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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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157/1/144/148  
 19.  
 K. S. Das  
 K. S. Das

Digitally signed by District Sub-Registrar, Howrah, DN: cn=District Sub-Registrar, ou=Howrah, email=, c=IN

District Sub-Registrar-1  
 Howrah  
 28 JUN 2019

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made on this the *28th* day of  
*June* Two Thousand Nineteen (2019)

**BETWEEN**

স্মারক নং ১২১১  
তারিখ ২১/০৬/১৯  
স্বাক্ষর B. Chandra AG  
পদবী  
স্বাক্ষর

স্বাক্ষর  
সেক্টর মেডার  
দায়িত্ব  
১৬৩



*[Handwritten signature]*

District Sub-Registrar-I  
Howrah

12 6 JUN 2019

**M/s. SAKSHI GANGA REALTORS PRIVATE LIMITED (PAN - AABCO1179N)** (Formerly known as M/S Orient Dealcom Private Limited), a private limited company duly registered within the provisions of the companies Act, 1956 and having its registered Office at premises No. 7A, Rani Rashmoni Road, Post office - Taltala, Police Station-New Market, Kolkata-700013, District - Kolkata represented by its **Director MR. NITIN CHOWDHURY (PAN - AEHPC0631E)** son of Narendra Kumar Chowdhary, by faith Hindu, by occupation Business, by Nationality Indian, residing at 50/1, Arabinda Road, P.O. Salkia, P.S. Golabari, Dist Howrah, Pin - 711105, hereinafter called and referred to as the **"VENDOR"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its executors, successors-in-office, administrators, legal representatives and assigns) of the **ONE PART**.

**AND**

1) **SRI VIJAY SONI (PAN - ATAPS3964L)** son of Sri Mani Lal Soni, by faith Hindu, by occupation Business, by Nationality Indian, (2) **SMT. DAKSHA SONI (PAN - FIWPS7030F)** wife of Sri Vijay Soni, by faith Hindu, by occupation Housewife, by Nationality Indian, both are residing at 1, Munshi Zellar Rahim Lane, P.O. Salkia, P.S. Golabari, Dist Howrah, Pin 711106, West Bengal, hereinafter jointly called and referred to as the **"PURCHASERS"** (which term or 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) of the **OTHER PART**.

**WHEREAS** it was during the year 1951 that by an Indenture of Conveyance Smt. Mishri Devi and Smt. Champa Devi, both since deceased had purchased **ALL THAT** piece and parcel of Premises No. 1, Srimani Bagan Lane, P.S. Golabari, District Howrah being land with structures containing by measurement 1 Bigha 17 Cottahs 11 Chittacks and 31 square feet more or less comprised in R.S. Khatian No. 156, R.S. Dag No. 308 vide sheet No. 24 more properly described as per the Schedule hereunder written from the then Vendors of the above said property upon payment of valuable consideration duly registered in the Office of Joint Sub-Registrar at Howrah vide Registry No. 59 entered in Book No. 1, Volume No. 4, pages from 242 to 248, Being No. 59 of 1951.

**AND WHEREAS** upon registration of the Deed of Conveyance for Sale as above and upon payment of valuable consideration the right, title and interest of the above referred property were vested in Smt. Mishri Devi and Smt. Champa Devi, since deceased along with their possession over the above said property properly described as per the First Schedule hereunder written.

**AND WHEREAS** the names of Smt. Mishri Devi and Smt. Champa Devi were mutated on the Record of Rights maintained by the Revenue Department of the Government of West Bengal and Parchas were issued in their favour thus authenticating their title over the above said property.

**AND WHEREAS** Smt. Mishri Devi and Smt. Champa Devi also mutated their names on the Assessment Records of Howrah Municipal Corporation and paid taxes in their names and the municipal Receipts were also issued.

**AND WHEREAS** being seized and possessed of or otherwise sufficiently entitled to ALL THAT piece and parcel of Premises No. 1, Sreemani Bagan Lane, P.S. Golabari, Howrah - 711106, properly described as per the First Schedule hereunder written, Smt. Mishri Devi and Smt. Champa Devi became the Joint owners in respect of the schedule property each having undivided 1/2 share thereof.

**AND WHEREAS** Smt. Mishri Devi had executed a Will and Testament in favour of Sri Nandalal Maheswari and Sri Manoj Kumar Mahesari in respect of her share being half of the portion of the scheduled property and the above said will was duly probated by the District Judge/Delegate at Howrah, vide Probate Case No. 90 of 1996 and the Probate was granted as on 1<sup>st</sup> day of June, 2001.

**AND WHEREAS** Smt. Champa Devi being the owner of half portion of undivided share in the scheduled property had executed a Deed of Assignment in favour of Ramesh Kumar Maheswari and his father Nandalal Mahesawri since deceased who had been carrying on business under the name and style of Bardson & Co. as on 21<sup>st</sup> February, 1994.

**AND WHEREAS** Smt. Champa Devi expired in the year 2009 and Smt. Mishri Devi had predeceased her and therefore upon their death Sri Ramesh Kumar Maheswari, Sri Manoj Kumar Maheswari and their father Nandalal Maheswari became the legal owners and upon the death of Nandalal Mahesari, Sri Ramesh Kumar Maheswari and Manoj Kumar Mahesari the Vendors hereto became the joint owners in respect of the above referred property.

**AND WHEREAS** Sri Ramesh Kumar Mahesawri and Manoj Kumar Maheswari mutated their names as the Mokrari Mourashi owner in respect of the above referred property described as per the First Schedule hereunder written on the Record of Rights maintained by the Revenue Department of the Government of West Bengal and they paid Revenues or Khajana in their names in the capacity of the owners/ occupiers and obtained the Revenue Receipts in their names.

