

05813/14

I-06137/14



7/11/14 पश्चिम बंगाल WEST BENGAL

9-14901/14  
मूल्य 30,00,000/-

R 390397

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

*M*  
Additional Registrar

7-7-14

CONVEYANCE

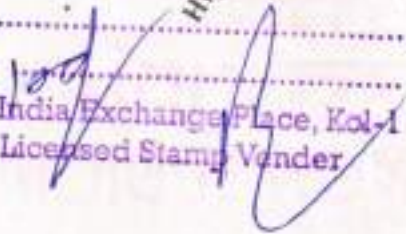
1. Date: 07.07.2014
2. Place: Kolkata
3. Parties:
  - 3.1 Raju Chakraborty, son of Bimal Chakraborty, residing at Musalman Para, Manikpur, Post Office Harinavi, Kolkata-700148, Police Station Sonarpur [PAN AOWPC5484Q]
  - 3.2 Shyamal Chakraborty, son of Bimal Chakraborty, residing at Musalman Para, Manikpur, Post Office Harinavi, Kolkata-700148, Police Station Sonarpur [PAN AEVPC7129K]

111120

25 SEP 2013

Sujata Ghosh  
Advocate  
High Court Calcutta

Date.....  
Sold to.....  
of.....  
Rs. 1000.....  
16, India Exchange Place, Kol-1  
Licensed Stamp Vender



Identified by me  
Anjit Choudhan  
S/o Anup Choudhan  
Baitikuni, Horrah  
Service

ADDITIONAL REGISTRAR  
OF ASSURANCES - KOLKATA  
- 7 JUL 2014

- 3-3 **Tarapada Das**, son of Late Panchanan Das, residing at Manikpur Nath Para, Post Office Harinavi, Kolkata-700148, Police Station Sonarpur, being represented by his lawful and constituted attorneys (i) Raju Chakraborty, son of Bimal Chakraborty and (ii) Shyamal Chakraborty, son of Bimal Chakraborty ( hereinafter collectively referred as **Vendors**, includes successors-in-interest)

**And**

- 3-4 **Danta Cityhomes Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at 6A, Elgin Road, Kolkata-700020, Police Station- Bhawanipore [**PAN AAECD8483B**]
- 3-5 **Sthira Nirman Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at 6A, Elgin Road, Kolkata-700020, Police Station- Bhawanipore [**PAN AATCS4460L**]

Both being represented by their authorised signatory **Sri Yogesh Modi** son of Sri Girdhar Gopal Modi, by faith Hindu, by Occupation-Service [PAN AIUPM9083B] (Authorised vide board resolution dated 25.06.2014)

(hereinafter collectively referred as **Purchasers**, includes successors-in-interest)

**And**

- 3.6 **Tahir Hossain Molla**, son of <sup>late</sup> Alauddin Molla, residing at Ghoshalpara, Manikpur, Post Office Harinavi, Kolkata-700148, Police Station Sonarpur [**PAN BFOPM4790P**]  
(**Confirming Parties**, includes successors-in-interest)

Vendors, Purchasers and Confirming Parties are collectively **Parties** and individually **Party**.

Yogesh Modi

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Property:** Undivided land classified as *Bagan* but presently lying vacant measuring 15.75 (fifteen point seven five) decimal, more or less equivalent to 9 (nine) *cottah* 8 (eight) *chittack* and 23 (twenty three) square feet, comprised in R.S./L.R. *Dag* No. 599, recorded in R.S. *Khatian* No. 94, L.R. *Khatian* Nos. 1255 and 1256, *Mouza* Manikpur, J.L. No. 77, within Ward No. 23 of Rajpur-Sonarpur Municipality being Holding No. 5, Police Station Sonarpur, District South 24 Parganas (**Said Property**), morefully described in the **Schedule** below, delineated in **Plan** attached herewith boarded in colour **Red** thereon **and together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

