7041/18 D 7305/18

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AB 236297

19/09/18

01 237924/18

Mr. 31, dt. 25/-

VK-1090/18

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.

Additional Registrar of Assurances-I

27 SEP 2018

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

Contd. P/2

J1-250
J2-150
400/-

Serial No. 38453

Name TUHINRANJAN CHAKRABORTY
Advocate
High Court Calcutta

Address

Prop:- Srikant Tiwari
Licenced Stamp Vendor
BACHAN GANGA
2 & 3, Bankshall Street
Kolkata - 700 001

13 SEP 2018

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SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
13 SEP 2018

(1) CHARU CHAKRABORTY (PAN No. : BKDPC 3574 K), son of late Jagabandhu Chakraborty; **(2) MANIK CHAKRABORTY** (PAN No. : AGVPC 2326 E); and **(3) BISWAJIT CHAKRABORTY** (PAN No. : BREPC 9766 K); both sons of Sri Charu Chakraborty, all by faith Hindu, by occupation business and all residing at Manikpur Nath Muslim Para, Harinavi , P.O. Harinavi, P.S. Sonarpur, Dist. 24 Pgs (S), Pin – 700 148, hereinafter jointly and collectively referred to as the **"VENDORS"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their heirs, executors, successors, successors-in-interest, legal representatives, administrators and assigns) of the **ONE PART**

AND

(1) MORVEN REALTY LLP (Formerly Morven Realty Pvt. Ltd.) (PAN ABDFM8667R), a Limited Liability Partnership, incorporated under the provisions of the Limited Liability Partnership Act, 2008 (LLPIN : AAH-2600), having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, PS - Bhawanipore, Kolkata - 700020, represented by its authorized signatory Sri Akash Patwari (PAN AJKPP 7986 K), 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,

(2) WATERTOWN ESTATES LLP (Formerly Watertown Estates Pvt. Ltd.) (PAN AACFW1929N), a Limited Liability Partnership, incorporated under the provisions of the Limited Liability Partnership Act, 2008 (LLPIN : AAE-8048), having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, PS - Bhawanipore, Kolkata - 700020, represented by its authorized signatory Sri Akash Patwari

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(PAN AJKPP 7986 K), 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, AND

(3) KYAL RESIDENCY LLP (Formerly known as Kyal Residency Private Limited) (PAN: AARFK0385R), a Limited Liability Partnership, incorporated under the provisions of 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 (PAN AJKPP 7986 K), 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 jointly & collectively referred to as the **"PURCHASERS"** (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, 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

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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, Ranjit 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.

AND WHEREAS by virtue of aforesaid Bengali Kobala the said Charu Chakraborty, Manik Chakraborty and Biswajit Chakraborty, the Vendors herein and their Co-sharer Ranajit 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

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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 Purchasers herein have 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 151035 to 151069, Being No. 190103736 for the year 2018, in order to acquire from the Vendors herein **ALL THAT** piece and parcel of undivided land measuring an area 6 (Six) 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 another land measuring an area 3.75 (Three 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 a total area 9.75 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 for valuable consideration mentioned therein and hereinafter referred to as the **"said Property"**.

A. The Vendors herein have held out, warranted, assured and represented before the Purchasers, as follows:-

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i. That the said Property is in uninterrupted and exclusive "Khas" peaceful vacant and physical possession of the Vendors 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 Vendors;

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 Vendors 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 Vendors have 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;

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;

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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 Vendors which prevent or restrict the Vendors from selling conveying and transferring the said Property or any portion thereof unto and in favour of the Purchasers;

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 are the Vendors aware of any such claim, notice, suit or proceeding and that save and except

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the Vendors, 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 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;

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xii. That there is no defect in the Vendors' title to the said Property or any part thereof which could expose the Purchasers to any risk nor is there any material or latent defect in the said Property or any part thereof or in the Vendors' 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 Vendors have 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 Vendors and believing the same to be true and correct and acting on the faith thereof Purchasers have agreed to purchase and on payment of the full consideration money, the Vendors have agreed to sell out of the said Property, ALL THAT piece and parcel of Land containing an aggregate area of 9.75 (Nine point Seven Five) Decimal more or less, out of which Purchaser No. 1 herein **M/s. Morven Realty LLP** has agreed to purchase **ALL THAT** piece and parcel of undivided land measuring an area 3.75 (Three point Seven Five) 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 more particularly described in the

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First Schedule hereunder written for a consideration of Rs. 11,91,094/- (Rupees Eleven Lakhs Ninety One Thousand and Ninety Four only) AND the Purchaser No. 2 herein **M/s. Watertown Estates LLP** has agreed to purchase **ALL THAT** piece and parcel of undivided land measuring an area 3.75 (Three 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 more particularly described in the Second Schedule hereunder written for a consideration of Rs. 11,91,094/- (Rupees Eleven Lakhs Ninety One Thousand and Ninety Four only) AND Purchaser No. 3 herein **M/s. Kyal Residency LLP** has agreed to purchase **ALL THAT** piece and parcel of undivided land measuring an area 2.25 (Two point Two Five) 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 more particularly described in the Third Schedule hereunder written for a consideration of Rs. 7,14,656/- (Rupees Seven Lakhs Fourteen Thousand Six Hundred and Fifty Six only) all lands are 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 aggregate total consideration of Rs. 30,96,844/- (Rupees Thirty Lakhs Ninety Six Thousand

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Eight Hundred and Forty Four only) absolutely and forever free from all encumbrances and liabilities whatsoever.

C. The Purchasers have at or before execution of this deed of sale paid the full consideration amount to the Vendors and the Vendors have put the Purchasers 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. 30,96,844/- (Rupees Thirty Lakhs Ninety Six Thousand Eight Hundred and Forty Four only) duly paid by the Purchasers to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do and each of them 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 Purchasers as well as the said Property hereby sold, conveyed and transferred and every part thereof) the Vendors do and each of them doth hereby grant, sell, convey, transfer, assign, and assure unto and in favour of the Purchaser No. 1 herein **M/s. Morven Realty LLP ALL THAT** piece and parcel of undivided land measuring an area 3.75 (Three point Seven Five) 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 more particularly described in the First Schedule hereunder written **AND** Purchaser No. 2 **herein M/s. Watertown Estates LLP ALL THAT** piece and parcel of undivided land measuring an area 3.75 (Three 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 more particularly

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described in the Second Schedule hereunder written **AND** Purchase No. 3 herein **M/s. Kyal Residency LLP ALL THAT** piece and parcel of undivided land measuring an area 2.25 (Two point Two Five) 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 more particularly described in the Third Schedule hereunder written, aggregating to total area of land measuring 9.75 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 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 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

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estate, right, title, interest, inheritance, use, property, possession, claim and demand whatsoever both at law and in equity of the Vendors 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 Vendors or any person or persons from whom the Vendors 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 Purchasers absolutely and forever free from all mortgages, charges, liens, lispendens, encumbrances and liabilities whatsoever.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASERS:

a) That notwithstanding any act, deed, matter or thing whatsoever by the Vendors made, done, committed or knowingly or willingly suffered to the contrary, the Vendors are 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 Vendors have 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

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to be unto and to the use of the Purchasers 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 Vendors' title and authority to sell as also the Representations 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 shall, at their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.

d) That the Vendors shall remain liable for all outgoings and impositions payable in respect of the said Property upto the date of these presents and the Vendors shall at all time keep the Purchasers 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 Purchasers 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 Vendors or any other person or persons lawfully or equitably claiming from through under or in trust for the Vendors.

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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 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.

g) That free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by the Vendors and at the cost and expenses of the Vendors well and sufficiently saved, defended, kept, harmless and indemnified of 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 Vendors.

h) That the Vendors doth hereby further covenant with the Purchasers and declare that no notice has been served upon the Vendors 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

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acquiring or requisitioning the said Property or any part thereof or for any other reason.

i) The Vendors doth hereby further covenant with the Purchasers that the Vendors have 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 Vendors may be prevented from conveying the said Property in the manner aforesaid.

j) Further the Vendors 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 expressed or intended so to be or any part thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers and/or their 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 Purchasers as shall or may be reasonably required.

AND THE VENDORS DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASERS as follows:

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i. THAT the Vendors are 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 Vendors on a demand being made by the Purchasers and the Vendors shall indemnify and keep saved harmless and indemnified the Purchasers in respect thereof and also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchasers due to non-payment or delay in payment thereof;

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

iii. AND THAT the Vendors declare that the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchasers as the constituted attorney of the Vendors and empower and authorize 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 co-operate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this

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regards the Vendors shall sign all documents and papers as required by the Purchasers.

FIRST SCHEDULE:
(The Land sold to Morven Realty LLP)

ALL THAT piece and parcel of undivided land measuring an area 3.75 (Three point Seven Five) 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 lying and situated at Mouza-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.

SECOND SCHEDULE:
(The Land sold to Watertown Estates LLP)

ALL THAT piece and parcel of undivided land measuring an area 3.75 (Three point Seven Five) decimal more or less, out of divided 5 decimals (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 Mouza- 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.

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 SEP 2016

THIRD SCHEDULE:
(The Land sold to Kyal Residency LLP)

ALL THAT piece and parcel of undivided land measuring an area 2.25 (Two point Two Five) 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 lying and situated at Mouza - 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 6 decimal, out of divided 31 decimal (bordered **RED** in the plan annexed herewith) comprised in Dag No. 523, and 3.75 decimal out of divided 5 decimal (bordered **GREEN** in the plan annexed herewith) comprised in Dag No. 522 and both dags are butted and bounded as follows:-

		DAG NO. 523	**DAG NO. 522**
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

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
19 SEP 20

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 VENDORS at Kolkata in the presence of :-

1. Mihir Nandi
Vill + P.O - Pratapnagar
Dist. - Hooghly

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

Dhanik Chakraborty

(VENDORS)

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

1. Mihir Nandi

2. Indranil Sinha Ray

MORVEN REALTY LLP
WATERTOWN ESTATES LLP
KYAL RESIDENCY LLP
Designated Partner / Authorized Signatory
AKASH PATWARI

(PURCHASERS)

Drafted by me as per declaration by the parties.
K. C. Kamaker
Advocate
High Court, Calcutta
W Pol 8671/83.

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 SEP 2018

RECEIVED of and from the within named Purchasers the within mentioned sum of Rs. 30,96,844/- (Rupees Thirty Lakhs Ninety Six 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

RECEIVED FROM **Morven Realty LLP**

Date	Chq. No.	Bank Name & Branch	Favouring	Amount(Rs.)
14.05.2018	949803	Punjab & Sind Bank, Chowringhee Road Br.	Charu Chakraborty	36,000/-
14.05.2018	949804	- do -	Manik Chakraborty	36,000/-
14.05.2018	949805	- do -	Biswajit Chakraborty	36,000/-
17.09.2018	949810	- do -	Charu Chakraborty	3,61,032/-
17.09.2018	949811	- do -	Manik Chakraborty	3,61,031/-
17.09.2018	949812	- do -	Biswajit Chakraborty	3,61,031/-
				11,91,094/-

RECEIVED FROM **Watertown Estates LLP**

Date	Chq. No.	Bank Name & Branch	Favouring	Amount(Rs.)
14.05.2018	000010	Punjab & Sind Bank, Chowringhee Road Br.	Charu Chakraborty	36,000/-
14.05.2018	000011	- do -	Manik Chakraborty	36,000/-
14.05.2018	000012	- do -	Biswajit Chakraborty	36,000/-
17.09.2018	000021	- do -	Charu Chakraborty	3,61,031/-
17.09.2018	000029	- do -	Manik Chakraborty	3,61,032/-
17.09.2018	000030	- do -	Biswajit Chakraborty	3,61,031/-
				11,91,094/-

RECEIVED FROM **Kyal Residency LLP**

Date	Chq. No.	Bank Name & Branch	Favouring	Amount(Rs.)
14.05.2018	949729	Punjab & Sind Bank, Chowringhee Road Br.	Charu Chakraborty	21,000/-
14.05.2018	949730	- do -	Manik Chakraborty	21,000/-
14.05.2018	949732	- do -	Biswajit Chakraborty	21,000/-
15.09.2018	949735	- do -	Charu Chakraborty	2,17,218/-
15.09.2018	949736	- do -	Manik Chakraborty	2,17,219/-
15.09.2018	949737	- do -	Biswajit Chakraborty	2,17,219/-
				7,14,656/-

(Rupees Thirty Lakhs Ninety Six Thousand Eight Hundred and Forty Four only)

WITNESSES :

1. Mihir Nandi

2. Indrani Sinha Ray

Manik Chakraborty

(VENDORS)

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-I
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 SEP 2016

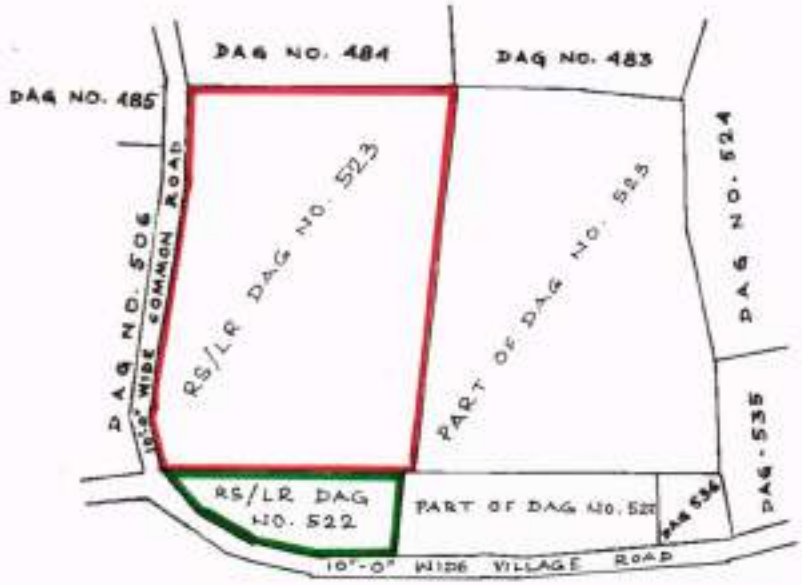
SALE DEED PLAN

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.

Purchasers' Name	Dag No. R.S.	Dag No. L.R.	Area Sold (Decimal)	Out of Divided Area (Decimal)
Morven Realty LLP	523	523	3.75	
Kyal Residency LLP	523	523	2.25	
			6.00	31.00 shown in RED Border
Watertown Estates LLP	522	522	**3.75**	5.00 shown in GREEN Border

NOT TO SCALE

N



MORVEN REALTY LLP
WATERTOWN ESTATES LLP
KYAL RESIDENCY LLP

Authorised Partner / Authorised Signatory

PURCHASERS

VENDORS

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 SEP 2016

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					

Manik Chakraborty

Manik Chakraborty

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

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

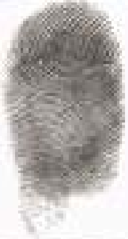
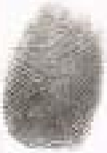
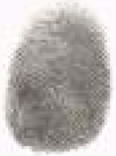
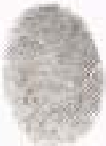
SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-I
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 SEP 2018

SPECIMEN FORM FOR TEN FINGERPRINTS

WARVEN REALTY LLP
WATERTOWN ESTATE

Designated Partner / Authorized Signatory

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

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

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

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES, CALCUTTA
19 SEP 2016

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 19011000237924/2018

I. Signature of the Person(n at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Charu Chakraborty Manikpur Nath Muslim Para, Harinavi, P.O:- Harinavi, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700148	Seller		2537 	19/09/18
Sl No.	Name of the Executant	Category		Finger Print	Signature with date
2	Manik Chakraborty Manikpur Nath Muslim Para, P.O:- Harinavi, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700148	Seller		2538 	19/09/2018
Sl No.	Name of the Executant	Category		Finger Print	Signature with date
3	Biswajit Chakraborty Manikpur Nath Muslim Para, P.O:- Harinavi, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700148	Seller		2539 	19-9-18

CALCUTTA

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Akash Patwari Green Town, 21/C, Agrasan Goli, Salkia, P.O:- Belur, P.S:- Liluah, District:- Howrah, West Bengal, India, PIN - 711204	Representative of Buyer [Moreven Realty LLP] ,[Watertown Estate LLP] ,[Kyal Residency LLP]		2541	19/9/18

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr MIHIR NANDI Son of RAJMOHAN NANDI VILL PRATAPNAGAR, P.O:- PRATAPNAGAR, P.S:- Arambag, District:-Hooghly, West Bengal, India, PIN - 712415	Charu Chakraborty, Manik Chakraborty, Biswajit Chakraborty, Akash Patwari	Mihir Nandi 19/9/2018

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

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 2010/17524/00481

To
Charu Chakraborty
চারু চক্রবর্তী
S/O: Jagabandhu Chakraborty
Rajpur Sonarpur(M)
Harinavi, South 24 Parganas
West Bengal - 700148

11/03/2014

KL819808143FT
81980514

আপনার আধার সংখ্যা / Your Aadhaar No. :

4191 7659 3522

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

চারু চক্রবর্তী
Charu Chakraborty
পিতা : জগবন্ধু চক্রবর্তী
Father : Jagabandhu Chakraborty

জন্মতারিখ/DOB: 01/01/1945
পুরুষ / Male

4191 7659 3522

আধার – সাধারণ মানুষের অধিকার

Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ 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.

Unique Identification Authority of India

ঠিকানা: S/O: জগবন্ধু চক্রবর্তী
রাজপুর সোনারপুর (এম), হরিনাভি
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: S/O: Jagabandhu Chakraborty, Rajpur Sonarpur(M), Harinavi, South 24 Parganas, West Bengal, 700148

4191 7659 3522

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in


भारत सरकार
INCOME TAX DEPARTMENT
GOVT. OF INDIA
Permanent Account Number Card
BKOPC3574K
CHAITJ CHAKRABORTY
Father's Name
JAGABANDHU CHAKRABORTY
01/01/1945

ভারত সরকার

Unique Identification Authority of India

Government of India

নথিভুক্তির নম্বর / Enrollment No : 2010/17524/00482

To
Manik Chakraborty
মানিক চক্রবর্তী
S/O: Charu Chakraborty
Rajpur Sonarpur(M)
Harinavi,South 24 Parganas
West Bengal - 700148

11/03/2014

KL819805157FT
81980515

আপনার আধার সংখ্যা / Your Aadhaar No. :

8457 5967 3773

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

মানিক চক্রবর্তী
Manik Chakraborty
পিতা : চারু চক্রবর্তী
Father : Charu Chakraborty

জন্মতারিখ/DOB: 01/01/1961
পুরুষ / Male

8457 5967 3773

আধার – সাধারণ মানুষের অধিকার

Government of India

ভুল

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ 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.

আধার

Unique Identification Authority of India

ঠিকানা: S/O চারু চক্রবর্তী
রাজপুর সোনারপুর (এম), হরিনাভি
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: S/O: Charu Chakraborty, Rajpur Sonarpur(M), Harinavi, South 24 Parganas, West Bengal, 700148

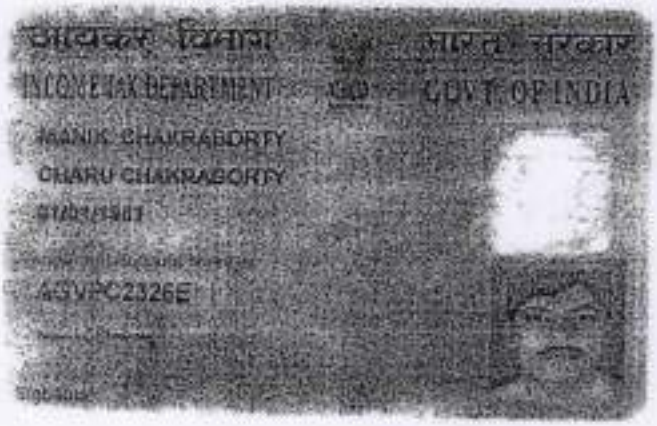
8457 5967 3773

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Manik Chakraborty



Manik Chakraborty

বিশ্বজিৎ চক্রবর্তী

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই.ডি / Enrollment No. : 2010/17524/00480

To
Biswajit Chakraborty
বিশ্বজিৎ চক্রবর্তী
S/O: Charu Chakraborty
Rajpur Sonarpur(M)
Harinavi,South 24 Parganas
West Bengal - 700148

11/03/2014

KL8198045 45FT
81980454

আপনার আধার সংখ্যা / Your Aadhaar No. :

2769 8444 0976

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India
বিশ্বজিৎ চক্রবর্তী
Biswajit Chakraborty
পিতা : চারু চক্রবর্তী
Father : Charu Chakraborty
জন্মতারিখ/DOB: 01/01/1981
পুরুষ / Male

2769 8444 0976

আধার – সাধারণ মানুষের অধিকার

Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ 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.

ভারত সরকার
Unique Identification Authority of India

ঠিকানা: S/O: চারু চক্রবর্তী
রাজপুর সোনারপুর (এম), হরিনাভি
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,

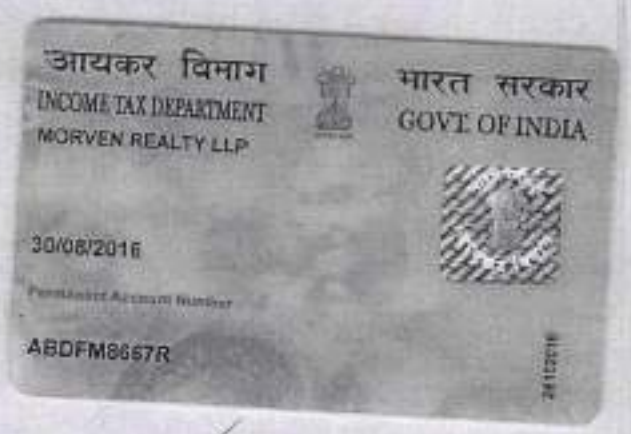
Address: S/O: Charu Chakraborty, Rajpur Sonarpur(M), Harinavi, South 24 Parganas, West Bengal, 700148

2769 8444 0976

1947
1800 300 1947

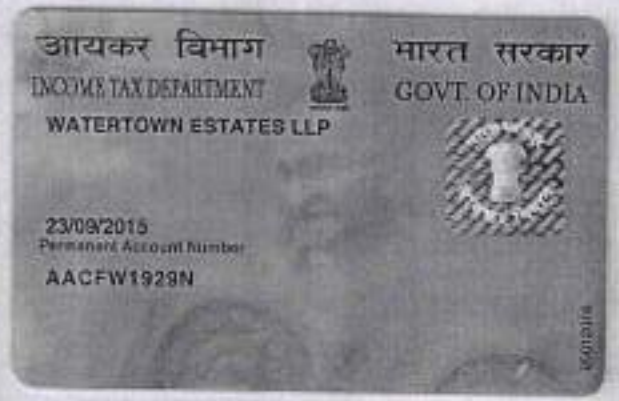
www.uidai.gov.in

বিশ্বজিৎ চক্রবর্তী



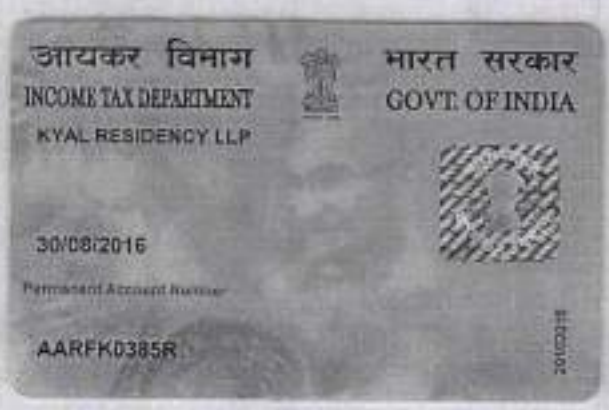
MORVEN REALTY LLP

Designated Partner/Authorised Signatory



WATERTOWN ESTATES LLP

Designated Partner



KYAL RESIDENCY LLP

Designated Partner / Authorized Signatory

स्थाई 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

आयकर आयुक्त, (कम्पु:. अपा.), कोल.

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

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

आधार

E-Aadhaar Letter

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

Akash Patwari (আকাশ পাটওয়ারী)

C/O,Akash Patwari, Green Town, 21/c Agrasain Street, SALKIA, Liluah, Bally (M), Howrah, West Bengal - 711204

Date: 23/06/2015

আপনার আধার সংখ্যা/ Your Aadhaar No.:

5791 5318 4765

আধার-সাধারণ মানুষের অধিকার

1947 1800 300 1947 | help@uidai.gov.in | www.uidai.gov.in

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় 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 Sandeep Bhardwaj

Date: 2015.06.23 12:10:11 IST

- আধার সারা দেশে মান্য
- আধার ব্যবহারের জন্য আপনার একবারই তালিকাভুক্তি করার আবশ্যকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরিবর্তন করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া 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

আকাশ পাটওয়ারী

Akash Patwari

জন্মতারিখ/ DOB: 11/05/1983

পুরুষ / MALE

5791 5318 4765

আধার-সাধারণ মানুষের অধিকার

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

C/O আকাশ পাটওয়ারী, গ্রীন টাউন, 21/সী অগ্রসাল গলি, সালকিয়া, লিলুয়া, বালী (এম), হাওড়া, পশ্চিম বঙ্গ - 711204

Address:

C/O,Akash Patwari, Green Town, 21/c Agrasain Street, SALKIA, Liluah, Bally (M), Howrah, West Bengal - 711204

5791 5318 4765

Aadhaar-Aam Admi ka Adhikar

আধার

ভারত সরকার

Government of India

অনিকাভুক্তির আই ডি/Enrollment No.: 1040/19825/34222

To
মিহির নন্দী
Mihir Nandi
Pratapnagar
Pratapnagar Hooghly
West Bengal 712422

MN217555129DF

আপনার আধার সংখ্যা/ Your Aadhaar No. :

8927 6887 8560

আধার - সাধারণ মানুষের অধিকার

भारत सरकार
GOVERNMENT OF INDIA

মিহির নন্দী
Mihir Nandi
পিতা : রাজমোহন নন্দী
Father : RAJMOHAN NANDI
জন্ম সাল / Year of Birth : 1980
পুরুষ / 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: 19-201819-028939888-1 | Payment Mode: Online Payment

GRN Date: 19/09/2018 17:43:19 | Bank : HDFC Bank

BRN : 607582089 | BRN Date: 19/09/2018 17:43:37

DEPOSITOR'S DETAILS

Id No. : 19011000237924/5/2018
[Tender Number]

Name : CHARU CHAKROBORTY

Contact No. : | Mobile No. : +91 9331849382

E-mail :

Address : SONARPUR S 24 PGNS700145

Applicant Name : Mr Charu Chakraborty

Office Name :

Office Address :

Status of Depositor : Others

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

PAID

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19011000237924/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	31110
2	19011000237924/5/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	585
		Total		31695

In Words : Rupees Thirty One Thousand Six Hundred Ninety Five only

Major Information of the Deed

Deed No :	**I-1901-07305/2018**	**Date of Registration**	**22/09/2018**
Query No / Year	**1901-1000237924/2018**	**Office where deed is registered**	
Query Date	**24/08/2018 5:07:00 PM**	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Charu Chakraborty Manikpur Nath Muslim Para,Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700145, Mobile No. : 9331849382, Status :Seller/Executant		
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. 30,96,844/-		Rs. 31,01,250/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:23)		Rs. 31,110/- (Article:A(1), E, M(a), M(b), I)	
Remarks	Sale after Registerd Sale agreement of [Deed No/Year]:- 190103736/2018 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 Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-523	LR-269	Bastu	Bagan	3.75 Dec	11,81,094/-	11,81,250/-	Width of Approach Road: 10 Ft.,
L2	LR-522	LR-79	Bastu	Bastu	3.75 Dec	11,81,094/-	11,81,250/-	Width of Approach Road: 10 Ft.,
L3	LR-523	LR-269	Bastu	Bagan	2.25 Dec	7,04,656/-	7,08,750/-	Width of Approach Road: 10 Ft.,
		TOTAL :			**9.75Dec**	**30,66,844 /-**	**30,71,250 /-**	
	Grand Total :				**9.75Dec**	**30,66,844 /-**	**30,71,250 /-**	

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 /-**	

Identifier Details :

Name & address	
Mr MIHIR NANDI Son of RAJMOHAN NANDI VILL 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 Charu Chakraborty, Manik Chakraborty, Biswajit Chakraborty, Akash Patwari	

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:- 269	Owner:জামাল উদ্দীন মোল্লা, Gurdian:খোরসেদ, Address:নিজ, Classification:বাগান, Area:0.07000000 Acre, Under Mutation	
L2	LR Plot No:- 522(Corresponding RS Plot No:- 522), LR Khatian No:- 79	Owner:আমেনা খাতুন বিবি, Gurdian:আব্দুল অদুত মিস্ত্রী, Address:নিজ, Classification:ডাঙ্গা, Area:0.02000000 Acre, Under Mutation	
L3	LR Plot No:- 523(Corresponding RS Plot No:- 523), LR Khatian No:- 269	Owner:জামাল উদ্দীন মোল্লা, Gurdian:খোরসেদ, Address:নিজ, Classification:বাগান, Area:0.07000000 Acre, Under Mutation	

Endorsement For Deed Number : I - 190107305 / 2018

Major Information of the Deed :- I-1901-07305/2018-22/09/2018

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 31,01,250/-

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 19:00 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 1. Charu Chakraborty, Son of Late Jagabandhu Chakraborty, Manikpur Nath Muslim Para, Harinavi, P.O: Harinavi, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700148, by caste Hindu, by Profession Business, 2. Manik 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, 3. Biswajit 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 RAJMOHAN NANDI, VILL 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, Authorized Signatory, Moreven Realty LLP, 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorized Signatory, Watertown Estate LLP, 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorized 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

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

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 31,110/- (A(1) = Rs 31,012/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 31,110/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/09/2018 5:43PM with Govt. Ref. No: 192018190289398881 on 19-09-2018, Amount Rs: 31,110/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 607582089 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 5:43PM with Govt. Ref. No: 192018190289398881 on 19-09-2018, Amount Rs: 0/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 607582089 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 38453, Amount: Rs.100/-, Date of Purchase: 13/09/2018, Vendor name: B GANGA

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2018, Page from 303007 to 303055

being No 190107305 for the year 2018.

Digitally signed by MALAY CHAKRABORTY
Date: 2018.09.25 13:42:58 +05:30
Reason: Digital Signing of Deed.

(Malay Chakrabarty) 9/25/2018 1:42:52 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)