**AND WHEREAS** Ramesh Kumar Maheshwari, and Sri Manoj Kumar Maheshwari, Both sons of Late Nandlal Maheshwari were the joint owner of the property being All that piece of Premises No. 1, Sreemani Bagan Lane, P.S. Golabari, Howrah-711106 being the land with structures containing by measurement 1 Bigah 17 cotthahs 11 Chittacks and 31 Square feet more or less comprised in R.S Khatian No.156,R.S Dag no. 308, Vide Sheet no. 24 more properly described as per the First Schedule hereunder written and their names were recorded as the Owners Under Section 50 of the West Bengal land reforms act and in this way the legal and absolute joint ownership of the said Ramesh Kumar Maheshwari and Sri Manoj Kumar Maheshwari remained undisputed in respect of the above referred property property described as per the First Schedule hereunder written.

**AND WHEREAS** the said Ramesh Kumar Maheshwari and Sri Manoj Kumar Maheshwari were seized and possessed of as the legal and absolute owners of the above referred property being land and structures comprised in Khatian No. 156, Dag No. 308 covering an area of 1 bigha 17 Cottahs 11 Chittacks and 31 Square feet more or properly described as per First schedule hereunder written.

**AND WHEREAS** the said Ramesh Kumar Maheswari and Manoj Kumar Maheswari being the joint owners of the above referred property properly

described as per schedule hereunder written required some financial outlay for the purpose of their business and as such the vendors hereto desired to dispose of their above referred property by way of sale in favour of any prospective Purchasers being free from all encumbrances and attachment against a marketable consideration.

**AND WHEREAS** by an Indenture of Conveyance it was on 24<sup>th</sup> day of May, 2013 the Vendor Above named M/S Sakshi Ganga Realtors Private Limited (formerly known as M/S Orient Dealcom Private Limited ) purchased the above said property being premises No. 1, Sreemani Bagan Lane, P.S Golabari ,Howrah-711106 being land and structures by virtue of Conveyance for sale bearing No.05226 registered in the office of registrar of Assurances-Kolkata on the same day duly entered in Book N.1, C.D Volume No. 10, 8677 to 8698 for the year 2013 and upon execution of the sale Deed as above and upon payment of the valuable consideration the right, title and interest in respect of the above said property properly described as per the first schedule hereunder written were parted with the previous owners namely Ramesh Kumar Maheshwari and Manoj Kumar Maheshwari and the same were vested along with possession thereof in the Vendor abovenamed M/S Orient Dealcom Pvt. Ltd. now named as M/S Sakshi Ganga Realtors (P) Ltd. Under provisions of the Transfer of Property act, 1882.



**AND WHEREAS** the said M/S Sakshi Ganga Realtors Private Limited (Formerly known as M/S Orient Dealcom Private Limited) mutated its name on the Assessment records of Howrah Municipal Corporation and also on the record of Rights maintained by the Revenue Department of Government of West Bengal and made payment of the Municipal Taxes and also the Revenue or Khajanas in its name as the sole, legal and absolute owner of the above referred property.

**AND WHEREAS** the Vendor abovenamed wanted to develop the above referred property by its own funds without appointment of any Developer and applied with the Howrah Municipal Corporation for sanction of a Building plan.

**AND WHEREAS** upon perusal of the document to the title of the above referred property Howrah Municipal Corporation sanctioned a Building plan for construction of a multi-storeyed buildings being B.P. No. BRC No.102/13-14 dated 07.11.2013.

**AND WHEREAS** being fully and legally empowered by Howrah Municipal Corporation the Vendor hereto started construction of a multi-storeyed building at the site of premises No.1, Sreemani Bagan Lane, P.S Golabari, Howrah-711106 and the construction works are going on.

**AND WHEREAS** the Vendor hereto is desirous of selling the flats and apartments being constructed in the said multi storied building and the prospective Purchasers are approaching the Vendor hereto for purchase of such flats and apartments for the respective Purchasers.

**AND WHEREAS VIJAY SONI AND DAKSHA DONI** the Purchasers hereto approached the Vendor on or about **29.02.2016** and they desired to purchase one flat/apartment in the above said multi storied building now known and numbered as "**LINGHAM GANGES**" situated on the **First Floor** being **Block-1, Flat No. B-1** measuring super built up area of **1100 Square feet (one thousand) Square Feet** at the rate of **Rs.3,100/- (Rupees Three Thousand One Hundred) Per Sq. Ft.** The total consideration being **Rs.34,10,000/- (Rupees Thirty Four Lakh Ten Thousand) only** and the Vendor hereto agreed to sell the above said flat situated on the **First Floor, being Block-1, Flat No. B-1** at the above consideration and offer and acceptances meeting together constituted a contract in between the Vendor and the Purchasers.

**AND WHEREAS** the Purchasers abovenamed has inspected the Location of the above said **Apartment/Flat No. B-1 on the First Floor, Block-1** property described as per second Schedule hereunder written and satisfied themselves about the Title Deeds, Plans and all other papers and document and have also made all necessary and relevant enquiries

about the nature right, title and interest of the seller in the above said premises.

**AND WHEREAS** the seller has shall always have full right to possess common areas, parts, passages including the community hall if any and roof of the building and the Vendor shall always have the right to make further constructions on the roof of the building without any objections or hindrances by the Purchasers hereto subject however, that the seller will engage in such further constructions on the roof of the building as per the sanctioned plan by Howrah Municipal Corporation.

