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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

District Sub-Registrar-  
 Registrar U/S 7(2) of  
 Registration Act 1908  
 Alipore, South 24 Parganas  
 29 MAR 2018

S-501238/18

1. DEED OF CONVEYANCE

2. This Deed of Conveyance made on this the 29<sup>th</sup> day of March, Two Thousand and Eighteen (2018).

3. Parties

Between

3.1 **MR. BIBEKANANDA SAHA**, (PAN AKJPS3924L) son of Late Binode Behari Saha, by nationality Indian, by faith Hindu, by occupation Business,

3.2 **MRS ALOKA SAHA** (PAN AJFPS9700F) wife of Mr. Bibekananda Saha, by nationality Indian, by faith Hindu, by occupation Housewife,

both are presently residing at 9A/1, Tara Road, Police Station - Tallygunge, Post Office - Kalighat, Kolkata - 700 026, District 24 Parganas (South), State - West Bengal

.....3.3. Smt. Durga

82878

0000 29 JAN 2018

Sl. No.....Date.....


Name.....

Add.....

AMT..... 5000

BASUDEB PATRA  
ADVOCATE  
HIGH COURT, CALCUTTA  
Enrol-WBF/1246/898/11



  
SOUMITRA CHANDA  
Licensed Stamp Vendor  
8/2, K S Roy Road, Kol-1

~~Kanhu~~ Gupta  
Vennu 863



~~Kanhu~~ Gupta  
Vennu 864  
29 MAR 2018

Raghu huch  
Vennu 865  
Vennu 867

Chikanda Saha

- 3.3. **SMT. DURGA MONDAL**, (PAN - U-G005387561) wife of Ramen Mondal, by nationality Indian, By faith Hindu, by occupation Housewife,

presently residing at Tihuria, Police Station - Sonarpur, Post Office - Nayabad, Kolkata - 700150, District 24 Parganas (South), State - West Bengal

(which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns), hereinafter called and referred to as the **OWNERS/VENDORS** of the **FIRST PART**.

**AND**

- 3.4. **SMT. DURGA MONDAL**, wife of Ramen Mondal, by nationality - Indian, by faith - Hindu, by occupation Housewife,

presently residing at Tihuria, Police Station - Sonarpur, Post Office - Nayabad, Kolkata - 700150, District 24 Parganas (South), State - West Bengal

- 3.5. **SMT. ELOKESHI NASKAR**, wife of Late Tarapada Naskar, by nationality - Indian, by faith - Hindu, by occupation Housewife

presently residing at Dwarir Road, Dakshin Jagaddal, Police Station - Sonarpur, Post Office - Chowhati, Kolkata - 700 149, District - 24 Parganas (South).

- 3.6. **SRI. ANIL KUMAR NASKAR** alias Anil Naskar, son of Late Tarapada Naskar, by nationality - Indian, by faith - Hindu, by occupation Business,

presently residing at Harinavi, Mitrapara 2nd Lane, Police Station - Sonarpur, Post Office - Harinavi, Kolkata - 700 148, District - 24 Parganas (South).

.....3.7. **SMT. ALOKA**



Verno 876

सुप्रीम कोर्ट



Verno 877

सुप्रीम कोर्ट



Verno 873

सुप्रीम कोर्ट



Verno 878

- Abhijit Naskar



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Verno 868

सुप्रीम कोर्ट

2-T.I of Adoka Naskar  
by The Pen Tapas Naskar



Verno 879

सुप्रीम कोर्ट



- 3.7. **SMT. ALOKA NASKAR**, wife of Late Paresh Naskar, by nationality - Indian, by faith - Hindu, by occupation Housewife, presently residing at Dwarir Road, Dakshin Jagaddal, Police Station - Sonarpur, Post Office - Chowhati, Kolkata - 700 149, District - 24 Parganas (South).
- 3.8. **SRI. SUNIL NASKAR** son of Late Paresh Naskar, by nationality - Indian, by faith - Hindu, by occupation Labour, presently residing at Dhamaitala, Paschim Para, Police Station - Sonarpur, Post Office - Dakshin Jagaddal, Kolkata - 700 151, District - 24 Parganas (South).
- 3.9. **SRI. SUSHIL NASKAR**, son of Late Paresh Naskar, by nationality - Indian, by faith - Hindu, by occupation Labour, presently residing at Dhamaitala, Paschim Para, Dwarir Road, Police Station - Sonarpur, Post Office - Chowhati, Kolkata - 700 149, District - 24 Parganas (South).
- 3.10. **SMT. SUSHAMA MONDAL** alias Smt. Soma Mondal (Naskar) wife of Adhir Mondal, by nationality - Indian, by faith - Hindu, by occupation Housewife, presently residing at Uttar Polghat, Police Station - Sonarpur, Post Office - Dakshin Jagaddal, Kolkata 700151, District - 24 Parganas (South).
- 3.11. **SMT. PURNIMA NASKAR**, wife of Late Shambhu Naskar, by nationality - Indian, by faith - Hindu, by occupation Housewife, presently residing at Dhamaitala, Paschim Para, Dwarir Road, Police Station - Sonarpur, Post Office - Chowhati, Kolkata - 700 149, District - 24 Parganas (South).
- 3.12. **SMT. SHAMPA SARKAR** alias Smt. Shampa Naskar, wife of Biju Sarkar, by nationality - Indian, by faith - Hindu, by occupation Housewife,

.....presently

✓ VOM 881  
श्रीमती, ...  
...

✓ VOM 866

LTI of Dwrga Mondal  
by the pen of Palash  
mondal

✓ VOM 869

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✓ VOM 870

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✓ VOM 871

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✓ VOM 87A

Sumit Dasgupta

Sumit Dasgupta  
VOM 875

presently residing at Dakshin Jagaddal, Dwarir Road, Police Station - Sonarpur, Post Office - Chowhati, Kolkata - 700 149, District - 24 Parganas (South).

- 3.13. **SMT. ABHIJIT NASKAR**, son of Late Shambhu Naskar, by nationality - Indian, by faith - Hindu, by occupation - Service,

presently residing at Dhamaitala, Paschim Para, Dwarir Road, Police Station - Sonarpur, Post Office - Jagaddal, Kolkata - 700 151, District - 24 Parganas (South).

- 3.14. **SMT. MAYA MONDAL**, wife of Mintu Mondal, by nationality - Indian, by faith - Hindu, by occupation - Housewife,

presently residing at Kusumba, Gazi Para, Police Station - Sonarpur, Post Office - Narendrapur, Kolkata - 700 103, District - 24 Parganas (South).

- 3.15. **SMT. CHAYA MONDAL** wife of Kunja Mali Mondal, by nationality - Indian, by faith - Hindu, by occupation - Housewife.

presently residing at Rampur, beniabow Police Station - Sonarpur, Post Office - Beniabow, Pin No. - 743613, District - 24 Parganas (South).

- 3.16. **SMT. JAYANTI GAYEN**, wife of Kandan Gayen, by nationality - Indian, by faith - Hindu, by occupation - Housewife,

presently residing at Moulihati, Tihuria Police Station - Sonarpur, Post Office - Kehayada, Kolkata - 700 150, District - 24 Parganas (South).

- 3.17. **SMT. BASANTI BISWAS**, wife of Mukto Biswas, by nationality - Indian, by faith - Hindu, by occupation - Housewife,

presently residing at Jayenpur, Police Station - Sonarpur, Post Office - Dingelpota, Kolkata - 700 151, District - 24 Parganas (South).

.....3.18. **MS. JAYA**



Vorno 889

Anil Kumar Naylan

RAGHAV GUPTA (HUF)

Raghu huch

KARTA



864

ESCORTS MERCHANDISE PVT. LTD.

Raghu huch

Director



864

FOR CLASSIC NIKETAN PRIVATE LTD

Raghu huch

Director



Registrar U  
Registration  
Alhore, South, 24 Paraganas

29 MAR 2018

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864

GAJANAND REALBUILD PVT. LTD.

Raghu huch

Director



864

FOR NILACHAL DEVELOPERS PRIVATE LIMITED

Raghu huch

Director



3.18. **MS. JAYA NASKAR** daughter of Late Prankrishna Naskar, by nationality - Indian, by faith - Hindu, by occupation - Homemaker;

presently residing at Dwarir Road, Dakshin Jagaddal, Police Station - Sonarpur, Post Office - Chowhati, Kolkata - 700 149, District - 24 Parganas (South).

(which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns), hereinafter called and referred to as the **CONFIRMING PARTIES** of the **SECOND PART**.

**AND**

3.19. **MR. RAGHAV GUPTA** (PAN - AMLPG5356L), son of Late Rajendra Kumar Gupta, by nationality Indian, by faith Hindu, by occupation Business, presently residing at 22/1, Ballygunj Circular Road, Police Station - Ballygunj, Post Office - Ballygunj, Kolkata - 700 019, District 24 Parganas (South).

3.20. **MRS. DIMPLE GUPTA** (PAN - AUEPG5920H), wife of Mr. Raghav Gupta, by nationality Indian, by faith Hindu, by occupation Business, presently residing at 22/1, Ballygunj Circular Road, Police Station - Ballygunj, Post Office - Ballygunj, Kolkata - 700 019, District 24 Parganas (South).

3.21. **M/S. RAGHAV GUPTA HUF** (PAN - AARHR7077K), having its place of business at 22/1, Ballygunj Circular Road, Police Station - Ballygunj, Post Office - Ballygunj, Kolkata - 700 019, District 24 Parganas (South),

represented by its karta Mr. Raghav Gupta, by nationality Indian, by faith Hindu, by occupation Business,

.....3.22. **M/S. ESCORT**



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RSQUARE PROJECTS LLP

Raghav Gupta

Designated Partner/Partner



863

SURABHI INFRASTRUCTURE PVT. LTD.

Ansh Gupta

Director



863



GUPTA PROPERTIES & FINANCE PVT. LTD.

Ansh Gupta

Director



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District Sub-Registrar  
Registrar U/S  
Registration Act, 1908  
Alipore, South 24 Parganas  
29 MAR 2018

GUPTA TOWERS (P) LTD.

Ansh Gupta

Director / Authorised Signatory



863

FOR PADMINI ENCLAVE PRIVATE LIMITED

Ansh Gupta

Director

- 3.22. **M/S. ESCORT MERCHANDISE PVT. LTD.,** (PAN - AABCE0365J) a private limited company incorporated in accordance with the provisions of The Companies Act., 1956, having its registered office at 22/1, Ballygunj Circular Road, Police Station - Ballygunj, Post Office - Ballygunj, Kolkata - 700 019, District - 24 Parganas (South),  
represented by one of its Directors namely **Mr. Raghav Gupta**, son of Late Rajendra Kumar Gupta.
- 3.23. **M/S. CLASSIC NIKETAN PVT. LTD.,** (PAN - AAEC1153H) a private limited company incorporated in accordance with the provisions of the Companies Act., 1956, having its registered office at 8B, Middleton Street, Police Station - Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700 071, District - 24 Parganas (South),  
represented by one of its Directors namely **Mr. Raghav Gupta**, son of Late Rajendra Kumar Gupta.
- 3.24. **M/S. GAJANAND REALBUILD PVT. LTD.** (PAN - AADCG9346H), a private limited company incorporated in accordance with the provisions of The Companies Act., 1956, having its registered office at 8B, Middleton Street, Police Station - Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700 071, District 24 Parganas (South)  
represented by one of its Directors namely **Mr. Raghav Gupta**, son of Late Rajendra Kumar Gupta.
- 3.25. **M/S. NILACHAL DEVELOPERS PVT. LTD.** (PAN - AADCN3844R), a private limited company incorporated in accordance with the provisions of The Companies Act., 1956, having its registered office at 8B, Middleton Street, Police Station - Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700 071, District - 24 parganas (South),

.....represented

KARUNA REALTORS PVT. LTD.

