

3150/19

I-2642/19

भारतीय गैर न्यायिक

पचास

रुपये

रु.50

भारत

FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 794348

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Additional Dist. Sub Registrar
Sealdah

8 JUL 2019

THIS DEED OF CONVEYANCE is made on this 8th day of July Two Thousand Nineteen BETWEEN MESSRS KNA HOUSING DEVELOPMENT PRIVATE LIMITED, a Private Limited company incorporated under the Companies Act, 1956 and having its registered office at 129/11B, Purbachal Kalitala Road, Post Office Haltu, Police Station Garfa, Kolkata-700 078, District South 24 Parganas, PAN – AAECK8105F, represented by its two Directors namely (1) Sri Niloy Kumar Pande, son of Late Samarendra Nath Pande, by Religion Hindu, by Nationality Indian, by Occupation Business, residing at Flat No. 3B, 3rd Floor, 72A, Ballygunge Place, Post Office Ballygunge, Police Station Gariahat, Kolkata-700 019, District South 24 Parganas, PAN – AJUPP0028L, Aadhaar No. 4286 3741 6649, Mobile No. 9830671535 and (2) Smt. Dali Sinha, wife of Late Kajal Kumar

08/07/19
1-2
D-07/10/18 757/19

27 MAR 2019

122142
 DATE.....
 SOLD TO..... MR. D. MITRA
 ADDRESS.....
 RS.....

27 MAR 2019
 50/-

MR. D. MITRA
 SOHINI'S KATRA
 ROOM No- 20, FIFTH FLOOR
 100 Feet Road, CHINCHURAH
 Kolkata - 740 011

REGD NO. (1087)
 LICENCED NO.
 22 x 20A / 1973

ANJUSHREE BANERJEE
 L. S. VENDOR (G.S.)
 HIGH COURT, KOLKATA-700 001

27 MAR 2019

কর্তৃপক্ষের নিকট প্রেরণ করা হইবে।
 এই নথিটি স্বাক্ষর করা হইবে।
 এই নথিটি স্বাক্ষর করা হইবে।
 এই নথিটি স্বাক্ষর করা হইবে।

স্বাক্ষরিত হইবে।
 স্বাক্ষরিত হইবে।

১০ ১১ ১২



A.D.S.R., SEALDAH
 8 JUL 2019
 Dist.-South 24 Parganas

Identified by me in
 Palash Paul,
 S/o late Tarit Paul,
 89, Sujan Bagan Road,
 P.O. X.P.S. - Chinchurah,
 Dist. - Hooghly,
 Pin - 74101

Service

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2019, Page from 97280 to 97328

being No 160602648 for the year 2019.



Kaushik Roy

Digitally signed by KAUSHIK ROY
Date: 2019.07.11 12:32:59 +05:30
Reason: Digital Signing of Deed.

(Kaushik Ray) 11-07-2019 12:30:33
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)

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

GRN: 19-201920-003667371-2

Payment Mode Counter Payment

GRN Date: 05/07/2019 12:14:23

Bank : Punjab National Bank

BRN : M626781

BRN Date: 05/07/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16060001016751/12/2019

[Query No./Query Year]

Name : Arunagata Das

Contact No. : 9830091872

Mobile No. : +91 9830091872

E-mail :

Address : FE 423 SectorIII Salt Lake Kolkata700106

Applicant Name : Mr D MITRA

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 12

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16060001016751/12/2019	Property Registration- Stamp duty	0030-02-103-003-02	2553510
2	16060001016751/12/2019	Property Registration- Registration Fees	0030-03-104-001-16	364805

Total

2918315

In Words : Rupees Twenty Nine Lakh Eighteen Thousand Three Hundred Fifteen only



Major Information of the Deed

Deed No :	I-1606-02648/2019	Date of Registration	08/07/2019
Query No / Year	1606-0001016751/2019	Office where deed is registered	
Query Date	27/06/2019 5:50:45 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	D MITRA 10, Old Post Office Street, Room No. 29, First Floor, Kolkata, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831462881, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,89,00,000/-	Rs. 3,64,79,144/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 25,53,560/- (Article:23)	Rs. 3,64,805/- (Article A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Main Road, Premises No: 379/1/A, , Ward No: 106 JI No: 19, Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	10 Katha	2,88,00,000/-	3,59,11,994/-	Width of Approach Road: 24 Ft.
Grand Total :				16.5Dec	288,00,000 /-	359,11,994 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1900 Sq Ft.	1,00,000/-	5,67,150/-	Structure Type: Structure
Gr. Floor, Area of floor : 1900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 6 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		1900 sq ft	1,00,000 /-	5,67,150 /-	



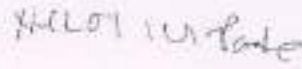


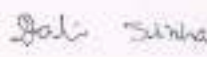
Seller Details :



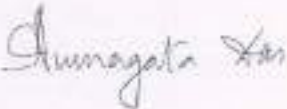






Sl No	Name,Address,Photo,Finger print and Signature
1	KNA HOUSING DEVELOPMENT PRIVATE LIMITED 129/11B, Purbachal Kalitala Road, Kolkata, Purbachal Kalitala Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 , PAN No.:: AAECK8105F, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	OMKAR ENTERPRISE 21B, Ballygunge Station Road, Kolkata, Ballygunge Station Road, P.O:- Ballygunge, P.S.- Gariahat, District:- South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: ADPPD3508E, Status :Organization, Executed by: Representative
2	OMKAR CONSTRUCTION CO 21B, Ballygunge Station Road, Kolkata, Ballygunge Station Road, P.O:- Ballygunge, P.S.- Gariahat, District:- South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AACFO7473K, Status :Organization, Executed by: Representative
3	OMKAR DEVCON PROPERTIES PRIVATE LIMITED 21B, Ballygunge Station Road, Kolkata, Ballygunge Station Road, P.O:- Ballygunge, P.S.- Gariahat, District:- South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AABCO3002G, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr NILOY KUMAR PANDE Son of Late Samarendra Nath Pande Date of Execution - 08/07/2019, , Admitted by: Self, Date of Admission: 08/07/2019, Place of Admission of Execution: Office	 <small>Jul 8 2019 1:58PM</small>	 <small>LTI 06/07/2019</small>	 <small>08/07/2019</small>
	Flat No. 3B, 3rd Floor, 72A, Ballygunge Place, Kolkata, Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJUPP0028L, Aadhaar No: 42xxxxxxxx6649 Status : Representative, Representative of : KNA HOUSING DEVELOPMENT PRIVATE LIMITED (as Director)			
2	Name	Photo	Finger Print	Signature
	Mrs DALI SINHA Wife of Late Kajal Kumar Sinha Date of Execution - 08/07/2019, , Admitted by: Self, Date of Admission: 08/07/2019, Place of Admission of Execution: Office	 <small>Jul 8 2019 1:58PM</small>	 <small>LTI 06/07/2019</small>	 <small>08/07/2019</small>
	Padamahalla, Paikpada Uttar, Beniagram, Farakka, P.O:- Beniagram, P.S:- Farakka, Murshidabad, District:-Murshidabad, West Bengal, India, PIN - 742212, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWHPS5955P, Aadhaar No: 22xxxxxxxx1949 Status : Representative, Representative of : KNA HOUSING DEVELOPMENT PRIVATE LIMITED (as Director)			

3	Name	Photo	Finger Print	Signature
	Mr ARUNAGATA DAS (Presentant) Son of Mr Dulal Chandra Das Date of Execution - 08/07/2019, , Admitted by: Self, Date of Admission: 08/07/2019, Place of Admission of Execution: Office	 <small>Jul 8 2019 1:57PM</small>	 <small>LTI 08/07/2019</small>	 <small>08/07/2019</small>
FE-423, Second Floor, Sector-III, Salt Lake City, Kolkata, P.O:- I B Market, P.S:- South Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADPPD3508E, Aadhaar No: 52xxxxxxx7755 Status : Representative, Representative of : OMKAR ENTERPRISE (as Sole Proprietor)				
4	Name	Photo	Finger Print	Signature
	Mr ARUNAGATA DAS Son of Mr Dulal Chandra Das Date of Execution - 08/07/2019, , Admitted by: Self, Date of Admission: 08/07/2019, Place of Admission of Execution: Office	 <small>Jul 8 2019 1:57PM</small>	 <small>LTI 08/07/2019</small>	 <small>08/07/2019</small>
FE-423, Second Floor, Sector-III, Salt Lake City, Kolkata, P.O:- I B Market, P.S:- South Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADPPD3508E, Aadhaar No: 52xxxxxxx7755 Status : Representative, Representative of : OMKAR CONSTRUCTION CO (as Partner)				
5	Name	Photo	Finger Print	Signature
	Mr ARUNAGATA DAS Son of Mr Dulal Chandra Das Date of Execution - 08/07/2019, , Admitted by: Self, Date of Admission: 08/07/2019, Place of Admission of Execution: Office	 <small>Jul 8 2019 1:57PM</small>	 <small>LTI 08/07/2019</small>	 <small>08/07/2019</small>
FE-423, Second Floor, Sector-III, Salt Lake City, Kolkata, P.O:- I B Market, P.S:- South Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADPPD3508E, Aadhaar No: 52xxxxxxx7755 Status : Representative, Representative of : OMKAR DEVCON PROPERTIES PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PALASH PAUL Son of Late Tarit Paul 89, Sujan Bagan Road, Chinsurah, Hooghly, Sujan Bagan, P.O:- Chinsurah, P.S:- Chinsurah, Hooghly-chinsurah, District:-Hooghly, West Bengal, India, PIN - 712101	 <small>08/07/2019</small>	 <small>08/07/2019</small>	 <small>08/07/2019</small>

Identifier Of Mr NILOY KUMAR PANDE, Mrs DALI SINHA, Mr ARUNAGATA DAS, Mr ARUNAGATA DAS, Mr ARUNAGATA DAS

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	KNA HOUSING DEVELOPMENT PRIVATE LIMITED	OMKAR ENTERPRISE-5.5 Dec,OMKAR CONSTRUCTION CO-5.5 Dec,OMKAR DEVCON PROPERTIES PRIVATE LIMITED-5.5 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	KNA HOUSING DEVELOPMENT PRIVATE LIMITED	OMKAR ENTERPRISE-633.33333300 Sq Ft,OMKAR CONSTRUCTION CO-633.33333300 Sq Ft,OMKAR DEVCON PROPERTIES PRIVATE LIMITED-633.33333300 Sq Ft

