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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 227832

9/256033/1C
Mr. A.S. 81, 250
NIC-1094/18

Certified that the document is registered in
Registration. The Stamp Duty and the
endowment stamp attached to the document
are the part of this document.

[Signature]

Additional Registrar
of Assurances, Kolkata

22 SEP 2018

THIS DEED OF CONVEYANCE made this 19th day
of September Two Thousand Eighteen (2018) BETWEEN

Contd. P/2

71-250
72-150
400

111281

Sl No

Name

UMIY RAJAN CHAKRABORTY
Advocate
High Court Calcutta

Address

Rs

Kolkata Collectorate,
11, Netaji Subhas Rd.,
Kolkata-1

Amit Kr. Saha
Licensed Stamp
Vendor

13 SEP 2018



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ADDITIONAL REGISTRAR
OF COMPANIES, CALCUTTA
13 SEP 2018

RANAJIT CHAKRABORTY (PAN No. : BWBPC 5023 K), son of Sri Charu Chakraborty, by faith Hindu, by occupation business, residing at Manikpur Nath Muslim Para, Harinavi , P.O. Harinavi, P.S. Sonarpur, Dist. 24 Pgs (S), Pin - 700 148, hereinafter referred to as the **"VENDOR"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, successors-in-interest, legal representatives, administrators and assigns) of the **ONE PART**

AND

KYAL RESIDENCY LLP (Formerly known as Kyal Residency Private Limited), registered under the Limited Liability Partnership Act, 2008 (LLPIN : AAH-2603) having its registered office at 36/1A, Elgin Road, Kolkata - 700 020, P.O. Lala Lajpat Rai Sarani & P.S. Bhowanipore represented by its authorized signatory **SRI AKASH PATWARI** son of Sri Narayan Prasad Patwari, by faith - Hindu, by Occupation - Service, Nationality and Citizenship - Indian, residing at Green Town, 21/c, Agrasain Street, Salkia, Liluah, Bally, P.O. & P.S. Belur, Howrah, PIN - 711 204, hereinafter referred to as the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-office, representatives and assigns) of the **OTHER PART.**

WHEREAS by a Deed of Sale dated the 18.03.1999 registered at the office of Addl. Dist. Sub-Registrar Sonarpur, South 24 Parganas and recorded in Book No. I, Volume No. 40, Pages 172 to 182, Being No. 2453 for the year 1999, Kamal Uddin Molla & Others, therein referred to as the Vendors, for the consideration mentioned therein sold,



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conveyed, transferred, assigned and assured unto and in favour of Anil Debnath & Others therein referred to as the Purchasers, ALL THAT the piece or parcel of (i) land containing an area of 62 Decimal be the same a little more or less, comprised in R.S./L.R. Dag No. 523 recorded in R.S. Khatian Nos. 236 & 552 and (ii) land containing an area of 11 Decimal be the same a little more or less, comprised in R.S./L.R. Dag No. 522 recorded in R.S. Khatian Nos. 486 lying and situate at Mouza - Manikpur, J.L. No. 77, within the limits of Rajpur Sonarpur Municipality, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal absolutely & forever.

AND WHEREAS after purchase said Anil Debnath & Others became the joint and absolute owners of 73 Decimal land comprised in R.S./L.R. Dag Nos. 523 & 522 and they by a Bengali Kobala dated 07.03.2003 registered at the office of Addl. Dist. Sub-Registrar Sonarpur, South 24 Parganas and recorded in Book No. I, Volume No. 86, Pages 349 to 360, Being No. 4822 for the year 2004, as the Vendors for the consideration therein mentioned granted, sold, conveyed, transferred, assigned and assured the same unto and in favour of Charu Chakraborty, Manik Chakraborty, Ranajit Chakraborty and Biswajit Chakraborty therein referred to as the Purchasers ALL THAT the piece or parcel of (i) land containing an area of 31 Decimal be the same a little more or less out of total Dag area 62 Decimal, comprised in R.S./L.R. Dag No. 523 recorded in R.S. Khatian Nos. 236 & 552 and (ii) land containing an area of 05 Decimal be the same a little more or less out of total Dag area 11 Decimal, comprised in R.S./L.R. Dag No. 522 recorded in R.S. Khatian No. 486 lying and situate at Mouza - Manikpur, J.L. No. 77, within the limits of Rajpur Sonarpur Municipality, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal absolutely & forever.



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AND WHEREAS by virtue of aforesaid Bengali Kobala the said Ranajait Chakraborty, the Vendor herein and his Co-sharers Charu Chakraborty, Manik Chakraborty and Biswajit Chakraborty become the absolute owners and are seized and possessed of and or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of (i) land containing an area of 31 Decimal be the same a little more or less out of total Dag area 62 Decimal, comprised in R.S./L.R. Dag No. 523 recorded in R.S. Khatian Nos. 236 & 552 and (ii) land containing an area of 5 Decimal be the same a little more or less out of total Dag area 11 Decimal, comprised in R.S./L.R. Dag No. 522 recorded in R.S. Khatian No. 486 lying and situate at Mouza - Manikpur, J.L. No. 77, within the limits of Rajpur Sonarpur Municipality, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal.

