

2357

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152310070/17

DEED OF CONVEYANCE BETWEEN

VENDORS – SRI AJIT PURKAIT & 4 OTHERS

AND

PURCHASER - M/S. EVANIE INFRASTRUCTURE PVT. LTD.

AND

CONFIRMING PARTY – SRI BISWAJIT MONDAL & ANOTHER

DRAFTED BY :

Mr. Kalipada Charan,
Advocate,
1171, Purba Sinthee Road (Fakir Ghosh Place),
Sagarika Apartment, Flat No. 2, Dum Dum, Kolkata – 700 030.

9338

10070/17



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Y 662938

4.9.17
6.20
2-1249/160

Certified that the document is admitted to registration. The signature sheet/sheets & the encumbrance sheet/sheets attached with this document are the part of this document.

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs,

16 OCT 2017

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 4th day of September, Two Thousand and Seventeen (2017).

BETWEEN

40102

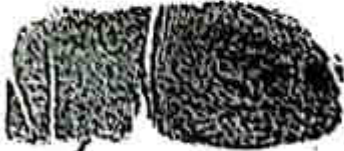
08 AUG 2017

Sl. No.....Date.....
Name.....
Add.....
AMT..... 100/-

Kalpada Charan,
Advocate,
1171, Park Street Road,
(Fakir Ganga Temple),
Sagarika Apartment, Flat No.-2,
Dum Dum, Kolkata-700 030.

(1) SRI AJIT PU
nationality - Indian
wife of Late Biju
Housewife. (3) SRI

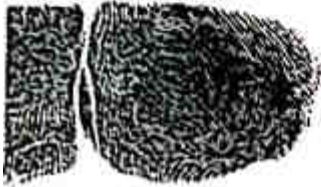
Subhra Mondal.



4797

Subhra Mondal.

SOUMITRA CHANDRA
Licensed Stamp Vendor
872, K. S. Roy Road, Kol-1



4798

Subhra Mondal



4799

Additional District Sub-Registrar
Rajarhat, New Town, North 24-PGS

Debasis Purkait



H800

Debasis Purkait

04 SEP 2017 Identified By-
Biswajit Sarkar
Last Check
S/O, Sai Baharam Sarkar
143, Surya Sen Nagar
Kod-74

(1) **SRI AJIT PURKAIT**, son of Late Surendranath Purkait, by faith - Hindu, by nationality - Indian, by occupation - Cultivation, (2) **SMT. RENUBALA PURKAIT**, wife of Late Bistu Purkait, by faith - Hindu, by nationality - Indian, by occupation - Housewife, (3) **SRI SUSHIL PURKAIT**, son of Late Bistu Purkait, by faith - Hindu, by nationality - Indian, by occupation - Cultivation, (4) **SRI BHOLA PURKAIT**, son of Late Bistu Purkait, by faith - Hindu, by nationality - Indian, by occupation - Cultivation and (5) **SRI NIRMAL PURKAIT**, son of Late Bistu Purkait, by faith - Hindu, by nationality - Indian, by occupation - Cultivation, all residing at Village - Bamanghata, Post Office - Bamanghata, Police Station - Kolkata Leather Complex, Kolkata - 700 150, District - South 24 Parganas, all being represented by their constituted Attorneys namely (1) **SRI ASTA PATRA (having Pan CPRPP7031Q)**, son of Sri Gopal Patra, by faith - Hindu, by nationality - Indian, by occupation - Cultivation, residing at Village - Mohishgot (Dhali Para), Post Office - Krishnapur, Police Station - New Town, Kolkata - 700 102, District - North 24 Parganas and (2) **SRI DEBASIS PURKAIT (having Pan BUHPP6537P)**, son of Sri Sushil Purkait, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Village - Bamanghata, Post Office - Bamanghata, Police Station - Kolkata Leather Complex, Kolkata - 700 150, District - South 24 Parganas, empowered and authorised by virtue of a General Power of Attorney dated 8th day of January, 2014 corresponding to 23rd Poush, 1420 B.S. duly registered in the office of the Additional District Sub-Registrar at Rajarhat, North 24 Parganas in Book No. IV, CD Volume No. 1, Pages 254 to 278, Being No. 00022 for the year 2014, hereinafter collectively called and referred to as the "**VENDORS**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean, and include their respective heirs, executors, administrators, representatives and assigns) of the **FIRST PART**