~~anur~~ *Gan*  
Director

*863*

RATISH KUMAR GUPTA (HUF)

~~anur~~ *Gupta*

KARTA



District Sub-Registrar  
Registrar U.S. 70  
Registration Act  
Bangalore, South 24 Police Station

*89* MAR 2018

*Birey Sarda,*  
late Gopal Sarda,  
vill - Dhamechitala  
P.O - Dakehensaraddel  
P.S - Sonorpur  
tel - 700151  
Dinesh.

represented by one of its Directors namely **Mr. Raghav Gupta**, son of Late Rajendra Kumar Gupta.

- 3.26. **M/S. RSQUARE PROJECTS LLP**, (PAN - AAWFR1322C), a Limited Liability Partnership Firm, incorporated in accordance with the provisions of The Limited Liability Partnership Act, 2008, having its registered office at 22/1, Ballygunj Circular Road, Police Station - Ballygunj, Post Office - Ballygunj, Kolkata - 700 019, District - 24 Parganas (South),

represented by one of its Directors namely **Mr. Raghav Gupta**, son of Late Rajendra Kumar Gupta.

- 3.27. **MR. RATISH KUMAR GUPTA** (PAN - ADGPG2004F), son of Sri Ramesh Kumar Gupta, by nationality Indian, by faith Hindu, by occupation Business, presently residing at 8B, Middleton Street, Police Station - Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700 071, District - 24 Parganas (South).

- 3.28. **M/S. SURABHI INFRASTRUCTURE PVT. LTD.** (PAN - AAOC57179R), a private limited company incorporated in accordance with the provisions of The Companies Act.,1956, having its registered office at 8B, Middleton Street, Police Station - Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700 071, District 24 Parganas (South).

represented by one of its Directors namely **Mr. Ratish Kumar Gupta**, son of Sri Ramesh Kumar Gupta.

- 3.29. **M/S. GUPTA PROPERTIES & FINANCE PVT. LTD.** (PAN - AAACG9654K), a private limited company incorporated in accordance with the provisions of The Companies Act.,1956, having its having its registered office at 68A, Ballygunge Circular Road, Police Station - Ballygunge, Post Office - Circus Avenue, Kolkata - 700 019, District 24 Parganas (South).

.....represented by



represented by one its Director **Mr. Ratish Kumar Gupta**, son of Sri Ramesh Kumar Gupta.

- 3.30. **M/S. GUPTA TOWERS PVT. LTD.** (PAN - AAACG9655J), a private limited company incorporated in accordance with the provisions of The Companies Act., 1956, having its registered office at 68A, Ballygunge Circular Road, Police Station - Ballygunge, Post Office - Circus Avenue, Kolkata - 700 019, District 24 Parganas (South).

represented by one of its Director **Mr. Ratish Kumar Gupta**, son of Sri Ramesh Kumar Gupta.

- 3.31. **M/S. PADMINI ENCLAVE PVT. LTD.** (PAN - AAFCP6369R), a private limited company incorporated in accordance with the provisions of The Companies Act., 1956 having its registered office at 8B, Middleton Street, Police Station - Shakespeare Sarani, Post Office - Circus Avenue, Kolkata - 700 071, District 24 Parganas (South).

represented by one of its Director **Mr. Ratish Kumar Gupta**, son of Sri Ramesh Kumar Gupta.

- 3.32. **M/S. KARUNA REALTORS PVT. LTD.** (PAN - AAECK0768L), a private limited company incorporated in accordance with the provisions of The Companies Act., 1956 having its registered office at 8B, Middleton Street, Police Station - Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700 071, District 24 Parganas (South).

represented by one of its Director **Mr. Ratish Kumar Gupta**, son of Sri Ramesh Kumar Gupta.

- 3.33. **M/S. RAMESH KUMAR GUPTA HUF** (PAN - AADHR1285F), having its place of business at 8B, Middleton Street, Police Station

.....- Shakespeare

- Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700 071, District 24 Parganas (South),

represented by its karta Mr. Ramesh Kumar Gupta, by nationality Indian, by faith Hindu, by occupation Business,

3.34. **M/s. Ratish Kumar Gupta HUF** (PAN - AAEHR0940L), having its place of business at 8B, Middleton Street, Police Station - Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700 071, District 24 Parganas (South),

represented by its karta Mr. Ratish Kumar Gupta, by nationality Indian, by faith Hindu, by occupation Business,

hereinafter called and referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Director or Directors, successor-in-office, successor-in-interest, legal representatives and assigns) of the **OTHER PART**.

#### 4. BACKGROUND/TITLE OF THE PROPERTY.

##### Background of C. S. & R. S. Dag No. 122 corresponding to L.R.Dag No.120:-

4.1 **WHEREAS** one Pashupati Laskar alias Pashupati Naskar, since deceased was the sole and absolute recorded owner of 7 (seven) decimal, being 16 anna share in C. S. ~~122~~. Dag No. 122 under C. S. ~~122~~. Khatian No. 116 of Mouza Dhamaitala, J. L. No. 75, Touzi No. 3-5, Re. Su. No. 236, Pargana Magura, Police Station Sonarour, District 24 parganas (South), and the said Pashupati Laskar, since deceased, was holding, possessing and enjoying by paying Khajna thereof regularly during his lifetime to the competent authority of BL & LRO, without any dispute from any third party whatsoever, but during the course of R, S, Settlement Zarip the said 16 anna share erroneously devolve among the co-sharers of the said Pashupati Naskar, under R. S. Khatian No. 116.

.....4.2. AND WHEREAS

4.2. **AND WHEREAS** while enjoying the aforesaid land, measuring an area of 7 (seven) decimals in R.S.. Dag No. 122 corresponding to L. R. Dag No. 120 under R.S.. Khatian No. 116, comprised in Mouza Dhamaitala, J. L. No. 75, Touzi No. 3-5, Re. Su. No. 236, Pargana Magura, Police Station Sonarour, District 24 parganas (South), and the said Pashupati Laskar alias Naskar, died intestate on 27.07.1975, leaving behind him surviving his 3 (three) sons as below named, to succeed and inherit all the estates and properties left by the said Pashupati Naskar alias Laskar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Pashupati Laskar alias Naskar, since deceased, was governed during his lifetime and the details of successor of Pashupati Laskar alias Naskar are as follows :-

<u>Name of the</u> <u>Successors</u>	<u>Relation with</u> <u>the successor</u>	<u>R.S.</u> <u>Dag No.</u>	<u>Area of Land</u> <u>inherited</u>
Prankrishna Naskar	Son	122	undivided 2.34 Deci
Tarapada Naskar	Son	122	undivided 2.33 Deci
Paresh Chandra Naskar	Son	122	undivided 2.33 Deci

**Total 7 Decimals**

4.3. **AND WHEREAS** while enjoying the aforesaid land, admeasuring an area of 1/3rd share of 7 (seven) decimals i.e. undivided 2.33 (two point three three) decimals in C. S. & R. S. Dag No. 122 under C. S. & R. S. Khatian No. 116, comprised in Mouza Dhamaitala, J. L. No. 75, Touzi No. 3-5, Re. Su. No. 236, Pargana Magura, Police Station Sonarour, District 24 parganas (South), the said Prankrishna Naskar, died intestate on 01.04.1985, leaving behind him surviving his wife and 5 (five) daughters as below named, to succeed and inherit all the estates and properties left by the said Prankrishna Naskar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Prankrishna Naskar, since deceased, was governed during his lifetime and the details of successor of Prankrishna Naskar as follows :-

.....Name of

<u>Name of the</u> <u>Successors</u>	<u>Relation with</u> <u>the successor</u>	<u>R.S.</u> <u>Dag No.</u>	<u>Area of Land</u> <u>inherited</u>
Nandarani Naskar	wife	122	undivided 1/18th share of 2.33 deci
Maya Mandal	daughter	122	undivided 1/18th share of 2.33 deci
Chaya Mandal	daughter	122	undivided 1/18th share of 2.33 deci
Jayanti Gyne	daughter	122	undivided 1/18th share of 2.33 deci
Basanti Biswas	daughter	122	undivided 1/18th share of 2.33 deci
Joya Naskar	daughter	122	undivided 1/18th share of 2.33 deci

4.4. **AND WHEREAS** that by virtue of Deed of Conveyance (Bengali Saf Kobala), dated the 20th day of December, 1995, the said Tarapada Naskar, Paresh Chandra Naskar and Nandarani Naskar, the Vendors therein, have jointly sold, conveyed, transferred, released and parted with all that pieces and parcels of lands hereditaments admeasuring an area of **7 (seven) decimal**, with certain others lands with others Owners/Vendors be the same a little more or less in C. S. & R. S. Dag No. 122, corresponding to L. R. Dag No. 120 under C. S. & R. S. Khatian No. 116 in Mouza - Dhamaitala, J. L. No. 75, Re. Su. No. 236, Touzi Nos. 3 to 5, Police Station- Sonarpur, within the local limits of Rajpur Sonarpur Municipality to one **Mr. Chandra Mohan Chettiar**, son of Late Narayan Chettiar, the Purchaser therein, at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar Sonarpur, District 24 Parganas (south) and the same was copied in Book No. - I, Volume No. 111, Pages Nos. 339 to 351, being Deed No. 7290 for the year 1995, (but as per Hindu Seccession Act. 1956 the said Tarapada Naskar, Paresh Chandra Naskar and Nanda Rani Naskar owned only 5.058 decimal from there predecessors as above).

4.5. **And Whereas** as per devolution of title the said Chandra Mohan Chettiar become the sole and absolute Owner of 5.058 decimal instead he had erroneously purchased 7 (seven) decimal in C. S. & R. S. Dag No. 122 of Mouza Dhamaitala under R.S. Khatian No. 116.

.....4.6. **AND WHEREAS**

- 4.6. **AND WHEREAS** that by virtue of Deed of Conveyance (Bengali Saf Kobala), dated the 26th day of June, 1997, the said Chandra Mohan Chettiar, the Vendor therein, had indefeasibly sold, conveyed, transferred, released and parted with all that piece and parcel of bagan lands hereditaments admeasuring an area of **7 (seven) decimal**, along with certain others lands be the same a little more or less in C. S. & R. S. Dag No. 122, corresponding to L. R. Dag No. 120 under C. S. & R. S. Khatian No. 116 in Mouza - Dhamaitala, J. L. No. 75, Re. Su. No. 236, Touzi Nos. 3 to 5, Police Station- Sonarpur, within the local limits of Rajpur Sonarpur Municipality to one **Mr. Bibekananda Saha** and **Mrs. Aloka Saha**, jointly the Purchasers therein and the Owners/Vendors herein, at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar Sonarpur, District 24 Parganas (south) and the same was copied in Book No. - I, Volume No. 85, Pages Nos. 18 to 24, being Deed No. 5435, for the year 1997, but as per devolution of title the said Bibekananda Saha and Aloka Saha become the valid Owner of 5.058 decimal.
- 4.7. **AND WHEREAS** that by virtue of Deed of Conveyance (Bengali Saf Kobala), dated the 5th day of October, 2012, the said Smt. Maya Mondal, Smt. Chaya Mondal, Smt. Jayanti Gyne, Smt. Basanti Biswas and Miss Jaya Naskar jointly the Vendors therein, had jointly sold, conveyed, transferred, released and parted with all that piece and parcel of bagan lands hereditaments admeasuring an area of **1.942 (one point nine four two ) decimal**, be the same a little more or less in C. S. & R. S. Dag No. 122, corresponding to L. R. Dag No. 120 under C. S. & R. S. Khatian No. 116 in Mouza - Dhamaitala, J. L. No. 75, Re. Su. No. 236, Touzi Nos. 3 to 5, Police Station- Sonarpur, within the local limits of Rajpur Sonarpur Municipality to one **Mr. Bibekananda Saha** and **Mrs. Aloka Saha**, the Purchasers therein and the Owners/Vendors herein, at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar Sonarpur, District 24 Parganas (south) and the same was copied in Book No. - I, CD Volume No. 33, Pages Nos. 2146 to 2170, being Deed No. 12534 for the year 2012, free from all encumbrances whatsoever.

