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INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

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Certified that the Document is admitted to Registrations. The Signature Stamps and its endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

24 JUL 2021

Additional Registrar of Assurances-IV, Kolkata

prc 18/07/21

dar

CONVEYANCE

1. Date: 9th July, 2021
2. Place: Kolkata
3. Parties:

Suniti Saini
Sukumar Mondal

Visa Case No. 1555 of 09.07.21

J (1)---
J (2)---
Total
Paid on 350/-

ARA-IV
Kolkata

dar Suniti Saini
Sukumar Mondal

21802

SAHA & RAY
Advocates

3A/1, 3rd Floor, Hastings Chambers
7C, Kisan Shankar Roy Road
Kolkata - 700011

NAME
ADD.
RS.
13 MAY 2021
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C.C. Court
20, 3, K. S. Roy Road, Howrah

13 MAY 2021

13 MAY 2021

Subroto Chandra Ghosh



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

9 JUL 2021

- 3.1 **Sruti Sain**, wife of Abhijit Sain, by faith Hindu, by occupation Housewife, nationality Indian, residing at 71, Dr. Deodar Rahaman Road, PIN-700033, Post Office Tollygunge, Police Station Tollygunge, District South 24 Parganas, West Bengal (**PAN ALUPS1058D**)

(**Vendor**, includes successors-in-interest)

And

- 3.2 **Sukumar Mondal**, son of Rupchand Mondal, by faith Hindu, occupation Business, nationality Indian, residing at Domdamakismat, Post Office Domdorna, Police Station Bishnupur, District South 24 Parganas, West Bengal, PIN-743503, (**PAN FOQPM4258R**)

(**Confirming Party**, includes successors-in-interest)

And

- 3.3 **Recoup Tracom Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at 91A/1, Park Street, Ground Floor, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFGR4144Q**], represented by its authorized signatory, **Subrata Chakraborty**, son of Late Satinath Chakraborty, by faith Hindu, occupation Service, nationality Indian, working for gain at 99A, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street, District Kolkata, West Bengal (**PAN AELPC8428D**)

(**Purchaser**, includes successors-in-interest).

Vendor and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as *shali* (agricultural) measuring 6.0228 (six point zero two two eight) decimal [equivalent to 3.6502 (three point six five zero two) *cottak*], more or less, out of 21 (twenty one) decimal, being a portion of R.S./L.R. *Dag* No. 47, recorded in L.R. *Khatian* No. 5572, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, PIN-700144, within the jurisdiction of Hariharpur *Gram Panchayet* (**HGP**), Sub-Registration District Baruipur, District South 24 Parganas (**Said Property**), more fully described in the **Schedule** below and the said *Dag* No. 47 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendor has made the following representations and given the following warranties to the Purchaser regarding title:



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- 5.1.1 **Ownership of Purnima Sarkar:** By a *Bengali* Deed of Sale dated 3rd July, 1959, registered before the office of the Sub-Registrar, Baruipur, recorded in Book No. I, Volume No. 72, at pages 243-245, Being No. 6318 for the year 1959, Goni Molla (the vendor, therein) sold, transferred and conveyed land measuring 10.5 (ten point five) decimal, more or less, out of 21 (twenty one) decimal, being a portion of R.S *Dag* No. 47, recorded in R.S. *Khatian* No. 35, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, District 24 Parganas, to Amarendra Bhusan Sarkar (**Purnima's Land**).
- 5.1.2 **Mutation:** Thereafter, Purnima Sarkar got her name mutated in the records of the Land Reforms Settlement of the Block Land and Land Reforms Office, Baruipur, South 24 Parganas, in L.R. *Khatian* No. 625 with regard to the Purnima's Land.
- 5.1.3 **First Sale by Purnima Sarkar:** By a Deed of Indenture dated 10th April, 1996, registered from the office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, Volume No. 67, at pages 13-24, Being No. 2418 for the year 1996, Purnima Sarkar sold, transferred and conveyed land measuring 2.216 (two point two one six) decimal, more or less, out of Purnima's Land, being a portion of R.S./L.R. *Dag* No. 47, recorded in R.S. *Khatian* No. 451 and L.R. *Khatian* No. 625, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, PIN-700144, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, to Gautam Sharma (**Gautam Sharma's Land**).
- 5.1.4 **Second Sale by Purnima Sarkar:** By a Deed of Indenture dated 10th April, 1996, registered from the office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, Volume No. 67, at pages 25-36, Being No. 2419 for the year 1996, Purnima Sarkar sold, transferred and conveyed land measuring 2.216 (two point two one six) decimal, more or less, out of Purnima's Land, being a portion of R.S./L.R. *Dag* No. 47, recorded in R.S. *Khatian* No. 451 and L.R. *Khatian* No. 625, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, PIN-700144, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, to Raj Kumar Sharma (**Raj Kumar Sharma's Land**).
- 5.1.5 **Third Sale by Purnima Sarkar:** By a Deed of Indenture dated 10th April, 1996, registered from the office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, Volume No. 67, at pages 27-48, Being No. 2420 for the year 1996, Purnima Sarkar sold, transferred and conveyed land measuring 2.216 (two point two one six) decimal, more or less, out of Purnima's Land, being a portion of R.S./L.R. *Dag* No. 47, recorded in R.S. *Khatian* No. 451 and L.R. *Khatian* No. 625, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, PIN-700144, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, to Arun Sharma (**Arun Sharma's Land**).
- 5.1.6 **Fourth Sale by Purnima Sarkar:** By a Deed of Indenture dated 10th April, 1996, registered from the office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, Volume No. 67, at pages 49-58, Being No. 2421 for the year 1996, Purnima Sarkar sold, transferred and conveyed 2.216 (two point two one six) decimal, more or less, being a portion of R.S./L.R. *Dag* No. 47, recorded in R.S. *Khatian* No. 451 and L.R. *Khatian* No. 625, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, PIN-700144, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Anil Kumar Sharma's Land**).
- 5.1.7 **Sale of Arun Sharma's Land & Raj Kumar Sharma's Land:** By a Deed of Indenture dated 6th September, 2002, registered from the office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, Volume No. 1, at pages



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- 1-11, Being No. 00207 for the year 2003, Arun Sharma and Raj Kumar Sharma jointly sold, transferred and conveyed land measuring 4.432 (four point four three two) decimal, more or less, being a portion of R.S./L.R. *Dag* No. 47, recorded in R.S. *Khatian* No. 451, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, PIN-700144, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas], to Sruti Sain (**Sruti Sain's First Land**).
- 5.1.8 **Gift of Anil Kumar Sharma's Land & Gautam Sharma's Land:** By a Deed of Gift dated 7th February, 2003, registered before the office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, Volume No. 1, at pages 1-10, Being No. 04574 for the year 2003, Anil Kumar Sharma & Gautam Sharma jointly gifted. land measuring 4.432 (four point four three two) decimal, more or less, being a portion of R.S./L.R. *Dag* No. 47, recorded in R.S. *Khatian* No. 451 and L.R. *Khatian* No. 625, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, PIN-700144, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas], to Dhanik Sharma (**Dhanik Sharma's Land**).
- 5.1.9 **Sale by Dhanik Sharma:** By a Deed of Indenture dated 14th July, 2004, registered from the office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, CD Volume No. 4, at pages 2753-2766, Being No. 01535 for the year 2012, Dhanik Sharma sold, transferred and conveyed land measuring 3.282 (three point two eight two) decimal, more or less, being a portion of R.S./L.R. *Dag* No. 47, recorded in R.S. *Khatian* No. 451 and L.R. *Khatian* No. 625, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, PIN-700144, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, to Sruti Sain (**Sruti Sain's Second Land**).
- 5.1.10 **Ownership of Sruti Sain:** In the circumstances mentioned above, Sruti Sain (the Vendor, herein) became the owner of the Sruti Sain's First Land and Sruti Sain's Second Land which is admeasuring 7.714 (seven point seven one four) decimal, more or less, being portion of R.S./L.R. *Dag* No. 47, recorded in R.S. *Khatian* No. 451 and L.R. *Khatian* No. 625, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, PIN-700144, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas] which is collectively known as **Larger Property**.
- 5.1.11 **Mutation:** Thereafter, Sruti Sain got her name mutated in the records of the Land Reforms Settlement of the Block Land and Land Reforms Office, Baruipur, South 24 Parganas, in L.R. *Khatian* No. 5572 with regard to the Larger Property.
- 5.1.12 **Absolute Ownership of Vendor:** In the circumstances mentioned above, Sruti Sain (the Vendor herein) has become the owner of the Said Property which is part of the Larger Property, free from all encumbrances.
- 5.1.13 **Interest of Confirming Party:** The Said Property has been under unauthorized cultivation of the Confirming Parties and the Confirming Parties have agreed to release and relinquish their rights and interest in the Said Property for a consideration payable by the Purchaser to the Confirming Parties, the receipt of which the Confirming Parties hereby as well as by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that



