

00368/015

2019/11-906

17

398/2015

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

85AA 087636

mv. 330 330



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

[Signature]
Additional Registrar
of Assurances-II, Kolkata

906

CONVEYANCE

Date: 5th December, 2014

Place: Kolkata

Parties:

alias Someswar Mukherjee
Shomeswar Mukherjee, son of Late Sudarshan Mukherjee, residing at Motinagar, Narayanpur, Post Office Gopalpore, Police Station Airport, Pin 700136.

(Vendor, includes successors-in-interest)

Someswar Mukherjee

3508/015
4-05
Reg. Assurances II
Kolkata
5/12/14

12.1.14

3/12

5/12

116698

SL No..... Sold To..... Sujata Ghosh
Rs..... Addrs Advocate
High Court Calcutta

P. K. DAS

Govt. LICENSED STAMP VENDOR

11A, Mirza Ghalib Street, Kol-87

L. No-285, RS.....

Date..... Sign..... ✓

✓ Suit 31 OCT 2014
Sunit Kumar Maana

c-9045

- Greenhigh Nirman Private Limited
- Greenarena Residency Private Limited
- Goldenayaza Complex Private Limited
- Evership Realty Private Limited
- Somanah Residency Private Limited
- Visualization Projects Private Limited
- Nurtiway Complex Private Limited
- Auroshakti Infracon Private Limited
- Nabhya Developers Private Limited
- Nayajwan Developers Private Limited
- Nishok Projects Private Limited
- Nisrha Realcon Private Limited
- Sapsankur Infracon Private Limited
- Siddhibhumi Developers Private Limited
- Sonartari Infrastructure Private Limited
- Subhlife Township Private Limited
- Swarnabara Projects Private Limited
- Sapsankur Complex Private Limited
- Siddhibhumi Realcon Private Limited
- Sishirkanya Buildcon Private Limited
- Sophisticated Residency Private Limited
- Swapnabhumi Nirman Private Limited
- Swarnabara Realcon Private Limited
- Moontree Realcon Private Limited
- Ahbaram Developers Private Limited
- Jibanjyoti Abasan Private Limited
- Arrowspac Realcon Private Limited
- HappyLife Enclave Private Limited
- Bonus Tradelink Private Limited



Sunit Kumar Maana

Authorized Signatory

c-9046



Someshwar Mukherjee

Subscribed by me
Sunit Kumar Maana
Date: 31 OCT 2014

5 DEC 14



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/204472

পরিচয় পত্র



Elector's Name : MUKHERJEE SOMESWAR

নির্বাচকের নাম : মুখার্জী সোমেশ্বর

Father/Mother/

Husband's Name : SUDARSAN

পিতা/মাতা/স্বামীর নাম : সুদর্শন

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 19

১১১৯৯৫-এ বয়স : ১৯

Address PART NO: 69
RAJARHAT-GOPALPUR
NORTH 24 - PARGANAS

ঠিকানা
পার্ট নং: ৬৯
রাজারহাট - গোপালপুর
উত্তর ২৪ - পর্গানা

Facsimile Signature
Electoral Registration Officer

নির্বাচন-নিবন্ধন অধিকারিক
For 091-RAJARHAT (A.C) Assembly Constituency
০৯১-রাজারহাট (অ.স.) বিধানসভা নির্বাচন কেন্দ্র

Place : BATALSAT

স্থান : বাতাসাট

Date : 26/03/95

তারিখ : ২৬/০৩/৯৫

Someswar Mukherjee





Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00398 of 2015
(Serial No. 00368 of 2015 and Query No. 1902L000035088 of 2014)

On 05/12/2014

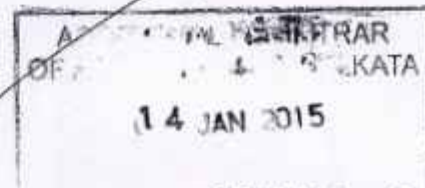
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 16.05 hrs on :05/12/2014, at the Private residence by Sunil Kumar Manna ,Claimant.

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

Execution is admitted on 05/12/2014 by

1. Shomeswar Mukherjee Alias Someswar Mukherjee, son of Late Sudarshan Mukherjee , Motinagar, Narayanpur, Thana:-Airport, P.O. :-Gopalpore, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste Hindu, By Profession : Others



(Dulal chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II





Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00398 of 2015
(Serial No. 00368 of 2015 and Query No. 1902L000035088 of 2014)

2. Sunil Kumar Manna

Authorised Signatory, Greenhigh Nirman Pvt Ltd, Block- A, 246, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Greenarena Residency Pvt Ltd, Block- A, 246, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Goldenyatra Complex Pvt Ltd, Block- A, 246, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Evership Realty Pvt Ltd, Block- A, 246, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Somansh Residency Pvt Ltd, Block- A, 246, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Visualization Projects Pvt Ltd, Block- A, 246, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Nurtiway Complex Pvt Ltd, Block- A, 246, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Auroshakti Infracon Pvt Ltd, Siddha Pines, A S/185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.

Authorised Signatory, Nabhya Developers Pvt Ltd, Siddha Pines, A S/185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.

Authorised Signatory, Nayajiwan Developers Pvt Ltd, Siddha Pines, A S/185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.

Authorised Signatory, Nishok Projects Pvt Ltd, Siddha Pines, A S/185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.

Authorised Signatory, Nistha Realcon Pvt Ltd, Siddha Pines, A S/185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.

Authorised Signatory, Sapnankur Infracon Pvt Ltd, Siddha Pines, A S/185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.

Authorised Signatory, Siddhibhumi Developers Pvt Ltd, Siddha Pines, A S/185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.

Authorised Signatory, Sonartari Infrastructure Pvt Ltd, Siddha Pines, A S/185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.

Authorised Signatory, Sublife Township Pvt Ltd, Siddha Pines, A S/185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.



14 JAN 2015
(Dulal chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II





Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00398 of 2015
(Serial No. 00368 of 2015 and Query No. 1902L000035088 of 2014)

Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.

Authorised Signatory, Swarnabarsa Projects Pvt Ltd, Siddha Pines, A S/185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.

Authorised Signatory, Sapnankur Complex Pvt Ltd, Block- B, 180/1, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Siddhibhumi Realcon Pvt Ltd, Block- B, 180/1, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Sishirkanya Buildcon Pvt Ltd, Block- B, 180/1, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Sophisticated Reasidency Pvt Ltd, Block- B, 180/1, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Swapnabhumi Nirman Pvt Ltd, Block- B, 180/1, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Swarnabarsa Realcon Pvt Ltd, Block- B, 180/1, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Moontree Realcon Pvt Ltd, Block- B, 180/1, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Ahibaram Developers Pvt Ltd, Block- B, 180/1, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Jibanjyoti Abasan Pvt Ltd, Block- B, 180/1, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Arrowspace Realcon Pvt Ltd, Block- B, 180/1, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Happylife Enclave Pvt Ltd, Block- A, 206, Lake Town, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700089.

Authorised Signatory, Bonus Tradelink Pvt Ltd, 20, O C Ganguli Sarani, Kol, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

, By Profession : Others

Identified By Manoj Mahato, son of Late N Mahato, 7 B, Kiron Sankar Roy Road(Hastings Street), Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Service.

(Dulal chandra Saha)

ADDL REGISTRAR OF ASSURANCES-II

REGISTRAR
OF ASSURANCES-II
KOLKATA

14 JAN 2015

(Dulal chandra Saha)

ADDL REGISTRAR OF ASSURANCES-II

On 14/01/2015





Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00398 of 2015
(Serial No. 00368 of 2015 and Query No. 1902L000035088 of 2014)

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule IV, Article number : 23, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 3750/- is paid , by the draft number 510491, Draft Date 02/01/2015, Bank Name State Bank of India, Terminus Building Newtown, received on 14/01/2015

(Under Article : A(1) = 3630/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- ,Excess amount = 22/- (paid 14/01/2015)

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.-3,30,330/-

Certified that the required stamp duty of this document is Rs.- 16536 /- and the Stamp duty paid is Impresive Rs.- 10/-