**AND WHEREAS** the Purchasers abovenamed through his legal advisor have inspected and satisfied himself for the title Deeds, plan and all other papers and all other papers and documents and also the self contained apartment in the above said building "**LINGHAM GANGES**" and have also made all necessary and relevant enquiries about the nature of right, title and interest of the vendor in the above said premises and became fully satisfied.

**AND WHEREAS** the Vendor has agreed to sell and the Purchasers have agreed to purchase and acquire **ALL THAT** piece and parcel of **Flat No. B-1, Block No. 1, First Floor** of consisting of super built up area of **1100**

**Square Feet** surrounded by walls consisting of **Two Bed rooms, one Living-cum-dining, One Kitchen, Two Toilets and One Balcony** at Premises No. 1, **SREEMANI BAGAN LANE**, P.S Golabari, Howrah-711106 morefully described as per Second schedule hereunder written, at or for a total consideration of **Rs.34,10,000/- (Rupees Thirty Four Lakh Ten Thousand) only** free from all encumbrances.

**NOW THIS INDENTURE WITNESSETH :**

1. That in pursuance of the said agreement and in consideration of the said sum of **Rs.34,10,000/- (Rupees Thirty Four Lakh Ten Thousand) only** of good and lawful money of the Union of India in hand well and truly paid by the Purchasers to the Vendor (Particulars of such payments are mentioned in the Memo of consideration hereunder written) (the receipt whereof the Vendor do hereby as well as by the Memo hereunder written admit and acknowledge) before the execution of these presents and of and from the same and every part thereof the Vendor doth hereby release and forever discharge free from all encumbrances, the said **Flat No. B-1** measuring **1100 Sq. feet** (approx super built-up) on the **First Floor** of **Block No. 1** within the Premises No. 1, **SREEMANI BAGAN LANE**, P.S Golabari, Howrah-711106, within the limits of the Howrah Municipal Corporation under Ward No. 15, morefully described in the **SCHEDULE "B"** written hereunder in as is where is condition, shown and

delineated in the Map or Plan annexed herewith and marked with **RED** colour, together with undivided proportionate share in the land at Premises No. 1, **SREEMANI BAGAN LANE**, P.S Golabari, Howrah-711106, within the limits of the Howrah Municipal Corporation under Ward No. 15, morefully and particularly described in the **SCHEDULE "A"** hereunder written and referred to as "**the said flat**" and also together with proportionate right of the common passages, areas, facilities and amenities provided to the said premises free from all encumbrances and also with the right of user of common areas for more beneficial and use of the said flat without causing any disturbance and interference to the Vendor and/or occupiers of other portion of the said building more particularly described in the **SCHEDULE "C"** and common expenses specifically and particularly described in the **SCHEDULE "D"** written hereunder **OR HOWSOEVER OTHERWISE** the said flat now is or at any time hereinbefore was situated butted bounded called, known, numbered described and distinguished and also the ancient or other rights, liberties, privileges, easements, and appurtenances whatsoever to the said flat belonging or otherwise appertaining or usually held, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto and all the estate, right title interest use trust property claim and demand whatsoever both at law and in equity of the Vendor into upon or in respect of the said **Flat TO HAVE AND TO HOLD** the same along with undivided proportionate share of land in the said premises hereby sold,

granted, transferred, conveyed, assigned and assured or expressed or intended so to be and every part thereof unto and to the use of the Purchasers absolutely and forever with easement and quasi easement rights.

2. **THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS** as follows :-

- a) That notwithstanding any act, deed matter or thing done by the Vendor or knowingly suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said flat together with the properties appurtenant or expressed intended so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition or trust or any other thing whatsoever, nor contemplated by these presents so as to defeat encumber or make void the same and that notwithstanding any such act, deed matter or thing as aforesaid the Vendor have now rightful power and absolute authority to sell, grant, transfer and convey the said flat and the proportionate undivided share or interest in the said Land and the right of user of common areas and parts and the privileges and facilities hereby sold, granted,

transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchasers.

3. That the Purchasers and their legal heirs shall and will at all times hereafter peacefully and quietly, hold, possess and enjoy the said flat as absolute owner and the properties appurtenant thereto and receive the rents, issues and profits thereof and has right to transfer by way of sale, lease, gift, will and/or mortgage etc. without interruption claim and demand whatsoever from or by the Vendor or from any person or persons lawfully or equitably claiming any estate right, title and interest whatsoever from under or in trust for the Vendor.
4. That the Vendor and all persons having lawfully or equitably claiming any estate right, title and interest whatsoever in the said flat or any part thereof or from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do execute or cause to be done or executed all Such acts, deeds and things whatsoever for further better and more perfectly assuring the said flat and every part thereof and the properties appurtenant thereto unto and to the use of the Purchasers in the manner aforesaid as shall or may reasonably be required.

5. That the Vendor shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers produces or cause to be produced to the Purchasers or to his Advocate or agents at any time of hearing commission examination or otherwise as occasion shall require the deeds and documents mentioned and described herein (as well be available with the Vendor for the purpose of showing the Purchasers title to the said flat and the said proportionate undivided share or interest in the said land or ground and the user of common areas and privileges and facilities hereby sold, granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof and also at the like request and costs deliver or cause to be delivered to the Purchasers such attested or other copies or extracts from the said documents of title as may be required and in the meantime unless prevented by fire or other unavoidable accident of acts god keep the said Deed and documents safe unobliterated and uncanceled.
6. That the Vendor will co-operate with the Purchasers in getting the name of the Purchasers mutated, in the records of the Howrah Municipal Corporation.



7. The Vendor shall on being called upon by the Purchasers sign all papers, applications and/or make declarations affidavits and other writings and as may be necessary and thought fit for the purpose of formation and/or registration of the Association.
  
8. The simultaneously with the execution and registration of the Deed of Conveyance, the Vendor shall deliver khas vacant and peaceful possession of the said flat to the Purchasers, in as is where is condition

**THE PURCHASERS DO HEREBY COVENANT WITH THE VENDOR** as follows :-

- a) That the Purchasers shall never claim partition of the undivided share and the same shall always remain impartiable.
  
- b) That apart from the said unit and the properties appurtenant thereto the Purchasers shall not have nor shall claim any right title, or interest of any nature whatsoever in any other part or parts of the building and the land save and subject to the right to use the common portions in common with the Co- owners.

- c) The Purchasers shall observe fulfil and perform all the rules and regulations as may be framed for the beneficial use and enjoyment of the writ and for the common purpose, Vendor and/or the Co-owners.
- d) That the Purchasers have inspected the title in respect of the said land and also the building plans in respect of the building and the unit and is fully satisfied about the same and the construction of the building including the unit and the common portions.
- e) To co-operate with the Vendor and the co- owners in the acts relating to common purpose.
- f) To allow the Vendor and their workmen to enter into the Unit and the other parts for carrying out the works required for common purposes upon reasonable notice to the Purchasers.
- g) To pay proportionate share of the common expenses regularly and punctually.
- h) To pay regularly and punctually all outgoing and the revenue rates and taxes in respect of the Unit and the land and the common portions proportionately for the period after the date of delivery.

- i) To pay regularly and punctually for all charges for the electricity consumed in the said unit wholly and the common parts proportionately.
- j) To Keep and maintain the Units, periphery walls, partition walls, sewers, drains pipes and appurtenances within the unit in a good state of repair and conditions.
- k) Not to use the unit to permit use of the same for any other purpose other than for residential purposes.
- l) Not to use the Unit for any illegal or immoral purpose or for any purpose which may or likely to cause nuisance or annoyance to the owner and occupiers of the other units in the same building or to the owner and occupiers of the neighbourhood.
- m) Not to store in the Unit any goods or hazardous or combustible nature or which are heavy as to affect the construction or the structure of the said building or any part thereof save as be required for normal residential purpose.
- n) Not to do any thing in the said unit which may cause or tend to cause damage to any flooring or ceiling or any unit over or below or to the said unit or in any manner interfere with the use and enjoyment thereof or any open space passage, stairs, landings or other amenities available for common use.

- o) Not to demolish the Unit or any part thereof nor at any moment make or cause to be made additions or alterations of whatsoever nature to the said unit or any part thereof which may cause inconvenience to the co-owners and contradictory to the sanctioned Plan.
- p) Not to change the outer elevation of the building or decorate the exterior of the Unit otherwise than in the manner similar to which the same is at present decorated.
- q) All payments to be made by the Purchasers as mentioned above shall be made from time to time and within Seven days of a bill of demand being sent to the Purchasers.
- r) So long as the said unit be not separately assessed for H.M.C. revenue rates and taxes, the Purchasers shall pay to the Vendor proportionate share of the H.M.C, Revenue rates and taxes as be assessed for the land and the building and the liability for such payment by the Purchasers to the Vendor shall accrue from the date of deliver.
- s) That after registration of the flat/ flats in favour of the Purchasers, the Purchasers and/or other flat owners will form a SOCIETY for the said building.

- t) The Purchasers shall not throw or accumulate any dirt, rubbish or other refuses or permit the same to be thrown or allow the same to be accumulated in their flat or in the compound or any portion of the building or the premises except the place provided for the said proposes.
- u) The Purchasers shall hereafter peaceably and quietly, hold, possession and enjoy the said property in khas without any claims or demands whatsoever from the Vendor or any person claiming through or under them.
- v) The Purchasers shall have absolute right to sell, transfer, gift, mortgage the said flat with proportionate share of land like other properties.
- w) The Purchasers have further agreed to have the flat registered under the West Bengal Apartment Ownership Act, 1972 or any other similar act along with the other Flat Owners.
- x) The Purchasers undertake to pay "Service Tax" if imposed by Authority in future whether it is applicable or not or Central Govt. amends the Provision for the said Tax.

- y) That in case the Developer and the original landlords raises further storeys over the top floor at their own cost and responsibilities, the purchaser/ purchasers shall have no objection and they shall not create any obstructions to such construction.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** piece and parcel of Mourasi Mokarari Bastu land measuring about 1 (One) Bigha 17 (Seventeen) Cottahs 11 (Eleven) Chittacks 31 (Thirty One) Sq.Ft. more or less surrounded with boundary wall along with partly Tin shed measuring about 4000 Sq.Ft. and 2000 Sq.Ft. and Tiles shed measuring about 2500 Square Feet and partly One Storied Old pucca building measuring about 1000 Sq.Ft. and 500 Sq.Ft comprising in R.S Dag No. 308, R.S Khatian No.156, Sheet No. 24, Mouza- Golabari lying and situated at Municipal Premises No. 1, Sreemani Bagan Lane, Police Station-Golabari, District-Howrah within the limits of Howrah Municipal Corporation Ward no. 15 butted and bounded as follows:

**ON THE NORTH** : By 1/1, Srimani Bagan Lane.

**ON THE SOUTH** : By 10'-0" Pucca road known as Srimani Bagan Lane.

**ON THE EAST** : By 12'-0" Pucca road known as Srimani Bagan Lane.

**ON THE WEST** : By 84P, Bhairab Dutta Lane, Howrah.

**THE SECOND SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** one self contained residential Flat being **Flat No. B-1, Block No. 1, on the First Floor**, measuring super built up area **1100 square feet, consisting of Two Bed rooms, one Living-cum-dining, One Kitchen, Two Toilets and One Balcony** lying and situated at Premises No. 1, Sreemani Bagan Lane, P.S Golabari, Howrah-711106 morefully described as per First Schedule hereinabove written, delineated in the Map or Plan annexed hereto marked with **RED** border.