AND WHEREAS the Purchaser herein has entered into a registered Agreement for sale dated 16.05.2018 registered at the office of Addl. Registrar of Assurances I, Kolkata and recorded in Book No. I, Volume No. 1901-2018, Pages from 147681 to 147704, Being No. 190103657 for the year 2018, in order to acquire from the Vendor herein **ALL THAT** piece and parcel of undivided land measuring an area (i) 1 (One) Decimal more or less, out of divided 31 decimals (i.e. 50% of total Dag area of 62 decimals), comprised in R.S. / L.R. Dag No. 523 recorded in RS Khatian Nos. 236 and 552, L.R. Khatian Nos. 269, 1183, 1184 and 1185 and (ii) 0.75 (Zero point Seven Five) decimal more or less, out of divided 5 decimals (i.e. out of total Dag area of 11 decimals) togetherwith tally shed structure measuring 100 Sq.ft., comprised in R.S. / L.R. Dag No. 522 recorded in RS Khatian No. 486 L.R. Khatian No. 79, 1183, 1184 and 1185 lying and situated at Mouja- Manikpur, J.L. No. 77, within the limits of Rajpur Sonarpur



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Municipality, P.S. Sonarpur, P.O. – Harinavi, Additional District Sub-Registry Office, Sonarpur, District South 24 Parganas, West Bengal for valuable consideration mentioned therein and hereinafter referred to as the **“said Property”**.

A. The Vendor herein has held out, warranted, assured and represented before the Purchaser, as follows:-

- i. That the said Property is in uninterrupted and exclusive “Khas” peaceful vacant and physical possession of the Vendor without any disturbance obstruction claim or objection of any and every nature whatsoever from any person or persons and that no person or persons has/have ever claimed title or possession to the said Property or any part thereof adversely to the Vendor;
- ii. That no part or portion of the said Property has ever been vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said Property nor is there any case pending under such Acts or Statutes;
- iii. That the Vendor never held nor hold any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said Property and that the Vendor has not done anything in violation or contravention of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said Property;



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- iv. That the said Property or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;
- v. That no declaration has been made or notification published for acquisition or requisition of the said Property;
- vi. That said Property or any portion thereof is neither under the Land Acquisition Act nor any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or case whatsoever;
- vii. That the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever;
- viii. That there is no impediment or restriction under any law for the time being in force on the Vendor which prevent or restrict the Vendor from selling conveying and transferring the said Property or any portion thereof unto and in favour of the Purchaser;



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- ix. That no action, suit, appeal or litigation in respect of the said Property or in any way concerning the said Property or any part thereof is pending and that no person has ever claimed any right title interest or possession of any and every nature whatsoever in or in respect of the said Property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor is the Vendor aware of any such claim, notice, suit or proceeding and that save and except the Vendor, no other person has or can claim any right title or interest of any and every nature whatsoever in the said Property or any portion thereof;

- x. That the said Property or any part thereof is not affected by the provisions of the West Bengal Thika Tenancy (Acquisition & Regulation) Act, 2001 or the erstwhile Kolkata Thika and other Tenancies and Lands (Acquisition & Regulation) Act, 1981;

- xi. That the said Property or any portion thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act or any other Act, (b) any charge lien lispendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement of any Court or



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authority, (g) any right of way water light support drainage or any other easement with any person or properties or any of them, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana/Revenue and (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;

xii. That there is no defect in the Vendor's title to the said Property or any part thereof which could expose the Purchaser to any risk nor is there any material or latent defect in the said Property or any part thereof or in the Vendor's title thereto;

xiii. That no document judgment or any other order is in force as on date affecting the said Property or any part thereof nor is the said Property or any part thereof vested in the Official Assignee or in the Receiver-in-Insolvency or any other Receiver;

xiv. That the Vendor has not done anything whereby the rights title or interest of the Vendors in the said Property or any part thereof could have been encumbered impeached challenged or disputed in any way;

B. Pursuance to the said Agreement of sale dated 16th May 2018 and relying on the aforesaid representations and assurances of the Vendor and believing the same to be true and correct and acting on the faith thereof Purchaser has agreed to purchase



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and on payment of the full consideration money, the Vendor has agreed to sell **ALL THAT** piece and parcel of undivided land measuring an area (i) 1 (One) Decimal more or less, out of divided 31 decimals, comprised in R.S. / L.R. Dag No. 523 recorded in RS Khatian Nos. 236 and 552, L.R. Khatian Nos. 269, 1183, 1184 and 1185 and (ii) 0.75 (Zero point Seven Five) decimal more or less, out of divided 5 decimals togetherwith tally shed structure measuring 100 Sq.ft., comprised in R.S. / L.R. Dag No. 522 recorded in RS Khatian No. 486 L.R. Khatian No. 79, 1183, 1184 and 1185 aggregating to total area of land measuring 1.75 (One point Seven Five) Decimal lying and situated at Mouja- Manikpur, J.L. No. 77, within the limits of Rajpur Sonarpur Municipality, P.S. Sonarpur, P.O. - Harinavi, Additional District Sub-Registry Office, Sonarpur, District South 24 Parganas, West Bengal togetherwith all other easements and/or facilities attached thereto including the right of access to the said land more particularly described in Schedule hereunder written and hereinafter collectively referred to as the **'said Property'** at or for a total consideration of Rs. 5,55,844/- (Rupees Five Lakhs Fifty Five Thousand Eight Hundred and Forty Four only) absolutely and forever free from all encumbrances and liabilities whatsoever.