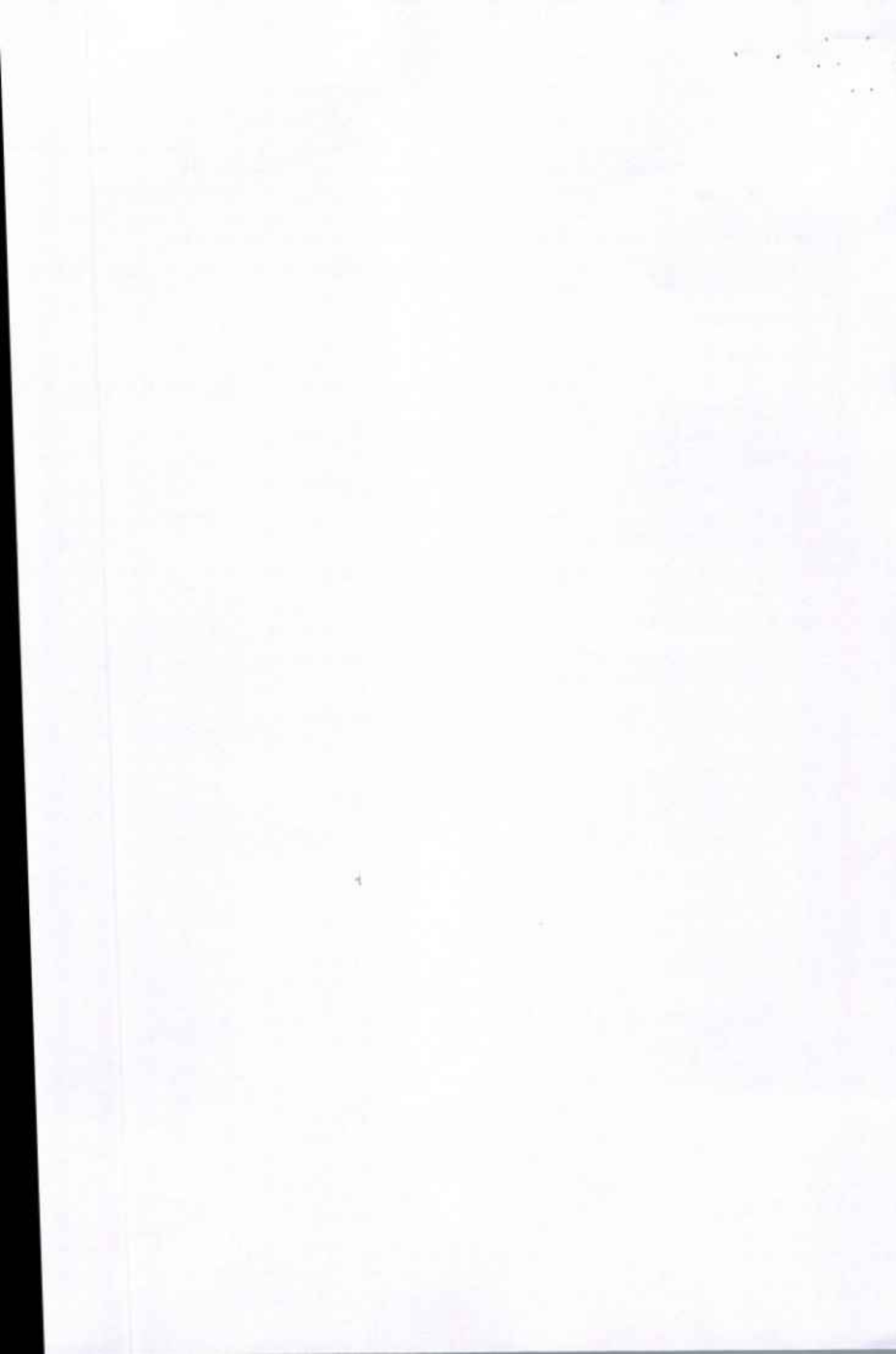
Deficit stamp duty

Deficit stamp duty Rs. 16536/- is paid , by the draft number 510490, Draft Date 02/01/2015, Bank : State Bank of India, Terminus Building Newtown, received on 14/01/2015