A N D

M/S. EVANIE INFRASTRUCTURE PVT. LTD. (having Pan AAECE5886B), a Company incorporated under the Companies Act. 1956, having its office at Premises No. 594/1, Dakshindari Road, "Bima Abasan", Flat No. E2/1, First Floor, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District - North 24 Parganas, being represented by its Directors namely (1) **M/S. USASHI REALSTATES PVT. LTD. (having Pan AAFCD0790C)**, a Company incorporated under the Companies Act. 1956, having its office at Premises No. 594/1, Dakshindari Road, "Bima Abasan", Flat No. E2/1, First Floor, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District - North 24

Parganas, being represented by its Authorised Signatory namely **SMT. UMA KHAN** (having Pan **BBRPK6795D**), daughter of Sri Prasad Chandra Khan, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 2/5/1, Anantadeb Mukherjee Lane, Post Office & Police Station - Shibpur, Howrah - 711 102, District - Howrah and (2) **SRI SUPRIYA KUMAR PATRA** (having Pan **BCSPP3301E**), son of Sri Asis Kumar Patra, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Radhapur, Post Office - Madhabpur, Police Station - Bhupatinagar, District - Purba Medinipur, Pin - 721 626, hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **SECOND PART**

A N D

(1) **SRI BISWAJIT MONDAL** (having Pan **BPJPM9594J**), son of Sri Rabin Mondal, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Village - Kada, Post Office - Akandakeshori, Police Station - Rajarhat, Kolkata - 700 135, District - North 24 Parganas and (2) **SRI SUBHRA MONDAL** (having Pan **CODPM9961B**), son of Sri Rampada Mondal, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Village - Kada, Post Office - Akandakeshori, Police Station - Rajarhat, Kolkata - 700 135, District - North 24 Parganas, hereinafter jointly called and referred to as the "**CONFIRMING PARTY**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the **THIRD PART**.

WHEREAS one Nanda Ram Mondal, son of Late Ram Kumar Mondal was the absolute and recorded owner of **ALL THAT** piece or parcel of the plots of doba and sali land containing by estimation a total area of **329.42 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza -. Hudarait, J. L. No. 54, Pargana - Kalikata, R. S. No. 224, Touzi No. 10 (old 172/173) comprised in **R. S. Dag Nos. 2339** (doba land measuring an area of **21 Decimals**), **2357** (sali land measuring an area of **25.20 Decimals** out of 101 Decimals), **2437** (sali land measuring an area of **65 Decimals** out of 98 Decimals), **2438** (sali land measuring an area of **43 Decimals** out of 86 Decimals), **2439** (sali land

measuring an area of **21.22 Decimals** out of 85 Decimals) & **2461** (sali land measuring an area of **154 Decimals** out of 371 Decimals) under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24-Parganas free from all encumbrances whatsoever.

AND WHEREAS while remained in absolute possession and enjoyment thereof the said Nanda Ram Mondal died intestate leaving behind him his surviving three sons and five daughters namely Sri Haru Mondal, Sri Parulal Mondal, Sri Anil Mondal, Smt. Menoka Mondal, Smt. Mouri Mondal, Smt. Ichhamoyee Purkait, Smt. Nilpati Mondal and Smt. Astibala Mondal as his only legal heirs and successors and accordingly upon the demise of the said Nanda Ram Mondal the said land left by him devolved upon his said legal heirs and successors to the extent of **1/8th share each (that is 41.178 Decimals each)** in accordance with the Hindu Succession Act, 1956.

AND WHEREAS by virtue of the said inheritance thus the said **Ichhamoyee Purkait**, wife of Late Surendranath Purkait became the absolute owner of **ALL THAT** piece or parcel of the plots of doba and sali land containing by estimation a total area of **41.178 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Hudarait, J. L. No. 54, Pargana - Kalikata, R. S. No. 224, Touzi No. 10 (old 172/173) comprised in **R. S. Dag Nos. 2339** (doba land measuring an area of **02.625 Decimals** out of 21 Decimals), **2357** (sali land measuring an area of **03.15 Decimals** out of 25.20 Decimals), **2437** (sali land measuring an area of **08.125 Decimals** out of 65 Decimals), **2438** (sali land measuring an area of **05.375 Decimals** out of 43 Decimals), **2439** (sali land measuring an area of **02.653 Decimals** out of 21.22 Decimals) & **2461** (sali land measuring an area of **19.25 Decimals** out of 154 Decimals) under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24-Parganas free from all encumbrances whatsoever and subsequently the said **Ichhamoyee Purkait** mutated her name in the record of rights of the concerned B.L. & L.R. Office under **L. R. Khatian No. 2342** upon payment of relevant khajanas thereof to the said concerned authority.

AND WHEREAS while remained in absolute possession and enjoyment thereof the said **Ichhamoyee Purkait** died intestate leaving behind her surviving two sons and two daughters namely Sri Bistu Purkait, Sri Ajit

Purkait, Smt. