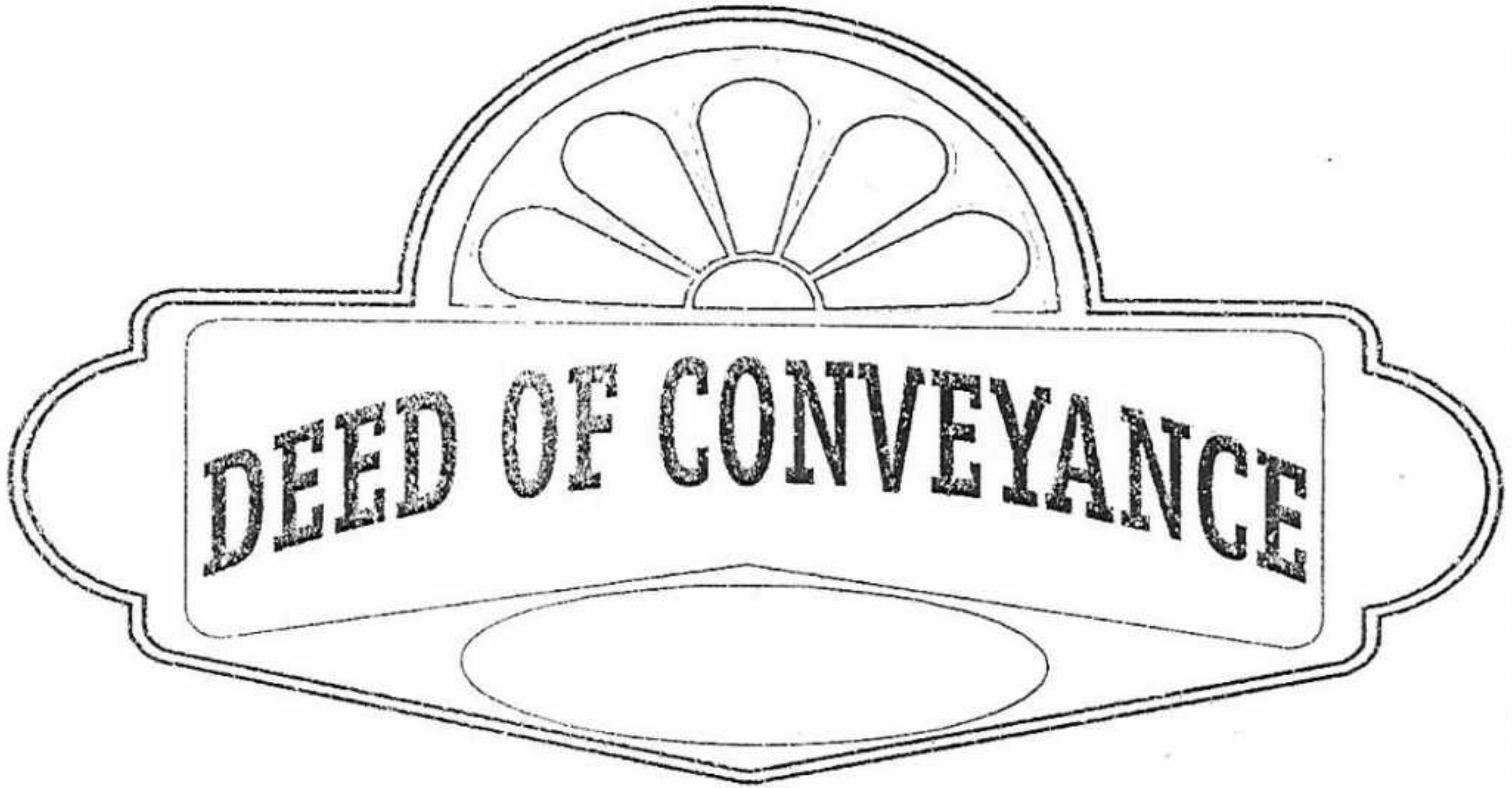


SLNO. 6496

Deed no - 7-06603/2021



: Drafted by :
AJIM ALI
Advocate,
Barasat Judges' Court
Mobile : 9831784613

2476

2-06603/2021

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

अन्वितबन्धन पश्चिम बंगाल WEST BENGAL

2/953055/21

G 123799

17/6/21

Certifier that the document is admitted to registration. The stamp sheet / sheet's & the endorser's stamp/sheet's attached with the document are the part of this document.

B. Ban

Additional District Sub-Registrar,
Rajshahi: New Town, North 24-Pgs.