.....4.8. **AND WHEREASR**



- 4.8. **AND WHEREAS** that the said Bibekananda Saha and Aloka Saha become the sole and absolute joint owners of 7 (seven) decimals in C. S. & R. S. Dag No. 122 corresponding to L.R. Dag No. 120 under R.S. Khatian No. 116 comprised in Mouza Dhamaitala J.L. No. 75, Touzi No. 3 to 5, Re. Su. No. 236, pargana Magura, Police Station Sonarpur, within the local limits of Rajpur Sonarpur Municipality and within the jurisdiction of Additional District Sub Register Sonarpur, District 24 Pargana (South).
- 4.9. **AND WHEREAS** during the Latest Revisional Settlement Zarip ( known as L. R. Settlement Zarip) the said Bibekananda Saha and Aloka Saha recorded their respective names in the records of Block Land & Land Revenue Office, under L. R. Khatian Nos. 504, 505 and 936 and the said Bibekananda Saha and Aloka Saha are paying respective Khajna thereof regularly to the respective competent authorities of Govt. of West Bengal and are in absolute and undisputed physical possession thereof, and the details in respect of all that piece and parcel of Bagan land as aforesaid are as follows:-

<u>Names</u>	<u>L. R.</u> <u>Dag No.</u>	<u>L. R.</u> <u>Khatian</u>	<u>Total Area</u> <u>of Land</u>	<u>Share</u>	<u>Area of land</u>
Bibekananda Saha	120	504	7 Deci	5000	3.5 deci.
Aloka Saha	120	505	7 Deci	3000	2.1 deci.
	120	936	7 Deci	2000	1.4 deci

thus totaling 7 (seven) decimals, be the same a little more or less, lying and situate at and being and comprised in Mouza - Dhamaitala, J. L. No. 75, Re. Su. No. 236, Touzi Nos. 3 to 5, within the jurisdiction of Additional District Sub Registrar Sonarpur, and within the local limits of Rajpur Sonarpur Municipality, District South 24 Parganas, morefully and particularly mentioned under First Schedule hereinunder appearing.

.....Background

**Background of C. S. & R. S. Dag No. 123 corresponding to L.R.Dag No.119:**

4.10. **Whereas** one Dukhiram Laskar alias Naskar was the sole and absolute recorded owner of 11 (eleven) decimal being 16 anna in C. S. [REDACTED] Dag No. 123 under R.S. Khatian No. 116 of Mouza Dhamaitala, J.L. No. 75, Touzi No. 3 to 5, Re. Su. No 236, Pargana Magura under Police Station Saonarpur within the local limits of Rajpur Sonarpur Municipality and within the jurisdiction of Additional District Sub Registrar Sonarpur, District 24 Pargana (South) and the said Dukhiram Laskar alias Naskar, since deceased, was holding, possessing and enjoying by paying Khajna thereof regularly during his lifetime to the competent authority of BL & LRO, without any dispute from any third party whatsoever, but during the course of R, S, Settlement Zarip the said 16 anna share erroneously devolve among the co-sharers of the said Dukhiram Naskar, under R. S. Khatian No. 116..

*Dat*  
29.03.18

4.11. **And Whereas** while enjoying the said land the said Dukhiram Naskar died intestate living behind his wife namely Indubala Naskar to succssed and inherit all the estate and property left by the said Dukhiram Laskar alias Naskar in accordance with the provisions of Hindu Succession Act. 1956, through which the said Dukhiram Laskar alias Naskar, since deceased, was governed during his lifetime.

4.12. **And Whereas** that by virtue of Deed of Conveyance, dated 20th day of December, 1995 the said Indubala Naskar, the Vendor therein of the one part, had indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of Bagan land hereditaments admeasuring an area of 11 (eleven) decimal, be the same a little more or less, (with certain other lands with other Vendors) lying and situate at and being and comprised in Mouza Dhamaitala in J.L. No. 75, in C. S. & R. S. Dag No. 123 under R.S. Khatian No. 116, Touzi No. 3 to 5, Re. Su. No. 236, pargana Magura, Police Station Sonarpur, within the local limits of Rajpur Sonarpur Municipality, District 24 Parganas (South) to the said Mr. Chandra Mohan Chettiar, the purchaser therein at a valuable consideration mentioned therein and the said Deed of Conveyance was registered in the Office of Additional District Sub Registrar Sonarpur and was copied in Book No. I, Volume No. 111, Pages Nos. 339 to 351, being Deed No. 7290 for the year of 1995.

4.13. **AND WHEREAS** that by virtue of Deed of Conveyance (Bengali Saf Kobala), dated the 26th day of June, 1997, the said Chandra Mohan Chettiar, the Vendor therein, had indefeasibly sold, conveyed, transferred, released and parted with all that piece and parcel of bagan lands hereditaments admeasuring an area of **11(eleven) decimal**, (along with certain others lands with others Vendors) be the same a little more or less in C. S. & R. S. Dag No. 123, corresponding to L. R. Dag No. 119 under C. S. & R. S. Khatian No. 116 in Mouza - Dhamaitala, J. L. No. 75, Re. Su. No. 236, Touzi Nos. 3 to 5, Police Station- Sonarpur, within the local limits of Rajpur Sonarpur Municipality to one **Mr. Bibekananda Saha** and **Mrs. Aloka Saha**, the Purchasers therein and the Owners/Vendors herein, at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar Sonarpur, District 24 Parganas (south) and the same was copied in Book No. - I, Volume No. 85, Pages Nos. 13 to 24, being Deed No. 5435 for the year 1997.

4.14. **AND WHEREAS** during the Latest Revisional Settlement Zarip ( known as L. R. Zarip) the said Bibekananda Saha and Aloka Saha mutated their respective names in respect of the aforesaid bagan land in the records of Block Land & Land Revenue Office under **L. R. Khatian Nos. 504, 505 and 936** and are paying respective Khajna thereof regularly to the respective competent authorities of Govt. of West Bengal and are in absolute and undisputed physical possession thereof, lying and situate at and being and comprised in Mouza - Dhamaitala, J.L. No. 75, measuring an area of 11 (eleven) decimals, be the same a little more or less in C. S. & R. S. Dag No. 123 corresponding to L.R. Dag No. 119, Re. Su. No. 236, Touzi Nos. 3 to 5, Police Station Sonarpur within the jurisdiction of Additional District Sub Registrar Sonarpur, and within the local limits of Rajpur Sonarpur Municipality, District South 24 Parganas and the details in respect of all that piece and parcel of Bagan land as aforesaid are as follows:-

<u>Names</u>	<u>L. R.</u>	<u>L. R.</u>	<u>Total Area</u>	<u>Share</u>	<u>Area of land</u>
		<u>Dag No.</u>	<u>Khatian</u>	<u>of Land</u>	
Bibekananda Saha	119	504	11Deci	5000	5.5 deci.

Aloka Saha	119	505	11Deci	3000	3.3 deci.
	119	936	11Deci	2000	2.2 deci.

morefully and particularly mentioned under Second Schedule hereinunder appearing.

**Background of C. S. & R. S. Dag No. 124 corresponding to L.R. Dag No. 117:**

4.15. **WHEREAS** one Satish Chandra Laskar alias Naskar, son of Jhoru Laskar and Sampatti Dasi, wife of Lakshman Laskar were the sole and absolute recorded owners of 21 (twenty one) decimal, (being 8 anna share each) in C. S. [REDACTED] Dag No. 124 under R.S. Khatian No. 116 of Mouza Dhamaitala, J. L. No. 75, Touzi No. 3-5, Re. Su. No. 236, Pargana Magura, Police Station Sonarour, District 24 parganas (South), and the said Satish Chandra Laskar alias Naskar and Sampatti Dasi were holding, possessing and enjoying by paying Khajna thereof regularly during their lifetime to the competent authority of BL & LRO, without any dispute from any third party whatsoever, but during the course of R, S, Settlement Zarip the said 16 anna share erroneously devolve among the co-sharers of the said Satish Naskar and Sampatti dasi, under R. S. Khatian No. 116.

*Bohr*  
*29.03.18*

4.16. **And Whereas** that the said Satish Chandra Laskar alias Naskar was absconded long back and as per provisions of the law his wife Smt. Kantabala Dasi was the Owner in respect of the said 8 anna share of land as above and by virtue of Saf Bikroy Kobala Dalil (Deed of Conveyance) dated 5th day of November 1942 the said Kantabala Dasi, the Vendor therein of the one part, had indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of Bagan land hereditaments admeasuring an area of 21 (twenty one) Decimal instead of her right title and interest 10.5 (ten point five) Decimal be the same a little more or less in C. S. & R. S. Dag No. 124 under R.S. Khatian No. 116 comprised in Mouza Dhamaitala, J.L. No. 75, Touzi No. 3 to 5, Re. Su. No 236, pargana Magura, Police Station Sonarpur, District 24 Parganas (South) to one Rangabala Dasi, wife of Surendra Nath Sardar the purchaser therein at a valuable consideration mentioned therein

.....and the

and the said Deed of Conveyance was registered in the office of District Sub Registered Baruipur and was copied in Book No. I, Volume No. 44, Pages No. 182 to 184, being Deed No. 4472 for the year 1942.

- 4.17. **And Whereas** that the said Rangabala Dasi wife of Surendra Nath Sardar, died intestate, leaving behind her surviving her one and only son Manmatha Nath Sardar to succeed and inherit all the estate and property left by the said Rangabala Dasi, since deceased, in accordance with the provisions of Hindu Succession Act., 1956 and the said Rangabala Dasi, since deceased, was governed during her lifetime.
- 4.18. **And Whereas** that by virtue of Bengali Bikray Kobala, dated 3rd day of February, 1969 the said Manmatha Nath Sardar, the Vendor therein of the one part, had indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of Bagan land hereditaments admeasuring an area of 21 (twenty one) decimal, instead of available title is 10.5 (ten point five) decimal be the same a little more or less, lying and situate at and being and comprised in Mouza Dhamaitala in J.L. No. 75, in C. S. & R. S. Dag No. 124 under R.S. Khatian No. 116, Touzi No. 3 to 5, Re. Su. No. 236, pargana Magura, Police Station Sonarpur, within the local limits of Rajpur Sonarpur Municipality, District 24 Parganas (South) to one Pashupati Laskar alias Naskar son of Late kailash Naskar, the purchaser therein at a valuable consideration mentioned therein and the said Bikray Kobala was registered in the Office of District Sub Registrar Baruipur and was copied in Book No. I, Volume No. 5, Pages Nos. 272 to 274, being Deed No. 732 for the year of 1969.
- 4.19. **And Whereas** while enjoying the said 8 anna share of land in C. S. & R. S. Dag No. 124 of Mouza Dhamaitala, the said Sampatti Dasi, wife Late Lakshman Naskar, died intestate, without any issue, leaving behind her brother-in-law namely Pashupati Naskar to succeed in inherit all the estate and property left by the said Sampatti Dasi in accordance with the provisions of Hindu Succession Act. through which the said Sampatti Dasi, since deceased, was governed during her life time.

.....4.20. **And Whereas**



4.20. **And Whereas** that the said Pashupati Naskar, son of Late Kailash Naskar, became the sole and absolute owner of 21 (twenty one) decimals being 16 Anna share in C. S. & R. S. Dag No. 124, under C. S. & R. S. Khatian No. 116, comprised in Mouza - Dhamaitala, J. L. No. 75, Re. Su. No. 236, Touzi Nos. 3 to 5, within the jurisdiction of Additional District Sub Registrar Sonarpur and within the local limits of Rajpur Sonarpur Municipality, District South 24 Parganas, and the said Pashupati Naskar was holding, possessing and enjoying by paying Khajna thereof regularly during his lifetime to the competent authority of BL & LRO, without any dispute from any third party whatsoever.

4.21. **And Whereas** while enjoying the aforesaid land, measuring 21 (twenty one) decimals in C. S. & R. S. Dag No. 123 corresponding to L. R. Dag No. 119 under C. S. & R. S. Khatian No. 116 comprised in Mouza Dhamaitala, J. L. No. 75, Touzi No. 3-5, Re. Su. No. 236, Pargana Magura, Police Station Sonarour, District 24 parganas (South), the said Pashupati Laskar alias Naskar, died intestate on 27.07.1975, leaving behind him surviving his 3 (three) sons as below named, to succeed and inherit all the estates and properties left by the said Pashupati Naskar alias Laskar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Pashupati Laskar alias Naskar, since deceased, was governed during his lifetime and the details of successor of Pashupati Laskar alias Naskar are as follows :-

<u>Name of the Successors</u>	<u>Relation with the successor</u>	<u>R. S. Dag No.</u>	<u>Area of Land inherited</u>
Prankrishna Naskar	Son	123	undivided 7 Deci
Tarapada Naskar	Son	123	undivided 7 Deci
Paresh Chandra Naskar	Son	123	undivided 7 Deci

**Total 21 Decimals**

.....4.22. **AND WHEREAS**

4.22. **AND WHEREAS** while enjoying the aforesaid land, admeasuring an area of 1/3rd share of 21 (twenty one) decimals i.e. undivided 7 (seven) decimals in C. S. & R. S. Dag No. 124 under C. S. & R. S. Khatian No. 116, comprised in Mouza Dhamaitala, J. L. No. 75, Touzi No. 3-5, Re. Su. No. 236, Pargana Magura, Police Station Sonarour, District 24 parganas (South), the said Prankrishna Naskar, died intestate on 01.04.1985, leaving behind him surviving his wife and 5 (five) daughters as below named, to succeed and inherit all the estates and properties left by the said Prankrishna Naskar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Prankrishna Naskar, since deceased, was governed during his lifetime and the details of successor of Prankrishna Naskar as follows :-

<u>Name of the</u>	<u>Relation with</u>	<u>R.S.</u>	<u>Area of Land</u>
<u>Successors</u>	<u>the successor</u>	<u>Dag No.</u>	<u>inherited</u>
Nandarani Naskar	wife	124	undivided 1/18th share of 7 deci
Maya Mandal	daughter	124	undivided 1/18th share of 7 deci
Chaya Mandal	daughter	124	undivided 1/18th share of 7 deci
Jayanti Gyne	daughter	124	undivided 1/18th share of 7 deci
Basanti Biswas	daughter	124	undivided 1/18th share of 7 deci
Jaya Naskar	daughter	124	undivided 1/18th share of 7 deci

4.23. **AND WHEREAS** that by virtue of Deed of Conveyance (Bengali Saf Kobala), dated the 26th day of June, 1997, the said Tarapada Naskar, Paresh Chandra Naskar and Nandarani Naskar, jointly the Vendors therein, had jointly sold, conveyed, transferred, released and parted with all that piece and parcel of bagan lands hereditaments admeasuring an area of 21 (twenty one) decimal, instate valid and marketable title is **15.17 Decimal**, be the same a little more or less in C. S. & R. S. Dag No. 124, corresponding to L. R. Dag No. 117 under C. S. & R. S. Khatian No. 116 in Mouza - Dhamaitala, J. L. No. 75, Re. Su. No. 236, Touzi Nos. 3 to 5, Police Station- Sonarpur, within the local limits of Rajpur Sonarpur Municipality to one **Mr. Bibekananda Saha** and **Mrs. Aloka Saha**,

.....the Purchasers

the Purchasers therein and the Owners/Vendors herein, at a valuable consideration mentioned therein, and the said Deed of Conveyance (Bengali Saf Kobala) was registered in the office of Additional District Sub Registrar Sonarpur, District 24 Parganas (south) and the same was copied in Book No. - I, Volume No. 85, Pages Nos. 6 to 12, being Deed No. 5433 for the year 1997.

4.24. **AND WHEREAS** that by virtue of Deed of Conveyance (Bengali Saf Kobala), dated the 5th day of October, 2012, the said Smt. Maya Mondal, Smt. Chaya Mondal, Smt. Jayanti Gyne, Smt. Basanti Biswas and Miss Joya Naskar jointly the Vendors therein, had jointly sold, conveyed, transferred, released and parted with all that piece and parcel of bagan lands hereditaments admeasuring an area of **5.83 (five point eight three) decimal**, be the same a little more or less in C. S. & R. S. Dag No. 124, corresponding to L. R. Dag No. 117 under C. S. & R. S. Khatian No. 116 in Mouza - Dhamaitala, J. L. No. 75, Re. Su. No. 236, Touzi Nos. 3 to 5, Police Station- Sonarpur, within the local limits of Rajpur Sonarpur Municipality to one **Mr. Bibekananda Saha** and **Mrs. Aloka Saha**, the Purchasers therein and the Owners/Vendors herein, at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar Sonarpur, District 24 Parganas (south) and the same was copied in Book No. - I, CD Volume No. 33, Pages Nos. 2146 to 2170, being Deed No. 12534 for the year 2012, free from all encumbrances whatsoever.

4.25. **AND WHEREAS** that the said Bibekananda Saha and Aloka Saha became the sole and absolute joint owners of 21 (twenty one) decimals in R. S. Dag No. 124 corresponding to L.R. Dag No. 117 under R.S. Khatian No. 116 comprised in Mouza Dhamaitala J.L. No. 75, Touzi No. 3 to 5, Re. Su. No. 236, pargana Magura, Police Station Sonarpur, within the local limits of Rajpur Sonarpur Municipality and within the jurisdiction of Additional District Sub Register Sonarpur, District 24 Pargana (South).

4.26. **AND WHEREAS** during the Latest Revisional Settlement Zarip ( known as L. R. Settlement Zarip) the said Bibekananda Saha and Aloka Saha recorded

.....their respective

their respective names in the records of Block Land & Land Revenue Office, under L. R. Khatian Nos. 504, 505 and 936 and the said Bibekananda Saha and Aloka Saha are paying respective Khajna thereof regularly to the respective competent authorities of Govt. of West Bengal and are in absolute and undisputed physical possession thereof, and the details in respect of all that piece and parcel of Bagan land as aforesaid are as follows:-

<u>Names</u>	<u>L. R.</u>	<u>L. R.</u>	<u>Total Area</u>	<u>Share</u>	<u>Area of land</u>
	<u>Dag No.</u>	<u>Khatian</u>	<u>of Land</u>		
Bibekananda Saha	117	504	21Deci	5000	10.5 deci.
Aloka Saha	117	505	21Deci	4000	8.4 deci.
	117	936	21Deci	1000	2.1 deci

thus totaling 21(twenty one) decimals, be the same a little more or less, lying and situate at and being and comprised in Mouza - Dhamaitala, J. L. No. 75, Re. Su. No. 236, Touzi Nos. 3 to 5, within the jurisdiction of Additional District Sub Registrar Sonarpur, and within the local limits of Rajpur Sonarpur Municipality, District South 24 Parganas, morefully and particularly mentioned under Third Schedule hereinunder appearing.

**Background of C. S. & R. S. Dag No. 124/475 corresponding to L.R. Dag No. 118:-**

4.27. **WHEREAS** one Ganesh Laskar alias Naskar, since deceased was the sole and absolute recorded owner of 11(eleven) decimal, being 16 anna share in C. S. ~~118~~ Dag No. 124/475 under R.S. Khatian No. 116 of Mouza Dhamaitala, J. L. No. 75, Touzi No. 3-5, Re. Su. No. 236, Pargana Magura, Police Station Sonarpur, District 24 parganas (South), and the said Ganesh Laskar alias Naskar, since deceased, was holding, possessing and enjoying by paying Khajna thereof regularly during his lifetime to the competent authority of BL & LRO, without any dispute from any third party whatsoever; but during the course of R, S, Settlement Zarip the said 16 anna share erroneously devolve among the co-sharers of the said Ganesh Naskar, under R. S. Khatian No. 116.

.....4.28. **AND WHEREAS**

4.28. **AND WHEREAS** while enjoying the aforesaid land, measuring an area of 11(eleven) decimals in C. S. & R. S. Dag No. 124/475 corresponding to L. R. Dag No. 118 under C. S. & R. S. Khatian No. 116, comprised in Mouza Dhamaitala, J. L. No. 75, Touzi No. 3-5, Re. Su. No. 236, Pargana Magura, Police Station Sonarour, District 24 parganas (South), the said Ganesh Laskar alias Naskar, died intestate, leaving behind him surviving his 3 (three) sons as below named, to succeed and inherit all the estates and properties left by the said Ganesh Laskar alias Naskar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Ganesh Laskar alias Naskar, since deceased, was governed during his lifetime and the details of successor of Ganesh Laskar alias Naskar are as follows :-

<u>Name of the</u> <u>Successors</u>	<u>Relation with</u> <u>the successor</u>	<u>R.S.</u> <u>Dag No.</u>	<u>Area of Land</u> <u>inherited</u>
Pranadhan Naskar	Son	124/475	undivided 3.67 Deci
Sudas Naskar	Son	124/475	undivided 3.66 Deci
Sibu Das Naskar	Son	124/475	undivided 3.66 Deci
<b>Total</b>			<b>11 Decimals</b>

4.29. **AND WHEREAS** while enjoying the aforesaid land, admeasuring an area of 1/3rd share of 11(eleven) decimals i.e. undivided 3.66 (three point six six) decimals in C. S. & R. S. Dag No. 124/475 under C. S. & R. S. Khatian No. 116, comprised in Mouza Dhamaitala, J. L. No. 75, Touzi No. 3-5, Re. Su. No. 236, Pargana Magura, Police Station Sonarour, District 24 parganas (South), the said Sudas Naskar, being bachelor, leaving behind him surviving his 2 (two) brother as below named, to succeed and inherit all the estates and properties left by the said Sudas Naskar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Sudas Naskar, since deceased, was governed during his lifetime and the details of successor of Sudas Naskar as follows :-

<u>Name of the</u> <u>Successors</u>	<u>Relation with</u> <u>the successor</u>	<u>R.S.</u> <u>Dag No.</u>	<u>Area of Land</u> <u>inherited</u>
Pranadhan Naskar brother		124/475	undivided 1/2nd share of 11 deci
Sibu Das Naskar brother		124/475	undivided 1/2nd share of 11 deci



- 4.30. **And whereas** while being seized and possessed as aforesaid undivided 1/2nd share of land measuring 11 (eleven) decimal, be the same a little more or less, the said Pranadhan Naskar, died intestate on 17.06.1971, leaving behind him surviving his 2 (two) son namely Madhab Naskar and Gobinda Naskar, as his legal heir and/or successor to succeed and inherit all the estates and properties left by the said Pranadhan Naskar, since deceased, in accordance with the provisions of Hindu succession Act, 1956, through which the said Pranadhan Naskar, since deceased, was governed during his lifetime and each of the successor of Pranadhan Naskar, since deceased, became the owner of undivided 1/4th share of 11 decimal
- 4.31. **And whereas** while being seized and possessed as aforesaid undivided 1/4th share of land measuring 11 (eleven) decimal, be the same a little more or less, the said Gabinda Naskar, died intestate, leaving behind him surviving his wife namely Lakshmi Naskar, 3 (three) son namely Hareram Naskar and Balaram Naskar and Harekrishna Naskar and his 2 (two) daughter namely Durga Mondal and Gita Mondal, as his legal heir and/or successor to succeed and inherit all the estates and properties left by the said Gabinda Naskar, since deceased, in accordance with the provisions of Hindu succession Act, 1956, through which the said Gabinda Naskar, since deceased, was governed during his lifetime and each of the successor of Gabinda Naskar, since deceased, became the owner of undivided 1/24th share of 11 decimal
- 4.32. **And whereas** while being seized and possessed as aforesaid undivided 1/2nd share of land measuring 11 (eleven) decimal, be the same a little more or less, the said Sibud Das Naskar, died intestate, leaving behind him surviving his wife namely Angurbala Naskar, 4 (four) son namely Debu Naskar and Ram Naskar, Sambhu Naskar and Rabin Naskar, as his legal heir and/or successor to succeed and inherit all the estates and properties left by the said Sibud Das Naskar, since deceased, in accordance with the provisions of Hindu succession Act, 1956, through which the said Sibud Das Naskar, since deceased, was governed during his lifetime and each of the successor of Sibud Das Naskar, since deceased, became the owner of undivided 1/10th share of 11 (eleven) decimal