ADDITIONAL REGISTRAR  
OF ASSURANCES-1, KOLKATA  
- 7 JUL 2014



5. **Background, Representations, Warranties and Covenants**
- 5.1 **Representations and Warranties Regarding Title:** The Vendors represent, warrant and covenant regarding title as follows:
- 5.1.1 **Ownership of Jamuna Bala Ghosh:** By a Deed of Partition dated 29<sup>th</sup> July, 1963, registered in the Office of the Sub Registrar, Baruipur, in Book No. I, Volume No. 105, at Pages 207 to 221, being Deed No. 9101 for the year 1963, Jamuna Bala Ghosh became the absolute owner of land measuring 30.16 (thirty point one six) decimal, more or less equivalent to 18 (eighteen) *cottah* and 4 (four) *chittack*, more or less, comprised in R.S./L.R. *Dag* No. 599, recorded in R.S. *Khatian* No. 94, *Mouza* Manikpur, J.L. No. 77, within Ward No. 23 of Rajpur-Sonarpur Municipality, Police Station Sonarpur, District South 24 Parganas (**Mother Property**).
- 5.1.2 **Deed of Settlement In favour of Vendor No.3.3 herein:** By a Deed of Settlement dated 14th November, 1990, registered in the Office of the Additional District Sub-Registrar, Sonarpur, South 24 Parganas, in Book No. I, being Deed No.7094 for the year 1990, Jamuna Bala Ghosh gave and transferred in favour of Tarapada Das (the Vendor No. 3.3 herein) land measuring 3.30 (three point three zero) decimal, more or less equivalent to 2 (two) *cottah*, more or less, out of the Mother Property (**First Portion of Said Property**).
- 5.1.3 **Grant of POA:** By a Power of Attorney dated 24th March, 2014, registered in the Office of the Additional District Sub-Registrar, Sonarpur, South 24 Parganas, in Book No. IV, CD Volume No.2, at Pages 943 to 951, being Deed No.826 for the year 2014 (**POA**), Tarapada Das (the Vendor No. 3.3 herein) has appointed Raju Chakraborty (the Vendor No. 3.1 herein) and Shyamal Chakraborty (the Vendor No. 3.2 herein) as his constituted lawful attorney and has empowered them to sign, execute and registrar conveyance pertaining to the First Portion of Said Property and to receive consideration, on behalf of the Vendor No.3.3 herein. The POA is still valid and subsisting and has not yet been revoked by the Vendor No. 3.3 herein.
- 5.1.3 **Deed of Settlement In favour of Vendor No. 3.1 And Vendor No. 3.2:** By a Deed of Settlement dated 7th February, 1997, registered in the Office of the Additional District Sub-Registrar, Sonarpur, South 24 Parganas, in Book No. I, Volume No.14, at Pages 290 to 296, being Deed No.915 for the year 1997, Jamuna Bala Ghosh gave and transferred in favour of Raju Chakraborty (the Vendor No. 3.1 herein) and Shyamal Chakraborty (the Vendor No. 3.2 herein) the entirety of the Mother Property.
- 5.1.4 **Record of Rights:** The Vendor No. 3.1 and Vendor No. 3.2 have duly recorded their names in the records of the Block Land And Land Reforms Settlements, vide L.R. *Khatian* Nos. 1255 and 1256.
- 5.1.5 **Inadvertent Error:** In the aforesaid circumstances, it appears that, Jamuna



ADMISSION  
OF STUDENTS  
- 7 JUL 2014

Bala Ghosh, being the predecessor-in-title of all Vendors herein, has inadvertently transferred the entirety of the Mother Property, i.e. land measuring 30.16 (thirty point one six) decimal, more or less equivalent to 18 (eighteen) *cottah* and 4 (four) *chittack*, more or less to the Vendors No 3.1 and Vendor No. 3.2 although prior to that, Jamuna Bala Ghosh already gave and transferred land measuring 3.30 (three point three zero) decimal, more or less equivalent to 2 (two) *cottah*, more or less, out of the Mother Property in favour of Tarapada Das, i.e. the Vendor No. 3.3 herein. Subsequently, the Vendor No. 3.1 and Vendor No. 3.2 have recorded their names in the records of the Block Land And Land Reforms Settlements. Therefore the total entitlement of Raju Chakraborty (the Vendor No. 3.1 herein) and Shyamal Chakraborty (the Vendor No. 3.2 herein) should be with respect to only land measuring 26.67 (twenty six point six seven) decimal, more or less, instead of land measuring 30.16 (thirty six point one six) decimal.

- 5.1.6 **Agreement with Confirming Party:** By an Agreement For Sale dated 3rd March, 2014, Raju Chakraborty (the Vendor No. 3.1 herein) and Shyamal Chakraborty (the Vendor No. 3.2 herein) have entered into agreement for sale of land measuring 9 (nine) *cottah* 8 (eight) *chittack* and 23 (twenty three) square feet, more or less out of Raju And Shyamal's Property with Tahir Hossain Molla (the Confirming Party herein).
- 5.1.7 **Nomination by Confirming Party:** The Confirming Party hereby nominates the Purchaser to take conveyance of land measuring 7 (seven) *cottah* 8 (eight) *chittack* and 23 (twenty three) square feet, more or less out of 9 (nine) *cottah* 8 (eight) *chittack* and 23 (twenty three) square feet, more or less, out of Raju And Shyamal's Property with, Tahir Hossain Molla (**Second Portion of Said Property**).
- 5.1.8 **Absolute Ownership:** Thus, in the aforesaid circumstances, Tarapada Das (the Vendor No. 3.3 herein) has become the absolute owner of the First Portion of Said Property and Raju Chakraborty (the Vendor No. 3.1 herein) and Shyamal Chakraborty (the Vendor No. 3.2 herein) have become the absolute owners of Raju And Shyamal's Property and the Second Portion of Said Property is a part of Raju And Shyamal's Property [the First Portion of Said Property and the Second Portion of Said Property, collectively **Said Property**, being the subject matter of this conveyance]. Patent to mention herein that, by virtue of these presents the Vendors shall cease to have any right, title or interest of any and every nature with respect to the Said Property.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors and Confirming Party represent, warrant and covenant regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.



ADP  
OF  
- 7 JUL 2014



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

## 6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchasers is that the Vendors shall sell the Said Property to the Purchasers, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and



ADDITIONAL MEMBER  
OF ASSOCIATION OF VOLUNTEERS  
- 7 JUL 2014

physical possession and the Purchasers shall purchase the same from the Vendors, each of the Purchaser shall have the following share therein:

Name of the Purchaser	Share In Said Property
Danta Cityhomes Private Limited (the Purchaser No. 3.4 herein)	4 <i>cottah</i>
Sthira Nirman Private Limited (the Purchaser No. 3.5 herein)	5 <i>cottah</i> 8 <i>chittack</i> and 23 square feet

- 6.2 **Express Indemnification:** The Vendor No. 3.1 and Vendor No. 3.2 hereby confirm that, their right, title and interest should be limited to land measuring 16 (sixteen) *cottah* and 4 (four) *chittack*, more or less and not in respect to land measuring 18 (eighteen) *cottah* and 4 (four) *chittack*, more or less. The Vendor No. 3.1 and the Vendor No. 3.2 hereby further confirm that, the Vendor No. 3.3 is the absolute owner of the First Portion of Said Property, i.e. land measuring 2 (two) *cottah*, more or less and the Vendor No. 3.3 has absolute right, title and authority to convey the First Portion of Said Property in favour of the Purchasers. The Vendors hereby collectively and expressly confirm, undertake, assure and guarantee that, subsequent to these presents Tarapada Das (the Vendor No. 3.3 herein) shall cease to have any right, title or interest of any and every nature, with respect to any part or portion of said *Dag*, the Raju Chakraborty (Vendor No.3.1 herein) and Shyamal Chakraborty (Vendor No. 3.2 herein) shall have right, title and interest only with respect to their balance portion of land measuring 8 (eight) *cottah* 11 (eleven) *chittack* and 22 (twenty two) square feet, out of the Mother Property and same is not a part or portion of the Said Property. The Vendors further confirm that, the Purchasers shall have absolute right and indefeasible title with respect to the Said Property and shall be entitled to hold, possess and enjoy the same in any manner as the Purchasers may deem fit and proper without any hindrances and/or disturbances.

## 7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchasers the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, undivided land classified as *Bagan* but presently lying vacant measuring 15.75 (fifteen point seven five) decimal, more or less equivalent to 9 (nine) *cottah* 8 (eight) *chittack* and 23 (twenty three) square feet, comprised in R.S./L.R. *Dag* No. 599, recorded in R.S. *Khatian* No. 94, L.R. *Khatian* Nos. 1255 and 1256, *Mouza* Manikpur, J.L. No. 77, within Ward No. 23 of Rajpur-Sonarpur Municipality, Police Station Sonarpur, District South 24 Parganas, delineated in **Plan** attached hereto and boarded in colour **Red** thereon **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
- 7.2 **Consideration For Sale of the First Portion of Said Property:** The consideration for sale for the First Portion of Said Property has been mutually

ADDITIONAL REGISTRAR  
OF ASSURANCE CO., KOLKATA  
- 7 JUL 2014



agreed between the Vendor No. 3.3 herein and the Purchasers is Rs.5,50,000/- (Rupees five lac and fifty thousand) (**Consideration for Sale of First Portion of Said Property**), which has been already paid by Raju Chakraborty (the Vendor No.3.1 herein) and Shyamal Chakraborty (the Vendor No. 3.2 herein), both being the constituted attorneys of Vendor No. 3.3 were appointed by virtue of the POA, receipt of which the Vendor No. 3.3 hereby, admits and acknowledges. The Purchasers hereby reimburse the Vendor No. 3.1 and the Vendor No. 3.2 herein the entirety of the Consideration of First Portion of Said Property, receipt of which the Vendor No. 3.1 and Vendor No. 3.2 hereby as well as in the Receipt of Memo of Vendors' below, written, admit and acknowledge.

- 7.3 **Consideration For Sale of the Second Portion of Said Property:** The consideration for sale for the Second Portion of Said Property has been mutually agreed between the Vendor No. 3.1 and Vendor No. 3.2 herein and the Purchasers is Rs.10,00,000/- (Rupees ten lac) (**Consideration for Sale of Second Portion of Said Property**), receipt of which the Vendor No. 3.1 and Vendor No. 3.2 hereby as well as in the Receipt of Memo of Vendors' below, written, admit and acknowledge.
- 7.4 **Nomination Charges:** The Confirming Party has agreed to nominate the Purchasers to take conveyance of the Second Portion of Said Property for a mutually agreed nomination charge of Rs.14, 50, 000/- (Rupees fourteen lac and fifty thousand) (**Nomination Charges**), receipt of which the Confirming Party hereby as well as in the Receipt of Memo of Confirming Party's below, written, admits and acknowledges.
- 7.5 **Consideration:** Thus, the aforesaid transfer is being made in consideration of a total sum of Rs.30,00,000/- (Rupees thirty lac) (**Consideration**) paid by the Purchasers, receipt of which has been duly admitted and acknowledged in the receipts below [the Consideration for Sale of First Portion of Said Property, the Consideration for Sale of Second Portion of Said Property and Nomination Charges, collectively **Consideration**].

## 8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debutter*s, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

ADDITIONAL REGISTRAR  
OF ASSAM, DISPUR, KOLKATA  
- 7 JUL 2014

- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification:** express indemnification by the Vendors and the Confirming Party about the correctness of the Vendors' title, Vendors' authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendors, which if found defective or untrue at any time, the Vendors and Confirming Party shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors and the Confirming Party hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest by reason of the aforesaid.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** the Vendors and Confirming Party hereby declare and confirm that, hereinafter the Purchasers shall be entitled to hold, possess and enjoy the Said Property.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand has been made and is in the knowledge of the Vendors, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors and Confirming Party hereby covenant that the Purchasers and the Purchasers' assignee shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.
- 8.6 **No Objection to Mutation:** The Vendors declare that the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory



- 7 JUL 2014



records and the Vendors hereby expressly (1) consent to the same and (2) appoints the Purchasers as the constituted attorneys of the Vendors and empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.

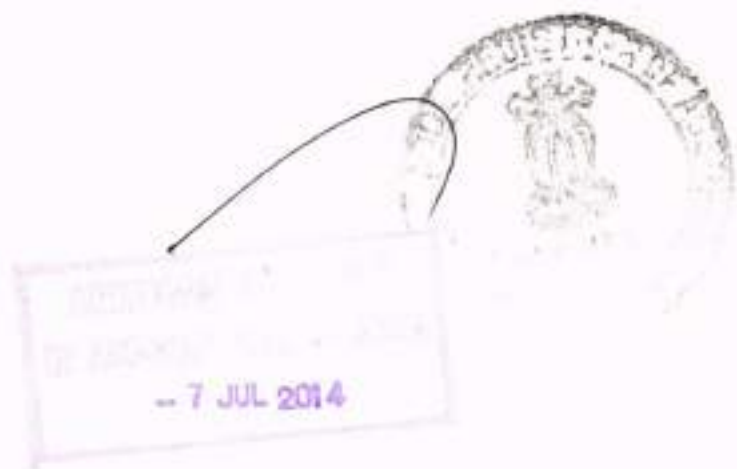
- 8.7 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or Purchasers' successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

### Schedule (Said Property)

Divided and demarcated land classified as *Bagan* but presently lying vacant measuring 15.75 (fifteen point seven five) decimal, more or less equivalent to 9 (nine) *cottah* 8 (eight) *chittack* and 23 (twenty three) square feet, comprised in R.S./L.R. *Dag* No. 599, recorded in R.S. *Khatian* No. 94, L.R. *Khatian* Nos. 1255 and 1256, *Mouza* Manikpur, J.L. No. 77, within Ward No. 23 of Rajpur-Sonarpur Municipality being Holding No. 5, Police Station Sonarpur, District South 24 Parganas, delineated in **Plan** attached hereto and boarded in colour **Red** thereon and is the said *dag* is butted and bounded as follows:

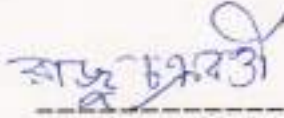
- On the North** : By R.S. *Dag* No. 599 ✓  
**On the East** : By Road ✓  
**On the South** : By R.S. *Dag* Nos. 598 and 599 ✓  
**On the West** : By R.S. *Dag* Nos. 596 and 597 ✓

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

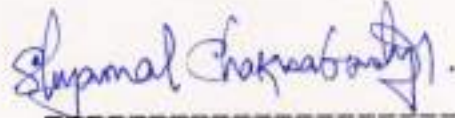


9. Execution and Delivery

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



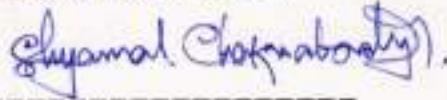
[Raju Chakraborty]



[Shyamal Chakraborty]

As Constituted Attorney





[Tarapada Das]

[being represented by his constituted attorney Raju Chakraborty and  
Shyamal Chakraborty]  
[Vendors]

DANTA CITYHOMES PRIVATE LIMITED  
STHIRA NIRMAN PRIVATE LIMITED

Yogesh. Modi

Director/ Auth. Signatory

[Yogesh Modi]

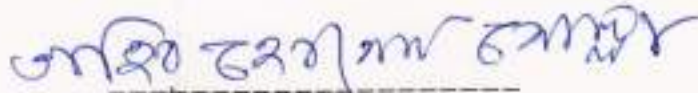
(Authorised Signatory)

[Danta Cityhomes Private Limited And Sthira Nirman Private  
Limited]

[Purchasers]

Readover and explain in Bengali to  
the vendors by me in Bengali Language,  
who after understanding the purport  
of the document have put signature.

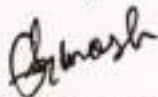
Titas Datta



[Tahir Hossain Molla]

[Confirming Party]

Drafted By:



Sujata Ghosh, Advocate  
High Court at Calcutta



ADDITIONAL  
OFFICE ASSISTANT  
- 7 JUL 2014

**Witnesses:**

Signature Nitesh K. Bhopalka  
Name Nitesh Kumar Bhopalka.  
Father's Name Sri Kamal K. Agarwal  
Address 84A Central Avenue,  
Kolkata - 700012

Signature Ramiz Hussain Molla  
Name Ramiz Hussain Molla  
Father's Name Jamaluddin Molla  
Address Via Manickpur P. Harinagar  
Kol - 198.

ADDITIONAL SECRETARY  
OF ASSINMENT, KOLKATA  
- 7 JUL 2014



**Receipt And Memo of Consideration of Vendors'**

Received from the within named Purchasers the within mentioned sum of Rs.15,50,000/- (Rupees fifteen lac and fifty thousand) towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Serial No.	Cheque Issued to	Cheque No. & Date	Bank & Branch	Amount (Rs.)
1	Raju Chakraborty	053543 03.07.2014	Axis Bank Ltd. Sarat Bose Road	3,25,288/-
2	Shyamal Chakraborty	053544 03.07.2014	Axis Bank Ltd. Sarat Bose Road	3,25,288/-
3	Raju Chakraborty	037955 03.07.2014	Axis Bank Ltd. Sarat Bose Road	4,49,712/-
4	Shyamal Chakraborty	037956 03.07.2014	Axis Bank Ltd. Sarat Bose Road	4,49,712/-
			<b>Total</b>	<b>15,50,000/-</b>

[Raju Chakraborty]

[Shyamal Chakraborty]

**As Constituted Attorney**

[Tarapada Das]

[being represented by his constituted attorney Raju Chakraborty and Shyamal Chakraborty]  
[Vendors]

**Witnesses:**Signature Nitesh K. Bhopalka.Name Nitesh Kumar Bhopalka.Signature Ramiz Hossain MollaName Ramiz Hossain Molla

ADDITIONAL SECRETARY  
OF ASSURANCE, KALPATA  
- 7 JUL 2014





### Receipt And Memo of Consideration of Confirming Party

Received from the within named Purchasers the within mentioned sum of Rs.14,50,000/- (Rupees fourteen lac and fifty thousand) towards full and final payment of the Nomination Charge for sale of the Said Property described in the **Schedule** above, in the following manner:

Serial No.	Cheque issued to	Cheque No. & Date	Bank & Branch	Amount (Rs.)
1	Tahir Hossain Molla	053545 03.07.2014	Axis Bank Ltd. Sarat Bose Road	6,08,605/-
2	Tahir Hossain Molla	037957 03.07.2014	Axis Bank Ltd. Sarat Bose Road	8,41,395/-
			<b>Total</b>	<b>14,50,000/-</b>

*Tahir Hossain Molla*

[Tahir Hossain Molla]  
[Confirming Party]

#### Witnesses:

Signature Nitesh K. Bhopala.  
Name Nitesh Komal Bhopala.

Signature Ramiz Hossain Molla  
Name Ramiz Hossain Molla

ADDITIONAL SECRETAR  
OF ASSURANCE, NAGARA  
- 7 JUL 2014



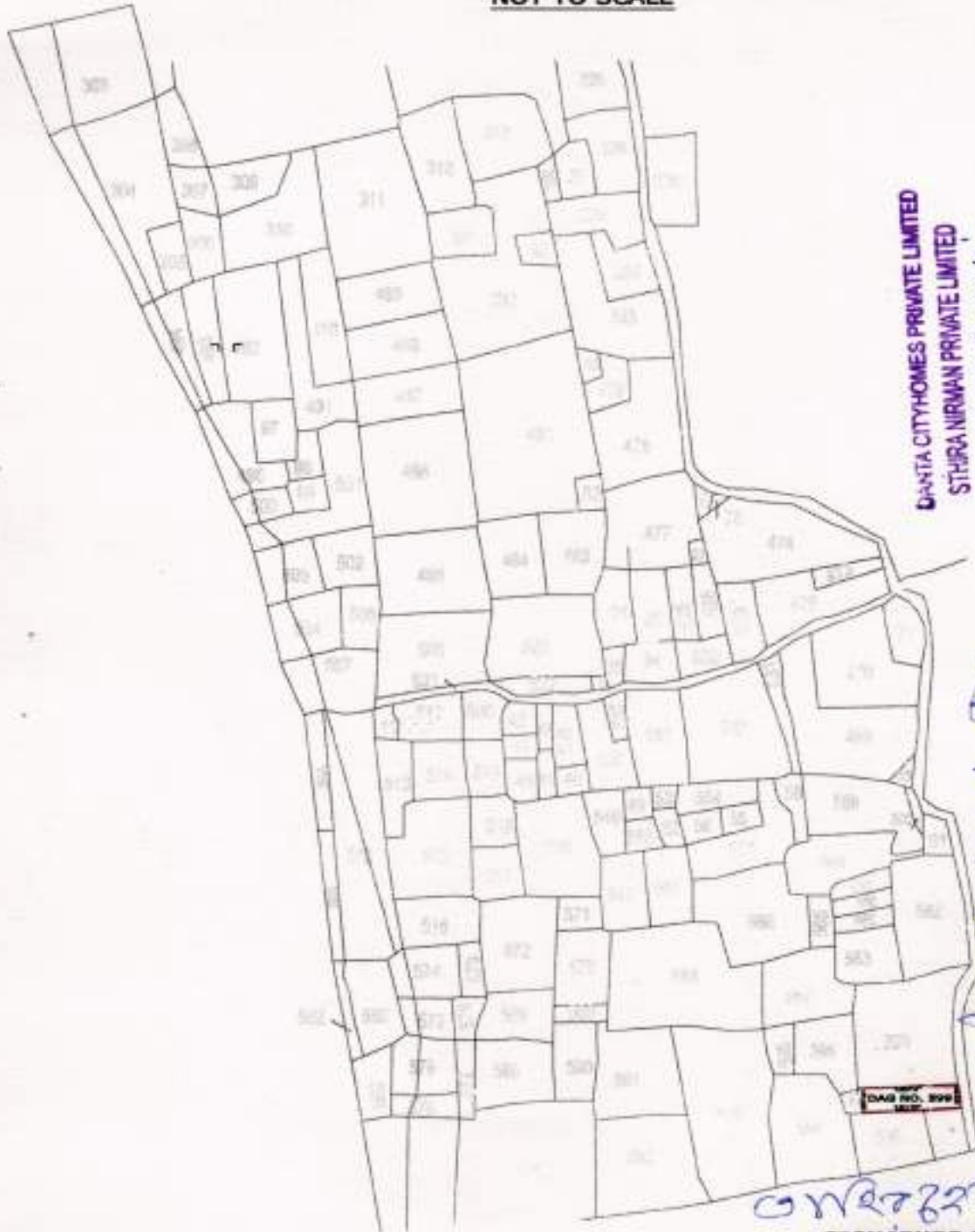
NORTH



SITE PLAN OF THE L.R. PLOT NO.599, AT MOUZA.MANIKPUR,  
J.L. NO. 77, POLICE STATION-SONARPUR,24-PARGANAS(S)

SALEABLE AREA - 9 KATHA, 8 CHITAK, 23 SQFT.

PORTION TO BE CONVEYED SHOWN IN RED BORDER  
NOT TO SCALE



DANTA CITYHOMES PRIVATE LIMITED

STHIRA NIRMAN PRIVATE LIMITED

Harjesh Modak

Debarshi Sengupta

SIGNATURE OF REPRESENTATIVE  
OF THE PURCHASER

*[Handwritten signature]*  
6/2/2023

SIGNATURE OF VENDORS  
(For Self and Lawful  
Attorney of Tarapada Das)

*[Handwritten signature]*

SIGNATURE OF CONFIRMING  
PARTY


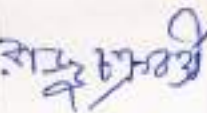











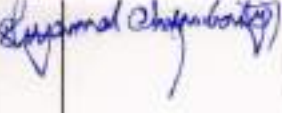











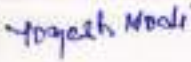