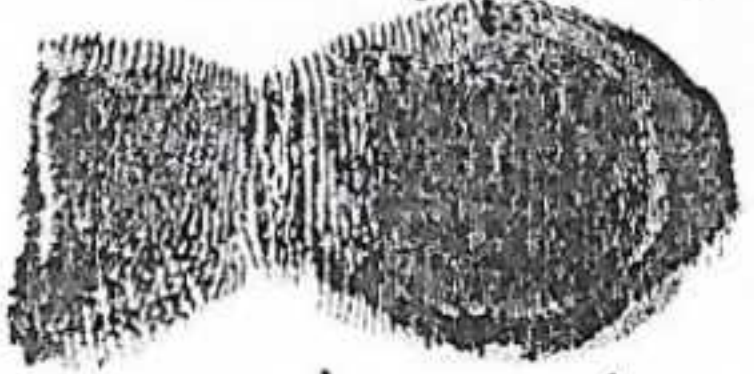
25 JUN 2021

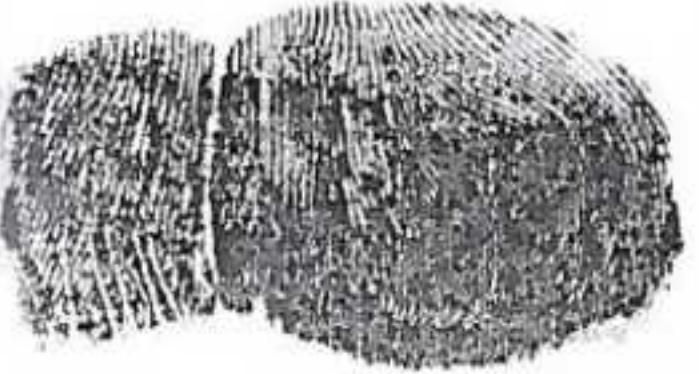
DEED OF CONVEYANCE

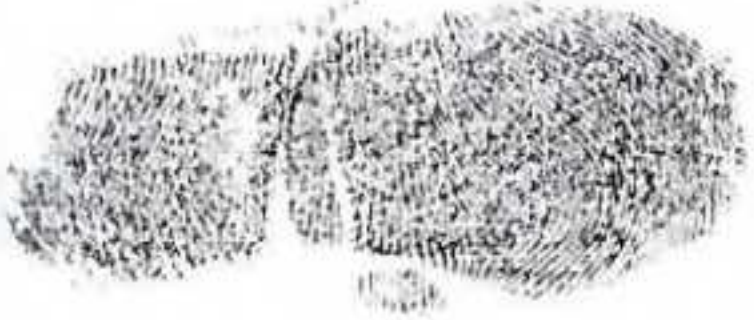
1. Date : 17th day of June, 2021.
2. Nature of document : Deed of Conveyance.

[Handwritten mark]

নং ০০১
তারিখ 15/06/2021
স্বাক্ষরকারী Vikash Jain
স্বাক্ষরস্থল KC villa, 46B, Chakrabertia Road Road, Kol-700
স্বাক্ষরমূল্য 5000/-
স্বাক্ষরকারী
স্বাক্ষরকারীর ঠিকানা
স্বাক্ষরকারীর পিতা/স্বামীর নাম
স্বাক্ষরকারীর পেশা

Jain (Vikash Jain)
 4925
Jain (Vikash Jain)

 4924
MD Faijoddin Ahmed

 4930

Gyagupta
S/O Ram Prasad Gupta
A/4 K.K. Bhattacharya
Lane Howrah-711101



Post Office
Howrah, West Bengal, India
15/06/2021

(2)

3. Parties :

Vendor/Owner:

MD. FAIJUDDIN AHMED, having PAN BKHPA0368K, and Aadhaar No. 6904 4548 3454, Son of Late Mansur Sardar, residing at Hatiara, P.O. Hatiara, P.S. - New Town now Eco Park, Kolkata - 700157, District - North 24 Parganas, West Bengal, by faith - Islam, by Nationality - Indian, by occupation - Business, hereinafter called and referred to as the Party of the First Part.

3.1 Purchaser :

SRI. VIKASH JAIN, having PAN - AETPJ1269D, and Aadhaar No. 2383 2110 6101, Son of Sri. Dharamchand Jain, residing at KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. & P.S. - Bhawanipore, Kolkata - 700020, West Bengal, by faith - Hindu, by Nationality - Indian, by Occupation - Business, hereinafter called and referred to as the Party of the Second Part.

3.2 The terms Owner/Vendor and Purchaser shall unless

(3)

excluded by or repugnant to the context be deemed to mean and include their heirs, executors, legal representatives, administrators, assigns and all persons claiming under or through it.

4. Subject matter of Sale :

ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) COTTAHS, be the same a little more or less, including 6'-0" wide Common Passage, alongwith Tiles shed measuring about 100 Sq.ft., out of 10 Cottahs, equivalent to 16.50 Decimals, be the same a little more or less, including 6'-0" wide Common Passage, as 4460 share out of 37 Decimals, comprised in Sabek Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under Sabek Khatian No. 1175, under Khatian Nos. 1177, 1179, corresponding to R.S. Khatian No. 962, corresponding to at present L.R. Khatian No. 11418 [recorded in the name of the AVALON VINIMAY PVT. LTD.], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old

(4)

10), being Holding No. RGM-17/569, P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, which is morefully and particularly described in the "Schedule" and hereinafter referred to as the "Said Land and Property".

5. Background/ Devolution of Title:

WHEREAS one Kamala Kanta Nath alias Kamal Kanta Nath, became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 10 (Ten) Cottahs, be the same a little more or less, including 6'-0" wide Common Passage, alongwith Tiles Shed measuring about 100 Sq.ft., comprised in Sabek Dag No. 2694, corresponding to R.S. Dag No. 2672, under Sabek Khatian No. 1175, under Khatian Nos. 1177, 1179, corresponding to R.S. Khatian No. 962, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, District - North 24 Parganas, in the State of West Bengal, by virtue of purchase

(5)

from **Rebati Ranjan Nath**, through a Sale Deed, duly registered on 18/06/1975 before the S.R.O. Cossipore DumDum and recorded in Book No. I, being No. 6007 for the year 1975 and absolutely seized and possessed the same.

AND WHEREAS while being in peaceful possession over the aforesaid purchased property, said **Kamala Kanta Nath** alias **Kamal Kanta Nath**, sold, transferred and conveyed the same, i.e. ALL THAT piece and parcel of Shali land measuring an area of 10 (Ten) Cottahs, be the same a little more or less, including 6'-0" wide Common Passage, alongwith Tiles Shed measuring about 100 Sq.ft., comprised in Sabek Dag No. 2694, corresponding to **R.S. Dag No. 2672**, under Sabek Khatian No. 1175, under Khatian Nos. 1177, 1179, corresponding to R.S. Khatian No. 962, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, District - North 24 Parganas, in the State of West Bengal, in favour of **Sri Govindram Newar & Smt. Surajdevi Newar**, by virtue of a Sale Deed, duly registered on 24/07/

(6)

1987 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 83, Pages from 409 to 420, being No. 4123 for the year 1987 and delivered the peaceful possession over the same.

