCE OF:

1. Pankaj Poddar

2. Raj Kumar Tiwary

Bengal Ideal Home Maker & Associates Pvt. Ltd.

Managing Director

BENGAL IDEAL HOME MAKER & ASSOCIATES PVT. LTD.
Represented by its Managing Director
SRI SUSANTA SUR ROY
...PURCHASER/ OTHER PART

Drafted by :

Mr. Manik Lal De
Advocate
High Court, Calcutta.
WB/632/1988

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RECEIVED *on and from the within named purchaser a sum of Rs.49,00,000/- (Rupees forty nine lakh) only the total consideration in respect of the said property, in the manner as under:—*

Memo of Consideration

Cheque No./ Draft /RTGS	Dated	Drawn on	Amount
000096	07-06-2019	ICICI Bank Ltd. Lake Town Br.	24,50,000.00
000097	07-06-2019	ICICI Bank Ltd. Lake Town Br.	24,50,000.00
TOTAL RUPEES FORTY NINE LAKH ONLY.		*TOTAL Rs.*	***49,00,000.00***

WITNESSES

1. Pankaj Poddar.

2. Raj Kumar Tiwary.

1) SRI VIMAL PRAKASH

2) SRI KAMAL PRAKASH

...VENDORS/ ONE PART

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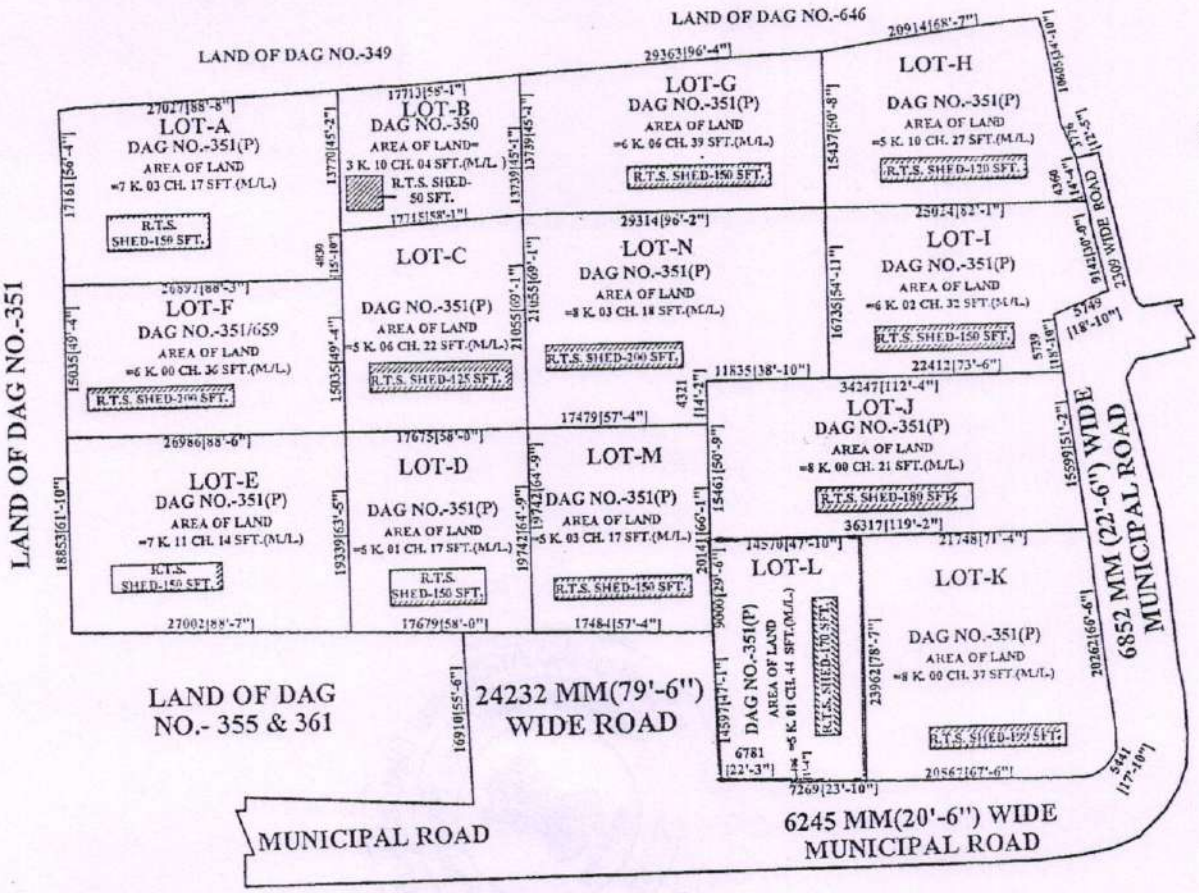
- 1 OCT 2019

Site plan in respect of ALL THAT piece or parcel of proposed Bastu land and as per ROR danga land, *measuring an area* ***5 (five) Cottahs 01 (one) chittak 44 (forty four) square feet, more or less,*** *out of* total land measuring area 2 (two) Bigha 12 (twelve) Cotthas 14 (fourteen) chittaks 08 (eight) square feet, more or less, *togetherwith tiles shaded structure measuring area* ***170 (one hundred seventy) square feet, more or less, being Lot 'L',*** lying and situated at portion of Municipal Holding No. **36, Ganganagar No.2, Colony,** in **Ward No.26,** P.O. - Ganganagar, **Police Station - Narayanpur (formerly Airport), Kolkata - 700132,** in ***Mouza - Ganganagar,*** **J.L. No.49, R.S./L.R. Dag No.351 (p)** under **R.S. Khatian No. 275 and 175** corresponding to **L.R. Khatian No. 357 and 358,** within the jurisdiction of the **Madhyamgram Municipality,** in the District - **North - 24-Parganas** and *details Dag Nos.; Khatian Nos.; Area of land are given below:-*

R.S. DAG NO.	KHATIAN NO.	SALEABLE AREA K - Ch - Sq.ft
351 (P)	357	02 - 08 - 44.5
351 (P)	358	02 - 08 - 44.5
	Total	05 - 01 - 44



SITE PLAN

Bengal Metal Home Maker & Associates Pvt. Ltd.

Managing Director

SIGN. OF THE VENDOR/S

SIGN. OF THE PURCHASER

Seal of the Additional District Sub Registrar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 1 OCT 2019

Under Rule 44A of the I.R. Act 1908

SPECIMEN FOR TEN FINGER PRINT

SL No.	of the executants/ Presentants					
						
		Little	Ring	Middle (Left	Fore Hand)	Thumb
		Thumb	Fore	Middle (Right	Ring Hand)	Little
						
		Little	Ring	Middle (Left	Fore Hand)	Thumb
		Thumb	Fore	Middle (Right	Ring Hand)	Little
						
		Little	Ring	Middle (Left	Fore Hand)	Thumb
		Thumb	Fore	Middle (Right	Ring Hand)	Little

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 1 OCT 2019

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

GRN: 19-201920-008087499-1
GRN Date: 01/10/2019 09:11:10
BRN : 912158480

Payment Mode Online Payment
Bank : HDFC Bank
BRN Date: 01/10/2019 09:12:19

DEPOSITOR'S DETAILS

Id No. : 15040001557367/3/2019
[Query No./Query Year]

Name : SUSANTA SUR ROY
Contact No. :
Mobile No. : +91 9830040315
E-mail :
Address : 543 Swamiji Sarani Kol 48
Applicant Name : Mr MANIK LAL DE
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 3

I - 2493/2019.

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15040001557367/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	391962
2	15040001557367/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	65338
		Total		457300

In Words : Rupees Four Lakh Fifty Seven Thousand Three Hundred only

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধকের মোহর
Barrackpore, North 24 Pgs.

Major Information of the Deed

Deed No :	I-1504-02493/2019	Date of Registration	01/10/2019
Query No / Year	1504-0001557367/2019	Office where deed is registered	
Query Date	26/09/2019 8:40:13 AM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	MANIK LAL DE A-12/2, Kalindi Hosinbg Estate,District : North 24-Parganas, WEST BENGAL, PIN - 700089, Mobile No. : 9831346520, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 49,00,000/-		Rs. 65,32,372/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 3,92,062/- (Article:23)		Rs. 65,338/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: NORTH DUM DUM, Road: Ganganagar, Mouza: Ganganagar, , Ward No: 26, Holding No:36 Jl No: 49, Pin Code : 700132

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-351	LR-357	Bastu	Danga	2 Katha 8 Chatak 44.5 Sq Ft	24,27,000/-	32,40,686/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road,
L2	LR-351	LR-358	Bastu	Danga	2 Katha 8 Chatak 44.5 Sq Ft	24,27,000/-	32,40,686/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road,
		TOTAL :			8.454Dec	48,54,000 /-	64,81,372 /-	
	Grand Total :				8.454Dec	48,54,000 /-	64,81,372 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	170 Sq Ft.	46,000/-	51,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 170 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	170 sq ft	46,000 /-	51,000 /-	

Deed of the Additional District Sub Registrar, Bidhannagar, North 24 Parganas

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1.	**Mr VIMAL PRAKASH** Son of Late Satyanarain Prasad Executed by: Self, Date of Execution: 01/10/2019 , Admitted by: Self, Date of Admission: 01/10/2019 ,Place : Office	 01/10/2019	 LTI 01/10/2019	01/10/2019
	109/8A, Hazra Road, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AETPP6308K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/10/2019 , Admitted by: Self, Date of Admission: 01/10/2019 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mr KAMAL PRAKASH Son of Late Satyanarain Prasad Executed by: Self, Date of Execution: 01/10/2019 , Admitted by: Self, Date of Admission: 01/10/2019 ,Place : Office	 01/10/2019	 LTI 01/10/2019	01/10/2019
	109/8A, Hazra Road, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AETPP6309J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/10/2019 , Admitted by: Self, Date of Admission: 01/10/2019 ,Place : Office			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**BENGAL IDEAL HOME MAKER & ASSOCIATES PRIVATE LIMITED** Nilkusum Apartment, Gr. Flr, 932A/83, Jessore Road, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089 , PAN No.:: AADCB8880D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Seal of the Additional District Sub Registrar
Bidhannagar, North 24 Parganas

Representative Details :

Sl. No.	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUSANTA SUR ROY (Presentant) Son of Late Niranjan Sur Roy Date of Execution - 01/10/2019, , Admitted by: Self, Date of Admission: 01/10/2019, Place of Admission of Execution: Office	 Oct 1 2019 2:35PM	 LTI 01/10/2019	01/10/2019
	543, Swamiji Sarani, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALUPS7185H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BENGAL IDEAL HOME MAKER & ASSOCIATES PRIVATE LIMITED (as Managing Director)			

dentifier Details :

Name	Photo	Finger Print	Signature
Mr ALOK DAS on of Late K M Das 2, Vivekananda Nagar, P.O:- Belgharia, .S:- Belgharia, District:-North 24-arganas, West Bengal, India, PIN - 00056	 01/10/2019	 01/10/2019	01/10/2019
lentifier Of Mr VIMAL PRAKASH, Mr KAMAL PRAKASH, Mr SUSANTA SUR ROY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr VIMAL PRAKASH	BENGAL IDEAL HOME MAKER & ASSOCIATES PRIVATE LIMITED-4.22698 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr KAMAL PRAKASH	BENGAL IDEAL HOME MAKER & ASSOCIATES PRIVATE LIMITED-4.22698 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
	Mr VIMAL PRAKASH	BENGAL IDEAL HOME MAKER & ASSOCIATES PRIVATE LIMITED-85.00000000 Sq Ft
	Mr KAMAL PRAKASH	BENGAL IDEAL HOME MAKER & ASSOCIATES PRIVATE LIMITED-85.00000000 Sq Ft

Seal of the Additional District Sub Registrar
Bidhannagar, North 24 Pgs.

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: NORTH DUM DUM, Road: Ganganagar, Mouza: Ganganagar, , Ward No: 26, Holding No:36 Jl No: 49, Pin Code : 700132

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 351, LR Khatian No:- 357	Owner:বিমল প্রকাশ, Gurdian:সত্যনারায় পরকা, Address:নিজ , Classification:ডাঙ্গা, Area:0.29000000 Acre,	Mr VIMAL PRAKASH
L2	LR Plot No:- 351, LR Khatian No:- 358	Owner:কমল প্রকাশ, Gurdian:সত্যনারায়ণ পরকা, Address:নিজ , Classification:ডাঙ্গা, Area:0.29000000 Acre,	Mr KAMAL PRAKASH

Endorsement For Deed Number : I - 150402493 / 2019

On 26-09-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 65,32,372/-

Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 01-10-2019

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

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

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

Presented for registration at 13:35 hrs on 01-10-2019, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr SUSANTA SUR ROY ,.

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

Execution is admitted on 01/10/2019 by 1. Mr VIMAL PRAKASH, Son of Late Satyanarain Prasad, 109/8A, Hazra Road, P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business, 2. Mr KAMAL PRAKASH, Son of Late Satyanarain Prasad, 109/8A, Hazra Road, P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business

Indetified by Mr ALOK DAS, , , Son of Late K M Das, 32, Vivekananda Nagar, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service

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

Execution is admitted on 01-10-2019 by Mr SUSANTA SUR ROY, Managing Director, BENGAL IDEAL HOME MAKER & ASSOCIATES PRIVATE LIMITED (Private Limited Company), Nilkusum Apartment, Gr. Flr, 932A/83, Jessore Road, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089

ndetified by Mr ALOK DAS, , , Son of Late K M Das, 32, Vivekananda Nagar, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service

Seal of the Additional District Sub Registrar Bidhannagar, North 24 Pgs.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 65,338/- (A(1) = Rs 65,324/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 65,338/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/10/2019 9:12AM with Govt. Ref. No: 192019200080874991 on 01-10-2019, Amount Rs: 65,338/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 912158480 on 01-10-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,91,962/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 3;91,962/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2627, Amount: Rs.100/-, Date of Purchase: 19/09/2019, Vendor name: Asadur Rahaman

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/10/2019 9:12AM with Govt. Ref. No: 192019200080874991 on 01-10-2019, Amount Rs: 3,91,962/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 912158480 on 01-10-2019, Head of Account 0030-02-103-003-02

Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Seal of the Additional District Sub Registrar
Barrackpore, North 24 Parganas

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2019, Page from 104690 to 104726

being No 150402493 for the year 2019.

Digitally signed by DEBAJYOTI BANDYOPADHYAY
Date: 2019.10.17 15:53:24 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 10/17/2019 3:52:56 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BIDHAN NAGAR

West Bengal.

(This document is digitally signed.)