**THE THIRD SCHEDULE ABOVE REFERRED TO :**

**COMMON PARTS**

1. Stair case on all the floors.
2. Stair case landing all lift landing on all floors.
3. Lift wall.
4. Lift plant installation.
5. Lift room.
6. Common passage and lobby on the ground floor excepting car parking area, if any.
7. Water pump, Water Tank, Water pipes and common plumbing installation.
8. Transformer electrical meters generator and fitting (excluding those as re-installed for any particulars Unit).

9. Drainage and Sewerage.
10. Pump House.
11. Boundary walls and Main Gates.
12. Fire fighting, Fire Protection.
13. Such other common parts, areas equipments, installations fixtures, fittings and spaces in or about the said building as are necessary for passage to the user and occupancy of the Unit in common and are specified by the Seller/Vendor expressly to be common parts after construction of the building but excluding the roof and/or terrace and the covered and open car parking spaces.

**THE FOURTH SCHEDULE ABOVE REFERRED TO :**

**(COMMON EXPENSES)**

1. All costs of maintenance, operating, replacing, white washing, painting, re-building, reconstructing, decorating, redecorating and lightning the common parts and also the outer walls of the building and parking spaces.
2. The Salaries of all persons employed for the same purpose.
3. Insurance premium for insuring the buildings against earthquake fire, lightning, mob, damage, civil commotion etc.
4. All charts and deposits for providing of common facilities.



5. Municipal Taxes and other outgoings separately assessed on the respective unit.
6. Costs and charges of establishment for maintenance of the building and for watch and ward staff.
7. All litigations expenses for protecting the title of the land and building.
8. The office expenses incurred for maintaining the office for common purposes.
9. All other expenses and outgoings as are deemed by the sub-lessor to be necessary or incidental for and regulating interest the rights of the Purchasers.
10. All expenses referred above shall or borne by the Co-Purchasers and from the date of taking charges and occupation of their respective Units but the vendor shall not be liable to bear such charges in respect of unsold units.

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

**SIGNED SEALED AND DELIVERED**

**AT HOWRAH IN THE PRESENCE OF:**

**WITNESSES :**

1. Gouri Basu  
Howrah Court

Sakari Ganga Realtors Private Limited  
Nitin choudhry.  
Director

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**SIGNATURE OF THE VENDOR**

2. Piyush K V Dubey  
28 S.N.M Lane (Howrah)

V. Ni

Dakshu soni

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**SIGNATURE OF THE PURCHASERS**

Drafted by me :

Biswajit Chatterjee  
Biswajit Chatterjee V.  
Advocate  
Howrah Judges' Court  
En. No. F/835/828/1992

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named Purchasers the within mentioned sum of **Rs. 34,10,000/- (Rupees Thirty Four Lakh Ten Thousand) only** being the full consideration money as per memo below :-

**MEMO**

| Date       | Cheque No | Bank                | Flat A/c Amount<br>(In Rs.) | Service Tax   | GST 12%       | GST 5%          | Cheque Amount<br>(In Rs.) |
|------------|-----------|---------------------|-----------------------------|---------------|---------------|-----------------|---------------------------|
| 18.02.2014 | 000006    | Kotak Mahindra Bank | 2,42,507/-                  | 7493          |               |                 | 2,50,000/-                |
| 18.02.2014 | 000008    | HDFC Bank Ltd       | 2,42,507/-                  | 7493          |               |                 | 2,50,000/-                |
| 10.04.2014 | 000011    | HDFC Bank Ltd       | 4,65,013/-                  | 14987         |               |                 | 5,00,000/-                |
| 20.08.2018 | 276827    | Federal Bank        | 89,296/-                    |               | 10714         |                 | 1,00,000/-                |
| 29.08.2018 | 276830    | Federal Bank        | 62,500/-                    |               | 7500          |                 | 70,000/-                  |
| 14.06.2019 | NEFT      | Federal Bank        | 95,238/-                    | 4782          |               |                 | 10,00,000/-               |
| 24.06.2019 | 425044    | Bank of India       | 14,28,571/-                 |               |               | 71429           | 15,00,000/-               |
| 24.06.2019 | 066770    | Federal Bank        | 1,90,476/-                  |               |               | 9524            | 2,00,000/-                |
| 24.06.2019 | 066771    | Federal Bank        | 1,90,476/-                  |               |               | 9524            | 2,00,000/-                |
| 24.06.2019 | 001809    | Federal Bank        | 1,90,476/-                  |               |               | 9524            | 2,00,000/-                |
| 24.06.2019 | 066772    | Federal Bank        | 1,02,050/-                  |               |               | 9547            | 2,02,597/-                |
|            |           | <b>TOTAL :</b>      | <b>34,10,000/-</b>          | <b>34,735</b> | <b>18,214</b> | <b>1,09,648</b> | <b>35,72,597/-</b>        |

**(RUPEES THIRTY FOUR LAKH TEN THOUSAND) ONLY**

**WITNESSES :**

1. Gaur Basini  
Heratiah Court

Sakshi Ganga Realtors Private Limited

Nitin chowdhary,  
Director

SIGNATURE OF THE VENDOR

2. Piyush K. Buley  
S.N.M. Lane (HWI+)

**SPECIMEN FORM FOR TEN FINGERPRINTS**



Nitin Chandley

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



J. hi

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



Dakshar Soni

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

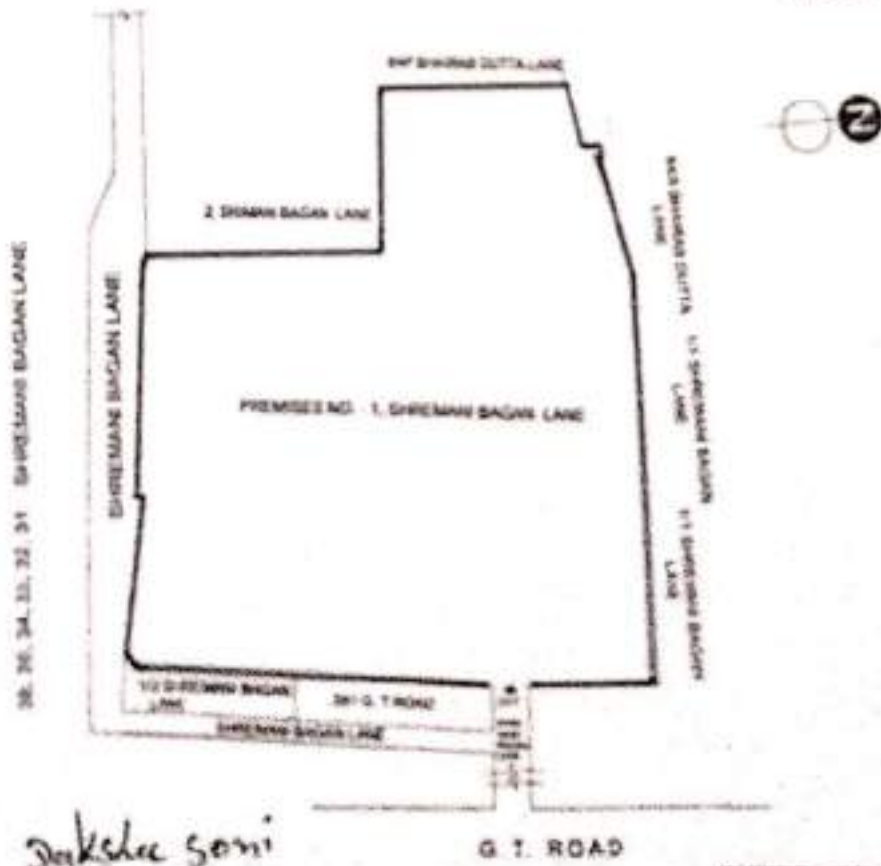


PHOTO

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

DEED PLAN OF SITE PLAN OF PREMISES  
 NO. - 1, SHREMANI BAGAN LANE  
 P.O-SALKIA P. S - GOLABARI WARD NO-15  
 BR NO.-02 R.S DAGNO. -308 R.S KHATIAN  
 -156 MOUZA - GOLABARI HOWRAH-711106  
 UNDER HOWRAH MUNICIPAL CORPORATI  
 MOUZA - GOLABARI HOWRAH -711106  
 UNDER HOWRAH MUNICIPAL CORPOR.  
 (SHOWN IN RED BORDER) SCALE - 1:600

Omaha Engineering Private Limited  
*Nitin Choudhury*  
 Director



*Dakshini Soni*  
*V. S. S.*

DRAWN BY

**K. CHOWDHURY**

DEED PLAN OF FLAT NO.- B1 BLOCK-1 FIRST  
 FLOOR OF PREMISES NO.- 1 NO. SHREEMANI,  
 BAGAN LANE P.O - SALKIA P.S -GOLABARI  
 WARD NO.-15 BOROUGH NO.- 02 R.S DAG NO. -308  
 R.S KHATIAN NO.-156 MOUZA -GOLABARI  
 HOWRAH-711106  
 UNDER HOWRAH MUNICIPAL CORPORATION  
 SUPER BUILT UP AREA - 1100 SQFT.  
 (SHOWN IN RED BORDER) SCALE - 8'-0"=1 INCH



Swasth Ganga Realtors Private Limited  
*Nitin Choudhary*  
 Director

*Dakshin Soni*  
*J. K.*

DRAWN BY  
 K. CHOWDHURY

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

CRN : 19 201920 003304523-1

Payment Mode : Online Payment

CRN Date: 28/06/2019 14:01:55

Bank : HDFC Bank

BRN : 837228626

BRN Date: 28/06/2019 14:03:19

DEPOSITOR'S DETAILS

Id No. : 05011000144483/5/2019  
(Query No Query Year)

Name : VIJAY SONI

Contact No. : Mobile No. : +91 9831180074

E-mail :

Address : THANA GOLABARI DISTRICT HOWRAH

Applicant Name : Mr Vijay Soni

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 5

PAYMENT DETAILS

| Sl. No.      | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount[ ₹]    |
|--------------|-----------------------|--|--------------------|---------------|
| 1            | 05011000144483/5/2019 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 231026        |
| 2            | 05011000144483/5/2019 | Property Registration- Registration Fees | 0030-03-104-001-16 | 38546         |
| <b>Total</b> |                       |  |                    | <b>269572</b> |