AND WHEREAS after purchasing the aforesaid property, said **Sri Govindram Newar & Smt. Surajdevi Newar**, jointly mutated their names in the records of Rajarhat Gopalpur Municipality, under Ward No. 10, being Holding No. RGM-17/569 and thereafter they jointly sold, transferred and conveyed the same, i.e. ALL THAT piece and parcel of land measuring an area of **10 (Ten) Cottahs**, be the same a little more or less, including 6'-0" wide Common Passage, alongwith Tiles Shed measuring about 100 Sq.ft., comprised in Sabek Dag No. 2694, corresponding to **R.S. Dag No. 2672**, under Sabek Khatian No. 1175, under Khatian Nos. 1177, 1179, corresponding to R.S. Khatian No. 962, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), being Holding No. RGM-17/569, P.S. - formerly Rajarhat

(7)

thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, District - North 24 Parganas, in the State of West Bengal, in favour of the AVALON VINIMAY PVT. LTD. by virtue of a Sale Deed, duly executed and registered on 28/05/2008 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, CD Volume No. 7, Pages from 830 to 844, being No. 06880 for the year 2008 and delivered the peaceful possession over the same.

AND WHEREAS by virtue of aforesaid sale deed, said AVALON VINIMAY PVT. LTD., became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 10 (Ten) Cottahs, be the same a little more or less, including 6'-0" wide Common Passage, alongwith Tiles Shed measuring about 100 Sq.ft., comprised in Sabek Dag No. 2694, corresponding to R.S. Dag No. 2672, under Sabek Khatian No. 1175, under Khatian Nos. 1177, 1179, corresponding to R.S. Khatian No. 962, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old

(8)

10), being Holding No. RGM-17/569, P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, District - North 24 Parganas, in the State of West Bengal, and mutated its name in the present L.R. R.O.R. vide L.R. Khatian No. 11418 under L.R. Dag No. 2672 as the nature of Shali in respect of the aforesaid 16.50 Decimals of land as 4460 share out of 37 Decimals and since then have been enjoying the said land and hereditaments, which is free from all encumbrances, liens, charges and mortgages whatsoever, by paying usual rents and taxes to the proper authorities .

Be it mentioned herein that, a resolution was passed by all the Directors of the company namely AVALON VINIMAY PVT. LTD., in a meeting held for sell out the below schedule property and appointed and nominated Sri Rajesh Gourisaria, to execute the Sale Deed in favour of the Vendor herein.

AND WHEREAS while being in peaceful possession said AVALON VINIMAY PVT. LTD., sold, transferred and conveyed the same, i.e. ALL THAT piece and parcel of Shali

(9)

land measuring an area of 10 (TEN) COTTAHS, equivalent to 16.50 Decimals, be the same a little more or less, including 6'-0" wide Common Passage, alongwith Tiles shed measuring about 100 Sq.ft., as 4460 share out of 37 Decimals, comprised in Sabek Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under Sabek Khatian No. 1175, under Khatian Nos. 1177, 1179, corresponding to R.S. Khatian No. 962, corresponding to at present L.R. Khatian No. 11418 [recorded in the name of AVALON VINIMAY PVT. LTD.], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), being Holding No. RGM-17/569, P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in favour of the VENDOR herein, by virtue of a Sale Deed, duly executed on 11/05/2021 and registered on 12/05/2021 before the D.S.R. - II, North 24 Parganas at Barasat and recorded in Book No. I, Volume No. 1502-2021, Pages from 53660 to 53690, being No. 150201651 for the year 2021 and delivered the peaceful possession over the same.

(10)

AND WHEREAS while being in peaceful possession over the aforesaid purchased property, VENDOR herein constructed a Tiles Shed, in below schedule of property.

AND WHEREAS by virtue of aforesaid sale deed, the VENDOR herein, became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 10 (TEN) COTTAHS, equivalent to 16.50 Decimals, be the same a little more or less, including 6'-0" wide Common Passage, alongwith Tiles shed structure, as 4460 share out of 37 Decimals, comprised in Sabek Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under Sabek Khatian No. 1175, under Khatian Nos. 1177, 1179, corresponding to R.S. Khatian No. 962, corresponding to at present L.R. Khatian No. 11418 [recorded in the name of AVALON VINIMAY PVT. LTD.], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), being Holding No. RGM-17/569, P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at

(11)

present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, and since then have been enjoying the said land and property and hereditaments, which is free from all encumbrances, liens, charges and mortgages whatsoever, by paying usual rents and taxes to the proper authorities and have the absolute power of ownership and also power to dispose the same to anybody in any way as they will think fit and proper.

AND WHEREAS the Vendor herein announced to sell out and the Purchaser herein have agreed to purchase ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) COTTAHS, be the same a little more or less, including 6'-0" wide Common Passage, alongwith Tiles shed measuring about 100 Sq.ft., out of 10 Cottahs, equivalent to 16.50 Decimals, be the same a little more or less, including 6'-0" wide Common Passage, as 4460 share out of 37 Decimals, comprised in Sabek Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under Sabek Khatian No. 1175, under Khatian Nos. 1177, 1179, corresponding to R.S. Khatian No. 962, corresponding to at present L.R. Khatian No. 11418 [recorded in the name of

(12)

AVALON VINIMAY PVT. LTD.], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), being Holding No. RGM-17/569, P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, morefully and particularly described in the "Schedule" and hereinafter referred to as the "Said Land and Property" and also delineated by RED colour border in the annexed Plan hereto, and since then he has been enjoying the said property, free from all encumbrances, at or for the total consideration of Rs. 49,40,000.00 (Rupees Forty Nine Lakh Forty Thousand) only.

AND WHEREAS the Vendor herein, being approached by the present Purchaser with an offer to purchase the Schedule mentioned property at a total consideration amount of Rs. 49,40,000.00 (Rupees Forty Nine Lakh Forty Thousand) only and the Purchaser has agreed to purchase the same at that price by paying the consideration amount to the Owner/

(13)

Vendor and the Owner/Vendor has agreed to execute and register the Deed of Conveyance in favour of the present Purchaser for the sale of ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) COTTAHS, be the same a little more or less, including 6'-0" wide Common Passage, alongwith Tiles shed measuring about 100 Sq.ft., out of 10 Cottahs, equivalent to 16.50 Decimals, be the same a little more or less, including 6'-0" wide Common Passage, as 4460 share out of 37 Decimals, comprised in Sabek Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under Sabek Khatian No. 1175, under Khatian Nos. 1177, 1179, corresponding to R.S. Khatian No. 962, corresponding to at present L.R. Khatian No. 11418 [recorded in the name of AVALON VINIMAY PVT. LTD.], lying and situated at MOUZA - HATIARA, J.E. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), being Holding No. RGM-17/569, P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, morefully and

(14)

particularly described in the "Schedule" and hereinafter referred to as the "Said Land and Property".