Endorsement For Deed Number : I - 160602648 / 2019

On 28-06-2019

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 3,64,79,144/-



Kaushik Ray
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 08-07-2019

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 13:31 hrs on 08-07-2019, at the Office of the A.D.S.R. SEALDAH by Mr ARUNAGATA DAS ,

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

Execution is admitted on 08-07-2019 by Mr NILOY KUMAR PANDE, Director, KNA HOUSING DEVELOPMENT PRIVATE LIMITED (Private Limited Company), 129/11B, Purbachal Kalitala Road, Kolkata, Purbachal Kalitala Road, P.O.- Haltu, P.S.- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078

Identified by Mr PALASH PAUL, , Son of Late Tarit Paul, 89, Sujan Bagan Road, Chinsurah, Hooghly, Road: Sujan Bagan, , P.O: Chinsurah, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Service

Execution is admitted on 08-07-2019 by Mrs DALI SINHA, Director, KNA HOUSING DEVELOPMENT PRIVATE LIMITED (Private Limited Company), 129/11B, Purbachal Kalitala Road, Kolkata, Purbachal Kalitala Road, P.O.- Haltu, P.S.- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078

Indetified by Mr PALASH PAUL, . . Son of Late Tarit Paul, 89, Sujan Bagan Road, Chinsurah, Hooghly, Road: Sujan Bagan, P.O: Chinsurah, Thana: Chinsurah, City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Service

Execution is admitted on 08-07-2019 by Mr ARUNAGATA DAS, Sole Proprietor, OMKAR ENTERPRISE (Sole Proprietorship), 21B, Ballygunge Station Road, Kolkata, Ballygunge Station Road, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr PALASH PAUL, . . Son of Late Tarit Paul, 89, Sujan Bagan Road, Chinsurah, Hooghly, Road: Sujan Bagan, P.O: Chinsurah, Thana: Chinsurah, City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Service

Execution is admitted on 08-07-2019 by Mr ARUNAGATA DAS, Partner, OMKAR CONSTRUCTION CO (Partnership Firm), 21B, Ballygunge Station Road, Kolkata, Ballygunge Station Road, P.O:- Ballygunge, P.S:- Gariahat, District:- South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr PALASH PAUL, . . Son of Late Tarit Paul, 89, Sujan Bagan Road, Chinsurah, Hooghly, Road: Sujan Bagan, P.O: Chinsurah, Thana: Chinsurah, City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Service

Execution is admitted on 08-07-2019 by Mr ARUNAGATA DAS, Director, OMKAR DEVCON PROPERTIES PRIVATE LIMITED (Private Limited Company), 21B, Ballygunge Station Road, Kolkata, Ballygunge Station Road, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr PALASH PAUL, . . Son of Late Tarit Paul, 89, Sujan Bagan Road, Chinsurah, Hooghly, Road: Sujan Bagan, P.O: Chinsurah, Thana: Chinsurah, City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,64,805/- (A(1) = Rs 3,64,791/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,64,805/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/07/2019 12:00AM with Govt. Ref. No: 192019200036673712 on 05-07-2019, Amount Rs: 3,64,805/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. M626781 on 05-07-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 25,53,560/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 25,53,510/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 122142, Amount: Rs.50/-, Date of Purchase: 27/03/2019, Vendor name: Anjusree Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/07/2019 12:00AM with Govt. Ref. No: 192019200036673712 on 05-07-2019, Amount Rs: 25,53,510/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. M626781 on 05-07-2019, Head of Account 0030-02-103-003-02



Kaushik Ray
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Sinha, by Religion Hindu, by Nationality Indian, by Occupation Business, residing at Padamahalla, Paikpada (Uttar), Beniagram, Farakka, Post Office Beniagram, Police Station Farakka, District Murshidabad, Pin-742 212, PAN – AWHPS5955P, Aadhaar No. 2247 4160 1949, Mobile No. 6291402881, hereinafter referred to as the “**VENDOR**” (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, legal representatives, successor, successors-in-office and assigns) **OF THE ONE PART AND** (1) **MESSRS OMKAR ENTERPRISE**, a sole Proprietorship firm, having its place of business at No. 21B, Ballygunge Station Road, Post Office Ballygunge, Police Station Gariahat, Kolkata-700 019, District South 24 Parganas, represented by its sole Proprietor **SRI ARUNAGATA DAS**, son of Sri Dulal Chandra Das, by Religion Hindu, by Nationality Indian, by Occupation Business, residing at FE-423, Second Floor, Sector-III, Salt Lake City, Post Office I.B. Market, Police Station South Bidhannagar, Kolkata-700 106, District North 24 Parganas, PAN – ADPPD3508E, Aadhaar No. 5215 5995 7755, Mobile No. 9830091872, (2) **MESSRS OMKAR CONSTRUCTION CO.**, a partnership firm, incorporated under the Indian Partnership Act, 1932 and having its registered office at 21B, Ballygunge Station Road, Post Office Ballygunge, Police Station Gariahat, Kolkata-700 019, District South 24 Parganas, PAN–AACFO7473K, represented by one of its Partners namely **SRI ARUNAGATA DAS**, son of Sri Dulal Chandra Das, by Religion Hindu, by Nationality Indian, by Occupation Business, residing at FE-423, Second Floor, Sector-III, Salt Lake City, Post Office I.B. Market, Police Station South Bidhannagar, Kolkata-700 106, District North 24 Parganas, PAN - ADPPD3508E, Aadhaar No. 5215 5995 7755, Mobile No. 9830091872 who is duly authorized on behalf of the registered Partnership firm to sign, execute and register the deed of conveyance in favour of the registered Partnership firm and (3) **MESSRS OMKAR DEVCON PROPERTIES PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at No. 21B, Ballygunge Station Road, Post Office Ballygunge, Police Station Gariahat, Kolkata-700 019, District South 24 Parganas, PAN – AABCO3002G, represented by one of its Directors **SRI ARUNAGATA DAS**, son of Sri Dulal Chandra Das, by Religion Hindu, by Nationality Indian, by Occupation Business, residing at FE-423, Second Floor, Sector-III, Salt Lake City, Post Office I.B. Market Bidhannagar, Police Station South Bidhannagar, Kolkata-700 106, District North 24 Parganas, PAN – ADPPD3508E, Aadhaar No. 5215 5995 7755, Mobile No. 9830091872, hereinafter collectively referred to as the “**PURCHASERS**” (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include the sole proprietor, the said partnership firm, the said



A.D.S.R., SEALDAH
8 JUL 2019
Dist-South 24 Parganas

company and their respective heirs, executors, administrators, legal representatives and successor, successors-in-office and assigns) OF THE OTHER PART:

WHEREAS:

- A. By a registered deed of conveyance dated 14th May, 1947 made between Sri Kunja Behari Naskar, described therein as the Vendor of the One Part and Sri Dharendra Nath Baidya and Sri Harendra Nath Baidya, described therein as the Purchasers of the Other Part, the Vendor therein for the consideration therein mentioned sold, conveyed and transferred to the Purchasers therein ALL THAT piece and parcel of the land admeasuring 16 decimals be the same a little more or less out of ALL THAT piece and parcel of land admeasuring 22 decimals be the same a little more or less comprised in C.S. Dag No. 1582, under C.S. Khatian No. 26 and ALL THAT piece and parcel of the land admeasuring more or less 18½ decimals out of ALL THAT piece and parcel of land admeasuring 27 decimals, comprised in C.S. Dag No. 1582, under C.S. Khatian No. 301 in Mouza Garfa, J.L. No. 19, Revenue Survey No. 2, under Collector's Touzi No. 12, Police Station previously Tollygunge then Kasba and now Police Station Garfa, Sub-Registry Office at Sealdah, now within the limits of the Kolkata Municipal Corporation, Ward No. 106, District South 24 Parganas which was registered in the office of Sub-Registry Alipore and recorded in Book No. No. I, Volume No. 33, Pages from 74 to 76, Being No. 1461 for the year 1947.
- B. The aforesaid piece and parcel of the land admeasuring 34½ decimals be the same a little more or less comprised in C.S. Dag No. 1582, under C.S. Khatian Nos. 26 and 301, in Mouza Garfa was recorded in the names of the said Sri Dharendra Nath Baidya and the said Sri Harendra Nath Baidya comprised in R.S. Dag No. 1883, under R.S. Khatian Nos. 63 and 337, with other landed property in Mouza Garfa, J.L. No. 19, the then District 24 Parganas.
- C. By a registered deed of sale dated 28th December, 1953 made between Abdul Wohab Munsif, described therein as the Vendor of the One Part and Smt. Usha Bala Baidya, described therein as the Purchaser of the Other Part, the Vendor therein for the consideration therein mentioned sold, conveyed and transferred to the Purchaser therein ALL THAT piece and parcel of the land admeasuring 28 decimals be the same a little more or less in total comprised in C.S. Dag No. 1586, under C.S. Khatian Nos. 243 and 7, in Mouza Garfa, J.L. No. 19, Revenue Survey No. 2, under Collector's Touzi No. 12, Police Station previously Tollygunge then Police Station Kasba now Police Station Garfa,



A.D.S.R., SEALDAH

8 JUL 2019

Dist.-South 24 Parganas

Sub-Registry Office at Sealdah, District 24 Parganas, which was registered in the office of Sub-Registry Alipore nad recorded in Book No. I, Volume No. 131, Pages from 242 to 244, Being No. 8130 for the year 1953.