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



And

- 3.2 **Greenhigh Nirman Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block A, 246, Bangur Avenue, Kolkata-700055, Police Station-Lake Town [PAN AAECG8941M]
- 3.3 **Greenarena Residency Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block A, 246, Bangur Avenue, Kolkata-700055, Police Station-Lake Town [PAN AAECG8940L]
- 3.4 **Goldenyatra Complex Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block A, 246, Bangur Avenue, Kolkata-700055, Police Station-Lake Town [PAN AAECG8939P]
- 3.5 **Evership Realty Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block A, 246, Bangur Avenue, Kolkata-700055, Police Station-Lake Town [PAN AJRPG5379A]
- 3.6 **Somansh Residency Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block A, 246, Bangur Avenue, Kolkata-700055, Police Station-Lake Town [PAN AASCS0360E]
- 3.7 **Visualization Projects Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block A, 246, Bangur Avenue, Kolkata-700055, Police Station-Lake Town [PAN AAECV1807F]
- 3.8 **Nurtiway Complex Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block A, 246, Bangur Avenue, Kolkata-700055, Police Station-Lake Town [PAN AAECN1208Q]
- 3.9 **Auroshakti Infracon Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Siddha Pines, AS/185, Rajarhat, Kolkata- 700136, Police Station-Rajarhat [PAN AALCA5951B]
- 3.10 **Nabhya Developers Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Siddha Pines, AS/185, Rajarhat, Kolkata- 700136, Police Station-Rajarhat [PAN AAECN3344D]
- 3.11 **Nayajiwan Developers Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Siddha Pines, AS/185, Rajarhat, Kolkata- 700136, Police Station-Rajarhat [PAN AAECN3347A]
- 3.12 **Nishok Projects Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Siddha Pines, AS/185, Rajarhat, Kolkata- 700136, Police Station-Rajarhat [PAN AAECN3348R]
- 3.13 **Nistha Realcon Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Siddha Pines, AS/185, Rajarhat, Kolkata- 700136, Police Station-Rajarhat [PAN AAECN3345C]



- 3.14 **Sapnankur Infracon Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Siddha Pines, AS/185, Rajarhat, Kolkata- 700136, Police Station-Rajarhat [PAN AATCS0470L]
- 3.15 **Siddhibhumi Developers Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Siddha Pines, AS/185, Rajarhat, Kolkata- 700136, Police Station-Rajarhat [PAN AATCS0471M]
- 3.16 **Sonartari Infrastructure Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Siddha Pines, AS/185, Rajarhat, Kolkata- 700136, Police Station-Rajarha [PAN AATCS0469F]
- 3.17 **Subhlife Township Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Siddha Pines, AS/185, Rajarhat, Kolkata- 700136, Police Station-Rajarhat [PAN AATCS0463R]
- 3.18 **Swarnabarsa Projects Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Siddha Pines, AS/185, Rajarhat, Kolkata- 700136, Police Station-Rajarhat [PAN AATCS0464J]
- 3.19 **Sapnankur Complex Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No. 180/1, Bangur Avenue, Kolkata-700055, Police Station Lake Town [PAN AASCS0367D]
- 3.20 **Siddhibhumi Realcon Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No. 180/1, Bangur Avenue, Kolkata-700055, Police Station Lake Town [PAN AASCS0375H]
- 3.21 **Sishirkanya Buildcon Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No. 180/1, Bangur Avenue, Kolkata-700055, Police Station Lake Town [PAN AASCS0370C]
- 3.22 **Sophisticated Residency Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No. 180/1, Bangur Avenue, Kolkata-700055, Police Station Lake Town [PAN AASCS0371D]
- 3.23 **Swapnabhumi Nirman Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No. 180/1, Bangur Avenue, Kolkata-700055, Police Station Lake Town [PAN AASCS0366C]
- 3.24 **Swarnabarsa Realcon Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No. 180/1, Bangur Avenue, Kolkata-700055, Police Station Lake Town [PAN AASCS0374G]