- C. The Purchaser has at or before execution of this deed of sale paid the full consideration amount to the Vendor and the Vendor has put the Purchaser in Khas, peaceful, vacant and physical possession of the said Property.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs. 5,55,844/-



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(Rupees Five Lakhs Fifty Five Thousand Eight Hundred and Forty Four only) duly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt for the same hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and forever discharge the Purchaser as well as the said Property hereby sold, conveyed and transferred and every part thereof) the Vendor doth hereby grant, sell, convey, transfer, assign, and assure unto and in favour of the Purchaser herein **ALL THAT** piece and parcel of undivided land measuring an area (i) 1 (One) Decimal more or less, out of divided 31 decimals, comprised in R.S. / L.R. Dag No. 523 recorded in RS Khatian Nos. 236 and 552, L.R. Khatian Nos. 269, 1183, 1184 and 1185 and (ii) 0.75 (Zero point Seven Five) decimal more or less, out of divided 5 decimals togetherwith tally shed structure measuring 100 Sq.ft., comprised in R.S. / L.R. Dag No. 522 recorded in RS Khatian No. 486 L.R. Khatian No. 79, 1183, 1184 and 1185 aggregating to total area of land measuring 1.75 (One point Seven Five) Decimal lying and situated at Mouja- Manikpur, J.L. No. 77, within the limits of Rajpur Sonarpur Municipality, P.S. Sonarpur, P.O. - Harinavi, Additional District Sub-Registry Office, Sonarpur, District South 24 Parganas, West Bengal more particularly described in the Schedule hereunder written and hereinbefore as well as hereinafter for the sake of brevity referred to as the "**said Property**" out of their holding measuring 31 Decimal in Dag No. 523 which is demarcated in border **RED** and out of their holding measuring 5 Decimal in Dag No. 522 which is demarcated in border **GREEN** in the map or plan hereto annexed togetherwith all other easements and/or facilities attached thereto including the right of access to the said land **TOGETHERWITH** all other easement rights including the right of ingress and egress and the compound and



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appurtenances belonging thereto OR HOWSOEVER OTHERWISE the said Property or any part thereof now are or is or at any time or times heretofore were or was situated, butted, bounded, called, known, numbered, described or distinguished together with all paths, passages, waters, water-courses, sewers, drains and all manner of former and other lights, rights, liberties, easements, privileges, emoluments, advantages, appendages and appurtenances whatsoever to the said Property belonging or in anywise appertaining thereto or usually held, used, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions, remainder or reminders AND all the rents, issues and profits thereof AND all and every part thereof AND all the legal incidence thereof AND all the estate, right, title, interest, inheritance, use, property, possession, claim and demand whatsoever both at law and in equity of the Vendor into upon or in respect of the said Property and every part thereof hereby granted and transferred AND all deeds, pattahs, muniments, writing and evidences of title which in anywise relating to the said Property or any part thereof which now are or hereafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said Property AND the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be together with right of ingress and egress and all other rights, interests, members and appurtenances belonging thereunto and every part thereof unto and to the use of the Purchaser absolutely and forever free from all mortgages, charges, liens, lispendens, encumbrances and liabilities whatsoever.



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THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER:

- a) That notwithstanding any act, deed, matter or thing whatsoever by the Vendor made, done, committed or knowingly or willingly suffered to the contrary, the Vendor is absolutely seized and possessed of and or otherwise well and sufficiently entitled to the said Property in its entirety free from all encumbrances and liabilities whatsoever.
- b) That the Vendor has good right full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid according to the true intent and meaning of these presents free from all encumbrances and liabilities whatsoever.
- c) That the transfer being effected by this Conveyance is subject to indemnification by the Vendors about the correctness of Vendor's title and authority to sell as also the Representations and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.
- d) That the Vendor shall remain liable for all outgoings and impositions payable in respect of the said Property upto the date of these presents and the Vendor shall at all time keep the



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Purchaser saved, harmless and indemnified against any loss or damages if suffered by any claim of any person or persons or parties in respect of the said Property.

- e) That the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said Property hereby granted, sold, conveyed and transferred and receive and enjoy the rents issues and profits thereof and every part thereof without any lawful let, suit, trouble, hindrance, eviction, interruption, disturbance, claim and demand whatsoever from of or by the Vendor or any other person or persons lawfully or equitably claiming from through under or in trust for the Vendor.
- f) That the said Property benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or the Vendor's predecessors-in-title.
- g) That free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by the Vendor and at the cost and expenses of the Vendor well and sufficiently saved, defended, kept, harmless and indemnified of



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from and against all and all manner of former and other estates, charges, mortgages, pledges, hypothecation, liens, lispendens, debts, attachments (including attachment under any certificate case or proceedings) executions, encumbrances and liabilities whatsoever made or suffered by the Vendor.