NOW THIS INDENTURE WITNESSETH that in consideration of a total sum of Rs. 49,40,000.00 (Rupees Forty Nine Lakh Forty Thousand) only paid by the Purchaser to the Owner/Vendor at or immediately before the execution to these presents (the receipt whereof the Owner/Vendor do hereby admit and acknowledge) and or from the same every part thereof acquit release and discharge the Purchaser and every one of them and also the said LAND and property mentioned in the **Schedule** thereof, the Owner/Vendor as beneficial Owner do by these presents indefeasibly grant, sell, convey and transfer, assign and assure unto the Purchaser ALL THAT the said LAND and property mentioned in the **Schedule** written hereinafter hereto HOWSOEVER OTHERWISE the said LAND and property now and heretofore was situated, butted, bounded, called known numbered described and distinguished together with all benefits and advantages of amount and other rights, liberties, easements, privileges, appendages whatsoever to the said LAND and property or any part thereby belonging or

(15)

in any wise appertaining as or with the same or any part thereof usually held, used, occupied or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder/remainders, rents, issued and profits inheritance, use, trust, landed land and property, claim and demand whatsoever both out of land and property and equity, if the Owner into and upon the aforesaid land and every thereof and all deeds, pattahs, muniments and evidences of title within any wise relate to the said LAND and property or any part or parcel thereof and which are or hereafter shall or may in the custody, power and possession of the Owner/Vendor or any person whom they can or may procure the same without action and suit at land and property or in equity.

TO HAVE AND TO HOLD the said LAND and property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, numbers and appurtenance up to and to the use of this Purchaser forever and the Owner/Vendor do hereby for itself covenants with the Purchaser that NOTWITHSTANDING any act, deed, matter and things whatsoever by the Owner/Vendor in title, done or executed or knowingly suffered to the contrary the Owner/Vendor had at all material times

heretofore and now have good, right, full power absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said LAND and property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and that the Purchaser shall and may at all times hereafter peaceably and equitably possess and enjoy the said LAND and property and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, interruption claim or demand whatsoever from or by the Owner/Vendor or any person/persons lawfully or equitably claiming from under or in trust for them or from or under any of their ancestor or predecessor-in-title and that free and clear and freely and clearly absolutely acquitted, exonerated and realized or otherwise by and all the costs and expenses of the Owner/Vendor well and sufficiently indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Owner/Vendor or any person or persons lawfully or equitably claiming as aforesaid and FURTHER MORE that the Owner/Vendor and all person or persons lawfully or equitably

(17)

claiming and estate or interest whatsoever in the said LAND and property and any part thereof. The Owner/Vendor shall be from time to time and at all times hereafter at the request and cost of the Purchaser (his legal heirs, successor or successors, administrators and assigns) do or cause to be done and execute all such acts, deeds and things whatsoever for perfectly assigning the said LAND and property and every part thereof and to the use of the Purchaser (his legal heirs, successor or successors, administrators and assigns) in the manner aforesaid as shall or may be reasonably required.

Mutual Covenants :

The Owner/Vendor do hereby covenant with the Purchaser :

THAT the Owner/Vendor have received the full Consideration for the Sale as mentioned and acknowledges in the Memo of Consideration hereunder.

THAT the Owner have good right, full power and absolute authority to sell, transfer and convey the land and property.

(18)

THAT the Owner/Vendor delivered this day khas possession of the said land and property unto the Purchaser.

THAT the Owner shall, at the costs and requests of Purchaser, do all such acts and execute all documents as be required for more perfectly assuring the said land and property unto the Purchaser and shall also produce and/or provide for inspection of all title documents and papers unless prevented by fire or irresistible force.

THAT notwithstanding any act deed matter or thing whatsoever done by the Owner or his predecessor-in-title or any of them done executed or knowingly suffered to the contrary, the Owner are fully and absolutely seized and possessed of the said land without any condition use trust or other thing whatsoever to alter or make void the same.

THAT notwithstanding any such act, deed or thing whatsoever aforesaid the Owner now have good right, full and lawful power, absolute authority indefeasible title to grant convey transfer assign and assure the said land and property hereby granted, transferred,

Handwritten initials or signature.

conveyed, assured and assigned or expressed or intended to be with the appurtenance their unto belonging unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.

THAT the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly hold, occupy possess and enjoy the said land and property hereby granted transferred, conveyed assigned and assured or expressed or intended so to be any and every part thereof and receive enjoy and take rents issues and profits thereof for its absolute use and benefit without any lawful hindrances interruption, disturbances suit, eviction, claim or demand whatsoever from or by the Owner or any person or persons whatsoever.

THAT free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by and at the costs and expenses of the Owner well and sufficiently saved, defended, kept harmless and indemnified against all estates, charges encumbrances, liens, attachments, lis-pendens, tenancies, occupancies, uses, trusts, debutors, right, title interest, claims and demands whatsoever created occasioned or suffered by the Owner

or any person or persons lawfully or equitably claiming as aforesaid.

THAT the Owner and all persons having and lawfully claiming any estate right, title or interest into or upon the said land and property and every part thereof from through or in trust for the Owner and/or his predecessor-in-title or any of them shall and will from time to time at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done or executed all such acts, deeds, matters, assurances and things whatsoever for further better and more perfectly granting, assuring, transferring the said land and property hereby granted, conveyed, transferred, assigned and assured or expressed or intended so to be and transferred and assigned and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as shall or may be reasonably required.