- D. Since the date of purchase as aforesaid the said Smt. Usha Bala Baidya became absolute owner of ALL THAT piece and parcel of the land admeasuring 28 decimals be the same a little more or less in total which at the time of Revisional Settlement her name was recorded as Rayat of the said land under R.S. Khatian No. 1102, comprised in R.S. Dag No. 1887 (land admeasuring 15 decimals be the same a little more or less) and under R.S. Khatian No. 1103, comprised in R.S. Dag No. 1887 (land admeasuring 13 decimals be the same a little more or less), in Mouza Garfa, J.L. No. 19, District 24 Parganas.
- E. By a Bengali registered deed of Partition dated 9th May, 1956 made between Sri Dharendra Nath Baidya and Sri Harendra Nath Baidya, described therein as the Party of the One Part and Sri Harendra Nath Baidya, described therein as the party of the Other Part, the parties thereto by the said Bengali registered deed of Partition divided the aforesaid land by meets and bounds in the manner that the said Sri Dharendra Nath Baidya was allotted out of the said ALL THAT piece and parcel of the land admeasuring 34½ decimals be the same a little more or less ALL THAT land admeasuring 18 decimals be the same a little more or less situate lying at and comprised in C.S. Dag No. 1582, under C.S. Khatian Nos. 26 and 301, from the Western side of the said land and the said Sri Harendra Nath Baidya was allotted rest of the land admeasuring 16½ decimals be the same a little more or less comprised in C.S. Dag No. 1582, under C.S. Khatian Nos. 26 and 301, from the Eastern side of the said land which was registered in the office of the at District Sub-Registrar, Alipore and recorded in Book No. I, Volume No. 76, Pages from 16 to 18, Being No. 3752, for the year 1956.
- F. In the premises by virtue of the aforesaid registered deed of partition dated 9th May, 1956 the said Dharendra Nath Baidya became absolute owner of ALL THAT land admeasuring 18 decimals be the same a little more or less situate lying at and comprised in C.S. Dag No. 1582, under C.S. Khatian Nos. 26 and 301, from the Western side of the said land fee simple free from all encumbrances, liens, lispensens, charges, mortgages, acquisitions, requisitions whatsoever and howsoever and was in khas possession and enjoyed the same until the time hereinafter mentioned.



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- G. By a registered Bengali Kobala dated 5th July, 1965 made between Smt. Usha Bala Baidya, described therein as the Vendor of the One Part and Sri Dharendra Nath Baidya, described therein as the Purchaser of the Other Part, the Vendor therein for the consideration therein mentioned sold, conveyed and transferred to the Purchaser therein ALL THAT land admeasuring 28 decimals be the same a little more or less comprised in R.S. Dag No. 1887 under R.S. Khatian No. 1102 and 1103 appertaining to C.S. Dag No. 1586, under C.S. Khatian Nos. 243 and 7, in Mouza Garfa, J.L. No. 19, Revenue Survey No. 2, under Collector's Touzi No. 12, Police Station previously Tollygunge then Police Station Kasba and at present Police Station Garfa, Sub-Registry Office at Sealdah, District 24 Parganas, which was registered in the office of the Sub-Registry Alipore and recorded in Book No. I, Volume No. 103, Pages from 173 to 176, Being No. 5541 for the year 1965.
- H. In the premises, the said Sri Dharendra Nath Baidya became absolute owner of ALL THAT land admeasuring 18 decimals be the same a little more or less comprised in R.S. Dag No. 1883 under R.S. Khatian Nos. 63 and 337 in Mouza Garfa, Police Station previously Tollygunge then Police Station Kasba and at present Police Station Garfa, Sub-Registry Office at Sealdah, District 24 Parganas which he acquired by the said registered deed of partition dated 9th May, 1956 and another plot of land measuring more or less 28 decimals comprised in R.S. Dag No. 1887 under R.S. Khatian No. 1102 and 1103 in Mouza Garfa, J.L. No. 19, Police Station previously Tollygunge then Police Station Kasba and at present Police Station Garfa, Sub-Registry Office at Sealdah, District 24 Parganas which he purchased from Smt. Usha Bala Baidya by a registered Bengali Kobala dated 5th July, 1965 fee simple free from all encumbrances, liens, lispens, charges, mortgages, acquisitions, requisitions whatsoever and howsoever and was in khas possession of the same and enjoyed the same until the time hereinafter mentioned.
- I. During life time of the said Dharendra Nath Baidya, he sold some portions of the aforesaid land and after the said sale of the said portion, the said Dharendra Nath Baidya, had been possession and enjoying the rest portion of the said land admeasuring 03 (three) Cottahs 11 (eleven) Chittacks 20 (twenty) square feet be the same a little more or less comprised in R.S. Dag No. 1883, under R.S. Khatian Nos. 63 and 337, Police Station previously Tollygunge then Police Station Kasba and at present Police Station Garfa, Sub-Registry Office at Sealdah, District 24 Parganas and another plot of land admeasuring 06 (six) Cottahs 04 (four) Chittacks 25 (twenty five) square feet be the same a little



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more or less comprised in R.S. Dag No. 1887, under R.S. Khatian Nos. 1102 and 1103, and other landed property in Mouza Garfa, J.L. No. 19, Police Station previously Tollygunge then Police Station Kasba now Police Station Garfa, Sub-Registry Office Sealdah, District 24 Parganas.

- J. While in possession and occupation over the remaining portion of the said land being ALL THAT same, the said Dharendra Nath Baidya, mutated his name in the records of the Kolkata Municipal Corporation in respect of land admeasuring 03 (three) Cottahs 11 (eleven) Chittacks 20 (twenty) square feet be the same a little more or less comprised in R.S. Dag No. 1883, under R.S. Khatian Nos. 63 and 337 and another plot of land admeasuring 06 (six) Cottahs 04 (four) Chittacks 25 (twenty five) square feet be the same a little more or less comprised in R.S. Dag No. 1887, under R.S. Khatian Nos. 1102 and 1103 along with other landed property in Mouza Garfa, J.L. No. 19, now premises No. 379, Purbachal Main Road, Police Station previously Kasba now Police Station Garfa, under Ward No. 106 of Kolkata Municipal Corporation, Kolkata-700 078, District South 24 Parganas.
- K. The said Sankar Nath Baidya, son of said Sri Dharendra Nath Baidya, died intestate on 1st May, 1989, leaving behind him and surviving him his wife namely Smt. Runu Baidya and two sons namely Sri Moloy Baidya and Sri Sajal Baidya, one married daughter namely Smt. Sonali Paul and one unmarried daughter namely Mitali Baidya as his only legal heirs, successors and legal representatives under the Hindu Succession Act, 1956.
- L. While in possession and occupation of ALL THAT land admeasuring 03 (three) Cottahs 11 (eleven) Chittacks 20 (twenty) square feet be the same a little more or less comprised in R.S. Dag No. 1883, under R.S. Khatian Nos. 63 and 337 and another Plot of land admeasuring 06 (six) Cottahs 04 (four) Chittacks 25 (twenty five) square feet be the same a little more or less comprised in R.S. Dag No. 1887, under R.S. Khatian Nos. 1102 and 1103 and other landed property in Mouza Garfa, J.L. No. 19, Police Station previously Tollygunge then Police Station Kasba and at present Police Station Garfa, Sub-Registry Office at Sealdah, District 24 Parganas, the said Dharendra Nath Baidya died intestate on 28th June, 1998 leaving behind him and surviving him his widow namely Smt. Usha Bala Baidya, daughter-in-law namely Smt. Runu Baidya and two grandsons namely Sri Moloy Baidya, Sri Sajal Baidya and two grand-daughters namely Smt. Sonali Paul and Miss Mitali Buidya i.e. heirs of deceased son namely Sankar Nath Baidya and five sons namely Sri Sekhar Nath Baidya, Sri



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Sukumar Baidya, Sri Swapan Baidya, Sri Tapan Biadya and Ratan Baidya and three daughters namely Smt. Sobha Rani Baidya, Smt. Sandhya Sardar and Smt. Sumitra Mondal as his only legal heirs and legal representatives under Hindu Succession Act, 1956.

- M. In the premises, after the death of the said Dharendra Nath Baidya his aforesaid legal heirs inherited the entire estate including the aforesaid land proportionate to their respective share in accordance with law of inheritance under Hindu Succession Act, 1956.
- N. The said Usha Bala Baidya died intestate on 2nd June, 2004 leaving behind her said daughter-in-law namely Smt. Runu Baidya and two grand-sons namely Sri Moloy Baidya, Sri Sajal Baidya, two grand-daughters namely Smt. Sonali Paul and Miss Mitali Baidya i.e. heirs of deceased son namely Sankar Nath Baidya and five sons namely, Sri Sekhar Nath Baidya, Sri Sukumar Baidya, Sri Swapan Baidya, Sri Tapan Baidya and Ratan Baidya and three daughters namely Smt. Sobha Rani Baidya, Smt. Sandhya Sardar and Smt. Sumitra Mondal as his only legal heirs, successors and legal representatives under Hindu Succession Act, 1956 who inherited the said property, left by the said deceased in accordance of their respective shares under law of inheritance under Hindu Succession Act, 1956.
- O. Thus, in the premises, by law of inheritance the said Smt. Runu Baidya, Sri Moloy Baidya, Sri Sajal Baidya, Smt. Sonali Paul, Miss Mitali Baidya, Sri Sekhar Nath Baidya, Sri Sukumar Baidya, Sri Swapan Baidya, Sri Tapan Baidya, Ratan Baidya, Smt. Sobha Rani Baidya, Smt. Sandhya Sardar and Smt. Sumitra Mondal, the legal heirs of the said Dharendra Nath Baidya and Usha Bala Baidya inherited the entire estate of all movable and immovable properties of the said Dharendra Nath Baidya and Usha Bala Baidya left by them proportionate to their respective share in accordance with law of inheritance under Hindu Succession Act, 1956 and became joint owners including ALL THAT land measuring 10 Cottahs be the same a little more or less together with 400 square feet be the same a little more or less R.T. Shed structure standing thereon situate lying at in R.S. Dag No. 1883 (03 Cottahs 11 Chittacks 20 square feet) under R.S. Khatian Nos. 63 and 337 and comprised in R.S. Dag No. 1887 (06 Cottahs 04 Chittacks 25 square feet) under R.S. Khatian Nos. 1102 and 1103 in Mouza Garfa, J.L. No. 19, being part of Premises No. 379, Purbachal Main Road, Post Office Haltu, Police Station Garfa, previously Police Station Kasba under Ward No. 106 of the Kolkata Municipal



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Corporation, Kolkata-700 078, District South 24 Parganas free from all encumbrances, liens, lispens, charges, acquisitions, requisitions, mortgages, whatsoever and howsoever and were in khas possession of the same until the time hereinafter mentioned.