- h) That the Vendor doth hereby further covenant with the Purchaser and declare that no notice has been served upon the Vendor for acquisition and/or requisition of the said Property or any part thereof and that the said Property or any part thereof is not affected by any legal and/or statutory restriction or impediment or embargo and that no proceedings is pending in any Court or Tribunal or any other competent authority for acquiring or requisitioning the said Property or any part thereof or for any other reason.
- i) The Vendor doth hereby further covenant with the Purchaser that the Vendor has or hath not at any time done, executed or performed or suffered to the contrary or been party or privy to any act, deed, matter or thing whereby or by reason or by means whereof the said Property or any part thereof is or are or may be impeached, charged encumbered or affected by reason whereof the Vendor may be prevented from conveying the said Property in the manner aforesaid.
- j) Further the Vendor and all persons having or lawful or equitably claiming estates, rights, title, interest, Property claim and demand whatsoever into or upon the said Property hereby granted, sold, conveyed, transferred assigned and assured or



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expressed or intended so to be or any part thereof from through 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 Purchaser and/or its successor or successors, executors, administrators, legal representative and/or assigns, make, do, acknowledge and execute or cause to be made, done, acknowledged and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly, effectually or satisfactorily granting transferring and assuring the said Property and every part and parcel thereof unto and to the use of the Purchaser as shall or may be reasonably required.

AND THE VENDOR DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASER as follows:

- i. THAT the Vendor is and shall always be liable for payment of all outgoings and impositions payable in respect of the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendor on a demand being made by the Purchaser and the Vendor shall indemnify and keep saved harmless and indemnified the Purchaser in respect thereof and also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchaser due to non-payment or delay in payment thereof;



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- ii. **AND THAT** the Vendor shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchaser herein from time to time for having the name of the Purchaser mutated in respect of the said Property hereby sold and conveyed;

- iii. **AND THAT** the Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchaser as the constituted attorney of the Vendor and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regards the Vendor shall sign all documents and papers as required by the Purchaser.

SCHEDULE:

(The Land sold herewith)

ALL THAT piece and parcel of undivided land measuring an area (i) 1 (One) Decimal more or less, out of divided 31 decimals (i.e. 50% of total Dag area of 62 decimals), comprised in R.S. / L.R. Dag No. 523 recorded in RS Khatian Nos. 236 and 552, L.R. Khatian Nos. 269, 1183, 1184 and 1185 and (ii) 0.75 (Zero point Seven Five) decimal more or less, out of divided 5 decimals (i.e. out of total Dag area of 11 decimals) togetherwith tally shed structure measuring 100 Sq.ft., comprised in R.S. / L.R. Dag No. 522 recorded in RS Khatian No. 486



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L.R. Khatian No. 79, 1183, 1184 and 1185 aggregating to total area of land measuring 1.75 (One point Seven Five) Decimal lying and situated at Mouja- Manikpur, J.L. No. 77, within the limits of Rajpur Sonarpur Municipality, P.S. Sonarpur, P.O. – Harinavi, Additional District Sub-Registry Office, Sonarpur, District South 24 Parganas, West Bengal **TOGETHER** with all right of easements and/or facilities attached thereto including the right of access to the said land.

BE IT MENTIONED THAT by this Conveyance, the Vendors are conveying altogether undivided 1 decimal, out of divided 31 decimal (is bordered by **RED** in the plan annexed herewith) comprised in Dag No. 523, and 0.75 decimal out of divided 5 decimal (is bordered by **GREEN** in the plan annexed herewith) comprised in Dag No. 522 and both dags are butted and bounded as follows:-

	<u>DAG NO. 523</u>	<u>DAG NO. 522</u>
ON THE NORTH	: By R.S. /L.R. Dag No. 484	By R.S. /L.R. Dag No. 523
ON THE SOUTH	: By R.S. /L.R. Dag No. 522	By Village Road
ON THE EAST	: By Part of R.S. /L.R. Dag No. 523	By Part of R.S. /L.R. Dag No. 522
ON THE WEST	: By R.S. /L.R. Dag Nos. 506 and 485 and 10' wide Common Road	By Village Road



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IN WITNESS WHEREOF the Parties hereto set and subscribed their respective hands and seal on the day, month and year first above written.

SIGNED SEALED AND DELIVERED
by the VENDOR at Kolkata in the
presence of :-

1. Mihir Nandi
vill + P.O - Pratapanagar
Dist. - Hooghly



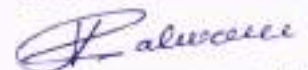
(VENDOR)

2. Indranil Sinha Ray
6A Eight Road, Kol-20

SIGNED SEALED AND DELIVERED
by the PURCHASER at Kolkata in the
presence of :-

1. Mihir Nandi

KYAL RESIDENCY LLP



Designated Partner / Authorized Signatory
AKASH PATWARI.

2. Indranil Sinha Ray

(PURCHASER)

Drafted by me
as per declaration
by the parties.

Ka C. Chatterjee
Advocate
High Courts, Calcutta
WB# 867183.