THAT the said land and property or any and every part thereof is not attached in any proceeding including Certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or under the provisions of the Public Demand Recovery Act or otherwise and that no Certificate has been filed in the office of the Certificate Officer under the provisions of

(21)

the Public Demand Recovery Act and no steps have yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities and the said land and property is free from all encumbrances and liabilities whatsoever.

THAT in case the Purchaser is deprived of the possession of the said land and property or any and every part thereof for any defect in the title the Owner shall refund the amount of consideration along with all other costs, and expenses in connection with or in relation to the said land and property charges or the Owner shall be liable to pay compensation the Purchaser in any way admissible under the laws, i.e. by a substitute piece of land and property if called for by the Purchaser.

THAT no notice has been served and/or issued on the Owner under the Public Demand Recovery Act, in respect of the said land and property or any part thereof.

THAT the Owner have not yet received any notice for requisition or acquisition of the said land and property or any part or portion

(22)

thereof described in the **Schedule** below.

THAT the Purchaser and all person or persons claiming through under them shall have undisputed and manner of rights in along through over or under the common passage.

THAT it is hereby declared that the land and property, declared in the **Schedule** below is the self acquired land and property of the Owner and the Owner are not the benamder of the any one.

THAT the Owner by this Indenture do hereby accord his consent to the Purchaser for mutating his name in the records of the Concerned Authority / ties in respect of the LAND and property and the Owner and all his persons at all times hereinafter indemnify and keep indemnified for the same in favour of the Purchaser.

THAT the said land & property or any interest therein have or has not vested and/or are in not acquired by the state government of West Bengal Acquisition Act, 1955 or statutory modification thereof or any other law for the time being in force.

THAT Owner shall and will from time to time and at all times

hereafter indemnify and keep the Purchaser indemnified of, from and against all losses, damages, claims, demands, costs, charges, expenses, suits, actions, proceedings whatsoever which the Purchaser may suffer, incur, or may be put to, or may be liable for any reason of any defect in the title of the Owner of the LAND and property.

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) COTTAHS, be the same a little more or less, including 6'-0" wide Common Passage, alongwith Tiles shed measuring about 100 Sq.ft., out of 10 Cottahs, equivalent to 16.50 Decimals, be the same a little more or less, including 6'-0" wide Common Passage, as 4460 share out of 37 Decimals, comprised in Sabek Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under Sabek Khatian No. 1175, under Khatian Nos. 1177, 1179, corresponding to R.S. Khatian No. 962, corresponding to at present L.R. Khatian No. 11418 [recorded in the name of AVALON VINIMAY PVT. LTD.], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), being Holding No. RGM-17/569, P.S. - formerly Rajarhat thereafter New Town at present ECO Park,

(24)

A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, which is delineated in the annexed Plan hereto by a RED colour border.
Nearest Road - Isan Pally (Hatiara).

The annexed Plan, e-Challan, fingerprints and colour photographs of the parties herein shall be treated as a part of this Deed.

Total area of land in R.S. & L.R. Dag No. 2672 = 37 Decimals,
Area of land purchased = 04 (Four) Cottahs,
Area of structure purchased = 100 (One Hundred) Sq.ft,

BUTTED AND BOUNDED AS UNDER:

- On the North : By Part of R.S. & L.R. Dag No. 2672 .
On the South : By 6'-0" wide Common Passage thereafter
land of R.S. & L.R. Dag Nos. 2675.
On the East : By Part of R.S. & L.R. Dag No. 2672.
On the West : By Part of R.S. & L.R. Dag No. 2672 (K. C.
Organiser Pvt. Ltd.),

(25)

IN WITNESS whereof the Owner/Vendor and Purchaser hereto have hereunto set and subscribed their hands and seal this the day month and year above written first.

SIGNED SEALED AND DELIVERED BY
THE PARTIES IN THE PRESENCE OF:

Witnesses:

1).

Agay Gupta

2/4 K.K. Bhattacharya
Lane Howrah-71101

MS. Faijulli Ahmed

(Signature of the Owner/Vendor)

2).

Shreshth

Shreshth Singh
24 Ban Bihari Bazar
Road Shandhya Bazar
Howrah 71101

Agar (Vikash Jan)

(Signature of the Purchaser)

Drafted by:

Ajim Ali

Advocate,

Barasat Judges Court.

WB - 496/2004

Computer by:

Kuntal Singha Roy

Barasat Court.

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 49,40,000.00 (Rupees Forty Nine Lakh Forty Thousand) only from the Purchaser herein as the full and final consideration money as per the memo given below :

<u>Date</u>	<u>Cheque No./Cash.</u>	<u>Bank & Branch</u>	<u>Amount</u>
07/06/2021	002912	ICICI Bank, Burra Bazar	25,00,000.00
07/06/2021	002913	--- Do ---	24,40,000.00

Total Rs. 49,40,000.00

(Rupees Forty Nine Lakh Forty Thousand) only.

I have received the entire consideration.

Witnesses :

- 1). *Aggupta*
- 2). *Shailish kr singh*

MD. Faiyuddin Ahmed
(Signature of the Owner/Vendor)

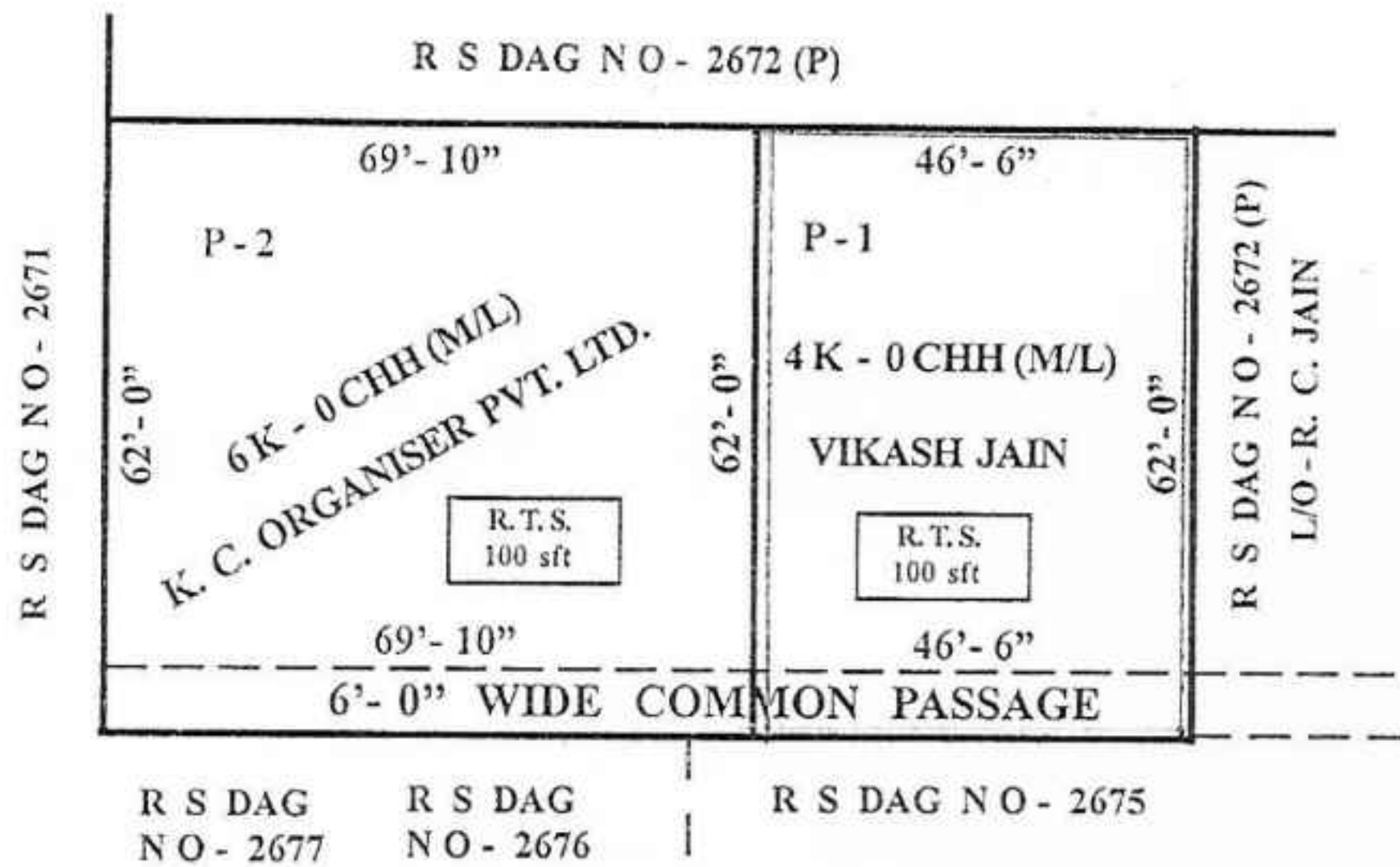
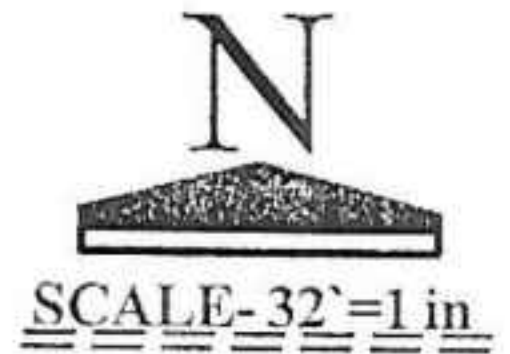
SITE PLAN OF R.S/L.R.DAG NO-2672.R.S.KH.NO-
.L.R.KHA.NO - 11418. AT MOUZA- HATIARA.J.L.
NO- 14,P.S- FORMER-RAJARHAT, THERE AFTER-NEW
TOWN,AND AT PRESENT-ECO PARK.DIST. NORTH 24
PARGANAS. UNDER - BIDHAN NAGAR MUNICIPAL
CORPORATION. NEW WORD NO-13.OLD WORD NO-10.

PUURCHASER - SHRI. VIKASH JAIN.

VENDOR - MD. FAJUDDIN AHMED.

LAND AREA - 4 KATA - 0 CHH. (M/L). P-1

(INCLUDING 6'-0" WIDE COMMON PASSAGE.)



(Vikash Jain)



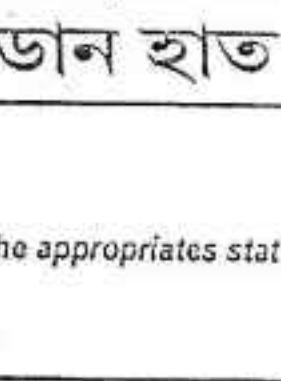



PURCHASER'S SIGNATURE

MD. Faijuddin Ahmed
VENDOR'S SIGNATURE

Md. Sagiruddin Molla
Md. Sagiruddin Molla
(Civil Engineer)
Ghuni, Newtown, kol-157
COPIED BY

SECTION 44A OF THE I.R. ACT 1908

Name: MD. FAIJUDDIN AHMED

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত 
					
THUMB	FORE	MIDDLE	RING	LITTLE	ডান হাত 
					

MD. Faijuddin Ahmed
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)


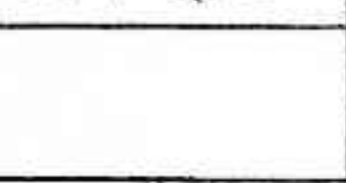
(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত 
					
THUMB	FORE	MIDDLE	RING	LITTLE	ডান হাত 
					

Vikash Jan
Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	
THUMB	FORE	MIDDLE	RING	LITTLE	

Syamprasad
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



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

GRN Details

GRN: 192021220016552791
GRN Date: 16/06/2021 21:23:38
BRN : IB17062021025689
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: Indian Bank
BRN Date: 16/06/2021 21:06:52
Payment Ref. No: 2000953055/3/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Sri Vikash Jain
Address: KC Villa, 46B, Chakraberia
Mobile: 9333072703
Depositor Status: Buyer/Claimants
Query No: 2000953055
Applicant's Name: Mr Ajim Ali
Identification No: 2000953055/3/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000953055/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	293220
2	2000953055/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	49714
			Total	342934

IN WORDS: THREE LAKH FORTY TWO THOUSAND NINE HUNDRED THIRTY FOUR ONLY.