- 4.33. **AND WHEREAS** that by virtue of Deed of Conveyance, dated the 20th day of December, 1995, the said Madhab Naskar, Laksmi Naskar, Horeram Naskar, Balaram Naskar, Harekrishna Naskar, Angur Bala Naskar, Debu Naskar, Ram Naskar, Sambbhhu Naskar and Rabin Naskar, the Vendors therein, have jointly sold, conveyed, transferred, released and parted with all that pieces and parcels of lands hereditaments admeasuring an area of 11 (eleven) decimal, instead of valid title is **10.09 (ten point zero nine) decimal** (with certain others lands with others Owners/Vendors) be the same a little more or less in C. S. & R. S. Dag No. 124/475, corresponding to L. R. Dag No. 118, under C. S. & R. S. Khatian No. 116 in Mouza - Dhamaitala, J. L. No. 75, Re. Su. No. 236, Touzi Nos. 3 to 5, Police Station- Sonarpur, within the local limits of Rajpur Sonarpur Municipality to one **Mr. Chandra Mohan Chettiar**, son of Late Narayan Chettiar, the Purchaser therein, at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar Sonarpur, District 24 Parganas (south) and the same was copied in Book No. - I, Volume No. 111, Pages Nos. 339 to 351, being Deed No. 7290 for the year 1995.
- 4.34. **And Whereas** as per devolution of title the said Chandra Mohan Chettiar become the sole and absolute Owner of 10.09 (ten point zero nine) decimal instead he had erroneously purchased 11 (eleven) decimal in C. S. & R. S. Dag No. 124/475 of Mouza Dhamaitala under R.S. Khatian No. 116.
- 4.35. That by virtue of General Power of Attorney, dated the 11th day of August, 2011, the said Smt. Gita Mondal, wife of Rati Kanta Mondal and daughter of Late Gabinda Naskar, the Principal therein duly appointed, constituted and nominated one Prashanta Banerjee son of Dilip Banerjee, one Shyamal Sardar son of Late Haran Sardar and one Abid Hossain Mondal son of Asraf Ali Mondal as her true and lawful Attorneys and thus empowering her to execute Sale Deed, etc in respect of the aforesaid undivided 1/24th share of 11 (eleven) decimal in C. S. & R. S. Dag No. 124/475 corresponding to L.R. Dag No. 118 under R.S. Khatian No. 116, Touzi 3 to 5, Re. Su. No. 236, Pargana Magura, Police Station Sonarpur, District 24

.....Parganas (South)

Parganas (South) which the said property inherited by the Principal from her father Late Gabinda Naskar and the said General Power of Attorney was registered in the office of Additional District Sub Registrar Sonarpur, copied in Book No. IV, CD Volume No. 3, Pages Nos. 3724 to 3735, being Deed No. 01789 for the year 2011.

- 4.36. **AND WHEREAS** that by virtue of Deed of Conveyance (Bengali Saf Bikray Kobak), dated the 20th day of March, 2013, the said Gita Mondal, the Vendor therein, had indefeasibly sold, conveyed, transferred, released and parted with all that piece and parcel of bagan/bastu lands hereditaments admeasuring an area of **1/24th Share of 11 (eleven) decimal**, be the same a little more or less in C. S. & R. S. Dag No. 124/475, corresponding to L. R. Dag No. 118 under C. S. & R. S. Khatian No. 116 in Mouza - Dhamaitak, J. L. No. 75, Re. Su. No. 236, Touzi Nos. 3 to 5, Police Station- Sonarpur, within the local limits of Rajpur Sonarpur Municipality to one **Mr. Bibekananda Saha** and **Mrs. Aloka Saha**, the Purchasers therein and the Owners/Vendors herein, at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar Sonarpur, District 24 Parganas (south) and the same was copied in Book No. - I, CD Volume No. 8, Pages Nos. 7376 to 7389, being Deed No. 03551 for the year 2013.
- 4.37. **AND WHEREAS** by virtue of aforesaid recital the said Bibekananda Saha and Aloka Saha manage to records their respective names of measuring 11 (eleven) decimals in R.. S. Dag No. 124/475 corresponding to L.R. Dag No. 118 under L. R. Khatian Nos. 504, 505 and 936, before the office of BL & LRO at Sonarpur during the course of latest revisional settlement zarip (known as L.R. Zarip) and the said Bibekananda Saha and Aloka Saha are paying respective Khajna thereof regularly to the respective competent authorities of Govt. of West Bengal and are in absolute and undisputed physical possession thereof, and the details in respect of all that piece and parcel of Bagan/Bastu land as aforesaid are as follows:-

<u>Names</u>	<u>L. R.</u>	<u>L. R.</u>	<u>Total Area</u>	<u>Share</u>	<u>Area of land</u>
		<u>Dag No.</u>	<u>Khatian</u>	<u>of Land</u>	
Bibekananda Saha	118	504	11Deci	5000	5.5 deci.
Aloka Saha	118	505	11Deci	3000	3.3 deci.
	118	936	11Deci	2000	2.2 deci

thus totaling 11(eleven) decimals, be the same a little more or less, lying and situate at and being and comprised in Mouza - Dhamaitala, J. L. No. 75, Re. Su. No. 236, Touzi Nos. 3 to 5, within the jurisdiction of Additional District Sub Registrar Sonarpur, and within the local limits of Rajpur Sonarpur Municipality, District South 24 Parganas, morefully and particularly mentioned under Fourth Schedule hereinunder appearing.

4.38. **AND WHEREAS** that the said confirming parties herein are collectively legal heirs of the predecessor-in-title (except the Vendor Nos. 1 & 2 herein) in respect of Mouza - Dhamaitala, J. L. No. 75 in C. S. & R. S. Dag Nos. 122, 123, 124 and 124/475 corresponding to L. R. Dag Nos. 120, 119, 117 and 118 respectively and they also confirm right title and interest in respect of the Purchasers herein with free from all encumbrances whatsoever, and the said confirming parties also confirmed that they do not receive any payment against this Deed of Conveyance.

4.39. **AND WHEREAS** thus by virtue of the recital hereinabove stated the said Mr. Bibekananda Saha, son of Late Binode Bihari Saha and Mrs. Aloka Saha, wife of Mr. Bibekananda Saha has seized and possessed of and/or otherwise well and sufficiently entitled all that piece and parcel of bagan, bastu and sali land hereditaments admeasuring an area of **50 (fifty) decimals which is equivalent to 30.3 (thirty point three) cuttals**, be the same a little more or less lying and situate at and being and comprised in Mouza - Dhamaitala, J. L. No. 75 in **C. S. & R. S. Dag Nos. 122, 123, 124 and 124/475 corresponding to L. R. Dag Nos. 120, 119, 117 and 118 respectively**, Under C. S. & R. S. Khatian No. 116, corresponding to **L. R. Khatian Nos. 504, 505 and 936**, Re. Su. No. 236, Touzi Nos. 3 to 5, Pargana - Magura, Police Station - Sonarpur, within the local limits of Rajpur Sonarpur Municipality and which is under the jurisdiction of Additional District Sub Registry Office at Sonarpur, District 24 Parganas (South) and the said Mr. Bibekananda Saha and Mrs. Aloka Saha also mutated their respective names in the records of local municipality of **Rajpur Sonarpur Municipality, under ward No. 25, vide Municipal Holding No. 841** and was paying respective khajna and taxes thereof regularly to the respective competent authorities of Government of

.....West Bengal



West Bengal and was enjoying physical possession thereof without any interference from any third party whatsoever,

4.40. **AND WHEREAS** on or before the execution of these presents the Owners/Vendors herein have assured, declared and represented to the purchasers herein as follows (hereinafter referred to as "The Representation").

- a) That the said bastu and sali lands is free from all encumbrances, liens, lispendance, charges, attachments, trusts, mortgages, debottor whatsoever or howsoever.
- b) That all rates, charges, taxes, cesses and all other outgoings levied, charged or imposed by any public body or authority including Rajpur Sonarpur Municipality in respect of the said bagan, bastu and sali lands have been duly paid till date and no amount thereof remaining outstanding and in case it is outstanding, the same shall be paid by the Owners/Vendors forthwith on demand without any demur.
- c) That in respect of the bagan, bastu and sali lands being the part or portion of the Dag No owned by the Owners/Vendors out of the said lands, the said part or portion of the lands under the said Dag Nos. would be demarcated in respect whereof nor such right has become effective by prescription or otherwise, however and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to delineated with the consent of the part owners of the said lands under the said Dag Nos. and authenticated by signature of the Vendors and such part owners on the map and filed with the office of the Block Land and Land Revenue Office/ R. I.
- d) The Owners/Vendors are legally competent to sell and transfer the said bastu and sali land intended herein to be sold, as dealt in under **Schedule** hereinunder appearing.
- e) That the Owners/Vendors have full right and absolute authority to deal with and/or sell and transfer and/or dispose of the said bastu and sali lands or any part or portion thereof or to Residentially/



Commercially Exploit the same in any manner as they may deem fit and proper. The Owners/Vendors have agreed to sale the said lands, morefully and particularly described in the **Schedule** hereinunder written, to the Purchasers herein.

- f) That the Owners/Vendors do not hold and/or possess the said bastu and sali land as being beyond the ceiling limit in terms of the provisions as laid down in the West Bengal Land Reforms Act, 1956 as amended up to date.
- g) That the Owners/Vendors are and their predecessors-in-title were in uninterrupted and/or undisputed possession of the bagan, bastu and sali land without any right or any claim whatsoever of any third party.
- h) That the Owners/Vendors nor any of their predecessors-in-title nor any body claiming from or under them nor any of them have or has granted any right of way or easements or licensee or created any other rights to or in favour of any person or persons, company or corporation or in respect of the said bagan, bastu and sali land or any part or portion thereof nor such right has become effective by prescription or otherwise, howsoever and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to any part of the said lands for passing and re-passing between any points within the said lands or for water line, drainage line, or for any other purpose whatsoever.
- i) That the Owners/Vendors have indisputably possessed the said lands from their predecessors-in-title of the said lands by proper caring and duly registered the several aforesaid Deeds and/or other documents by paying the appropriate stamp duty and shall keep the Purchasers indemnified against all actions, acts, proceedings, costs, charges and expenses.
- j) That no person, male or female, being member of the families of the original owner/s or the predecessors-in-title has any right to receive maintenance or a provision for advancement or marriage from the profit of the said lands and no charge as defined in the Hindu Adoption and Maintenance Act, 1956 has been created whether by a Deed of Court of law or by Agreement or otherwise.