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OF COMPANIES, WEST BENGAL, KOLKATA
11 SEP 1918

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 5,55,844/- (Rupees Five Lakhs Fifty Five Thousand Eight Hundred and Forty Four only) being the full amount of the consideration money under this Indenture as per Memo below :

MEMO OF CONSIDERATION

<u>Date</u>	<u>Chq. No.</u>	<u>Bank Name & Branch</u>	<u>Amount (Rs.)</u>
14.05.2018	949734	Punjab & Sind Bank, Chowringhee Road Br.	45,000/-
15.09.2018	949738	- do -	5,10,844/-
			<u>5,55,844/-</u>

(Rupees Five Lakhs Fifty Five Thousand Eight Hundred and Forty Four only)

WITNESSES :

1. Mihir Nanda

2. Indrajit Saha Roy


(VENDOR)





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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
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SALE DEED PLAN

MOUZA - MANIKPUR, J.L. NO. 77, R.S. / L.R. DAG NOS. 523 & 522, R.S. KHATIAN NOS. - 236, 552 & 486, L.R. KHATIAN NOS. - 79, 269, 1183, 1184 & 1185, UNDER RAJPUR SONARPUR MUNICIPALITY, POLICE STATION - SONARPUR, DIST. - SOUTH 24 PARGANAS.

<u>Purchaser's Name</u>	<u>Dag No.</u>		<u>Area Sold</u>	<u>Out of Divided Area</u>	
	<u>R.S.</u>	<u>L.R.</u>	<u>(Decimal)</u>	<u>(Decimal)</u>	
Kyal Residency LLP	523	523	1.00	<u>31</u>	shown in RED Border 
Kyal Residency LLP	522	522	<u>0.75</u> <u>1.75</u>	<u>5</u>	shown in GREEN Border 

NOT TO SCALE



KYAL RESIDENCY LLP

Akash Patwari

Designated Partner / Authorized Signatory
AKASH PATWARI.

PURCHASER

[Signature]

VENDOR



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SPECIMEN FORM FOR TEN FINGERPRINTS



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

Handwritten signature in Hindi script



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

Handwritten signature in Hindi script
Authorized Signatory

Handwritten signature in Hindi script



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



m

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
19 SEP 2018




Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19011000256033/2018

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

Sl No.	Name of the Executant	Category		Finger Print 2542	Signature with date  8/16/18
1	Ranajit Chakraborty Manikpur Nath Muslim Para, P.O:- Harinavi, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700148	Seller			
Sl No.	Name of the Executant	Category		Finger Print 2541	Signature with date  8/16/18
2	Akash Patwari 21/C, Agrasan Goli, P.O:- Liluah, P.S:- Liluah, District:-Howrah, West Bengal, India, PIN - 711204	Represent ative of Buyer [Kyal Residency LLP]			
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr MIHIR NANDI Son of Mr RAJMOHAN NANDI PRATAPNAGAR, P.O:- PRATAPNAGAR, P.S.- Arambag, District:-Hooghly, West Bengal, India, PIN - 712415	Ranajit Chakraborty, Akash Patwari		 19/9/2018	

(Majay Chakraborty)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. - I
KOLKATA

Kolkata, West Bengal






भारत सरकार
Unique Identification Authority of India
Government of India

এনক্রিপশন নম্বর/Enrolment No.: 2189/71861/32969

নাম: রঞ্জিত চক্রবর্তী
Ranjit Chakraborty
S/O Charu Chakraborty
Rajpur Sonarpur
Haridavi
Sonarpur
Rajpur Sonarpur(M)
Haridavi
South 24 Parganas West Bengal - 700148
9748694501

Signature valid



আপনার আধার নম্বর / Your Aadhaar No. :
9471 9260 0575
UID : 9151 2862 5341 2232

আমার আধার, আমার পরিচয়






নাম: রঞ্জিত চক্রবর্তী
Ranjit Chakraborty
জন্ম তারিখ/DOB: 06/05/1986
সুপ: MALE




9471 9260 0575
UID : 9151 2862 5341 2232

আমার আধার, আমার পরিচয়


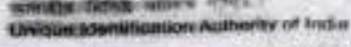
নথি

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ স্থানীয়ভাবে অথবা অনলাইনে করা যায়, স্বতন্ত্র
- এটি এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী হয়



INFORMATION

- Aadhaar is a proof of identity, not of citizenship
- To establish identity, authenticate online
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future

নাম: রঞ্জিত চক্রবর্তী
Ranjit Chakraborty
জন্ম তারিখ/DOB: 06/05/1986
সুপ: MALE

9471 9260 0575
UID : 9151 2862 5341 2232

আমার আধার, আমার পরিচয়

রঞ্জিত চক্রবর্তী

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

धारणी संपर्क संख्या कार्ड
 Permanent Account Number Card
UWBPC5023K



धारणी
RANAJIT CHAKRABORTY

पिता के नाम / Father's Name
CHARU CHAKRABORTY

जारी की तिथि / Date of issue
08/05/1986

आयकर विभाग
 Income Tax Department

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTTIENS
Plot No. 3, Sector 14, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खोया/पुनर्प्राप्त किया जाये तो/सौंपें :
आयकर सेवा सेवा यूनिट, UTTIENS,
प्लॉट नं. 3, सेक्टर 14, सीडीबी बेलपुर,
नवी मुंबई - 400 614.