- P. The said Smt. Runu Baidya, Sri Moloy Baidya, Sri Sajal Baidya, Smt. Sonali Paul, Miss Mitali Baidya, Sri Sekhar Nath Baidya, Sri Sukumar Baidya, Sri Swapan Baidya, Sri Tapan Baidya, Ratan Baidya, Smt. Sobha Rani Baidya, Smt. Sandhya Sardar and Smt. Sumitra Mondal, the said legal heirs Dharendra Nath Baidya and the said Usha Bala Baidya decided to sell ALL THAT land admeasuring 10 Cottahs be the same a little more or less together with 400 square feet be the same a little more or less R.T. Shed structure standing thereon by two separate deeds of conveyances in the manner one ALL THAT piece and parcel of bastu land admeasuring 3 Cottahs 8 Chittacks be the same a little more or less together with 200 square feet be the same a little more or less R.T. Shed constructed thereon comprised in R.S. Dag No. 1887 under R.S. Khatian Nos. 1102, 1103, respectively in Mouza Garfa being part of the premises No. 379, Purbachal Main Road, Post Office Haltu, Police Station Garfa previously Police Station Kasba under Ward No. 106 of the Kolkata Municipal Corporation, Kolkata-700 078, District South 24 Parganas free from all encumbrances, liens, lispens, charges, mortgages and in vacant condition at and for a total consideration of Rs. 24,50,000.00 (Rupees Twenty Four Lakh Fifty Thousand) only and another ALL THAT land admeasuring 6 Cottahs 8 Chittacks be the same a little more or less together with 200 square feet be the same a little more or less R.T. Structure standing thereon situate lying at comprised in R.S. Dag Nos. 1883 and 1887 under R.S. Khatian Nos. 63, 337 and 1102 and 1103 respectively in Mouza Garfa, J.L. No. 19, being part of premises No. 379, Purbachal Main Road, Post Office Haltu, Police Station Garfa, previously Police Station Kasba, under Ward No. 106 of the Kolkata Municipal Corporation, Kolkata-700 078, District South 24 Parganas together with all sorts of easement right over the common passage free from all encumbrances, liens, lispens, charges, mortgages, acquisitions, requisitions, whatsoever and howsoever at and for a total consideration of Rs. 45,50,000.00 (Rupees Forty Five Lakh Fifty Thousand) only aggregating to a total sum of Rs. 70,00,000.00 (Rupees Seventy Lakh) only which Oiendriila Promoters and Developers Private Limited agreed to purchase.



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- Q. In the premises by a registered deed of conveyance dated 22nd September, 2009 made by and between the said Smt. Runu Baidya, the said Sri Moley Baidya, the said Sri Sajal Baidya, the said Smt. Sonali Paul, the said Miss Mitali Baidya, the said Sri Sekhar Nath Baidya, the said Sri Sukumar Baidya, the said Sri Swapan Baidya, the said Sri Tapan Baidya, the said Ratan Baidya, the said Smt. Sobha Rani Baidya, the said Smt. Sandhya Sardar and the said Smt. Sumitra Mondal, described therein as the Vendors of the One Part and Messrs Oiendril Promoters & Developers Private Limited, described therein as the Purchaser of the Other Part, the Vendors therein for the consideration of Rs. 24,50,000.00 (Rupees Twenty Four Lakh Fifty Thousand) only sold conveyed and transferred to the Purchaser therein ALL THAT piece and parcel of bastu land admeasuring 3 Cottahs 8 Chittacks be the same a little more or less together with 200 square feet be the same a little more or less R.T. Shed, constructed thereon comprised in R.S. Dag No. 1887 under R.S. Khatian Nos. 1102, 1103, respectively in Mouza Garfa being part of the Premises No. 379, Purbachal Main Road, Post Office Haltu, Police Station Garfa, previously Police Station Kasba, under Ward No. 106 of the Kolkata Municipal Corporation, Kolkata-700 078, District South 24 Parganas and in vacant condition together with all sorts of easement right over the common passage free from all encumbrances, liens, lispens, charges, mortgages which was registered at the office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I, CD Volume No. 22, Pages from 8513 to 8538, Being No. 10290 for the year 2009 and pursuant to and in terms of the said registered deed of conveyance, the Vendors therein handed over vacant and peaceful possession of the aforesaid land to the Purchaser therein.
- R. By a registered deed of conveyance dated 22nd September, 2009 made between Smt. Runu Baidya, the said Sri Moley Baidya, the said Sri Sajal Baidya, the said Smt. Sonali Paul, the said Miss Mitali Baidya, the said Sri Sekhar Nath Baidya, the said Sri Sukumar Baidya, the said Sri Swapan Baidya, the said Sri Tapan Baidya, the said Sri Ratan Baidya, the said Smt. Sobha Rani Baidya, the said Smt. Sandhya Sardar and the said Smt. Sumitra Mondal, described therein as the Vendors of the One Part and Messrs Oiendril Promoters & Developers Private Limited, described therein as the Purchaser of the Other Part, the Vendors therein for the consideration of Rs. 45,50,000.00 (Rupees Forty Five Lakh Fifty Thousand) only sold conveyed and transferred to the Purchaser therein, the erstwhile Owner/Confirming Party ALL THAT land admeasuring 6 Cottahs 8 Chittacks be the same a little more or less together with 200 square



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feet be the same a little more or less R.T. structure standing thereon situate lying at comprised in R.S. Dag Nos. 1883 and 1887 under R.S. Khatian Nos. 63, 337 and 1102 and 1103 respectively in Mouza Garfa, J.L. No. 19 being part of the Premises No. 379, Purbachal Main Road, Post Office Haltu, Police Station Garfa previously Police Station Kasba under Ward No. 106 of the Kolkata Municipal Corporation, Kolkata-700 078, District South 24 Parganas together with all sorts of easement right over the common passage which was registered at the office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I, CD Volume No. 22, Pages from 8485 to 8512, Being No. 10592 for the year 2009 and pursuant to and in terms of the said registered deed of conveyance, the Vendors therein handed over vacant and peaceful possession of the aforesaid land to the Purchaser therein.

- S. In the premises, by virtue of purchase by the aforesaid two registered deeds of conveyances both dated 22nd September, 2009, the said Messrs Oiendriila Promoters & Developers Private Limited became absolute owner of ALL THAT land measuring 10 Cottahs be the same a little more or less together with 400 square feet be the same a little more or less R.T. Shed structure standing thereon situate lying at in R.S. Dag No. 1883 (03 Cottahs 11 Chittacks 20 square feet) under R.S. Khatian Nos. 63 and 337 and comprised in R.S. Dag No. 1887 (06 Cottahs 04 Chittacks 25 square feet) under R.S. Khatian Nos. 1102 and 1103, in Mouza Garfa, J.L. No. 19, being part of Premises No. 379, Purbachal Main Road, under Ward No. 106 of the Kolkata Municipal Corporation, Kolkata-700 078, District South 24 Parganas together with all sorts of easement right over the common passage free from all encumbrances, liens, lispensens, charges, mortgages, acquisitions, requisitions, whatsoever and howsoever and was in khas possession of the said premises and enjoying the same.
- T. By an agreement dated 11th May, 2011 made between Oiendriila Promoters and Developers Private Limited, described therein as the Owner of the One Part and Messrs Bengal Abasan Builders, described therein as the Developer of the Other Part, the Owner therein agreed to develop the land admeasuring 3 Cottahs 8 Chittacks be the same a little more or less being part of the premises No. 379, Purbachal Main Road, comprised in R.S. Dag No. 1887 under R.S. Khatian Nos. 1102, 1103 in Mouza Garfa, J.L. No. 19, Post Office Haltu, Police Station Garfa, previously Police Station Kasba, Kolkata-700 078, District South 24 Parganas, inter alia in consideration of allowing the Developer to develop the



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aforesaid land by the Owner therein, the Developer therein will pay a sum of Rs. 32.50,000/= (Rupees Thirty Two Lakh Fifty Thousand) only being the consideration payable towards the Owner's allocation to the Owner therein.

- U. Pursuant to and in terms of the said development agreement, the said Messrs Oiendriila Promoters & Developers Private Limited executed a Power of Attorney dated 22nd September, 2011 in favour of Bhola Paik, the proprietor of Messrs Bengal Abasan Builder, inter alia, authorizing him to develop and to do various acts, deeds and things in respect of the portion of the land admeasuring 3 Cottahs 8 Chittacks 0 square feet be the same a little more or less together with 200 square feet R.T. shed structure standing thereon being part of the said premises described in the Schedule hereunder written more particularly mentioned in the said Power of Attorney dated 22nd September, 2011 which was registered in the office of the D.S.R.-III, South 24 Parganas, Alipore and recorded in Book No. IV, CD Volume No. 2, Pages 2345 to 2357, Being No. 00916 for the year 2011.
- V. By an agreement dated 11th May, 2011 made between Oiendriila Promoters and Developers Private Limited, described therein as the Owner of the One Part and Messrs Bengal Abasan Builders, described therein as the Developer of the Other Part, the Owner therein agreed to develop the land admeasuring 6 Cottahs 8 Chittacks be the same a little more or less being part of the premises No. 379, Purbachal Main Road, comprised in R.S. Dag Nos. 1883 and 1887, under R.S. Khatian Nos. 63 and 337 and 1102 and 1103 in Mouza Garfa, J.L. No. 19, Post Office Haltu, Police Station Garfa, previously Police Station Kasba, Kolkata-700 078, District South 24 Parganas, inter alia in consideration of allowing Messrs Bengal Abasan Builder to develop the aforesaid land by Messrs Oiendriila Promoters & Developers Private Limited, the Developer therein will pay a sum of Rs. 60,00,000/= (Rupees Sixty Lakh) only being the consideration payable towards the Owner's allocation to the Owner therein and on the terms and conditions more particularly mentioned in the said agreement dated 11th May, 2011.
- W. Pursuant to and in terms of the said development agreement, the said Messrs Oiendriila Promoters & Developers Private Limited executed a Power of Attorney dated 22nd September, 2011 in favour of Bhola Paik, the Proprietor of Messrs Bengal Abasan Builder, inter alia, authorizing him to develop and to do various acts, deeds and things including deal with dispose of the said land admeasuring 6 Cottahs 8 Chittacks 0 square feet be the same a little more or



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less together with 200 square feet R.T. shed structure standing thereon being part of the said premises and more particularly mentioned in the said Power of Attorney dated 22nd September, 2011 which was registered in the office of the D.S.R.-III, South 24 Parganas, Alipore and recorded in Book No. IV, CD Volume No. 2, Pages 2332 to 2344, Being No. 00919 for the year 2011.