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the Said Property is not affected by any scheme of the *Panchayet* Authority or Government or any Statutory Body.

- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutter*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendor will sell the Said Property to the Purchaser free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and **together with** *khas*, vacant, peaceful and physical possession and the Purchaser will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).



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- 6.2 **Surrender of Rights by Confirming Party:** Confirming Party has been claiming possessory right over the Said Property but by virtue of commercial negotiation and amicable settlement, confirming party has agreed to surrender such claims in favour of the Purchaser.
- 6.3 **Confirmation of Confirming Party:** The Confirming Party confirms that the Confirming Party has no objection to this Conveyance being granted and to record the same, the Confirming Party has joined and executed this Conveyance.

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sell, convey and transfer to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *shali* (agricultural) measuring 6.0228 (six point zero two two eight) decimal [equivalent to 3.6502 (three point six five zero two) *cottah*], more or less, out of 21 (twenty one) decimal, being a portion of R.S./L.R. *Dag* No. 47, recorded in L.R. *Khatian* No. 5572, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, PIN-700144, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas and the said *Dag* No. 47 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
- 7.2 **Vendor's Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 5,33,825/- (Rupees five lac thirty three thousand eight hundred and twenty five) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby as well as by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.
- 7.3 **Total Consideration:** The Confirming Party's Consideration and the Vendor's Consideration together construes the Total Consideration.

8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutter*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.



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- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Vendor.
- 8.2.2 **Transfer of Property Act:** All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding anything contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waive, surrender and give up each and everyone of the aforesaid rights.
- 8.6 **Indemnity:** The Vendor and the Confirming Party hereby covenant that the Vendor or the Confirming Party or any person claiming under the Vendor and the Confirming Party in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be



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suffered by the Purchaser and/or the Purchaser's successors-in-interest by reason of any encumbrance on the Said Property.

- 8.7 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendor and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property from agricultural to non-agricultural/housing for construction of a housing complex and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining agricultural and (b) appoint the Purchaser as the constituted attorney of the Vendor and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof from agricultural to non-agricultural/housing and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or the Purchaser's successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.



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Schedule
(Said Property)

Land classified as *shali* (agricultural) measuring 6.0228 (six point zero two two eight) decimal [equivalent to 3.6502 (three point six five zero two) *cottah*], more or less, out of 21 (twenty one) decimal, lying vacant, being a portion of R.S./L.R. *Dag* No. 47, recorded in L.R. *Khatian* No. 5572, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, PIN-700144, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and the said *Dag* No. 47 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No. 15;
On the East : By R.S./L.R. *Dag* No. 48;
On the South : By R.S./L.R. *Dag* No. 47 (Part);
On the West : By R.S./L.R. *Dag* No. 31.

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property.

The details of the Said Property are tabulated below:

<i>Mouza</i>	R.S./ L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> No.	Nature of Land	Total Area of <i>Dag</i> (in Decimal)	Total Area Sold (in Decimal)	Name of Recorded Owner
<i>Hariharpur</i>	47	5572	<i>shali</i>	21	6.0228	Sruti Sain



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9. Execution and Delivery

9.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

Sruti Sain

(Sruti Sain)

(Vendor)

Sukumar Mondal

(Sukumar Mondal)

(Confirming Party)

Read over and explained the contents of this document by me to the Vendor and the Confirming Party in their vernacular language, who after understanding the meaning and purport of this document, put their LTI/signature in my presence.

Signature _____

RECoup TRACOM PRIVATE LIMITED

Subrata Chakraborty

Recoup Tracom Private Limited
represented by its authorized signatory
Subrata Chakraborty
(Purchaser)

Drafted by

Sapre (MADHUMOINTI SAPRE)

Advocate, High Court At Calcutta

F/1666/1297/2016

Witnesses:

Signature: K Mondal

Name: Jayanta K. Mondal

Father's Name: Late K.P. Mondal

Address: Vill - Baruli, PS - Sonarpur,

Kolkata - 700145

Signature: RK Agw

Name: Rajesh Agarwal.

Father's Name: Late O.P. Agarwal.

Address: 99A, Park Street -

Kolkata - 700016 -



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Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 5,33,825/-** (**Rupees five lac thirty three thousand eight hundred and twenty five**) towards full and final payment of the Total Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Pay Order, Vide No. 479086	08.07.2021	The Federal Bank Ltd. BBD Bagh Branch	5,33,825/-
Total			5,33,825/-

Sruti Sain

Sruti Sain

(Sruti Sain)
(Vendor)

Witnesses:

Signature *[Signature]*

Name: Jayanta K. Mondal

Signature *[Signature]*

Name: Rajesh Aganwal



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Receipt and Memo of Confirming Party's Consideration

Received from the withinnamed Purchaser the withinmentioned sum of Rs. 4,76,630 /- (Rupees four lac seventy six thousand six hundred and thirty towards full and final payment of the consideration for sale of the Said Property described in the **2nd Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Pay Order, Vide No. <u>479089</u>	08.07.2021	The Federal Bank Ltd. BBD Bagh Branch	<u>4,76,630/-</u>
		Total:	<u>4,76,630/-</u>

Sukumar Mondal

Sukumar Mondal

Sukumar Mondal
(Confirming Party)

Witnesses:

Signature [Signature]
Name Jayanta Kr. Mondal

Signature [Signature]
Name Rajesh Agarwal



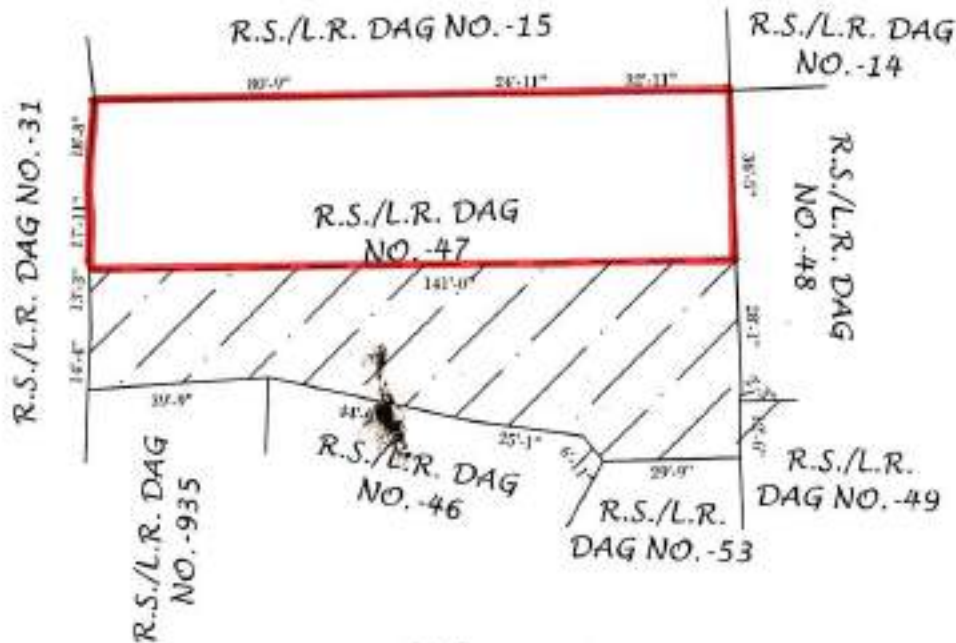
ADDITIONAL REGISTRAR
OF ASSURANCE & IV, KOLKATA

9 JUL 2021



SITE PLAN OF R.S./L.R. DAG NO.- 47, L.R. KHATIAN NO.- 5572, MOUZA -HARIHARPUR, J.L. NO.- 11, P.S.-BARUIPUR, UNDER HARIHARPUR GRAM PANCHAYET DIST.- SOUTH 24 PARGANAS.

TOTAL AREA OF DAG NO.47 - 21 DECIMAL



Smiti Seni

SIGNATURE OF THE VENDORS.

VEGOUP TRADOM PRIVATE LIMITED
Sukumar Mondal
Authorized Signatory

NAME & SIGNATURE OF THE PURCHASERS.

LEGEND : 6.0228 DECIMAL UNDIVIDED SHALI LAND OUT OF DEMARCATED AND DELINEATED
10.50 DECIMAL LAND OUT OF 21 DECIMAL IN R.S/L.R. DAG NO.- 47.

SHOWN THUS:



✓
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

9 JUL 2021



SPECIMEN FORM TEN FINGER PRINTS

Sl. No. Signature of the executants and/or purchaser Presentants



Senti Sai

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Adnan Chinnand

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Sukumar mondal

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

9 JUL 2021



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192021220028145681 Payment Mode: Online Payment
GRN Date: 09/07/2021 15:14:08 Bank/Gateway: State Bank of India
BRN : CKQ8366301 BRN Date: 09/07/2021 15:07:46
Payment Status: Successful Payment Ref. No: 2001149132/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: SAHA AND RAY
Address: HASTINGS CHAMBERS 7C K S ROY ROAD KOLKATA 700001
Mobile: 8482063816
Depositor Status: Solicitor firm
Query No: 2001149132
Applicant's Name: Org SAHA AND RAY
Identification No: 2001149132/2/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001149132/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	56936
2	2001149132/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	23752
			Total	80688

IN WORDS: EIGHTY THOUSAND SIX HUNDRED EIGHTY EIGHT ONLY.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

9 JUL 2021



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19042001149132/2021




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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Sruji Sain 71, Dr. Deodar Rahaman Road,, City:- , P.O:- Tollygunge, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700033	Seller		3232 	Sruji Sain 9/7/2021
2	Sukumar Mondal Domdamakismat,, City:- , P.O:- Domdoma, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 743503	Seller		3233 	Sukumar Mondal 1202/07/2021
3	Subrata Chakraborty 99A, Park Street,, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016	Representative of Buyer [Recoup Tracom Private Limited]		3231 	



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

9.11.2011

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print 3242	Signature with date
1	Jayanta Kumar Mondal (Alias Name: Jayanta Mandal) Son of Late Krishna Pada Mondal Village Baruli,, City:- P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700145	Sruti Sain, Sukumar Mondal, Subrata Chakraborty			

(Mohul Mukhopadhyay)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -
IV KOLKATA

Kolkata, West Bengal

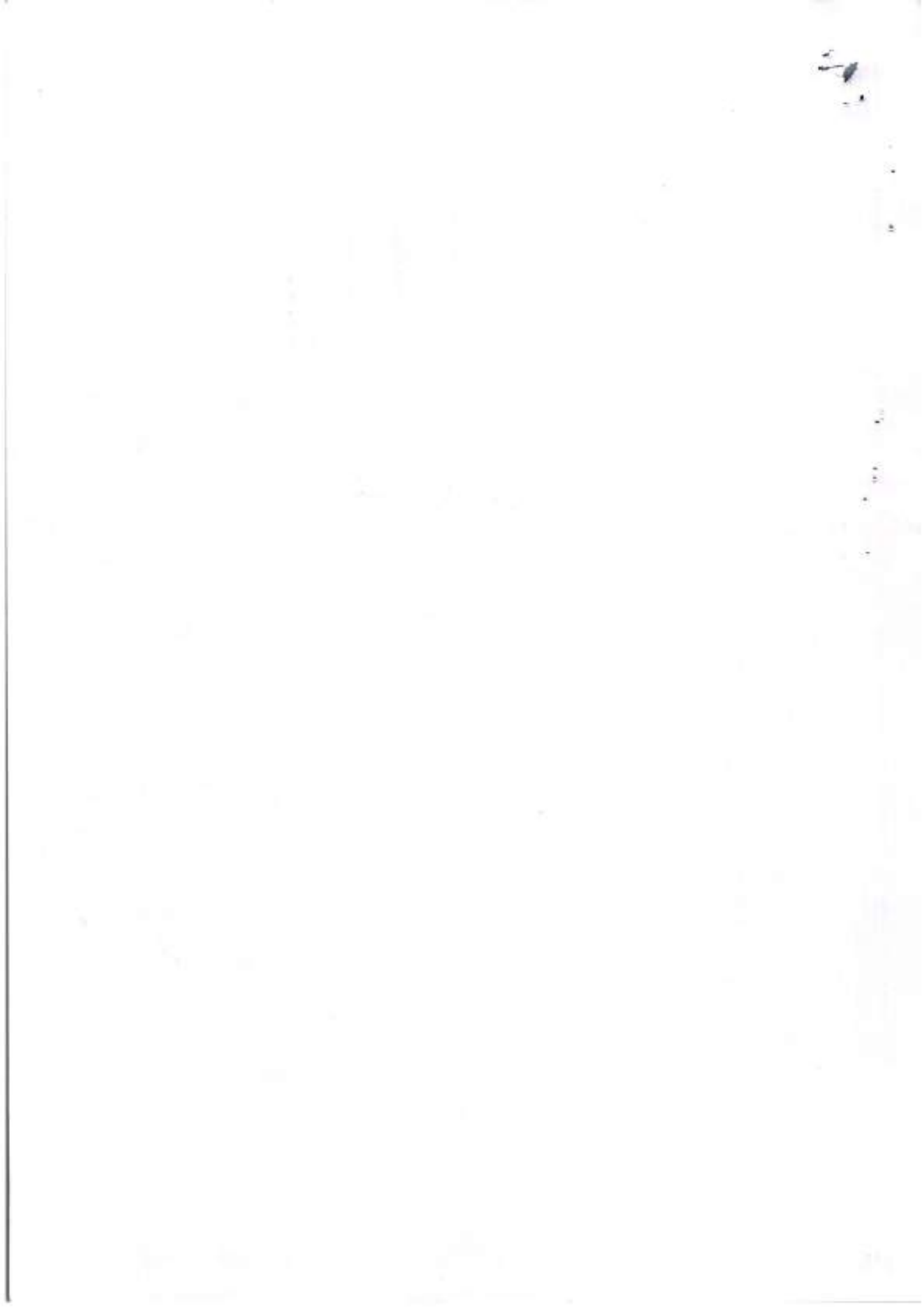


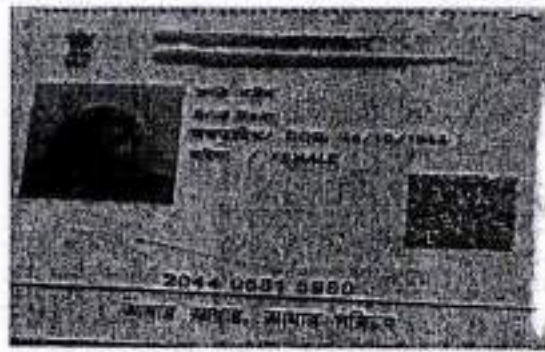
ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA

2 JUL 1978

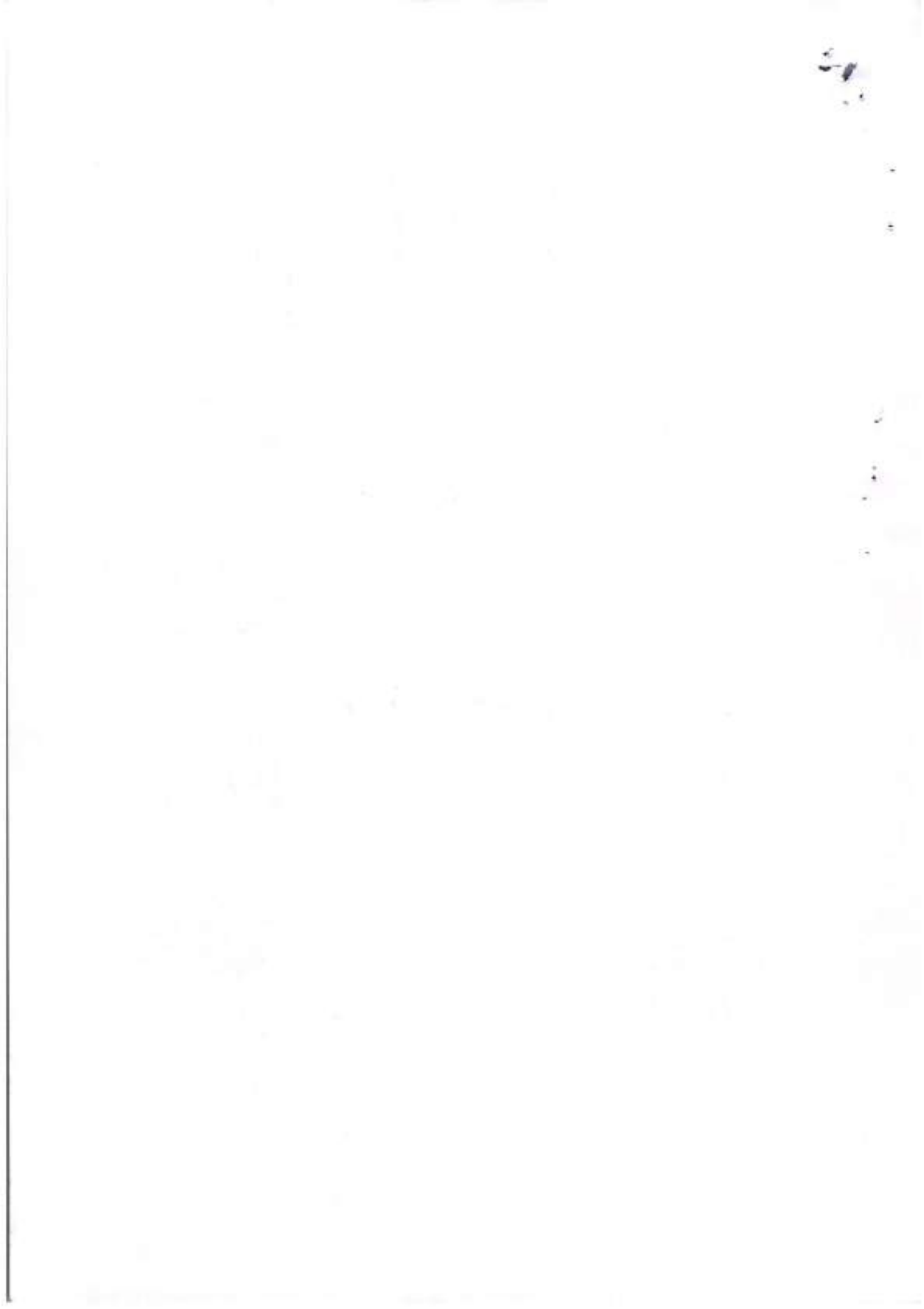


Franklin DeBque Roy





Santa Sera ,




भारत सरकार
GOVERNMENT OF INDIA


सुकुमार मण्डल
Sukumar Mondal

Date of Birth: 1964
 Age: 58

5754 0165 3339



আপনার আধার কার্ড মানুষের অধিকার


उद्देश्य
ভাৰতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: C/O Rupchand Mondal, Domsamakemat, Domsatia, South Twenty Four Parganas, West Bengal, 743603

www.uidai.gov.in

P.O. Box No. 1297, Sector-10, Gurgaon-122001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA


स्थायी खाता संख्या कार्ड
Permanent Account Number Card
FOQPM4258R



नाम / Name
SUKUMAR MONDAL

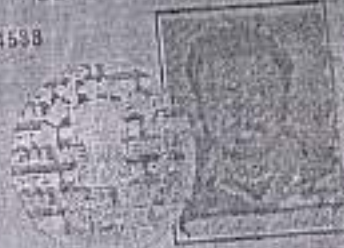
पिता का नाम / Father's Name
RUPCHAND MONDAL

दिनांक / Date
06/07/1984

Sukumar mondal

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

UBL1274588



নির্বাচকের নাম : সুকুমার মন্ডল

Elector's Name : Sukumar Mondal

পিতার নাম : রুপচাঁদ মন্ডল

Father's Name : Rupchand Mondal

লিঙ্গ/সঙ্গ : পুরুষ / M

জন্ম তারিখ : XX/XX/1985
Date of Birth

UBL1274588

ঠিকানা
দমদমা কিসমত পাল, বৈরাগী ও দত্তের শাড়া,
দামদামাকিসমত, বিষ্ণুপুর, দাঙ্গল ৪৬
পিনকোড-743503

Address:

DOMDOMA KISMAT PAL BAIRAGI O NASKAR
PARA DAMDAMAKISMAT, BISHNUPUR, BOU
24 PARCANAS-743503

Date: 05/01/2018

146- বিষ্ণুপুর (কনস্টিটুয়েন্সি) নির্বাচন কেন্দ্রের
নির্বাচন পরিচালক অফিসের সাক্ষরিত অনুমতি

Facsimile Signature of the Electoral
Registration Officer for

146 - Bishnupur (SC) Constituency

নিজস্ব পরিবর্তন হলে যত্ন সহকারে যেখানে নির্বাচন
কেন্দ্রের প্রকৃত নামের নতুন সঠিক পরিচয়পত্র প্রস্তুত
করা নির্বাচন কেন্দ্রের এই পরিচয়পত্রের সত্যতা যাচাই করুন।

In case of change in address mention the 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.

243 / 1072





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUBRATA CHAKRABORTY
SATINATH CHAKRABORTY
02/01/1970
Permanent Account Number
AELPC8428D

Signature



ভারত সরকার
Government of India



সুব্রত চক্রবর্তী
Subrata Chakraborty
পিতা : সতীনাথ চক্রবর্তী
Father : Satinath Chakraborty
জন্মতারিখ / DOB : 02/01/1970
পুরুষ / Male



5139 3393 9643

আধার - সাধারণ মানুষের অধিকার



ভারতীয় অনির্ভেদ্য পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
2, বি. এম. লেন, রাজা রাম
মোহন সারনী, রাজা রাম মোহন
সারনী, কোলকাতা, পশ্চিম বঙ্গ,
700009

Address:
2, B. M. LANE, Raja Ram Mohan
Sarani, Raja Ram Mohan Sarani,
Kolkata, West Bengal, 700009

5139 3393 9643

1647
1900 300 1947


help@uidai.gov.in

www.uidai.gov.in



Subrata Chakraborty

OK




ELECTION COMMISSION OF INDIA
ভাৰতীয় বিধান কমিশন


IDENTITY CARD WB / 23 / 157 / 032005
পরিচয় কার্ড

Elector's Name ভোটারের নাম	Chakrabarty Subrata চক্রবর্তী সুব্রত
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Sethiash সেথি
Sex	M
Religion	H
Age as on 1.1.1995	27
সংস্করণ নং	১৬

Address
১, Brindaban Mallick Lane, Calcutta.

Place
১, ব্রিন্দাবন মল্লিক লেন, কলকাতা-১



Facsimile Signature
Elector's Registration Officer
ভোটারের নামে

For 157, VIDYASAGAR
Assembly Constituency
১৫৭, বিদ্যাসাগর
বিধান সভার কেন্দ্র

Place	CALCUTTA
নং	কলকাতা
Date	18.08.05.
স্বাক্ষর	১৮.০৮.০৫.

Subrata Chakrabarty

Chak



भारत निर्वाचन आयोग
भारत
ELECTION COMMISSION OF INDIA
IDENTITY CARD
KC10070155



चुनेवाले का नाम : जयन्ता मण्डल

Electo's Name : Jayanta-Mandal

पिता का नाम : कृष्ण मण्डल

Father's Name : Krishna Mandal

लिंग / लिंग : पुरुष / M

जन्म तिथि : XX / XX / 1972

Date of Birth

Handwritten signature of Mr. Krishna Mandal

ACT0070155

Form
Date: 26/07/2007

Address:
Dakshin Garul, Model
Pura P.O.-Dakshin Golindapur
Langalberya Sonarpur South 24/
Pargana 700145

Date: 26/07/2007
110-Range of (Voter ID) Form
Form
Facsimile Signature of the Electoral
Registration Officer for
110-Sonarpur East (SC) Constituency

This form is to be used for the purpose of
in case of change in address please fill this
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with voter number.

Major Information of the Deed

Deed No :	I-1904-06102/2021	Date of Registration	24/07/2021
Query No / Year	1904-2001149132/2021	Office where deed is registered	
Query Date	09/07/2021 2:27:25 PM	1904-2001149132/2021	
Applicant Name, Address & Other Details	SAHA AND RAY 7C, K S ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7980384058, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 4,76,630/-]		
Set Forth value	Market Value		
Rs. 10,10,455/-	Rs. 18,97,182/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 56,946/- (Article:23)	Rs. 23,836/- (Article:A(1), E,)		
Remarks			

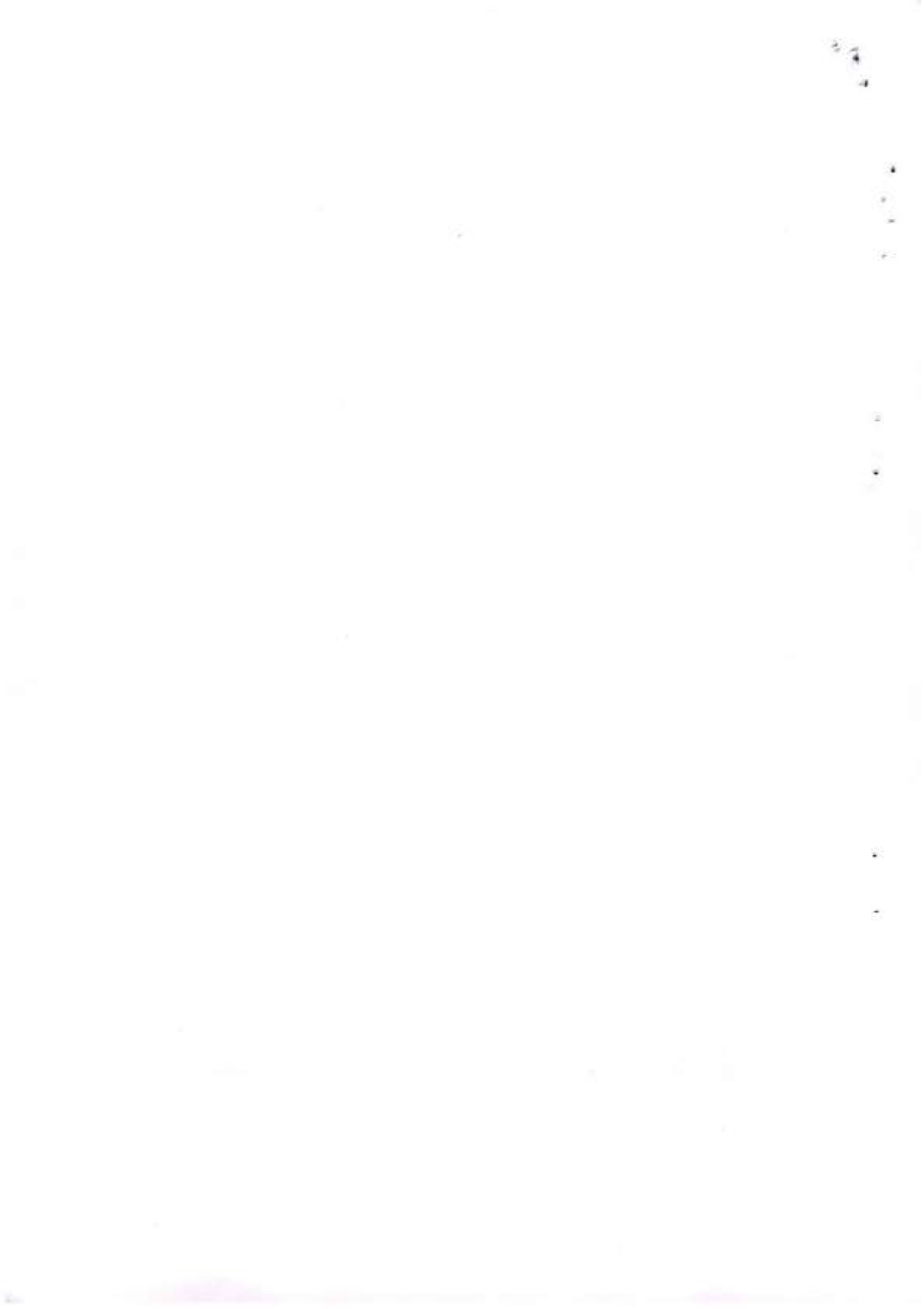
Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Hariharpur, JI No: 11, Pin Code : 700144

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-47	RS-5572	Bastu	Shali	6.0228 Dec	10,10,455/-	18,97,182/-	
Grand Total :					6.0228Dec	10,10,455 /-	18,97,182 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Sruti Sain Wife of Abhijit Sain 71, Dr. Deodar Rahaman Road,, City:- , P.O:- Tollygunge, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx8D, Aadhaar No: 20xxxxxxxx5980, Status :Individual, Executed by: Self, Date of Execution: 09/07/2021 , Admitted by: Self, Date of Admission: 09/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/07/2021 , Admitted by: Self, Date of Admission: 09/07/2021 ,Place : Pvt. Residence</p>
2	<p>Sukumar Mondal Son of Rupchand Mondal Domdamakismat,, City:- , P.O:- Domdoma, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: FOxxxxxx8R, Aadhaar No: 57xxxxxxxx3339, Status :Individual, Executed by: Self, Date of Execution: 09/07/2021 , Admitted by: Self, Date of Admission: 09/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/07/2021 , Admitted by: Self, Date of Admission: 09/07/2021 ,Place : Pvt. Residence</p>



Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Recoup Tracom Private Limited Ground Floor, 91A/1, Park Street,, City:- Kolkata. , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxxx4Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Subrata Chakraborty (Presentant) Son of Late Satinath Chakraborty 99A, Park Street,, City:- Kolkata. , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AExxxxxx8D, Aadhaar No: 51xxxxxxxx9643 Status : Representative, Representative of : Recoup Tracom Private Limited (as Authorised Signatory)

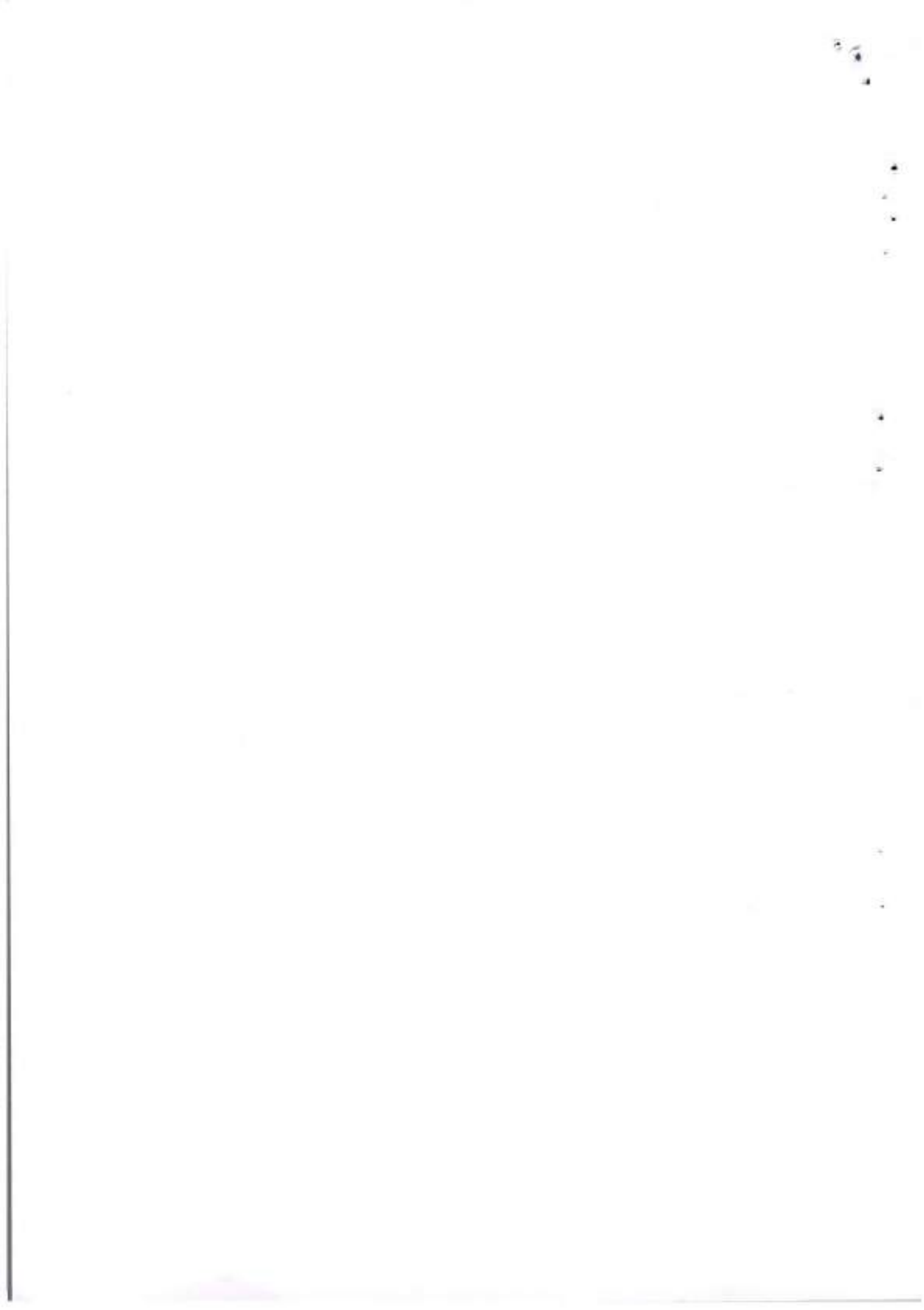
Identifier Details :

Name	Photo	Finger Print	Signature
Jayanta Kumar Mondal (Alias Name: Jayanta Mandal) Son of Late Krishna Pada Mondal Village Baruli,, City:- , P.O:- Dakshin Gobindapur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700145			

Identifier Of Sruti Sain, Sukumar Mondal, Subrata Chakraborty

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Sruti Sain	Recoup Tracom Private Limited-3.0114 Dec
2	Sukumar Mondal	Recoup Tracom Private Limited-3.0114 Dec



Endorsement For Deed Number : I - 190406102 / 2021

On 09-07-2021

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

Presented for registration at 20:33 hrs on 09-07-2021, at the Private residence by Subrata Chakraborty .

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 18,97,182/-

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

Execution is admitted on 09/07/2021 by 1. Sruti Sain, Wife of Abhijit Sain, 71, Dr. Deodar Rahaman Road,, P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession House wife, 2. Sukumar Mondal, Son of Rupchand Mondal, Domdamakismat,, P.O: Domdoma, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession Business

Indetified by Jayanta Kumar Mondal, , Jayanta Mandal, , Son of Late Krishna Pada Mondal, Village Baruli,, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Business

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

Execution is admitted on 09-07-2021 by Subrata Chakraborty, Authorised Signatory, Recoup Tracom Private Limited (Private Limited Company), Ground Floor, 91A/1, Park Street,, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Indetified by Jayanta Kumar Mondal, , Jayanta Mandal, , Son of Late Krishna Pada Mondal, Village Baruli,, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Business

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 24-07-2021

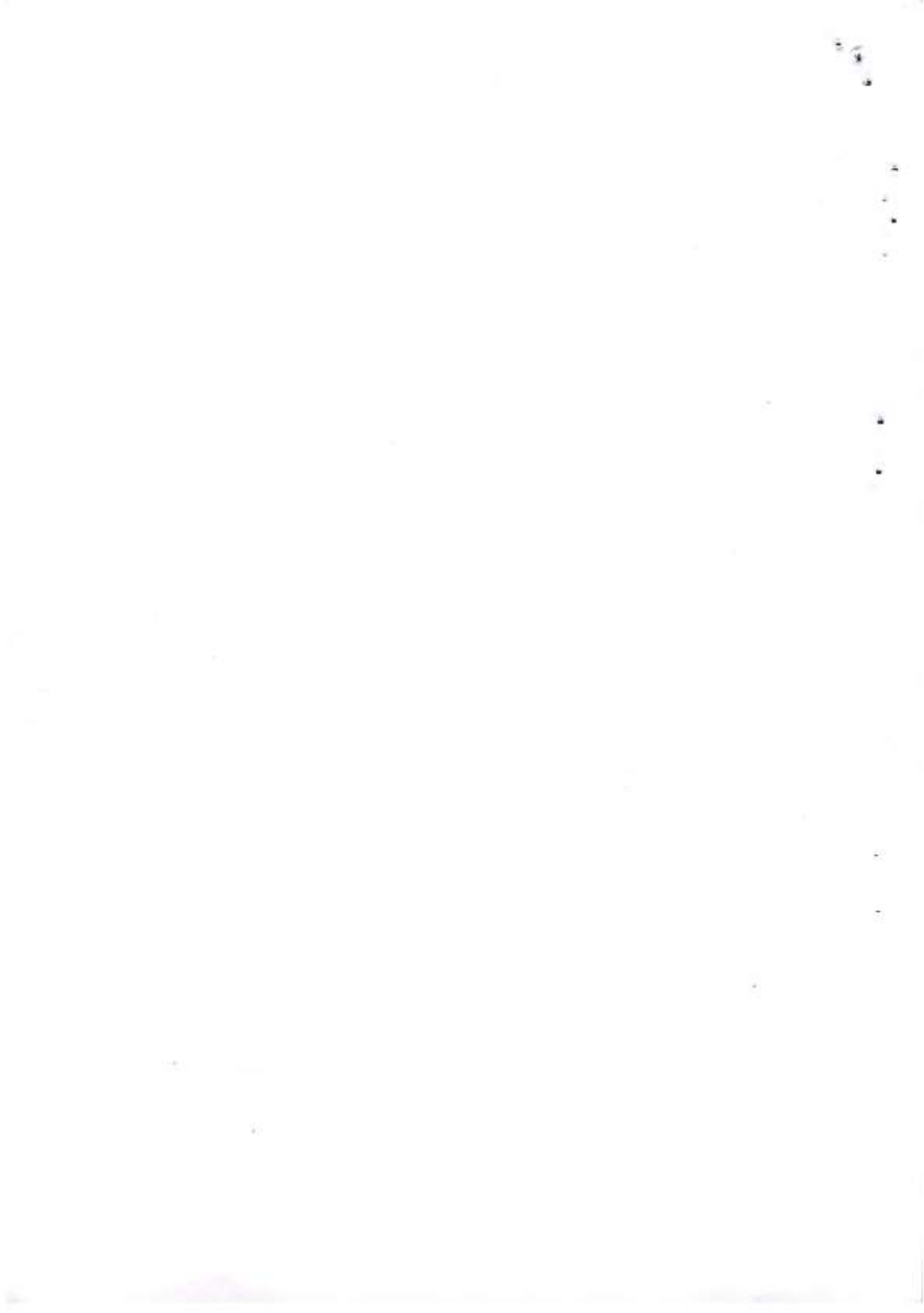
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 23,836/- (A(1) = Rs 18,972/- ,B = Rs 4,766/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 23,752/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/07/2021 3:52PM with Govt. Ref. No: 192021220028145681 on 09-07-2021, Amount Rs: 23,752/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKQ8366301 on 09-07-2021, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 56,936/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 56,936/-

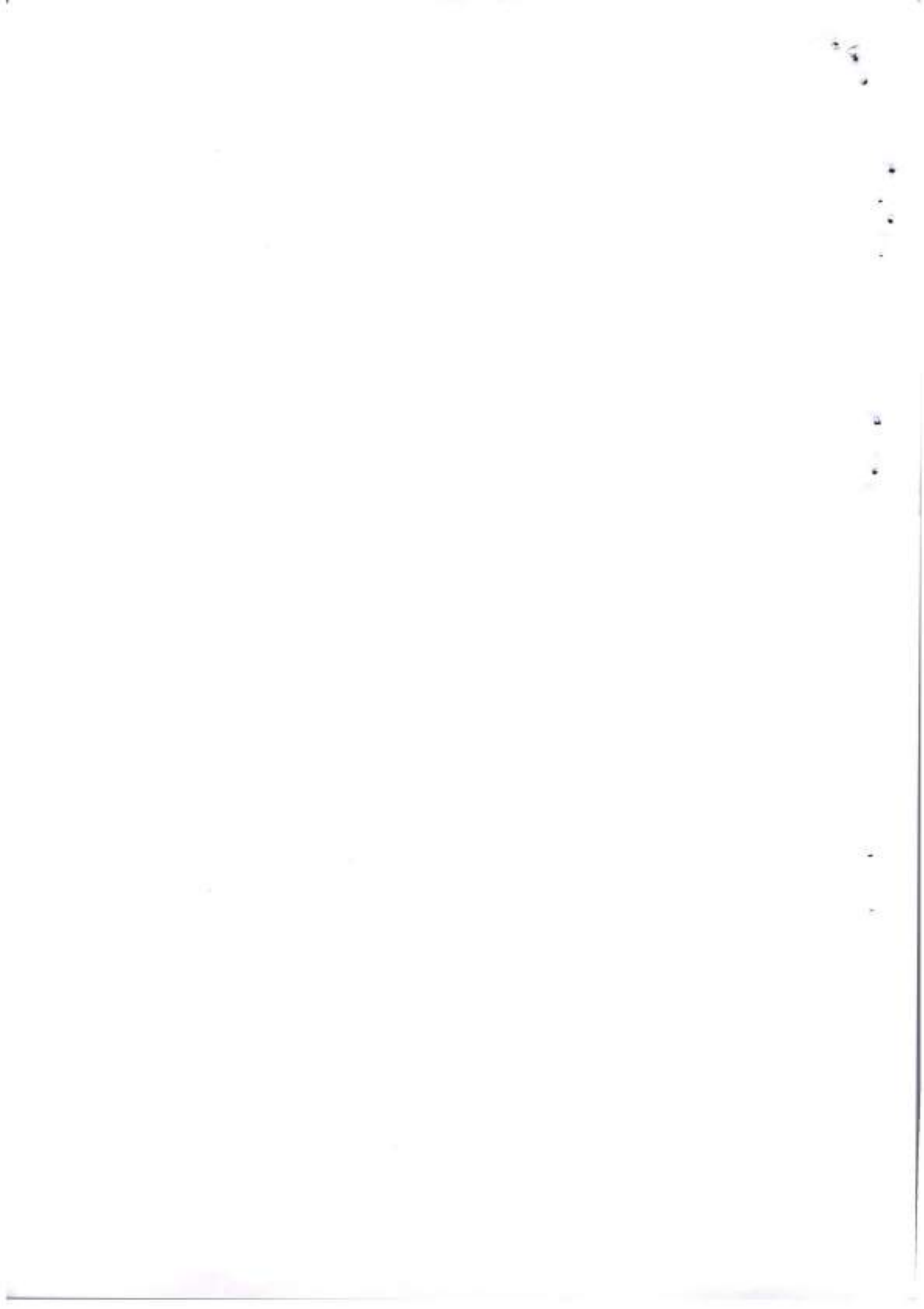
Description of Stamp

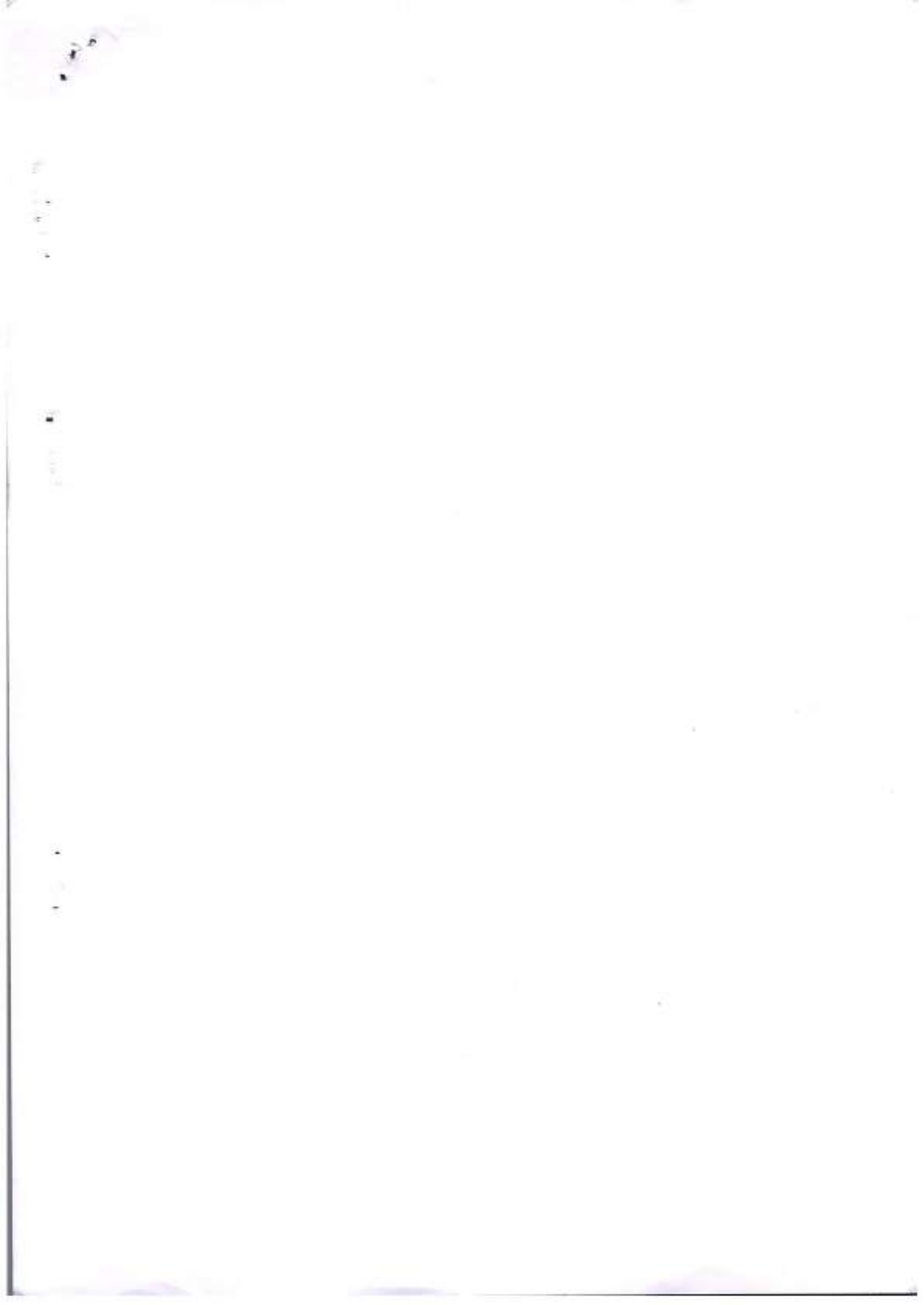
1. Stamp: Type: Impressed, Serial no 21802, Amount: Rs.10/-, Date of Purchase: 13/05/2021, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/07/2021 3:52PM with Govt. Ref. No: 192021220028145681 on 09-07-2021, Amount Rs: 56,936/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKQ8366301 on 09-07-2021, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

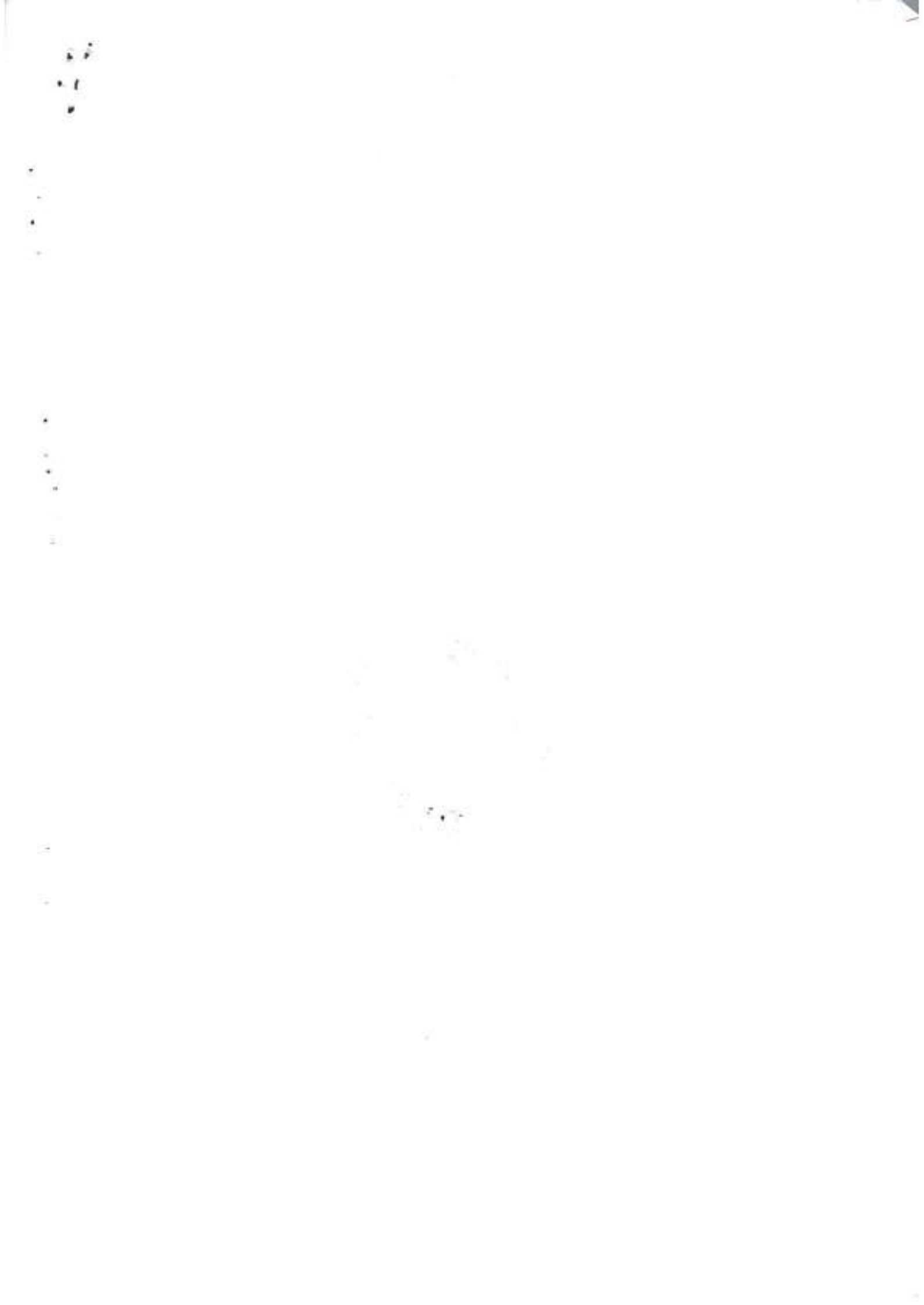
Volume number 1904-2021, Page from 298337 to 298370
being No 190406102 for the year 2021.



Mohul
Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2021.07.30 16:25:59 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/07/30 04:25:59 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)



24

Dated this 9th day of July, 2021

Between

Sruti Sain
...Vendor

And

Sukumar Mondal
...Confirming Party

And

Recoup Tracom Private Limited
...Purchaser

Conveyance

R.S./L.R. Dag No. 47
Mouza Hariharpur
District South 24 Parganas

Saha & Ray
Advocates
3A/1, 3rd Floor
Hastings Chambers
7C, Kiran Sankar Roy Road
Kolkata-700001