- 3.25 **Moontree Realcon Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No. 180/1, Bangur Avenue, Kolkata-700055, Police Station Lake Town [PAN AAICM1665Q]
- 3.26 **Ahibaram Developers Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No. 180/1, Bangur Avenue, Kolkata-700055, Police Station Lake Town [PAN AAKCA9407G]
- 3.27 **Jibanjyoti Abasan Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No. 180/1, Bangur Avenue, Kolkata-700055, Police Station Lake Town [PAN AACCJ9267H]
- 3.28 **Arrowspace Realcon Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No. 180/1, Bangur Avenue, Kolkata-700055, Police Station Lake Town [PAN AAKCA9410D]
- 3.29 **Happylife Enclave Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block A, 206, Lake Town, Kolkata-700089, Police Station-Lake Town [PAN AADCH0074K]
- 3.30 **Bonus Tradelink Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at 20, O.C.Ganguli Sarani, Kolkata-700020, Police Station-Bhowanipore, [PAN AAECD2548R]

All being represented by their authorised signatory **Sunil Kumar Manna**, son of Late Keshab Chandra Manna
(collectively **Purchasers**, includes successors-in-interest).

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

Vendors and Purchaser collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. **Subject Matter of Conveyance**
- 4.1 **Said Property:** *Sali* land measuring 0.78 (zero point seven eight) decimal, more or less, comprised in R.S./L.R. *Dag* No. 906, recorded in L.R. *Khatian* Nos. 907 and 913, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly, Rajarhat), District North 24 Parganas, morefully described in the **Schedule** below **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors 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 Vendors represent, warrant and covenant regarding title as follows:
- 5.1.1 **Ownership of Jayanta Karmakar:** By virtue of inheritance from one Kalipada Karmakar, being the father of Jayanta Karmakar, Jayanta Karmakar became the absolute owner of *sali* land measuring 2.78 (two point seven eight) decimal, more or less, comprised in R.S./L.R. *Dag* No. 906, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas and have subsequently recorded his name in the records of Block Land And Land Reforms Settlements, vide L.R. *Khatian* No. 913 And by virtue of inheritance from one Lakshmi Karmakar, being the mother of Jayanta Karmakar, Jayanta Karmakar became the absolute owner of *sali* land measuring 0.34 (zero point three four) decimal, more or less, comprised in R.S./L.R. *Dag* No. 906, recorded in L.R. *Khatian* No. 907, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas. Thus, the total entitlement of Jayanta Karmakar has become **land measuring 3.12 (three point one two) decimal, more or less (Larger Property).**
- 5.1.2 **Demise of Jayanta Karmakar:** Jayanta Karmakar, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his wife Brihashpati Karmakar, 2 (two) sons, namely, Pradip Karmakar and Sanatan Karmakar and only daughter, Pinki Karmakar, as his only legal heirs and heiresses, who jointly and in equal share have inherited the entirety of the Larger Property.
- 5.1.3 **Ownership of Pinki Karmakar:** Thus, by virtue of inheritance Pinki Karmakar became the absolute owner of All That the *sali* land measuring 0.78 (zero point seven eight) decimal, more or less, in R.S./L.R. *Dag* No. 906, i.e the Said Property, out of the Larger Property.
- 5.1.4 **Sale to Vendor:** By a Deed of Conveyance dated 25th June, 2014, registered in the Office of the Additional District Sub-Registrar, Rajarhat, North 24 Parganas, in Book No. I, CD Volume No. 11, at Pages 8671 to 8682, being Deed No. 07096, for the year 2014, Pinki Karmakar sold All That the *sali* land measuring 0.78 (zero point seven eight) decimal, more or less, in R.S./L.R. *Dag* No. 906, i.e the Said Property, to Shomeswar Mukherjee *alias* Someswar Mukherjee (the Vendor herein).
- 5.1.5 **Absolute Ownership:** In the aforesaid circumstances, the Vendor has become the absolute owner of the Said Property, being the subject matter of this conveyance.
- 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 the Said Property is not affected by any scheme of any Local Authority or Government or 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 Purchasers.
- 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 Preemption:** No person or persons whatsoever have/had/has any right of preemption 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 free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debentures*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *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 Corporate Guarantee:** The Said Property is not affected by or subject to any corporate 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 **Sale of Said Property:** The basic understanding between the Vendor and the Purchasers is that the Vendor shall sell the Said Property to the Purchasers, 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 Purchasers shall purchase the same from the Vendor.

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchasers the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, comprising *sali* land measuring 0.78 (zero point seven eight) decimal, more or less, comprised in R.S./L.R. *Dag* No. 906, recorded in L.R. *Khatian* Nos. 907 and 913, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.3,30,330/- (Rupees three lac thirty thousand three hundred and thirty) paid by the Purchasers to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

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*s, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *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.



- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification:** 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 and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendor, 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, indemnifies and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest by reason of the aforesaid.
- 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:** the Vendor hereby declares and confirms that, hereinafter the Purchasers shall be entitled to hold, possess and enjoy the Said Property along with other co-owners of the said *Dags*.
- 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, in respect of which demand has been made and is in the knowledge of the Vendor, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchasers and the Purchasers' 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 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 Purchasers, 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.
- 8.6 **No Objection to Mutation:** The Vendor declares that the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchasers as the constituted attorneys of the Vendor and empowers and authorizes the Purchasers 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 Purchasers in all respect to cause mutation of the Said Property in the name of



the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.

- 8.7 **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 Purchasers and/or Purchasers' successors-in-interest, 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.

Schedule
(Said Property)
[Subject Matter of Sale]

Sali land measuring 0.78 (zero point seven eight) decimal, more or less, comprised in R.S./L.R. *Dag No. 906*, recorded in L.R. *Khatian Nos. 907 and 913*, *Mouza Patharghata*, J.L. No. 36, within *Patharghata Gram Panchayet*, Police Station New Town (formerly *Rajarhat*), District North 24 Parganas and the said *dag* is butted and bounded as follows:

On the North : By R.S. *Dag No. 905*

On the East : By R.S. *Dag No. 911*

On the South : By R.S. *Dag Nos. 907, 908 and 909*

On the West : By *Mouza Chakpanchuria*

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.



9. Execution and Delivery

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

<p><u>Someswar Mukherjee</u> [Shomeswar Mukherjee alias Someswar Mukherjee]</p>
[Vendor]
<p><u>Sunil Kumar Manna</u> [Sunil Kumar Manna] (Authorised Signatory)</p> <p>[Greenhigh Nirman Private Limited, Greenarena Residency Private Limited, Goldenyatra Complex Private Limited, Evership Realty Private Limited, Somansh Residency Private Limited, Visualization Projects Private Limited, Nurtiway Complex Private Limited, Auroshakti Infracon Private Limited, Nabhya Developers Private Limited, Nayajiwan Developers Private Limited, Nishok Projects Private Limited, Nistha Realcon Private Limited, Sapnankur Infracon Private Limited, Siddhibhumi Developers Private Limited, Sonartari Infrastructure Private Limited, Subhlife Township Private Limited, Swarnabarsa Projects Private Limited, Sapnankur Complex Private Limited, Siddhibhumi Realcon Private Limited, Sishirkanya Buildcon Private Limited, Sophisticated Residency Private Limited, Swapnabhumi Nirman Private Limited, Swarnabarsa Realcon Private Limited, Moontree Realcon Private Limited, Ahibaram Developers Private Limited, Jibanjyoti Abasan Private Limited, Arrowspace Realcon Private Limited, HappyLife Enclave Private Limited and Bonus Tradelink Private Limited]</p>
[Purchasers]

Drafted By:

Sujata
Sujata Ghosh, Advocate
High Court at Calcutta

Witnesses:

Signature Pinka Ghosh

Name PINKA GHOSH

Father's Name S. Ghosh

Address Calcutta High Court

Signature Ashima Maity

Name ASHIMA MAITY

Father's Name Advocate

Address Calcutta High Court



Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs.3,30,330/- (Rupees three lac thirty thousand three hundred and thirty) towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, through various cheques.

<p><i>Someswar Mukherjee</i> [Shomeswar Mukherjee alias Someswar Mukherjee] [Vendor]</p>
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Witnesses:

Signature Pinka Ghosh

Signature Ashima Maity

Name PINKA GHOSH

Name ASHIMA MAITY



SPECIMEN FORM TEN FINGER PRINTS

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



Sunil Kumar Maung

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



Someshaan Mukherjee

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 1478 to 1496
being No 00398 for the year 2015.



(Dulal chandraSaha) 15-January-2015
ADDL REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