Aaykar Sampark Kendras
For Income Tax Related
Queries call Toll Free Nos.
1961
or
18001031961

नवी मुंबई का कार्ड

आयकर विभाग
INCOME TAX DEPARTMENT
KYL RESIDENCY LLP

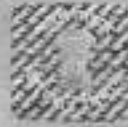


भारत सरकार
GOVT. OF INDIA

30/08/2016

Permanent Account Number

AARFK0385R



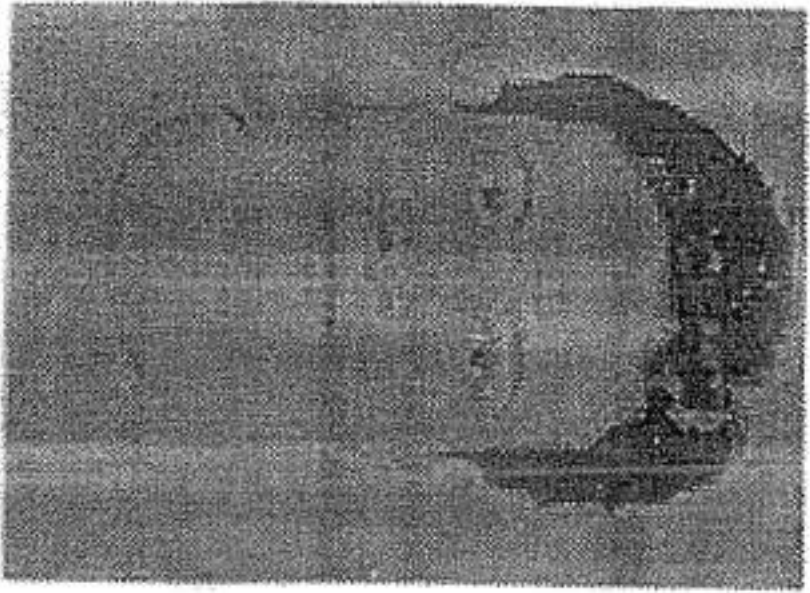
28100016

KYL RESIDENCY LLP

Designated Partner / Authorized Signatory

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AJKPP7986K



नाम /NAME

AKASH PATWARI

पिता का नाम /FATHER'S NAME

NARAYAN PRASAD PATWARI

जन्म तिथि /DATE OF BIRTH

11-05-1983

हस्ताक्षर /SIGNATURE

Shubh

आयकर आयुक्त, (कम्प्यू. अभा.), कोल.

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E-Aadhaar Letter

ভালিকাচুক্তির নম্বর/Enrolment No.: 0000/00203/08259

Akash Patwari (আকাশ পটওয়ারী)

C/O Akash Patwari, Green Town, 21/c Agrasain Street,
SALKA, Lluah, Baly (M), Howrah,
West Bengal - 711204

আপনার আধার সংখ্যা/ Your Aadhaar No.:

5791 5318 4765



আধার-সামগ্রণ মানুষের অধিকার



1950 266 1947



help@uidai.gov.in



www.uidai.gov.in

উপর্য

- আধার পরিচয়ন প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়াজ তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Validity unknown
Digitally signed by Akash Patwari
Date: 2016.05.20 12:11:11 IST

- আধার সত্তা দেশ মাল্য
- আধার আধারের জন্য আপনার একবারই ভালিকাচুক্তি করুন অনশ্যাকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষিত করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পড়তে সহজ হবে।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत-सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



আকাশ পটওয়ারী
Akash Patwari
জন্মতারিখ/ DOB: 11/05/1983
সুন্দর / MALE



ঠিকানা:

C/O আকাশ পটওয়ারী, গ্রীন
টউন, 21/সি অগ্রাসাইন স্ট্রিট,
সালকা, লুয়াহ, বালি
(ম), হোয়াহ,
পশ্চিম বঙ্গ - 711204

Address:

C/O Akash Patwari, Green Town, 21/c
Agrasain Street, SALKA, Lluah,
Baly (M), Howrah,
West Bengal - 711204

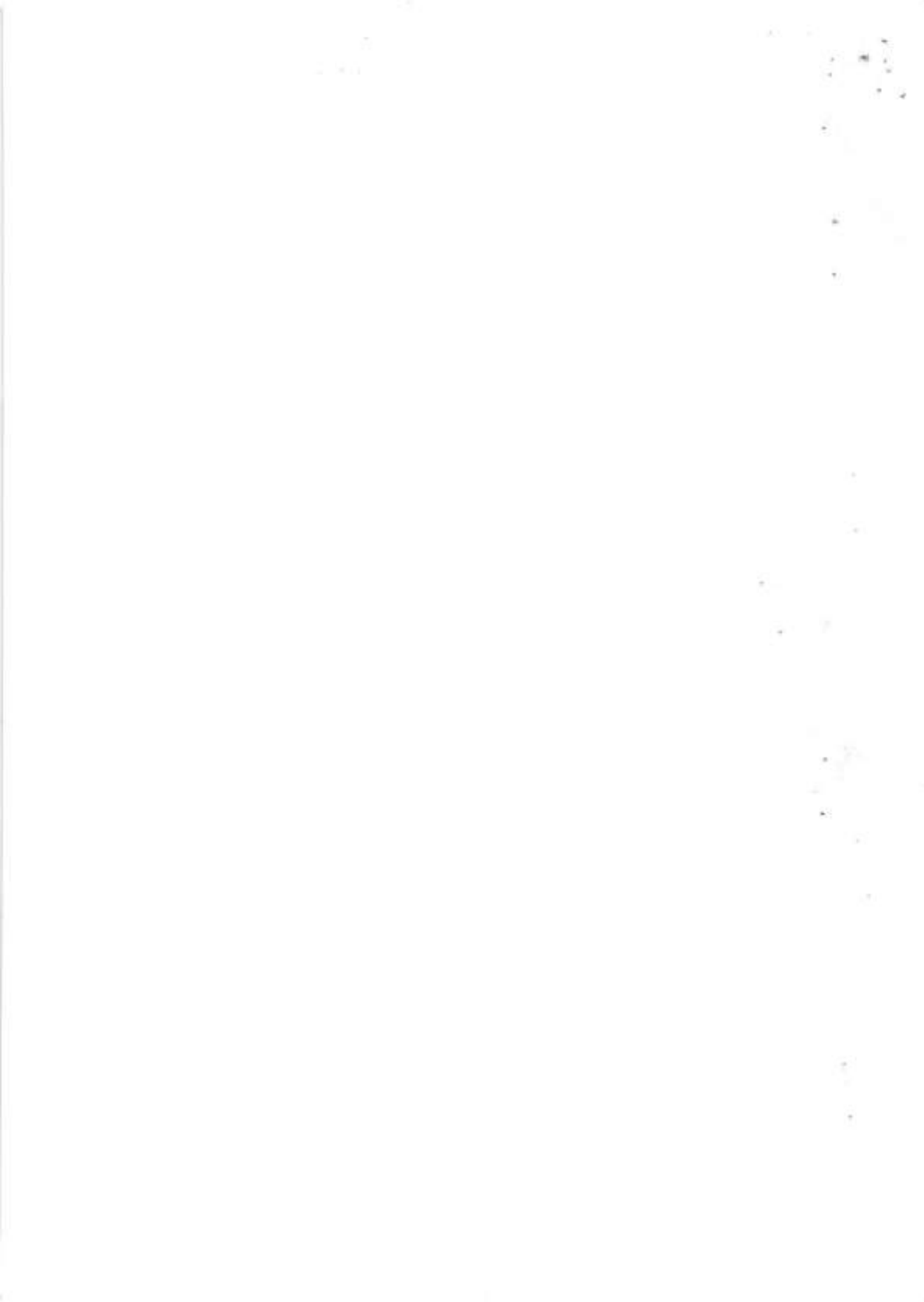
5791 5318 4765

আধার-সামগ্রণ মানুষের অধিকার

5791 5318 4765

Aadhaar-Aam Admi ka Adhikar

Date: 23/05/2016





ভারত সরকার

ভারত সরকার

Unique Identification Authority of India
Government of India

ভারত সরকারের আই ডি/Enrollment No.: 1040/19825/34222

21/11/2012

To
মিহির নন্দী
Mihir Nandi
Pratapnagar
Pratapnagar Hooghly
West Bengal 712422

2073302



MN217555129DF



আপনার আধার সংখ্যা/Your Aadhaar No.:

8927 6887 8560

আধার - সাধারণ মানুষের অধিকার

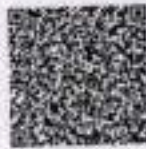


ভারত সরকার
GOVERNMENT OF INDIA



মিহির নন্দী
Mihir Nandi
পিতা : রাজমোহন নন্দী
Father : RAJMOHAN NANDI
জন্ম বর্ষ / Year of Birth : 1980
লিঙ্গ / Male

8927 6887 8560



আধার - সাধারণ মানুষের অধিকার



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

21755512



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
প্রতাপনগর, প্রতাপনগর, হুগলী,
পশ্চিমবঙ্গ, 712422

Address:
Pratapnagar, Pratapnagar,
Hooghly, West Bengal,
712422



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No.1947,
Bengaluru-560 001

Mihir Nandi

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

GRN: 19-201819-028940943-1

Payment Mode Online Payment

GRN Date: 19/09/2018 18:02:57

Bank : HDFC Bank

BRN : 607597942

BRN Date: 19/09/2018 18:03:04

DEPOSITOR'S DETAILS

Id No. : 19011000256033/5/2018

[Tender Number]

Name : RANJIT CHAKRABORTY

Contact No. : Mobile No. : +91 9331849382

E-mail :

Address : SONARPUR S 24 PGNS700148

Applicant Name : Mr RANAJIT CHAKRABORTY

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Sale after registered sale agreement without possession Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19011000256033/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	5910
2	19011000256033/5/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	173
Total				6083

In Words : Rupees Six Thousand Eighty Three only





Major Information of the Deed

Deed No :	I-1901-07303/2018	Date of Registration	22/09/2018
Query No / Year	1901-1000256033/2018	Office where deed is registered	
Query Date	17/09/2018 3:21:59 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	RANAJIT CHAKRABORTY MANIKPUR NORTH MUSLIM PARA, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700148, Mobile No. : 9331849382, Status :Advocate		
Transaction	Additional Transaction		
[0105] Sale, Sale after registered sale agreement without possession	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 5,55,844/-	Rs. 5,81,250/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:23)	Rs. 5,910/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Sale after Registerd Sale agreement of [Deed No/Year]:- 190103657/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Unnamed / Missing Road, Mouza: Manikpur