- X. The said Messrs Oiendril Promoters & Developers Private Limited after completion of the mutation applied to the Kolkata Municipal Corporation for recording its name as the Owner in respect of the aforesaid land admeasuring 10 Cottahs be the same a little more or less being part of the premises No. 379, Purbachal Main Road, Post Office Haltu, Police Station Garfa, previously Police Station Kasba, Kolkata-700 078, District South 24 Parganas and the Kolkata Municipal Corporation on 12th October, 2012 mutated the name as the Owner of the aforesaid land in the name of the said Messrs Oiendril Promoters & Developers Private Limited.
- Y. The said Messrs Oiendril Promoters & Developers Private Limited after purchasing the aforesaid land applied for mutation of its name in respect of the aforesaid two plots of land which were purchased by the said Messrs Oiendril Promoters & Developers Private Limited by two separate deeds of conveyances both dated 22nd September, 2009 to the Block Land and Land Reform Officer for mutation of the said two plots and the prescribed authority by its Memo No. 18/mut2075/BLLRO/ATM/Kasba dated 17th April, 2013 mutated the name of the said Messrs Oiendril Promoters & Developers Private Limited which recorded in the office of the BL & LRO.
- Z. The said Messrs Oiendril Promoters & Developers Private Limited applied to the Kolkata Municipal Corporation for amalgamation of the aforesaid two plots which the said Messrs Oiendril Promoters & Developers Private Limited purchased by two registered deeds of conveyances both dated 22nd September, 2009 and the Kolkata Municipal Corporation amalgamated the said two plots into one plot which is now known and described as ALL THAT land measuring 10 Cottahs be the same a little more or less together with 400 square feet be the same a little more or less R.T. Shed structure standing thereon situate lying at in R.S. Dag No. 1883 (03 Cottahs 11 Chittacks 20 square feet) under R.S. Khatian Nos. 63 and 337 and comprised in R.S. Dag No. 1887 (06 Cottahs 04 Chittacks 25 square feet) under R.S. Khatian Nos. 1102 and 1103 in Mouza Garfa, J.L. No. 19 now being part of Premises No. 379, Purbachal Main Road, now renumbered as 379/1/A, Purbachal Main Road, Post Office Haltu, Police



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Station Garfa, previously Police Station Kasba, under Ward No. 106 of the Kolkata Municipal Corporation, Kolkata-700 078, District South 24 Parganas together with all sorts of easement right over the common passage more particularly described in the Schedule hereunder written hereinafter referred to as the "said premises".

- AA. The Messrs Bengal Abasan Builder in terms of the aforesaid agreements for Development both dated 11th May, 2011 as aforesaid paid from time to time entire consideration of Rs. 92,50,000.00 (Rupees Ninety Two Lakh Fifty Thousand) only towards the allocation payable to the Owner therein with the understanding and arrangement that the said Messrs Oiendriila Promoters & Developers Private Limited will sell the right, title and interest of the said premises to the nominee of the Messrs Bengal Abasan Builder.
- BB. As there was a typographical mistake in word at page 13 of the schedule of the registered deed of conveyance dated 22nd September, 2011 being Deed No. 10592 for the year 2009 i.e. "06 (three)", the said Messrs Oiendriila Promoters & Developers Private Limited by a deed of declaration dated 29th July, 2013 rectified the said mistake written after the word 06 "three" by substituting the word "six" which was registered at the office of the District Sub-Registrar-III, South 24 Parganas, Alipore and recorded in Book No. I, CD Volume No. 13, Pages from 7656 to 7663, Being No. 06839 for the year 2013.
- CC. By an agreement dated 16th August, 2013 made between Messrs Oiendriila Promoters & Developers Private Limited, described therein as the Vendor of the First Part, Messrs KNA Housing Development Private Limited, described therein as the Purchaser of the Second Part and Bengal Abasan Builder, described therein as the Confirming Party, the Vendor agreed to sell to the Purchaser therein the said premises free from all encumbrances, liens, lispendens, acquisitions, requisition, charges and in vacant condition at ad for a total consideration of Rs. 92,50,000.00 (Rupees Ninety Two Lakh Fifty Thousand) only and the Confirming Party therein agreed to relinquish all their right, title and interest in respect of the said two agreements both dated 11th May, 2011 and the said premises in favour of the Purchaser and also agreed to revoke the said two registered Power of Attorneys both dated 22nd May, 2011 at and for a total consideration of Rs. 1,75,00,000.00 (Rupees One Crore Seventy Five Lakh) only on the terms and conditions more particularly mentioned in the said agreement which the Purchaser agreed.



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- DD. By a deed of revocation of the Power of Attorney dated 12th September, 2013 the said Messrs Oiendriila Promoters & Developers Private Limited, with the consent of the said Bengal Abasan Builder revoked the said registered Power of Attorney dated 22nd September, 2012 which was registered at the office of the D.S.R.-III, South 24 Parganas, Alipore and recorded in Book No. IV, CD Volume No. 2, Pages 2345 to 2357, Being No. 00916 for the year 2011 which was registered on 12th September, 2013 in the office of the D.S.R.-III, Alipore, South 24 Parganas and recorded in Book No. IV, CD Volume No. 1, Pages 8115 to 8122, Being No. 00699 for the year 2013.
- EE. By a deed of revocation of the Power of Attorney dated 12th September, 2013 the said Messrs Oiendriila Promoters & Developers Private Limited, with the consent of the said Bengal Abasan Builder revoked the said registered Power of Attorney dated 22nd September, 2012 which was registered at the office of the D.S.R.-III, South 24 Parganas, Alipore and recorded in Book No. IV, CD Volume No. 2, Pages 2332 to 2344, Being No. 00919 for the year 2011 which was registered on 12th September, 2013 in the office of the D.S.R.-III, Alipore, South 24 Parganas and recorded in Book No. IV, CD Volume No. 1, Pages 8167 to 8174, Being No. 00700 for the year 2013.
- FF. In the premises, by a registered deed of conveyance dated 12th September, 2013 made between Messrs Oiendriila Promoters & Developers Private Limited, described therein as the Vendors of the First Part, and Messrs KNA Housing Development Private Limited, described therein as the Purchaser of the Second Part and Messrs Bengal Abasan Builder, described therein as the Confirming Party of the Third Part, for the consideration more particularly mentioned paid by the Purchaser to the Vendor and the Confirming Party therein, the Vendor therein with the consent and concurrence of the Confirming Party therein sold, conveyed and transferred ALL THAT land measuring 10 Cottahs be the same a little more or less together with 400 square feet be the same a little more or less R.T. Shed structure standing thereon situate lying at in R.S. Dag No. 1883 (03 Cottahs 11 Chittacks 20 square feet) under R.S. Khatian Nos. 63 and 337 and comprised in R.S. Dag No. 1887 (06 Cottahs 04 Chittacks 25 square feet) under R.S. Khatian Nos. 1102 and 1103, in Mouza Garfa, J.L. No. 19, being part of Premises No. 379, Purbachal Main Road, now renumbered as 379/1/A, Purbachal Main Road, Post Office Haltu, Police Station Garfa previously Police Station Kasba, under Ward No. 106 of the Kolkata Municipal Corporation, Kolkata-700 078, District South 24 Parganas together with all sorts of easement rights over the Road/Common Passage and rent payable to the Collector, 24



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- Parganas (South) Government of West Bengal, more particularly described in the Schedule hereunder written hereinafter referred to as the "said premises" in vacant condition free from all encumbrances, liens, lispendens, charges, mortgages, acquisitions, requisitions, whatsoever and howsoever and the Confirming Party therein relinquished all their right, title and interest of the said premises which was registered in the office of the District Sub-Registrar-III, Alipore, South 24 Parganas and recorded in Book No. I, CD Volume No. 17, entered in Pages from 3676 to 3712, Being No. 08785 for the year 2013.
- GG. Simultaneously at the time of execution and registration of the deed of conveyance dated 12th September, 2013, the Vendor therein handed over vacant and peaceful possession of the said premises and all documents relating to the title to the Purchaser therein, the Vendor herein.
- HH. The Vendor herein with the object to develop the said premises entered into an agreement on 26th November, 2013 with Omkar Enterprise, the Purchaser No. 1 for development of the said premises for the consideration and on the terms and conditions more particularly mentioned in the said agreement which was registered with the office of Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I, CD Volume No. 20, entered in Pages from 11153 to 11219, Being No. 10787 for the year 2013, hereinafter referred to as the "said development agreement".
- II. In order to fulfill the object of the said registered agreement dated 26th November, 2013, hereinafter referred to as the "development agreement", the Vendor executed a Power of Attorney dated 2nd December, 2013 in favour of Sri Arunagata Das, the sole Proprietor of the Purchaser No. 1 authorizing him to various acts, deeds and things for the purposes of development of the said premises which was registered with the office of the Additional Registrar of Assurances-III, Kolkata and recorded in Book No. IV, CD Volume No. 12, entered in Pages from 5861 to 5875, Being No. 08350 for the year 2013, hereinafter referred to as the "said Power of Attorney".
- JJ. In terms of the said development agreement the Developer therein, the Purchaser No. 1 herein paid a sum of Rs. 25,00,000.00 (Rupees Twenty Five Lakh) only to the Owner and also invested a sum of Rs. 15,00,000.00 (Rupees Fifteen Lakh) only aggregating to a total sum of Rs. 40,00,000.00 (Rupees Forty Lakh) only for development on the said premises and the Purchaser No. 2 at the request of the Purchaser No. 1 also invested on the said premises and also



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paid to the Vendor a total sum of Rs. 63,00,000.00 (Rupee:- Sixty Three Lakh) only.

- KK. After execution of the said development agreement and the said Power of Attorney the Developer constructed 1500 square feet R.T. Shed structure on the back side of the said premises apart from 400 square feet be the same a little more or less R.T. Shed constructed on the front portion of the said premises particularly mentioned in the Schedule hereunder written to fulfill the object of the development agreement.
- LL. After execution and registration of the said development agreement and the said Power of Attorney as aforesaid, the Vendor got conversion of a portion of the said premises on 21st June, 2019 and also got their name mutated in the records of the Kolkata Municipal Corporation being Assessee No. 311061624240 and paying taxes regularly.
- MM. The Vendor and the Purchaser No. 1 agreed to cancel the said development agreement and also the said Power of Attorney dated 12th December, 2013 granted in favour of Sri Arunagata Das, the Purchaser No. 1 with the understanding and arrangement with the purchasers that after cancellation of the said development agreement and the said Power of Attorney, the Vendor will sell the said premises in vacant condition at and for a total consideration of Rs. 2,89,00,000.00 (Rupees Two Crore Eighty Nine Lakh) only free from all encumbrances whatsoever to the Purchasers in the manner that out of the total consideration, it will be treated that the Purchaser No. 1 has paid Rs. 40,00,000.00 (Rupees Forty Lakh) only to the Vendor towards the contribution of the Purchaser No. 1 and the Purchaser No. 2 invested on the said premises and also paid to the Vendor a total sum of Rs. 63,00,000.00 (Rupees Sixty Three Lakh) only towards the contribution of the Purchaser No. 2 and the balance consideration of a sum of Rs. 1,86,00,000.00 (Rupees One Crore Eighty Six Lakh) only will be paid by the Purchaser No. 3 which will be the contribution of the Purchaser No. 3.
- NN. It is agreed between the Vendor and the Purchasers that the Purchaser No. 1 will be the owner of 20% (twenty per cent) undivided share in the said premises, the Purchaser No. 2 will be the owner of 24% (twenty four per cent) undivided share in the said premises and the Purchaser No. 3 will be the owner of 56% (fifty six per cent) undivided share in the said premises on the basis of contribution made by the Purchasers for purchase of the said premises.



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OO. In the premises, an agreement for sale dated 17th June, 2019 was entered into by and between the Vendor and the Purchasers for sale of the said premises at and for a total consideration of Rs. 2,89,00,000.00 (Rupees Two Crore Eighty Nine Lakh) only and it is recorded that that out of the total consideration, it will be treated that the Purchaser No. 1 has paid Rs. 25,00,000.00 (Rupees Twenty Five Lakh) only to the Vendor and invested on the said premises on behalf of the Vendor a sum of Rs. 15,00,000.00 (Rupees Fifteen Lakh) only aggregating a sum of Rs. 40,00,000.00 (Rupees Forty Lakh) only and at the request of the Purchaser No. 1, the Purchaser No. 2 invested on the said premises and also paid to the Vendor a total sum of Rs. 63,00,000.00 (Rupees Sixty Three Lakh) only and the balance consideration of a sum of Rs. 1,86,00,000.00 (Rupees One Crore Eighty Six Lakh) only will be paid by the Purchaser No. 3 on the terms and conditions more particularly mentioned in the said agreement.

PP. As there was a typographical mistake in word at page 21 of the registered deed of conveyance dated 12th September, 2019 registered at the office of the District Sub-Registrar-III, South 24 Parganas and recorded in Book No. I, CD Volume No. 17, Pages 3676 to 3712, Being No. 08785 for the year 2013 by a deed of declaration dated 1st July, 2019 rectified the said mistake which was registered with the office of the District Sub-Registrar-III, South 24 Parganas, Alipore and recorded in Book No. I, Volume No. 1603-2019, Page from 68048 to 68060, Being No. 160302131 for the year 2019.

QQ. In the premises, in terms of the said agreement dated 17th June, 2019 by a deed of cancellation dated 8th July, 2019 made between Messrs KNA Housing Development Private Limited, described therein as the Owner of the One Part and Messrs Omkar Enterprise, described therein as the Developer of the Other Part, the said development agreement and the said Power of Attorney were cancelled, revoked and determined on the terms and conditions more particularly mentioned in the said deed of cancellation which was registered in the office of the Additional Registrar of Assurances-III, Kolkata and recorded in Book No. I, Being No. ~~3.2.8.3~~ for the year 2019.

RR. Prior to execution and registration of this deed of conveyance, the Vendor doth hereby assure, represent and confirm as follows:

Nil 07/14/16. Same
 Durgata Kan.
 Do. Li. Sinha



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- a) The Vendor is absolutely seized and possessed of and is absolute owner of the said premises and are enjoying the said premises without any obstructions, interferences whatsoever and howsoever.
- b) The said premises is free from all encumbrances, liens, lispendens, charges, mortgages, attachments, acquisition, requisition whatsoever and howsoever.
- c) The name of the Vendor is recorded in the records of the Kolkata Municipal Corporation, BL & LRO as the owner of the said premises.
- d) All Municipal rates and taxes and other outgoings payable in respect of the said premises have been paid and/or shall be paid by the Vendor upto the date of execution of these presents and the Vendor has got his name mutated in the records of the Kolkata Municipal Corporation as the owner of the said premises.
- e) The said premises is not subject to any acquisition or requisition proceedings;
- f) The Vendor does not hold any vacant land within the meaning of Urban Land (Ceiling and Regulation) Act, 1978;
- g) There is no attachment either under Public Demand Recovery Act or under the Income Tax Act or any other Act in respect of the said premises.
- h) The Vendor has not entered into any agreement except the agreement with the Purchasers dealing, parting with the said premises, nor has created any interest or right of the third party into or upon the said premises or any portion thereof.
- i) The Vendor has not obtained any loan from any other Chit Fund or Banks or Financial Institutions in respect of the said premises.
- j) There is no legal bar or impediment restraining the Vendor from transferring, dealing with disposing off the said premises in any manner whatsoever.
- k) The said premises is not charged for any pendentility or debutter or wakf.
- l) There is no claim by the KMDA, KIT and/or any other authority or authorities and it is fit for equitable mortgage.



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- m) The conversion of the said entire premises has been completed.
- n) The said premises is free from road alignment.

SS. Relying on the aforesaid representations and assurances made by the Vendor and believing the same to be true and acting on good faith, the Purchasers have agreed to purchase the said premises in vacant condition free from all encumbrances, liens, lispendens, charges, mortgages, attachments, acquisition, requisition, whatsoever and howsoever.

TT. At the request of the Purchasers, the Vendor have agreed to execute and register the deed of conveyance in favour of the Purchasers in the manner stated herein below.

NOW THIS INDENTURE WITNESSETH as follows:

I. In pursuance of the said agreement for sale dated 17th June, 2019 and in consideration of a sum of Rs. 2,89,00,000.00 (Rupees Two Crore Eighty Nine Lakh) only of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendor at or before the execution hereof towards total consideration being the sale price of the said premises (the receipt whereof the Vendor doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and from the payment of the same and every part thereof doth hereby acquit, release and discharge the Purchasers and the said premises) and the Vendor doth hereby grant, convey, sell, assign, assure unto and to the Purchasers ALL THAT land measuring 10 Cottahs be the same a little more or less together with 400 square feet be the same a little more or less R.T. Shed structure standing on the front portion and 1500 square feet be the same a little more or less R.T. Shed structure standing on the back portion of the said premises thereon situate lying at in R.S. Dag No. 1883 (03 Cottahs 11 Chittacks 20 square feet) under R.S. Khatian Nos. 63 and 337 and comprised in R.S. Dag No. 1887 (06 Cottahs 04 Chittacks 25 square feet) under R.S. Khatian Nos. 1102 and 1103, in Mouza Garfa, J.L. No. 19, now being part of Premises No. 379,



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Purbachal Main Road, now renumbered as 379/1/A, Purbachal Main Road, Post Office Haltu, Police Station Garfa, previously Police Station Kasba, under Ward No. 106 of the Kolkata Municipal Corporation, Kolkata-700 078, District South 24 Parganas together with all sorts of easement right over the common passage more particularly described in the Schedule hereunder written and demarcated in a map or plan annexed hereto and bordered "RED" hereinafter referred to as the "said premises" in vacant condition free from all encumbrances, charges, liens, lispens, claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements whatsoever and howsoever **TOGETHER WITH** right to enjoyment of common benefits, privileges, amenities, facilities, easements etc. appertaining thereto **OR HOWSOEVER OTHERWISE** the said premises or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded, called, known, numbered, described or distinguished **TOGETHER WITH** all benefits and advantages of ancient and other lights, all yards, court yards, areas, sewers, drains, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the said premises or any part or portion thereof belonging to or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were or was held, used, occupied, appertaining or enjoyed therewith or reputed to belong or to appertain thereto **AND** the reversion or reversions remainder or remainders and the rents, issues and profits of the said premises and of any and every part or portion thereof **AND** all the legal incidences thereof **AND** all the estate right, title, interest, inheritance, possession, use, trust, property claims and demands whatsoever both at law and in equity of the Vendor into or upon and in respect of the said premises or any and every part or portion thereof herein comprised and hereby sold, conveyed, granted and transferred **TOGETHER WITH** all deeds, pattahs, muniments and evidences of title which in anywise exclusively relates to or concerning the said premises or any part or parcel or portion thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD ALL THAT** the said premises or interest and/or



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the said premises hereby granted, sold, conveyed, transferred, assigned, assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchasers, their respective heirs, executors, administrators, legal representatives, successors-in-office and assigns free from all encumbrances, charges, liens, claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements whatsoever or howsoever absolutely and forever in the manner that the Purchaser No. 1 is the owner of 20% (twenty per cent) undivided share in the said premises, the Purchaser No. 2 is the owner of 24% (twenty four per cent) undivided share in the said premises and the Purchaser No. 3 is the owner of 56% (fifty six per cent) undivided share in the said premises from the date of execution and registration of this deed of conveyance.

II. AND THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS as follows:

- (a) The Vendor is the absolute and lawful owner of the said premises and is seized and possessed of and sufficiently entitled to the said premises free from all encumbrances, charges, acquisitions, requisitions, mortgage and liabilities of whatsoever nature AND is enjoying the said premises and is in khas possession of the said premises without any obstructions, interference whatsoever and howsoever.
- (b) The Vendor doth hereby further covenant that they have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby or by reason whereof the said premises or any portion thereof hereby granted, sold, conveyed, transferred, assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting, selling, conveying, assigning and assuring the said premises or any part or portion thereof in the manner as aforesaid AND THAT NOTWITHSTANDING any act deed or thing by the Vendor done executed or knowingly suffered to the contrary, the Vendor is absolute lawful owner of and/or otherwise well and sufficiently seized and possessed of and/or entitled to the said



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premises hereby granted, sold, conveyed, transferred, assigned, assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendor is now and have in themselves good right, full and absolute power to grant, sell and convey, transfer, assure and assign the said premises hereby granted, sold, conveyed, transferred and assured or expressed so to be unto and to the use of the Purchasers, their respective heirs, executors, administrators, legal representatives, successors-in-office and assigns.

- (c) The Vendor simultaneously at the time of execution and registration of this deed of conveyance handed over vacant and peaceful possession of the said premises together with all original documents, photocopies of the documents of the said premises to the Purchasers which the Purchasers have received and acknowledged.
- (d) The Vendor doth hereby assure, represent and confirm that whatever assurances, representations made in this deed of conveyance herein above are all true and correct and if situation so arises, the Vendor shall at their own costs and expenses indemnify the Purchasers, their executors, administrators, legal representatives, successors-in-interest, the said partnership firm, its partners, their respective heirs, executors, administrators, legal representatives, successors-in-office and assigns from all loss, consequences and damages that may be suffered by the Purchasers **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act, 1961 or any other Act or Acts **AND THAT** no notice which is or may be subsisting, has been served on the Vendor for the acquisition of the said premises or any part or portion thereof under the Land Acquisition Act, 1894 or under any other law or acts and/or rules made or framed there under and the Vendor have no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said premises or any part or portion thereof **AND THAT** no suit and/or proceeding is pending in any Court of Law affecting the said premises or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or Revenue Authority **AND THAT** the Vendor shall fully and effectually



Handwritten signature or initials in blue ink.

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indemnify and keep the Purchasers indemnified from and against all losses, damages, costs, charges, expenses, consequences to which the Purchasers AND the Vendor have solemnly declared and assured that the said premises is free from all types of encumbrances and lispensens relying on which the purchasers agreed and hereby purchase the said premises and as such the Vendor shall indemnify the Purchasers, their executors, administrators, legal representatives, successors-in-interest, the said partnership firm, its partners, their respective heirs, executors, administrators and legal representatives and assigns if the declarations and assurances as aforesaid appears to be false AND THAT all Municipal rates, taxes and other impositions and/or outgoings including electricity charges payable in respect of the said premises upto the date of execution of this deed of conveyance as and when assessed by the authorities concerned shall be payable by the Vendor.

- III. AND FURTHER THAT the Purchasers, their respective executors, administrators, legal representatives, successors-in-interest, the said partnership firm, its partners, their respective heirs, executors, administrators and legal representatives and assigns shall and may at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the said premises and receive and take the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of their predecessors in title or any one of them AND THAT the Purchasers, their respective heirs, executors, administrators, legal representatives, successors-in-office and assigns shall be freed and cleared and freely and clearly and absolutely acquitted, exonerated, released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently save, defended and kept harmless and indemnified of, from and against all and all manner of former or other estates, encumbrances, charges, liens, claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, executions, prohibitions, restrictions, easements and lispensens, whatsoever suffered or made or liabilities created in respect of the said premises by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors or their predecessors in title or any of them as aforesaid or otherwise AND THE Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchasers, their respective heirs, executors, administrators, legal representatives, successors, successor-in-office and



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assigns make, do, acknowledge and execute all such acts, deeds, matters and things whatsoever for further, better and more perfectly and effectually granting and assuring the said premises and every part or portion thereof unto and to the use of the Purchasers, their respective heirs, executors, administrators, legal representatives, successors, successors-in-office and assigns as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT land measuring 10 Cottahs be the same a little more or less together with 400 square feet be the same a little more or less R.T. Shed structure standing on the front portion and 1500 square feet be the same a little more or less R.T. Shed structure standing on the back portion thereon situate lying at in R.S. Dag No. 1883 (03 Cottahs 11 Chittacks 20 square feet) under previously R.S. Khatian Nos. 63 and 337 and at present R.S. Khatian Nos. 63 and 337 and comprised in R.S. Dag No. 1887 (06 Cottahs 04 Chittacks 25 square feet) under previously R.S. Khatian Nos. 1102 and 1103 and at present R.S. Khatian Nos. 1102 and 1103 in Mouza Garfa, J.L. No. 19, being part of Premises No. 379, Purbachal Main Road, now renumbered as 379/1/A, Purbachal Main Road, Post Office Haltu, Police Station Garfa, previously Police Station Kasba, under Ward No. 106 of the Kolkata Municipal Corporation, Kolkata-700 078, District South 24 Parganas together with all sorts of easement rights over the Road/Common Passage and rent payable to the Collector, 24 Parganas (South) Government of West Bengal, the said landed property butted and bounded as follows:

ON THE NORTH BY : 24 feet wide Purbachal Main Road;

ON THE SOUTH BY : Part of R.S. Dag No. 1888;

ON THE EAST BY : Part of R.S. Dag No. 1883 and part of R.S. Dag No. 1887;

ON THE WEST BY : Part of R.S. Dag No. 1883 and part of R.S. Dag No. 1887;

OR HOWSOEVER OTHERWISE demarcated in a map or plan annexed hereto and bordered "RED".



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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the VENDOR through its two Directors namely Niloy Kumar Pande and Dali Sinha by virtue of the Board Resolution dated 3rd June, 2019 at Kolkata in the presence of:

1. *D. Mitra*
Solicitor & Advocate.

2. Rajiv Kumar Ganguli
10, old Post Office Street
1st floor Room no 29
Kolkata - 700001

SIGNED SEALED AND DELIVERED by the PURCHASER NO. 1 through its Proprietor Sri Arunagata Das at Kolkata in the presence of:

1. *D. Mitra* Solicitor & Advocate

2. Rajiv Kumar Ganguli

SIGNED SEALED AND DELIVERED by the PURCHASER NO. 2 through one of its Partners Sri Arunagata Das at Kolkata in the presence of:

1. *D. Mitra* Solicitor & Advocate

2. Rajiv Kumar Ganguli

SIGNED SEALED AND DELIVERED by the PURCHASER NO. 3 through one of its Directors Sri Arunagata Das by virtue of the Board Resolution dated 29th February, 2012 at Kolkata in the presence of:

1. *D. Mitra* Solicitor & Advocate

2. Rajiv Kumar Ganguli

KNA HOUSING DEVELOPMENT PVT. LTD.

Niloy Kumar Pande

Director

KNA HOUSING DEVELOPMENT PVT. LTD.

Dali Sinha

Director

For Omkar Enterprise

Arunagata Das
Proprietor

OMKAR CONSTRUCTION CO.

Arunagata Das
Partner

OMKAR DEVCON PROPERTIES PVT. LTD.

Arunagata Das
Director

RECEIVED of and from the within-named **PURCHASERS** the within-mentioned sum of Rs. 2,89,00,000.00 (Rupees Two Crore Eighty Nine Lakh) only as per memo below:

MEMO OF CONSIDERATION

1.	By several cheques of different dates of different amounts all drawn on in favour of the Vendor amounting to Rs. 25,00,000.00 from the Purchaser No. 1 and a sum of Rs. 15,00,000.00 invested by the Purchaser No. 1 on behalf of the Vendor on the said premises aggregating to a total sum of	:	Rs. 40,00,000.00
2.	By several cheques drawn in favour of the Vendor and invested by the Purchaser No. 2 on behalf of the Vendor on the said premises aggregating to a total sum of	:	Rs. 63,00,000.00
3.	By cheque No. 229574 dated 5 th July, 2019 drawn on Yes Bank, Salt Lake, Kolkata-700 091 drawn in favour of the Vendor amounting to Rs. 1,20,00,000.00 and cheque No. 371013 dated 5 th July, 2019 drawn on Punjab National Bank, Salt Lake, Sector-III Branch, Kolkata drawn in favour of the Vendor amounting to Rs. 63,11,000.00 aggregating to a total sum of	:	Rs.1,83,11,000.00
	Paid on behalf of the Vendor 1% on account of TDS.	:	Rs. 2,89,000.00
	TOTAL	:	Rs. 2,89,00,000.00

(Rupees Two Crore Eighty Nine Lakh) only.

WITNESSES:

- 1) *D. Mitra, Solicitor & Advocate*
- 2) *Rajiv Kumar Ganguli*

KNA HOUSING DEVELOPMENT PVT. LTD.
M. L. O. I. O. P. O. P. O.
Director

Drafted by:

D. Mitra
(D. MITRA),
Solicitor & Advocate,
High Court, Calcutta,
Room No. 29, First Floor,
10, Old Post Office Street,
Kolkata-700 001. Enrollment No. W/B/1348/1977
Mobile: 98314 62881.

KNA HOUSING DEVELOPMENT PVT. LTD.
Dali Sinha
Director



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SITE PLAN AT PREMISES NO. 379/1/A, PURBACHAL MAIN MAIN ROAD. [PREVIOUSLY 379, PURBACHAL MAIN ROAD] R.S. DAG NO. 1883 AND R.S. DAG NO. 1887, P.S. GARFA, WARD NO. 106 KOLKATA 700 078 UNDER K. M. C. DISTRICT SOUTH 24 PARGANAS.

LAND AREA : 668.896 SQ.M. i.e. 10 KH.- 00 CH.- 00 SFT.

(SHOWN IN RED COLOUR.)

SCALE- 1: 200

PART OF R.S. DAG NO. 1888;
VACCANT LAND

21880

ONE STOREY
R. T. S.
(1500 SQ. FT.)

N
↓

PART OF R.S. DAG NO. 1883 AND
PART OF R.S. DAG NO. 1887 ;

36388

PART OF R.S. DAG NO. 1887;

34905

G+4 BUILDING
79A PURBACHAL MAIN ROAD.

PART OF R.S. DAG NO. 1883 AND
PART OF R.S. DAG NO. 1887 ;

TWO STORIED BUILDING
79 PURBACHAL MAIN ROAD.

PART OF R.S. DAG NO. 1883;

ONE STOREY
R. T. S.
(400 SQ. FT.)

6655

8869

879

24'0" WIDE

PURBACHAL MAIN ROAD

OMKAR DEVCON PROPERTIES PVT. LTD

OMKAR CONSTRUCTION CO.

For Omkar Enterprise

Shunigat's Son
Director

Shunigat's Son
Partner

Shunigat's Son
Proprietor

DRAWN BY: ARUNAVA DAS, (REGISTERED ARCHITECT)
CA/2007/139855

Director

Director

KMA HOUSING DEVELOPMENT PVT. LTD.

KMA HOUSING DEVELOPMENT PVT. LTD.

Miloy W. Das

Gol. Sinha



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SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Signature MILON 102. Panke
 Name MILON 102. Panke



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Signature Dale Sinha
 Name DALE SINHA



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Signature Arunagata Das
 Name ARUNAGATA DAS



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SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Signature Arunagata Das
 Name ARUNAGATA DAS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Signature Arunagata Das
 Name ARUNAGATA DAS

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
PHOTO	Left Hand				
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Signature _____

Name _____



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KNA HOUSING DEVELOPMENT PVT. LTD.

Meloy M. Saha

Director

KNA HOUSING DEVELOPMENT PVT. LTD.

Gali Sinha

Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NILOY KUMAR PANDE
SAMARENDRA NATH PANDE

13041667
Partnership Account Number

AJUPP0028L

निर्माता
Signature



NILOY KUMAR PANDE

To give this card to him / herself, kindly inform / inform us at
Income Tax PAN Services Unit, UPIISL,
Plot No. 2, Sector 17, CBD Belapur,
New Mumbai - 400 114.

ये कार्ड को देने के लिए कृपया सूचित करें/सूचित करें :
आयकर PAN सेवा इकाई, UPIISL,
प्लॉट नं. 2, सेक्टर 17, सीबीडी बेलपुर,
नई मुंबई - 400 114

WB/08/050/189107

Date:

72A, BALLYGUNGE
PLACE, 3FR, FLAT-5B, KOLKATA
MUNICIPAL CORPORATION,
GARIAHAT, KOLKATA- 700019

Address:

72A, BALLYGUNGE
PLACE, 3FR, FLAT-5B, KOLKATA
MUNICIPAL CORPORATION,
GARIAHAT, KOLKATA- 700019

Date: 28/12/2012

১৫ - নির্বাচন নিয়ন্ত্রণ কমিশনের
স্বাক্ষরিত স্বাক্ষর সূত্র

Facsimile Signature of the Electoral
Registration Officer for
161-Ballygunge Constituency

নিম্নে স্বাক্ষরিত করা স্বাক্ষর নির্বাচন সূত্রের সঠিক নকল হলে এ সূত্র
স্বাক্ষর করা স্বাক্ষরিত স্বাক্ষর সূত্রের সঠিক নকল হলে এ
সূত্রের সঠিক নকল হলে

In case of change in address mention this Card No.
in the relevant Form for including your name in
the roll at the changed address and to obtain the
card with same number.

১৫৫৩

ভাৰতীয় নিৰ্বাচন কমিশন
পঞ্জীয়ন পত্ৰ
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/08/050/189107



নিৰ্বাচকের নাম : নিলয় পান্ডে
Elector's Name : Nilay Pandey
পিতার নাম : সমরেন্দ্র পান্ডে
Father's Name : Samarendra Pandey
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ : XX/XX/1967
Date of Birth : XX/XX/1967

Nilay Pandey

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DALI SINHA

SUDARSHAN SAHA

11/10/1963

Pensioner Account Number

AWHPS5955P

D. Lal Sinha

Signature



D. Lal Sinha

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTISE,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खो जाने वा कृपया सूचित करें/वापस करें :
आयकर पैन सेवा यूनिट, UTISE,
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.



ভারত সরকার
 Unique Identification Authority of India
 Government of India
 Government of India (Enrollment) No - 104011555105573

To
 নিলয় কুমার পান্ডে
 Niloy Kumar Pande
 A/C BAMAN PARA LAKE
 Ballygunge S.O
 Ballygunge
 Kolkata
 West Bengal 700019

Aadhaar No

MN476138166F7



আপনার আধার সংখ্যা / Your Aadhaar No. :

4286 3741 6649

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



নিলয় কুমার পান্ডে
 Niloy Kumar Pande
 পিতা : সামরেন্দ্রনাথ পান্ডে
 Father : SAMARENDRANATH PANDE
 জন্মতারিখ / DOB : 18/04/1967
 লিঙ্গ / Male



4286 3741 6649

আধার - সাধারণ মানুষের অধিকার

Niloy Kumar Pande



ভারত সরকার

Government of India

ভালিকাভুক্তির নম্বর/ Enrolment No.: 1062/74216/01324

Download Date: 11/03/2017

To
দালি সিনহা
DALI SINHA
CHOWK
BENIAGRAM
Farakka
Beniagram
Murshidabad West Bengal - 742212
9434101921

Generation Date: 21/01/2012



আপনার

সংখ্যা / Your

No. :

2247 4160 1949

আমার

, আমার পরিচয়



ভারত সরকার
Government of India



নাম/NAME
DALI SINHA
তারিখ/DOB: 10/10/1963
লিঙ্গ/SEX: FEMALE

2247 4160 1949

আপনার

, আমার পরিচয়

Dali Sinha



ভারতের নির্বাচন কমিশন
পত্রিকা নং
ELECTION COMMISSION OF INDIA
IDENTITY CARD

BZB 1296557



নির্বাচক নাম : ডানি সিন্ধা
Elector's Name : Dali Sinha
পত্নীর নাম : কাজল কুমার সিন্ধা
Husband's Name : Kajal Kumar Sinha
লিঙ্গ/সেক্স : পুং
জন্ম তারিখ
Date of Birth : 11/10/1963

BZB 1296557

ঠিকানা:
পদামহালা-পাকপাড়া (উত্তর),
বেনা গ্রাম, ফারাক্কা,
মুর্শিদাবাদ-742212

Address:
PADAMAHALLA-PAKAPADA (UTTAR),
BENA GRAM, FARAKKA,
MURSHIDABAD-742212

তারিখ: 20/09/2013

13-নম্বর নির্বাচন মন্ত্রক নির্বাচন নিয়ন্ত্রণ
সংক্রান্ত স্মারক
Facsimile Signature of the Electoral
Registration Officer for
05-Farakka Constituency

নিয়ন্ত্রক নির্বাচন মন্ত্রক থেকে প্রাপ্ত এই কার্ডটি কেবল একই
নামের লোকের পক্ষেই ব্যবহার করা যাবে এবং এটি অন্য
কোনও লোকের পক্ষে ব্যবহার করা যাবে না।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number. 05/09/13

Dali Sinha
Elector

आयकर विभाग

INCOME TAX DEPARTMENT

OMKAR CONSTRUCTION CO



भारत सरकार

GOVT. OF INDIA



23/05/2011

Particulars Account Number

AACFO7473K

2011011

OMKAR CONSTRUCTION CO.

Shunagata Kar.
Partner

यदि कार्ड को खोलने पर कोई समस्या उत्पन्न हो / if card is lost / someone's else card is found,

आयकर विभाग को सूचित / please inform / return to

आयकर विभाग, आंध्र प्रदेश सरकार,

आयकर सेवा केंद्र, आंध्र प्रदेश,

बंगलूरु - 560001

Income Tax PAN Service Unit, NEDU

3rd Floor, Sapphire Chambers,

Near State Telephone Exchange,

Bangalore, Pin - 560001

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081

e-mail: taxinfo@rediffmail.in

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

OMKAR DEVCON PROPERTIES PRIVATE
 LIMITED

27/05/2010

Permanent Account Number
 AABCO3002G




OMKAR DEVCON PROPERTIES PVT. LTD
Anuragata Khan.
 Director

If you need to call someone's landline from
 outside India, you need to
 dial the international code,
 the country code and the
 local number.

If you need to call someone's landline from
 inside India, you need to
 dial the area code, the
 local number and the
 extension.

For more information, please contact
 Income Tax PAN Service Centres,
 1st Floor, Shopping Complex,
 Near Bani Park, Indraprastha Extension,
 New Delhi - 110 045

Tel: 91-11-2724 2600, Fax: 91-11-2721 8021
 e-mail: pan@incometax.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARUNAGATA DAS

GULAL CHANDRA DAS

21/12/1969

Permanent Account Number
ADPP03508E

Arunagata Das
Signature



Arunagata Das.

आयकर विभाग - सर्वोच्च प्रथम श्रेणी - अहमदाबाद
अहमदाबाद नगर प्रशासन, एम.एम.डी. बिल्डिंग
मिनाजी-लॉन्डन, अहमदाबाद
सर्वोच्च टेलिफोन एक्सचेंज के तहत
सर्वोच्च, गुजरात - 380 002

Income Tax (PAN) Service Unit, NSDL,
1st Floor, Signature Chambers,
New Bazaar Telephone Exchange,
Bamburda, Pune - 411 005

Tel: 01-20-2221 8081, 20-2221 8082
e-mail: nsdl@pan.ernet.in

भारत सरकार
GOVERNMENT OF INDIA

नाम पाल
Palash Paul
जन्मतिथि / DOB : 22/12/1971
पुरुष / MALE

3850 7761 0745




आधार - साधारण मानुषेअ अधिकार

Palash Paul

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
89, सुजनबाग (रोड), हुगली
छिन्डा (एम), हुगली, पश्चिमबंग,
712101

Address:
89, SUJANBAGAN ROAD,
Hooghly Chinsurah (M),
Hooghly, West Bengal, 712101



1947
1800 305 1947

help@uidai.gov.in www.uidai.gov.in

www

P.O. Box No.1947,
Bangalore-560 021