सत्यमेव जयते
भारत सरकार



आधार

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

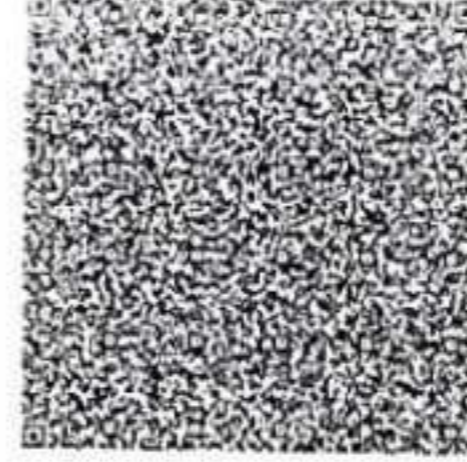
Enrollment No.: 0000/00644/49265

22/04/2016 To
Vikash Jain
2nd Floor 46B Chakraberia Road (North)
VTC: L.R.Sarani,
PO: L.r.sarani,
District: Kolkata,
State: West Bengal,
PIN Code: 700020
Mobile: 9331043061

30064566



UA072905350IN



आपका आधार क्रमांक / Your Aadhaar No. :

2383 2110 6101

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Vikash Jain
DOB : 29/04/1984
MALE

2383 2110 6101

मेरा आधार, मेरी पहचान

Vikash Jain (Vikash Jain)

22/04/2016

INCOME TAX DEPARTMENT

GOVT. OF INDIA

VIKASH JAIN

DHARAM CHAND JAIN

29/04/1984

AETPJ1269D

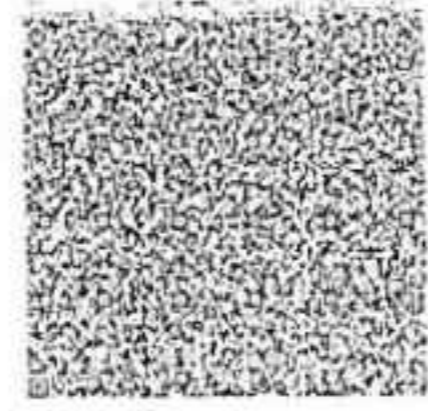


Jain (Vikash Jain)



Enrollment No. 2794/70067/00360

Md Faijuddin Ahmed
C/O Mansur Sardar,
HATIARA, GOTE 1 NO GATE,
JTC Hatiara,
PO Hatiara,
North District North 24 Parganas, District North 24
Parganas,
State West Bengal
PIN Code 700157
Mobile 9803009004



आपका क्रमांक / Your No.

6904 4548 3454

मेरा मेरी पहचान



भारत सरकार
Government of India

Md Faijuddin Ahmed
DOB 01/07/1981
Male



6904 4548 3454

मेरा मेरी पहचान

Md. Faijuddin Ahmed

15/02/2014

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड/ऑफलाइन XML/ ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline XML / Online Authentication.

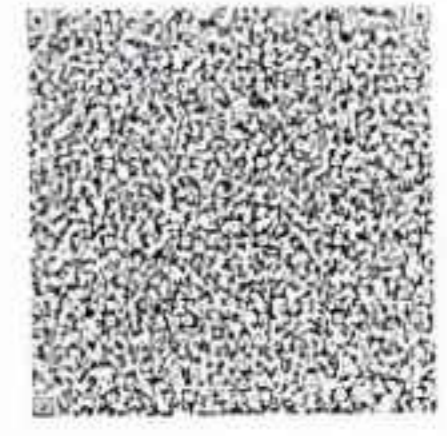
- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address: C/O Mansur Sardar,
HATIARA, GOTE 1 NO GATE,
Hatiara, North 24 Parganas, West
Bengal, 700157



6904 4548 3454

1047 helpline@uidai.gov.in www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

MD FAJUDDIN AHMED

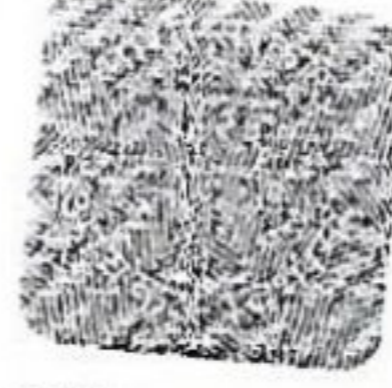
MONSUR SARDAR

01/07/1981

BKHPA0368K

MD. Faijuddin Ahmed

भारत सरकार
GOVT. OF INDIA



आयकर पैन सेवा इकाई, एन एस डी एल
5 वी मजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

MD. Faijuddin Ahmed



ভাৰতীয় নিৰ্বাচন কমিশ্যন
পৰিচয় পত্ৰ
ELECTION COMMISSION OF INDIA
IDENTITY CARD

APH1029750



নিৰ্বাচকের নাম : জ্ঞান প্রকাশ গুপ্তা

Elector's Name : Gyan Prakash Gupta

পিতার নাম : রাম প্রসাদ কানু

Father's Name : Ram Prasad Kanu

লিঙ্গ/সঙ্গ : পু / M

জন্ম তারিখ : 17/08/1976
Date of Birth :

APH1029750

ঠিকানা:

2/4, কৃষ্ণনাকামল ভট্টাচার্য লেন, হাওড়া সিডি.
হাওড়া, হাওড়া, হাওড়া-711101

Address:

2/4, KRISHNAKAMAL BHATTACHARYA LANE
HOWRAH MUNICIPAL CORPORATION
HOWRAH, HOWRAH-711101

Date: 31/05/2017

171 - হাওড়া মধ্য নিৰ্বাচন কেন্দ্রের নিৰ্বাচন নিয়ন্ত্রক
অধিকারিকের স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral
Registration Officer for