In Words : Rupees Two Lakh Sixty Nine Thousand Five Hundred Sixty Six only





PERMANENT ACCOUNT NUMBER

AEHPC0631E

10/12



NAME

NITIN CHOWDHARY

NAME OF FATHER'S NAME

NARENDRA KUMAR CHOWDHARY

DATE OF BIRTH

12-10-1983

PROVIDE SIGNATURE

Nitin Chowdhary

*Shahin*

OFFICE SIGN. (MAY. 1983), NCH  
COMMISSIONER OF RECORDS-TAKING (1), KOLKATA



### Major Information of the Deed

|   |  |   |            |
|---|--|---|------------|
| Deed No :                               | I-0501-02981/2019  | Date of Registration  | 28/06/2019 |
| Query No / Year                         | 0501-1000144483/2019   | Office where deed is registered   |            |
| Query Date                              | 24/06/2019 6:09:31 PM  | D.S.R-I HOWRAH, District: Howrah  |            |
| Applicant Name, Address & Other Details | Vijay Soni<br>Thana : Golabari, District : Howrah, WEST BENGAL, Mobile No. : 9831180074, Status : Buyer/Claimant |   |            |
| Transaction                             |  | Additional Transaction  |            |
| [0101] Sale, Sale Document              |  | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] |            |
| Set Forth value                         |  | Market Value  |            |
| Rs. 34,10,000/-                         |  | Rs. 38,50,000/-   |            |
| Stampduty Paid(SD)                      |  | Registration Fee Paid   |            |
| Rs. 2,31,070/- (Article:23)             |  | Rs. 38,546/- (Article:A(1), E, M(b), H)                                   |            |
| Remarks                                 | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)                   |   |            |

#### Apartment Details :






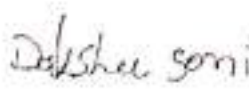
District: Howrah, P.S.- Golabari, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Srimani Bagan Lane, Premises No: 1, Ward No: 015, Pin Code : 711106

| Sc h No. | Plot No Details | Khatian Details | Floor Area (In Sq.Ft.)    | Set Forth Value (In Rs.) | Market value (In Rs.) | Other Details   |
|----------|-----------------|-----------------|---------------------------|--------------------------|-----------------------|---|
| A1       |                 |                 | Super Built-up Area: 1100 | 34,10,000/-              | 38,50,000/-           | Flat No: B I, Floor No: 1, Apartment Type: Flat/Apartment Residential Use, Floor Type: Marble, Age of Flat: 0 Year, Property is on Road, Other Amenities: Lift Facility, New Flat, Status of Completion : Completed |

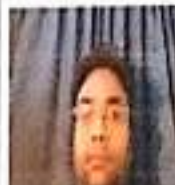

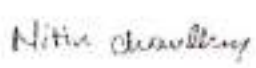
#### Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Sakshi Ganga Realtors Pvt Ltd.</b><br>7A, Rani Sashmoni Road, P.O:- Taltala, P.S:- New Market, District:-Kolkata, West Bengal, India, PIN - 700013, PAN No.:: AABCO1179N, Status :Organization, Executed by: Representative, Executed by: Representative |

**Buyer Details :**

| Sl No   | Name,Address,Photo,Finger print and Signature  |   |   |   |
|---|--|---|---|---|
| 1   | <b>Name</b>  | <b>Photo</b>  | <b>Finger Print</b>   | <b>Signature</b>  |
|   | <b>Mr Vijay Soni (Presentant )</b><br>Son of Mr Mani Lal Soni<br>Executed by: Self, Date of Execution: 28/06/2019 , Admitted by: Self, Date of Admission: 28/06/2019 ,Place : Office |  |  |  |
|   | 28/06/2019   | LTI<br>28/06/2019   | 28/06/2019  |   |
| Son of Mr Mani Lal Soni Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ATAPS3964L, Status :Individual, Executed by: Self, Date of Execution: 28/06/2019 , Admitted by: Self, Date of Admission: 28/06/2019 ,Place : Office   |  |   |   |   |
| 2   | <b>Name</b>  | <b>Photo</b>  | <b>Finger Print</b>   | <b>Signature</b>  |
|   | <b>Smt Daksha Soni</b><br>Wife of Mr Vijay Soni<br>Executed by: Self, Date of Execution: 28/06/2019 , Admitted by: Self, Date of Admission: 28/06/2019 ,Place : Office               |  |  |  |
|   | 28/06/2019   | LTI<br>28/06/2019   | 28/06/2019  |   |
| Wife of Mr Vijay Soni Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: FIWPS7030F, Status :Individual, Executed by: Self, Date of Execution: 28/06/2019 , Admitted by: Self, Date of Admission: 28/06/2019 ,Place : Office |  |   |   |   |

**Representative Details :**

| Sl No   | Name,Address,Photo,Finger print and Signature  |   |   |   |
|---|--|---|---|---|
| 1   | <b>Name</b>  | <b>Photo</b>  | <b>Finger Print</b>   | <b>Signature</b>  |
|   | <b>Mr Nitin Chowdhury</b><br>Son of Mr Narendra Kumar Chowdhury<br>Date of Execution - 28/06/2019, , Admitted by: Self, Date of Admission: 28/06/2019, Place of Admission of Execution: Office |  |  |  |
|   | Jun 28 2019 12:50PM  | LTI<br>28/06/2019   | 28/06/2019  |   |
| 50/1, Arabinda Road, P.O:- Salkia, P.S:- Golabari, District-Howrah, West Bengal, India, PIN - 711106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AEHPC0631E Status : Representative, Representative of : Sakshi Ganga Realtors Pvt. Ltd. (as director) |  |   |   |   |