- k) That the Owners/Vendors have agreed generally to indemnify and keep indemnified the said Purchasers against any loss, damage (immediate, remote or consequential) action, claim, suit, proceedings, cost charges and expenses in respect of anything and everything stated herein and as regards any hidden defect in title of the Owners/Vendors of any nature whatsoever.
- l) That the said bastu and sali lands nor any part thereof is subject to any litigation or any other proceedings in any Court under any law for the time being in force. There is no decree, attachment or any other order of any Court or authority operating against the Owners/Vendors of the said lands or part thereof, which has the effect of prevailing or restraining the Owners/Vendors in dealing with and/or disposing of the said bastu land which can prejudicially affect the title to the same.
- m) That the Owners/Vendors are in possession, power or control of the documents of title and further confirm that no document of title has been delivered, deposited or handed over by the Owners/Vendors with a view to creating security thereon, and the Vendors herein have handed over the documents of title in respect of the said property to the Purchasers herein.
- n) That the property hereby sold by the Owners/Vendors herein to the Purchasers herein is butted and bounded on four sides.
- 4.41. **AND WHEREAS** that the said Owners/Vendors herein are desirous to sell and the Purchasers herein are desirous to purchase all that bagan, bastu and sali lands, hereditaments admeasuring an area of **50 (fifty) decimals which is equivalent to 30.3 (thirty point three) cuttals**, be the same a little more or less lying and situate at and being and comprised in Mouza - Dhamaitala, J. L. No. 75 in **C. S. & R. S. Dag Nos. 122, 123, 124 and 124/475 corresponding to L. R. Dag Nos. 120, 119, 117 and 118 respectively**, Under C. S. & R. S. Khatian No. 116, corresponding to **L. R. Khatian Nos. 504, 505 and 936**, Re. Su. No. 236, Touzi Nos. 3 to 5, Pargana - Magura, Police Station - Sonarpur, within the local limits of Rajpur Sonarpur Municipality and which is under the jurisdiction of Additional District Sub Registry Office at Sonarpur, District 24 Parganas (South), morefully and particularly mentioned under Fifth Schedule hereinunder appearing

hereinafter referred to as the ~~said~~ land for a consideration value of Rs. **1,51,50,000/- (Rupees one core fifty one laksh and fifty thousands) only**, free from all encumbrances whatsoever.

5.1. **Now this indenture witnesseth :-**

That in pursuance of verbal Agreement on being satisfied as to the marketable title made out by the vendors and in consideration of the said sum of **Rs. 1,51,50,000/- (Rupees one core fifty one laksh and fifty thousands) only**, paid to the Owners/Vendors by the Purchasers herein on or before the execution of these presents (the receipt of which the Owners/Vendors doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof hereby acquit release forever discharge the Purchasers as well as the interest of the Owners/Vendors in the said bagan, bastu and sali lands) morefully and particularly mentioned under memorandum of consideration hereinunder appearing and the Owners/Vendors doth hereby grant, transfer and convey unto and to the use of the said Purchasers All That bastu land hereditaments admeasuring an area of **50 (fifty) decimals which is equivalent to 30.3 (thirty point three) cuttaha**, be the same a little more or less lying and situate at and being and comprised in Mouza - Dhamaitala, J. L. No. 75 in C. S. & R. S. Dag Nos. 122, 123, 124 and 124/475 corresponding to L. R. Dag Nos. 120, 119, 117 and 118 respectively, Under C. S. & R. S. Khatian No. 116, corresponding to L. R. Khatian Nos. 504, 505 and 936, Re. Su. No. 236, Touzi Nos. 3 to 5, Pargana - Magura, Police Station - Sonarpur, within the local limits of Rajpur Sonarpur Municipality and which is under the jurisdiction of Additional District Sub Registry Office at Sonarpur, District 24 Parganas (South), morefully and particularly described in the **Schedule** hereinunder appearing OR HOWSOEVER OTHERWISE the said bastu land hereditaments and premises is/are or was/were situate butted bounded called known numbered described or distinguished TOGETHER WITH all court courtyards areas swears ways drains paths passages common fences walks trees, shrubs, water, water courses, lights, rights, liberties privileges easements and appurtenances whatsoever to the said bastu land hereditaments and premises belonging or in any way appurtenant or thereto and all easements thereon and the reversion remainder and remainders and yearly monthly other rents issues and profits thereof and together with the documents of title

.....exclusively

exclusively relating to the said bastu land hereditaments under municipal limits of Rajpur Sonarpur Municipality and all the estates rights, title and interest claims and demands whatsoever of the Owners/Vendors into and upon the said bastu land hereditaments and premises or any part thereof TO HAVE AND TO HOLD the said lands hereditaments and premises hereby granted transferred and conveyed assigned and assured or intended to be unto and to the use of the said Purchasers that notwithstanding any act deed matter or thing by the said Owners/Vendors or her predecessors in title done and executed or knowingly suffered to the contrary the said Owners/Vendors now hath indefeasible and absolute title as and for an estate equivalent thereto in the said bastu land hereditaments and premises hereby granted, conveyed, transferred assigned and assured or expressed or intended so to be and that the said Vendor hath good right full power and absolute authority to grant, transfer, assign and assure the same in the manner aforesaid AND the Purchasers shall and may at all times hereafter peaceably and quietly enter upon and enjoy the said bastu land hereditaments and premises and receive the proportionate rent issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by any of the Owners/Vendors and their assigns or by any person or persons lawfully or equitably claiming from under or in trust for the Owners/Vendors AND that free and clear and freely and clearly and absolutely acquitted and exonerated and forever discharges or otherwise by and at the costs and expenses of the Owners/Vendors well and sufficiently save defended kept harmless and of and from and against all and manner of claims charges liens debts attachments and encumbrances suffered by the Vendors and all person or persons lawfully or equitably claiming from under or in trust for the Owners/Vendors AND FURTHER that the said Owners/Vendors and all persons having lawfully or equitably claiming any estate or interest in the said bastu land hereditaments and premises or any part thereof from under or in trust for the Owners/Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute all such acts deeds matters and things whatsoever for further and

.....more perfectly



more perfectly assuring the said plot of lands hereditaments and premises unto and to the use of the said Purchasers as shall or may be reasonably required AND the said Owners/Vendors doth hereby covenant with the said Purchasers their heirs and assigns that the said Vendor will unless prevented by fire or any other inevitable accidents from time to time and at all times hereafter upon and every reasonable request and costs of the Purchasers their heirs and assigns produce/or caused to be produced to them and its agents or at any trial hearing commission examination or otherwise as occasion shall require all or any of the deeds and writings relating to the said bastu land hereditaments and premises mentioned in the **Schedule** hereinunder written for the purpose of showing their title to the same or any part thereof AND also at the like request and costs deliver or cause to be delivered unto the said Purchasers their heirs and assigns such attested or other copies or extracts from the said deeds and writings or any of them as it may require and will in the meantime unless prevented as aforesaid kept the said deeds and writings or any of them unobliterated and unconcealed.

**The First Schedule above referred to :-**

All that piece and parcel of bagan & sali land hereditaments admeasuring an area of **7 (seven) decimals**, be the same a little more or less, **being 10000 share** with Kuntcha Structure, in C. S. & R. S. Dag No. 122 corresponding to **L. R. Dag No. 120**, comprised in Mouza Dhamaitala, J. L. No. 75, under C. S. & R. S. Khatian No. 116, corresponding to **L. R. Khatian Nos. 504, 505 and 936**, Re. Su. No. 236, Touzi Nos. 3 to 5, Police Station - Sonarpur, Pargana Magura, within the local limits of Rajpur Sonarpur Municipality, under Ward No. 25 and which is under the jurisdiction of Additional District Sub Registry Office at Sonarpur, Pin No. 700151, District 24 Parganas (South) and the said land is butted and bounded as follows :-

- On the North by** : Part of Land of C. S. & R. S. Dag No. 115. -  
**On the South by** : 20 feet wide Municipal Road .  
**On the East by** : Land of C. S. & R. S. Dag Nos. 120 and 121.  
**On the West by** : Land of C. S. & R. S. Dag No. 123. -



**The Second Schedule above referred to :-**

All that piece and parcel of bagan land hereditaments admeasuring an area of **11 (eleven) decimals**, be the same a little more or less, **being 10000 share** with Kuntcha Structure, in C. S. & R. S. Dag No. 123 corresponding to **L. R. Dag No. 119**, comprised in Mouza Dhamaitala, J. L. No. 75, under C. S. & R. S. Khatian No. 116, corresponding to **L. R. Khatian Nos. 504, 505 and 936**, Re. Su. No. 236, Touzi Nos. 3 to 5, Police Station - Sonarpur, Pargana Magura, within the local limits of Rajpur Sonarpur Municipality, under Ward No. 25 and which is under the jurisdiction of Additional District Sub Registry Office at Sonarpur, Pin No. 700151, District 24 Parganas (South) and the said land is butted and bounded as follows :-

- On the North by** : Part of Land of C. S. & R. S. Dag No. 115.  
**On the South by** : 20 feet wide Municipal Road  
**On the East by** : Land of C. S. & R. S. Dag Nos. 122.  
**On the West by** : Land of C. S. & R. S. Dag No. 124/475.

**The Third Schedule above referred to :-**

All that piece and parcel of Bagan land hereditaments admeasuring an area of **21 (twenty one) decimals**, be the same a little more or less, **being 10000 share** with Kuntcha Structure, in C. S. & R. S. Dag No. 124 corresponding to **L. R. Dag No. 117**, comprised in Mouza Dhamaitala, J. L. No. 75, under C. S. & R. S. Khatian No. 116, corresponding to **L. R. Khatian Nos. 504, 505 and 936**, Re. Su. No. 236, Touzi Nos. 3 to 5, Police Station - Sonarpur, Pargana Magura, within the local limits of Rajpur Sonarpur Municipality and which is under the jurisdiction of Additional District Sub Registry Office at Sonarpur, Pin No. 700 151, District 24 Parganas (South) and the said land is butted and bounded as follows :-

- On the North by** : Part of Land of C. S. & R. S. Dag No. 114.  
**On the South by** : 20 feet wide Municipal Road  
**On the East by** : Land of C. S. & R. S. Dag No. 124/475.  
**On the West by** : Land of C. S. & R. S. Dag Nos. 125 and 126.

**The Fourth Schedule above referred to :-**

All that piece and parcel of Bagan and Bastu land hereditaments admeasuring an area of **11 (eleven) decimals**, be the same a little more or less, **being 10000 share** with Kuntcha Structure, in C. S. & R. S. Dag No. 124/475 corresponding to **L. R. Dag No. 118**, comprised in Mouza Dhamaitala, J. L. No. 75, under C. S. & R. S. Khatian No. 116, corresponding to **L. R. Khatian Nos. 504, 505 and 936**, Re. Su. No. 236, Touzi Nos. 3 to 5, Police Station - Sonarpur, Pargana Magura, within the local limits of Rajpur Sonarpur Municipality, under Ward No. 25 and which is under the jurisdiction of Additional District Sub Registry Office at Sonarpur, Pin No. 700151, District 24 Parganas (South) and the said land is butted and bounded as follows :-

**On the North by** : Land of C. S. & R. S. Dag No. 114. ✓

**On the South by** : 20 feet wide Road. ✓

**On the East by** : Land of C. S. & R. S. Dag No. 123. ✓

**On the West by** : Land of C. S. & R. S. Dag No. 124. ✓

**The Fifth Schedule above referred to :-**

(Description of the **Sold Property** in details)

All that piece and parcel of Bagan land hereditaments admeasuring an area of **50 (fifty) decimals which is equivalent to 30.3 (thirty point three) cuttaha**s, be the same a little more or less including 400 (four hundred) Sq. Ft. RTS kuntcha structure with cemented floor standing therein, lying and situate at and being and comprised in Mouza - Dhamaitala, J. L. No. 75 in C. S. & R. S. Dag Nos. **122, 123, 124 and 124/475 corresponding to L. R. Dag Nos. 120, 119, 117 and 118 respectively**, Under C. S. & R. S. Khatian No. 116, corresponding to **L. R. Khatian Nos. 504, 505 and 936**, Re. Su. No. 236, Touzi Nos. 3 to 5, Pargana - Magura, Police Station - Sonarpur, within the local limits of Rajpur Sonarpur Municipality, under Ward No. 25, vide Municipal Holding No. 841, Dwarir Road and which is under the jurisdiction of Additional District Sub Registry Office at Sonarpur, District 24 Parganas (South),

.....and the

and the said lands butted and bounded as follows :-

- On the North by** : Land of C. S. & R. S. Dag Nos. 113, 114 and 115.  
**On the South by** : 20 feet wide Municipal Road. -  
**On the East by** : Land of C. S. & R. S. Dag Nos. 120 and 121.  
**On the West by** : Land of C. S. & R. S. Dag Nos. 125 and 126.

shown in the annexed site plan verged in border **Red** and the said site plan shall be treated as part and parcel of these presents.