171 - Howrah Madhya Constituency

বিজ্ঞপ্তি: পত্ৰটি কেবল মাত্র নিৰ্বাচন নিয়ন্ত্রক দপ্তর থেকে
কোয়ালিফাইড ব্যক্তিদের মতামত বিনে পরিবর্তন করা
করা হইবে এবং এই পরিবর্তনের সত্যতা প্রমাণ করুন

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 serial number

881378

Gyanprakash

Major Information of the Deed

Deed No :	I-1523-06603/2021	Date of Registration	25/06/2021
Query No / Year	1523-2000953055/2021	Office where deed is registered	
Query Date	14/06/2021 9:44:25 PM.	1523-2000953055/2021	
Applicant Name, Address & Other Details	Ajim Ali Barasat Judges Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL. PIN - 700124, Mobile No. : 9831784613, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs 49,40,000/-	Rs. 49,70,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 2,98,220/- (Article:23)	Rs. 49,714/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District North 24-Parganas, P S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: San Pally(Hatiara), Mouza: Hatiara, JI No 14, Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2672 (RS -)	LR-11418	Bastu Shali	4 Katha	49,10,000/-	49,40,001/-	Width of Approach Road: 6 Ft. Adjacent to Metal Road, Last Reference Deed No :1502-I -01651-2021
Grand Total :				6.6Dec	49,10,000 /-	49,40,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure

Gr Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	100 sq ft	30,000 /-	30,000 /-
---------	-----------	-----------	-----------

Details :

Name,Address,Photo,Finger print and Signature

Mohd Faijuddin Ahmed (Presentant)

Son of Late Mansur Sardar Hatiara, City:- Bidhannagar, , P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No :- BKxxxxxx8K, Aadhaar No: 69xxxxxxxx3454, Status :Individual, Executed by: Self, Date of Execution: 17/06/2021

, Admitted by Self, Date of Admission: 17/06/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/06/2021

, Admitted by: Self, Date of Admission: 17/06/2021 ,Place : Pvt. Residence

Buyer Details :

SI No Name,Address,Photo,Finger print and Signature

Shri Vikash Jain

Son of Shri Dharamchand Jain KC Villa, 46B, Chakraberia Road, North 1st Floor,, City:- , P.O:- Bhawanipore, P.S.-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx9D, Aadhaar No: 23xxxxxxxx6101, Status :Individual, Executed by: Self, Date of Execution: 17/06/2021

, Admitted by: Self, Date of Admission: 17/06/2021 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Gyan Prakash Gupta Son of Ram Prasad Kanu 24 Krishnakamal Bhattacharya Lane, City - Howrah, P O - Howrah P S - Howrah, District -howrah, West Bengal, India PIN - 711101			

Identifier Of Mohd Faijuddin Ahmed, Shri Vikash Jain

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mohd Faijuddin Ahmed	Shri Vikash Jain-6.6 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mohd Faijuddin Ahmed	Shri Vikash Jain-100.00000000 Sq Ft

d Details as per Land Record

District: North 24-Parganas, P. S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Isan
Mouza: Hatiara, JI No: 14, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No - 2672, LR Khatian No- 11418	Owner:আভালন বিনিময় প্রা:লি:, Gurdian:পঞ্চ ডাই-রামঅবতার গৌরিসারিয়া, Address:10এ, মেজপীয়ার সরণী, কলি-৭১ , Classification:শালি, Area:0.17000000 Acre,	Seller is not the recorded Owner as per Applicant.

17-06-2021

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

Presented for registration at 15:50 hrs on 17-06-2021, at the Private residence by Mohd Faijuddin Ahmed ,Executant.

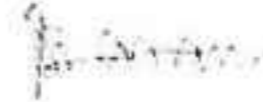
Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 49,70,001/-

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

Execution is admitted on 17/06/2021 by 1. Mohd Faijuddin Ahmed, Son of Late Mansur Sardar, Hatiara, P.O: Hatiara, Thana: New Town, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Musam, by Profession Business, 2. Shri Vikash Jain, Son of Shri Dharamchand Jain, KC Villa, 46B, Chakraberia Road, North 1st Floor,, P.O: Bhawanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020. by caste Hindu, by Profession Business

Indetified by Shri Gyan Prakash Gupta, , Son of Ram Prasad Kanu, 2/4, Krishnakamal Bhattacharya Lane,, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Business



Sanjoy Basak

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

On 18-06-2021

Payment of Fees

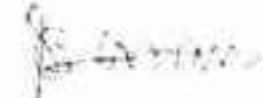
Certified that required Registration Fees payable for this document is Rs 49,714/- (A(1) = Rs 49,700/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 49,714/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/06/2021 9:24PM with Govt. Ref. No: 192021220016552791 on 16-06-2021, Amount Rs: 49,714/-, Bank Indian Bank (IDIB000C001), Ref. No. IB17062021025689 on 16-06-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,98,220/- and Stamp Duty paid by by online = Rs 2,93,220/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/06/2021 9:24PM with Govt. Ref. No: 192021220016552791 on 16-06-2021, Amount Rs: 2,93,220/-, Bank Indian Bank (IDIB000C001), Ref. No. IB17062021025689 on 16-06-2021, Head of Account 0030-02-103-003-02



Sanjoy Basak

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

21

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

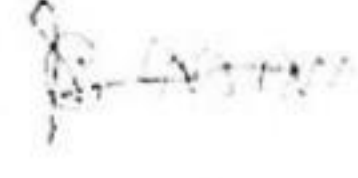
Article under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23
an Stamp Act 1899.

Payment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 2,98,220/- and Stamp Duty paid by Stamp Rs
5,000/-

Description of Stamp

1 Stamp: Type: Impressed, Serial no 661, Amount: Rs.5,000/-, Date of Purchase: 15/06/2021, Vendor name: H C
Sadhur



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

of Registration under section 60 and Rule 69.

red in Book - I

ne number 1523-2021, Page from 278401 to 278442

ng No 152306603 for the year 2021.



Digitally signed by SANJOY BASAK
Date: 2021.07.05 13:06:06 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2021/07/05 01:06:06 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)