Redover and explain in Bengali to  
the vendors by me in Bengali Language,  
who after understanding the purport  
of the document have put signature.

*[Handwritten signature]*



GOVERNMENT OF WEST BENGAL  
KOLKATA  
- 7 JUL 2014

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little

REGIONAL POSTAL  
OFFICE, KOLKATA  
- 7 JUL 2014



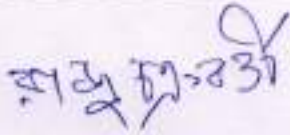


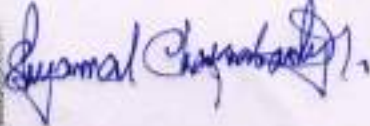


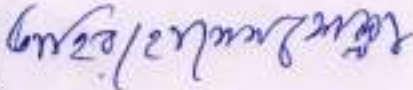




**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.R.A. - I KOLKATA, District- Kolkata**  
**Signature / LTI Sheet of Serial No. 05813 / 2014, Deed No. (Book - I , 06137/2014)**

**I . Signature of the Presentant**

Name of the Presentant	Photo	Finger Print	Signature with date
Yogesh Modi 6 A, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020	 07/07/2014	 LTI 07/07/2014	Yogesh Modi 07/07/2014

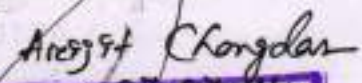
**II . Signature of the person(s) admitting the Execution at Office.**

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Raju Chakraborty Address -Musalman Para, Manikpur, Kolkata, Thana:-Sonarpur, P.O. :-Harinavi, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700148	Self and as Attorney	 07/07/2014	 LTI 07/07/2014	
2	Shyamal Chakraborty Address -Musalman Para, Manikpur, Kolkata, Thana:-Sonarpur, P.O. :-Harinavi, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700148	Self and as Attorney	 07/07/2014	 LTI 07/07/2014	
3	Tahir Hossain Molla Address -Ghoshalpara, Manikpur, Kolkata, Thana:-Sonarpur, P.O. :-Harinavi, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700148	Confirming Party	 07/07/2014	 LTI 07/07/2014	
4	Yogesh Modi Address -6 A, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020	Self	 07/07/2014	 LTI 07/07/2014	Yogesh Modi

**Name of Identifier of above Person(s)**

Arijit Chongdar  
Baltikuri, Thana:-JAGACHHA, District:-Howrah, WEST  
BENGAL, India,

**Signature of Identifier with Date**

  
07-07-14

**ADDITIONAL REGISTRAR  
OF ASSURANCE-I KOLKATA**

(Dinabandhu Roy) 2014  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
Office of the A.R.A. - I KOLKATA



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

**Endorsement For Deed Number : I - 06137 of 2014**  
**(Serial No. 05813 of 2014 and Query No. 1901L000014901 of 2014)**

**On 07/07/2014**

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5, 53 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount by Draft

1. Rs. 20577/- is paid , by the draft number 876185, Draft Date 04/07/2014, Bank Name State Bank of India, ELGIN ROAD, received on 07/07/2014
  2. Rs. 28449/- is paid , by the draft number 876183, Draft Date 04/07/2014, Bank Name State Bank of India, ELGIN ROAD, received on 07/07/2014
- ( Under Article : A(1) = 32989/- B = 15939/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 07/07/2014 )

**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.-30,00,000/-

Certified that the required stamp duty of this document is Rs.- 180021 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 75572/- is paid , by the draft number 876182, Draft Date 04/07/2014, Bank : State Bank of India, ELGIN ROAD, received on 07/07/2014
2. Rs. 104478/- is paid , by the draft number 876184, Draft Date 04/07/2014, Bank : State Bank of India, ELGIN ROAD, received on 07/07/2014

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

Presented for registration at 12.55 hrs on :07/07/2014, at the Office of the A.R.A. - I KOLKATA by Yogesh Modi ,Claimant.

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

Execution is admitted on 07/07/2014 by

1. Raju Chakraborty, son of Bimal Chakraborty , Musalman Para, Manikpur, Kolkata, Thana:-Sonarpur, P.O. :-Harinavi, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700148, By Caste Hindu, By Profession : Others



( Dinabandhu Roy )  
**ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA**





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

**Endorsement For Deed Number : I - 06137 of 2014**  
**(Serial No. 05813 of 2014 and Query No. 1901L000014901 of 2014)**

2. Shyamal Chakraborty, son of Bimal Chakraborty , Musalman Para, Manikpur, Kolkata, Thana:-Sonarpur, P.O. :-Harinavi, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700148, By Caste Hindu, By Profession : Others
3. Tahir Hossain Molla, son of Lt. Alauddin Molla , Ghoshalpara, Manikpur, Kolkata, Thana:-Sonarpur, P.O. :-Harinavi, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700148, By Caste Muslim, By Profession : Others
4. Yogesh Modi  
Authorised Signatory, Danta Cityhomes Pvt. Ltd., 6 A, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.  
  
Authorised Signatory, Sthira Nirman Pvt. Ltd., 6 A, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.  
, By Profession : Service  
  
Identified By Arijit Chongdar, son of Arup Chongdar, Baltikuri, Thana:-JAGACHHA, District:-Howrah, WEST BENGAL, India, , By Caste: Hindu, By Profession: Service.

**- Executed by Attorney**

Execution by

1. Raju Chakraborty, son of Bimal Chakraborty , Musalman Para, Manikpur, Kolkata, Thana:-Sonarpur, P.O. :-Harinavi, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700148 By Caste Hindu By Profession: Others,as the constituted attorney of Tarapada Das is admitted by him.
2. Shyamal Chakraborty, son of Bimal Chakraborty , Musalman Para, Manikpur, Kolkata, Thana:-Sonarpur, P.O. :-Harinavi, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700148 By Caste Hindu By Profession: Others,as the constituted attorney of Tarapada Das is admitted by him.  
  
Identified By Arijit Chongdar, son of Arup Chongdar, Baltikuri, Thana:-JAGACHHA, District:-Howrah, WEST BENGAL, India, , By Caste: Hindu, By Profession: Service.

( Dinabandhu Roy )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



( Dinabandhu Roy )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

**SPECIMEN FORM TEN FINGER PRINTS**

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



*Handwritten signature in blue ink*

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



ADDITIONAL REGISTRAR  
OF ASSOCIATED COMPANIES, KOLKATA  
- 7 JUL 2014

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 14  
Page from 2053 to 2073  
being No 06137 for the year 2014.



(Dinabandhu Roy) 10-July-2014  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
Office of the A.R.A. - I KOLKATA  
West Bengal