**Identifier Details :**

| Name | Photo | Finger Print | Signature |
|------|-------|--------------|-----------|
|------|-------|--------------|-----------|

**Mr Gour Barui**  
Son of Late Upananda Barui  
Howrah Court, P.O.- Howrah, P.S.-  
Howrah, District-Howrah, West Bengal,  
India, PIN - 711101



25/06/2019



28/06/2019

*Gour Barui*

28/06/2019

Identifier Of Mr Vijay Soni, Smt Daksha Soni, Mr Nitin Chowdhury

**Transfer of property for A1**

| Sl.No | From                            | To. with area (Name-Area)  |
|-------|---------------------------------|--|
| 1     | Sakshi Ganga Realtors Pvt. Ltd. | Mr Vijay Soni-550.000000 Sq Ft, Smt Daksha Soni-550.000000 Sq Ft |

**Endorsement For Deed Number : I - 050102981 / 2019**

**On 25-06-2019**

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 38,50,000/-

*Mohul Mukhopadhyay*

**Mohul Mukhopadhyay**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R.-I HOWRAH**  
**Howrah, West Bengal**

**On 28-06-2019**

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

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

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

Presented for registration at 12:16 hrs on 28-06-2019, at the Office of the D.S.R.-I HOWRAH by Mr Vijay Soni , one of the Claimants.

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

Execution is admitted on 28/06/2019 by 1. Mr Vijay Soni, Son of Mr Mani Lal Soni, 1, Munshi Zellar Rahim Lane, P.O: Salkia, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by Profession Business, 2. Smt Daksha Soni, Wife of Mr Vijay Soni, 1, Munshi Zellar Rahim Lane, P.O: Salkia, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by Profession House wife

Identified by Mr Gour Barui, , Son of Late Upananda Barui, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 28-06-2019 by Mr Nitin Chowdhury, director, Sakshi Ganga Realtors Pvt. Ltd. (Private Limited Company), 7A, Rani Sashmoni Road, P.O:- Taitala, P.S:- New Market, District-Kolkata, West Bengal, India, PIN - 700013

Identified by Mr Gour Barui, . . Son of Late Upananda Barui, Howrah Court, P.O. Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 38,546/- ( A(1) = Rs 38,500/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 38,546/-

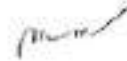
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 28/06/2019 2:03PM with Govt Ref No: 192019200033045231 on 28-06-2019, Amount Rs: 38,546/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 837228626 on 28-06-2019, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,31,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 2,31,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5257, Amount: Rs.50/-, Date of Purchase: 25/06/2019, Vendor name: S Mayur  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 28/06/2019 2:03PM with Govt. Ref. No: 192019200033045231 on 28-06-2019, Amount Rs: 2,31,020/-,  
Bank: HDFC Bank (HDFC0000014), Ref. No. 837228626 on 28-06-2019, Head of Account 0030-02-103-003-02



**Mohul Mukhopadhyay**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R.-I HOWRAH**  
**Howrah, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0501-2019, Page from 87097 to 87137  
being No 050102981 for the year 2019.



Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2019.06.28 17:57:37 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 28-06-2019 17:57:31  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R.-I HOWRAH  
West Bengal.

**(This document is digitally signed.)**

# SAKSHI GANGA REALTORS PVT. LTD

7A, RANI RASHMONI ROAD, KOLKATA - 700 013

## Possession Certificate

We do hereby declare and confirm that we have received Rs. 26,45,622/- and Rs. 7,64,378/- in 4 Post dated cheques against total consideration of Rs. 34,10,000/- in favour of Sakshi Ganga Realtors Pvt Ltd as per terms of the Sale agreement dated ..... from the Purchaser **Vijay Soni & Daksha Soni** against Flat no. **B I** measuring a super built up area of **1100** Sq. ft. on the **First in Block 1** being a part of housing complex known as *Lingham Ganges* laying situate at and being Premises No. 1, Srimani Bagan Lane, Howrah - 711 206

After realization of above post dated cheques we will hand over peaceful and vacant possession of the above mentioned Flat.

For Sakshi Ganga Realtors Pvt Ltd

*Nitin Chowdhury*

**Authorised Signatory**

Dated: 30.06.2019

Howrah:



# SAKSHI GANGA REALTORS PVT. LTD

7A, RANI RASHMONI ROAD, KOLKATA - 700 013

## MONEY RECEIPT

DATE: 24/06/2019

RECEIVED WITH THANKS FROM VIJAY SONI - DAKSHA SONI A SUM OF RS. 15,00,000/- (RUPEES FIFTEEN LACS ONLY) VIDE CHEQUE NO. 425044 DT. 24.06.2019 DRAWN ON BANK OF INDIA AGAINST FLAT NO. B 1 (1<sup>ST</sup> FLOOR) IN BLOCK NO. 1 AT "LINGHAM GANGES" 1, SREEMANI BAGAN LANE, NANDIBAGAN, SALKIA, HOWRAH - 711106. THE DETAILS OF ABOVE PAYMENT IS AS FOLLOWS:

FOR **SAKSHI GANGA REALTORS PRIVATE LIMITED**

Nitin Chowdhury

**AUTHORISED SIGNATORY**

# SAKSHI GANGA REALTORS PVT. LTD

7A, RANI RASHMONI ROAD, KOLKATA – 700 013

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## MONEY RECEIPT

DATE: 24/06/2019

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FOR **SAKSHI GANGA REALTORS PRIVATE LIMITED**

  
**AUTHORISED SIGNATORY**