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-523	LR-1185	Bastu	Bagan	1 Dec	3,02,625/-	3,15,000/-	Width of Approach Road: 10 Ft.
L2	LR-522	LR-1184	Bastu	Bastu	0.75 Dec	2,23,219/-	2,36,250/-	Width of Approach Road: 10 Ft.
		TOTAL :			1.75Dec	5,25,844 /-	5,51,250 /-	
	Grand Total :				1.75Dec	5,25,844 /-	5,51,250 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L2	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	100 sq ft	30,000 /-	30,000 /-	

Major Information of the Deed :- I-1901-07303/2018-22/09/2018

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ranajit Chakraborty Son of Charu Chakraborty Manikpur Nath Muslim Para, P.O:- Harinavi, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700148 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BWBPC5023K, Status :Individual, Executed by: Self, Date of Execution: 19/09/2018 , Admitted by: Self, Date of Admission: 19/09/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/09/2018 , Admitted by: Self, Date of Admission: 19/09/2018 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Kyal Residency LLP 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.: AARFK0385R, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Akash Patwari (Presentant) Son of Narayan Prasad Patwari 21/C, Agrasan Goli, P.O:- Liluah, P.S:- Liluah, District:-Howrah, West Bengal, India, PIN - 711204, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: AJKPP7986K Status : Representative, Representative of : Kyal Residency LLP (as Authorised Signatory)

Identifier Details :

Name & address	
Mr MIHIR NANDI Son of Mr RAJMOHAN NANDI PRATAPNAGAR, P.O:- PRATAPNAGAR, P.S:- Arambag, District:-Hooghly, West Bengal, India, PIN - 712415, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Ranajit Chakraborty, Akash Patwari	

Major Information of the Deed :- I-1901-07303/2018-22/09/2018



Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Unnamed / Missing Road, Mouza: Manikpur

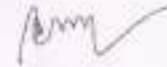
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 523(Corresponding RS Plot No:- 523), LR Khatian No:- 1185	Owner:চারু চক্রবর্তী, Gurdian:জগবন্ধু, Address:উদয়ন পরী, বাটালগর, Classification:বাগান, Area:0.08000000 Acre,	
L2	LR Plot No:- 522(Corresponding RS Plot No:- 522), LR Khatian No:- 1184	Owner:বিশ্বজিত চক্রবর্তী, Gurdian:চারু, Address:উদয়ন পরী, বাটালগর, Classification:বাস্ত, Area:0.01000000 Acre,	

Endorsement For Deed Number : I - 190107303 / 2018

On 17-09-2018

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 5,81,250/-



Malay Chakrabarty
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 19-09-2018

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

Presented for registration at 19:30 hrs on 19-09-2018, at the Private residence by Akash Patwari ..

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

Execution is admitted on 19/09/2018 by Ranajit Chakraborty, Son of Charu Chakraborty, Manikpur Nath Muslim Para, P.O: Harinavi, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700148, by caste Hindu, by Profession Business

Indetified by Mr MIHIR NANDI, , Son of Mr RAJMOHAN NANDI, PRATAPNAGAR, P.O: PRATAPNAGAR, Thana: Arambag, , Hooghly, WEST BENGAL, India, PIN - 712415, by caste Hindu, by profession Service

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

Execution is admitted on 19-09-2018 by Akash Patwari, Authorised Signatory, Kyal Residency LLP, 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Major Information of the Deed :- I-1901-07303/2018-22/09/2018

Dear Sir,

I have the honor to acknowledge the receipt of your letter of the 10th inst.

and in reply to inform you that the same has been forwarded to the proper authorities for their consideration.

I am, Sir, very respectfully,
Your obedient servant,

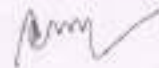
J. H. [Name]

[Address]

[Address]

[Address]

[Address]



Malay Chakrabarty
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 20-09-2018

Payment of Fees

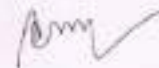
Certified that required Registration Fees payable for this document is Rs 5,910/- (A(1) = Rs 5,812/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 5,910/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/09/2018 6:03PM with Govt. Ref. No: 192018190289409431 on 19-09-2018, Amount Rs: 5,910/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 607597942 on 19-09-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by by online = Rs 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/09/2018 6:03PM with Govt. Ref. No: 192018190289409431 on 19-09-2018, Amount Rs: 0/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 607597942 on 19-09-2018, Head of Account



Malay Chakrabarty
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 22-09-2018

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

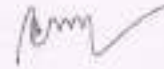
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 111281, Amount: Rs.100/-, Date of Purchase: 13/09/2018, Vendor name: A K DAS



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Kolkata, West Bengal

Major Information of the Deed :- I-1901-07303/2018-22/09/2018





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2018, Page from 302926 to 302963

being No 190107303 for the year 2018.



Digitally signed by MALAY
CHAKRABORTY
Date: 2018.09.25 13:39:31 +05:30
Reason: Digital Signing of Deed.

(Malay Chakrabarty) 9/25/2018 1:39:19 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)