✓ This land shall be used as residential purpose.

Bats  
(BASUDEB PATRA)

.....In witness

In witness whereof the parties hereunto set and subscribed their respective hands and seals the day, month and year first above written.

Signed Sealed and Delivered  
by the above named Owners/Vendors  
at Kolkata in the presence of:

1. Suman Jaha (SUMAN SAHA)  
9A/2, TARA ROAD, KOL-26.
2. Jyotirmoy Jaha.  
9A/1 Tara Road.  
Kolkata-26

- Alok Saha  
Bhaskar Saha  
LTI of Dwrga Mondal  
by the pen of Palash Mondal  
Mondal  
Signature of the Owners/Vendors

Signed Sealed and Delivered  
by the above named Purchasers RATISH KUMAR GUPTA (HUF)  
at Kolkata in the presence of:

1. Suman Jaha
2. Jayjit  
Sonarpur A.B. Nagar  
Kul-158

Biju Sarda,  
Lete Gopal Sarda  
Vill - Dharmaitale  
P.O. Dakshin Jagadde  
P.S. Sonarpur  
Kul-700157

**RSQUARE PROJECTS LLP**  
Raghu Guha  
Designated Partner/Partner  
KARTA FOR NILACHAL DEVELOPERS PRIVATE LIMITED  
Raghu Guha  
Director  
GAJANAND REALBUILD PVT. LTD.  
Raghu Guha  
Director  
Director For CLASSIC NIKETAN PRIVATE LL  
Raghu Guha  
Dir  
ESCORTS MERCHANDISE PVT. LTD.  
Raghu Guha  
Director  
RAGHAV GUPTA (HUF)  
Raghu Guha  
KARTA  
Director / Authorised Signatory  
GUPTA TOWERS (P) LTD.  
Raghu Guha  
Director  
GUPTA PROPERTIES & FINANCE PVI. LTD.  
Raghu Guha  
Director  
SURABHI INFRASTRUCTURE PVT. LTD.  
Raghu Guha  
Director  
Rat Raghu Guha  
R Raghu Guha

Signature of the Purchasers

Signed Sealed and Delivered  
by the above named **Confirming Parties**  
at Kolkata in the presence of:

1. **SUMAN SAHA**  
Suman Saha  
S/o Bibekananda Saha  
9A/12, Tara Road. Kol-26

2. **Binu Sardan**  
VII- Dharmatala  
P.O. Dakshin Jagadala  
PS Sonarpur  
Kol-700151

অর্থী স্মারক  
অর্থী স্মারক  
অর্থী স্মারক  
অর্থী স্মারক  
Abhijit Naskar  
অর্থী স্মারক

অর্থী স্মারক  
অর্থী স্মারক

**Sushil Naskar**

Sushil Naskar  
L.T.I of - Alok Naskar  
by the pen of Tapas Naskar

Anil Kumar Naskar.  
L.T.I. of Elabeshi Naskar  
by the pen of Anil Kumar  
Naskar.

L.T.I of Dwiga Mandal by  
the pen of Palash Mondal

**Signature of the Confirming Parties**

This **Deed of Conveyance** is drafted, prepared  
and read over by me in bengali at my office :

**Basu**  
29.03.18  
**BASUDEB PATRA**  
ADVOCATE  
HIGH COURT, CALCUTTA  
Enrol-WBF/1246/898/11

Advocate.  
High Court Calcutta.  
Off :- P-89A, Lake Town, Block - B,  
Police Station - Lake Town,  
Kolkata - 700 089,  
Mobile :+91 98311 63687.  
+91 98304 63687.





LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

*Ramesh Kumar*  
SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

*Dimple Gupta*  
SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

*Raghu*  
SIGNATURE OF THE EXECUTANT/S



*Biharananda Saha*

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(LEFT HAND FINGER IMPRESSIONS)				
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(RIGHT HAND FINGER IMPRESSIONS)				

*Biharananda Saha*

SIGNATURE OF THE EXECUTANT/S

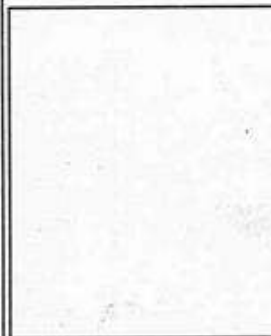


*Aloka Saha*

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(LEFT HAND FINGER IMPRESSIONS)				
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(RIGHT HAND FINGER IMPRESSIONS)				

*Aloka Saha*

SIGNATURE OF THE EXECUTANT/S



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(RIGHT HAND FINGER IMPRESSIONS)				



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(RIGHT HAND FINGER IMPRESSIONS)				

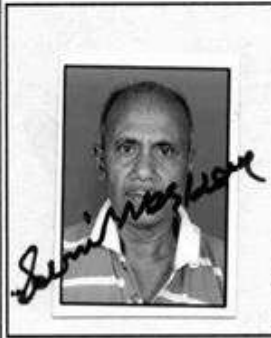
*Avil Kumar Naska*  
SIGNATURE OF THE EXECUTANT/S



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(RIGHT HAND FINGER IMPRESSIONS)				



L.T-I of Adoka Naska  
 by the pen of Tapas Naska  
SIGNATURE OF THE EXECUTANT/S

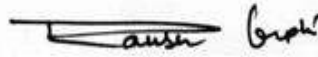


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(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

*Sunil Naska*  
SIGNATURE OF THE EXECUTANT/S



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(LEFT HAND FINGER IMPRESSIONS)				
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(RIGHT HAND FINGER IMPRESSIONS)				

  
SIGNATURE OF THE EXECUTANT/S



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(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

LTI of Durga Mondal  
by the pen of Palash Mondal  
SIGNATURE OF THE EXECUTANT/S



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(LEFT HAND FINGER IMPRESSIONS)				
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(RIGHT HAND FINGER IMPRESSIONS)				

L.T.S. of Elokeshi Nasteer by the  
pen of palash Mondal Nasteer  
SIGNATURE OF THE EXECUTANT/S





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(LEFT HAND FINGER IMPRESSIONS)				
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(RIGHT HAND FINGER IMPRESSIONS)				

*Sushil Vasikar*  
SIGNATURE OF THE EXECUTANT/S



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(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

*Sushil Vasikar*  
SIGNATURE OF THE EXECUTANT/S



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(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

*Sushil Vasikar*  
SIGNATURE OF THE EXECUTANT/S





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(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

अभिषेक शर्मा

SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

अभिषेक शर्मा

SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

अभिषेक शर्मा

SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

बाबू ४/३०

SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

जयशंकर शारदा

SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

बाबू ४/३०

SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

सुनील देवी

SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

Received on and from the withinnamed **Purchasers** by the withinnamed **Owners/Vendors** the withinmentioned sum of **Rs. 1,51,50,000/- (Rupees one core fifty one laksh and fifty thousands) only**, as and by way of consideration money in full and final for sale, as per Memorandum of Consideration below :-

**MEMO OF CONSIDERATION**

<u>Sl No.</u>	<u>Date</u>	<u>D.D / Pay order No.</u>	<u>Bank</u>	<u>Amount</u>	<u>Paid to (Rs.)</u>
01.	27.03.18	148636	Yes Bank	9,46,875.00	Bibekananda Saha
02.	27.03.18	733762	Kotak Mahindra Bank	9,44,375.00	Bibekananda Saha
03.	27.03.18	124854	HDFC Bank	9,46,875.00	Bibekananda Saha
04.	27.03.18	124853	HDFC Bank	9,46,875.00	Bibekananda Saha
05.	27.03.18	148637	Yes Bank	9,46,875.00	Bibekananda Saha
06.	27.03.18	148635	Yes Bank	9,46,875.00	Bibekananda Saha
07.	27.03.18	148634	Yes Bank	9,46,875.00	Bibekananda Saha
08.	29.03.18	124883	HDFC Bank	9,46,875.00	Bibekananda Saha
09.	27.03.18	124847	HDFC Bank	9,46,875.00	Aloka Saha
10.	27.03.18	124845	HDFC Bank	9,46,875.00	Aloka Saha
11.	27.03.18	124851	HDFC Bank	9,46,875.00	Aloka Saha
12.	27.03.18	124850	HDFC Bank	9,46,875.00	Aloka Saha
13.	27.03.18	124855	HDFC Bank	9,46,875.00	Aloka Saha
14.	27.03.18	124848	HDFC Bank	9,46,875.00	Aloka Saha
15.	27.03.18	124849	HDFC Bank	9,46,875.00	Aloka Saha
16.	27.03.18	124846	HDFC Bank	9,44,375.00	Aloka Saha
17.	27.03.18	124852	HDFC Bank	2,500.00	Durga Mondal
18.	27.03.18	733761	Kotak MahindraBank	2,500.00	Durga Mondal

**Total - Rs. 1,51,50,000.00**

*LTI of Durga Mondal by the Palash Mondal*

**(Rupees one core fifty one laksh and fifty thousands) only.**

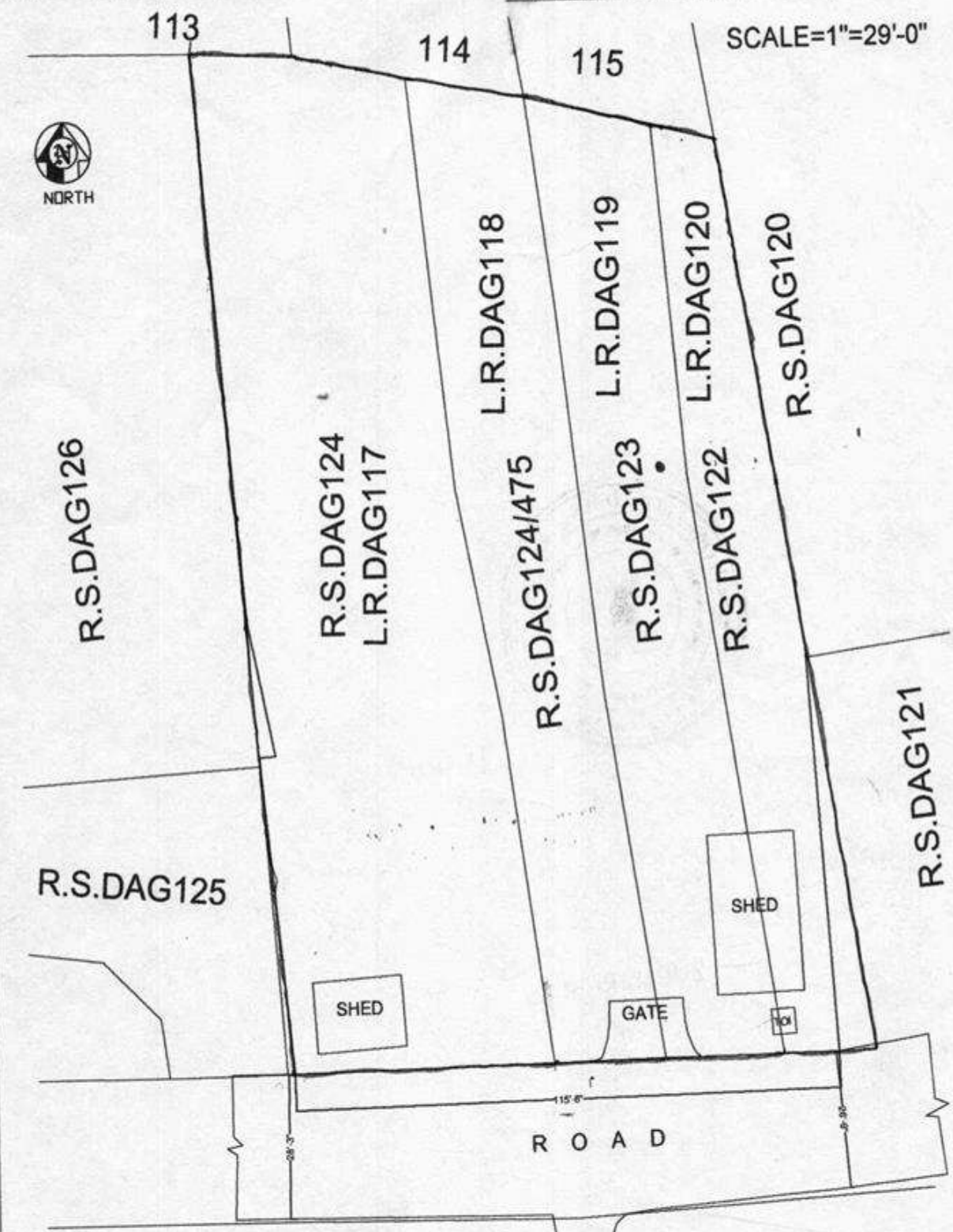
Witnessess:

- Suman Saha (SUMAN SAHA)  
9A/1, TARA ROAD, KOLKATA-26*
  - Jyotirmoy Saha  
9A/1 Tara Road Kolkata - 26*
- Bibekananda Saha*  
*Aloka Saha*



SITE PLAN OF R.S.DAG NO-122, 123, 124/475 & 124, L.R.DAG NO-117, 118, 119 & 120, MOUZA-DHAMAITALA, J.L.NO-75, KHATIAN NO-116, P.S.SONARPUR, DIST-24PGS(S) AREA=30 Ka - 03 Ch - 00 Sqft

SCALE=1"=29'-0"



*Bilaxmunda Saha*  
*Aloka Saha*  
 Signature of owners/vendors.

LTI of the Durga Monda  
 by the pen of Palash  
 Mondal  
 AS Self as constituted  
 Attorney.









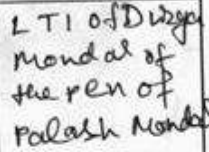












Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16040000501238/2018









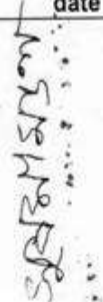
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Bibekananda Saha 9A/1, Tara Road, P.O:- Kalighat, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Seller			
2	Mrs Aloka Saha 9A/1, Tara Road, P.O:- Kalighat, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Seller			
3	Smt Durga Mondal Tihuria, P.O:- Nayabad, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700150	Seller			



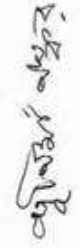


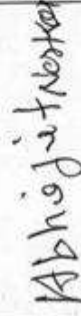


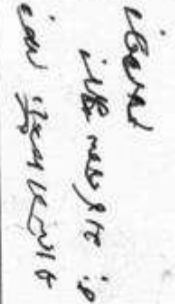
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Raghav Gupta 22/1, Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Buyer			Raghav Gupta 29/3/2018
5	Mr Ratish Kumar Gupta 8B, Middleton Sterrt, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071	Buyer			Ratish Kumar 29/3/18
6	Shri Anil Kumar Naskar Alias Shri Anil Naskar Harinavi, Mitrapara 2nd Lane, P.O:- Harinavi, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700148	Seller			Anil Kumar Naskar
7	Smt Alok Naskar Dwarir Road, Dakshin Jagaddal, P.O:- Chowhati, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149	Seller		 L.I.O.S. Naskar by the pen of Tapal Naskar	

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



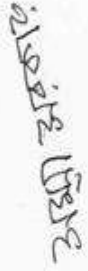


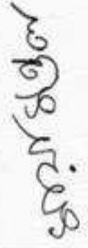






SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Shri Sunil Naskar Dhamaitala, Paschim Para,, P.O:- Dakshin Jogaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151	Seller			
9	Shri Sushil Naskar Dhamaitala, Paschim Para, Dwarir Road, P.O:- Chowhati, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149	Seller			
10	Smt Sushama Mondal Alias Smt Soma Mondal Naskar Uttar PolGhat, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700151	Seller			

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
11	Smt Purnima Naskar Dhamaitala, Paschim Para, Dwarir Road, P.O:- Chowhati, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149	Seller			
12	Shri Abhijit Naskar Dhamaitala, Paschim Para, Dwarir Road, P.O:- Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151	Seller			
13	Smt Elokeshi Naskar Dwarir Road, Dakshin Jagaddal, P.O:- Chowhati, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149	Seller			



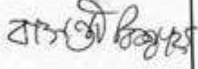


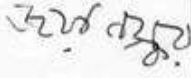




I. Signature of the Person(s) admitting the Execution at Private Residence.




SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
14	Smt Shampa Sarkar Alias Smt Shampa Naskar Dakshin Jagaddal, Dwarir Road, P.O:- Chwohati, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149	Seller			
15	Smt Maya Mondal Kusumba, Gazi Para, P.O:- Norendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103	Seller			
16	Smt Chaya Mondal Rampur, Beniabow, P.O:- Beniabow, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 743613	Seller			
17	Smt Jayanti Gayen Moulihati, Tihuria, P.O:- Kehayada, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150	Seller			



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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
18	Smt Basanti Biswas Jayenpur, P.O:- Dingelpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151	Seller			
19	Kumari Jaya Naskar Dwarir Road, Dakshin Jagaddal, P.O:- Chowhati, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149	Seller			
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
20	Mr RAGHAV GUPTA 22/1, BALLYGUNGE CIRCULAR ROAD,, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Represent ative of Buyer [RAGHAV GUPTA HUF ] ,[Escorts Merchandi se Pvt.ltd ] ,[CLASSI C NIKETAN PRIVATE LIMITED ] ,[GAJANA ND REALBUI LD PRIVATE LIMITED ] ,[Nilachal Developer s Private Limited ] ,[M/s Rsquare Projects LLP ]			<i>Raghav Gupta</i> 29/03/2018
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
21	Mr RATISH KUMAR GUPTA 8B, MIDDLETON STREET,, P.O:- MIDDLETON ROW, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071	Representative of Buyer [SURABHI INFRASTRUCTURE PRIVATE LIMITED] ,[Gupta Properties Finance Pvt Ltd] ,[Gupta Towers Pvt Ltd] ,[Karuna Realtors Private Limited] ,[RATISH KUMAR GUPTA HUF] ,[PADMINI ENCLAVE PRIVATE LIMITED]			 29/12/18
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr BISU SARDAR Son of Late GOPAL SARDAR DHAMAITALA, DWARIR ROAD, P.O:- DAKSHIN JAGADDAL, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151	Mr Bibekananda Saha, Mrs Aloka Saha, Smt Durga Mondal, Mr Raghav Gupta, Mrs Dimple Gupta, Mr Ratish Kumar Gupta, Shri Anil Kumar Naskar, Smt Aloka Naskar, Shri Sunil Naskar, Shri Sushil Naskar, Smt Sushama Mondal, Smt Purnima Naskar, Shri Abhijit Naskar, Smt Elokeshi Naskar, Smt Shampa Sarkar, Smt Maya Mondal, Smt Chaya Mondal, Smt Jayanti Gayen, Smt Basanti Biswas, Kumari Jaya Naskar, Mr RAGHAV GUPTA, Mr RATISH KUMAR GUPTA,			

**PAN Application Acknowledgement Receipt (Form 49A)**

Received Rs. 110.00/- (incl. of taxes) from:

Application No./Coupon No.:

Name as to be printed on PAN card:

Gender:

Date of Birth/Incorporation:

Father's Name:

Aadhaar number:

Name as per Aadhaar:

Applicant's Contact details:

Communication Address:

Residence State:

Office State:

Proof of Identity:

Proof of Address:

Proof of DOB:

Date of Receipt:

**AADHAAR matched using Demographic details (partial) - will be linked with PAN.**

TOWNSHIP: GAYEN PAN SERVICES- ABIR CYBER CAFE AND PAN CENTRE  
Centre Contact Details: 9804037220 / kishnapan@gmail.com

**SMT DURGA MONDAL**

**U-G005387561**

**DURGA MONDAL**

**FEMALE**

**01/01/1964**

**GOBINDA NASKAR**

**XXXX-XXXX-2220 (MENTIONED,  
MATCHED)**

**DURGA MONDAL**

**8017197210**

**RESIDENCE**

**WEST BENGAL**

**Not Mentioned**

**AADHAAR Card issued by UIDAI (In Copy)**

**AADHAAR Card issued by UIDAI (In Copy)**

**Affidavit sworn before Magistrate stating**

**Date of Birth (In Copy)**

**21/03/2018**



**G005387561**

**(Sign/Stamp)**

Received for submission to UIDITSL

To know your PAN Application status, you may visit our website: <http://www.uiditl.com>



*Raghav Gupta*







RAGHAV GUPTA (HUF)

*Ragha Gupta*

KARTA

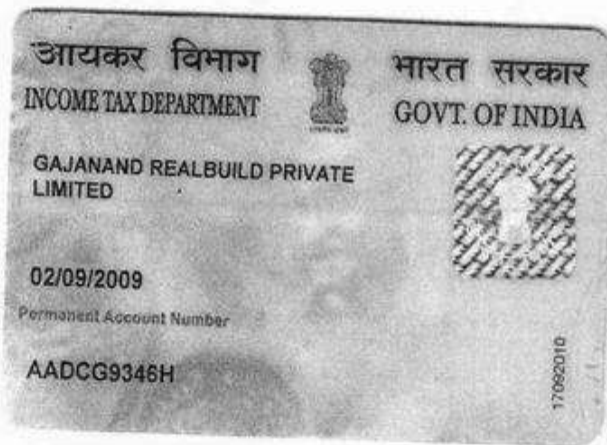


ESCORTS MERCHANDISE PVT. LTD.  
*Raghu Anand*  
Director



FOR CLASSIC NIKETAN PRIVATE LIMITED  
*Rajendra Singh*  
Director





GAJANAND REALBUILD PVT. LTD.  
*Rajendra*  
Director





FOR NILACHAL DEVELOPERS PRIVATE LIMITED

*Rajendra Kumar*

Director



RSQUARE PROJECTS LLP



*Raghu Laksh*

Designated Partner/Partner






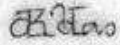
SURABHI INFRASTRUCTURE PVT. LTD.

   
Director

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
नाम / NAME  
13-02-1987 / DATE OF INCORPORATION/FORMATION  
AAACG9654K  
GUPTA PROPERTIES & FINANCE PVT LTD  
Commissioner of Income-Tax, W.B. - XI

GUPTA PROPERTIES & FINANCE PVI. LTD.  
~~am~~ Gupta  
Director



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	
AAACG9655J	
संघ /NAME	
GUPTA TOWERS PVT LTD	
निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION	
21-01-1987	
 अध्यक्ष आयुक्त, पं.नं.-XI COMMISSIONER OF INCOME-TAX, W.B. -XI	

GUPTA TOWERS (P) LTD.

  
Director / Authorised Signatory





FOR PADMINI ENCLAVE PRIVATE LIMITED

~~\_\_\_\_\_~~ *Gpk*  
Director

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KARUNA REALTORS PRIVATE LIMITED



02/09/2009

Permanent Account Number

AAECK0768L

17092010

KARUNA REALTORS PVT. LTD.

Director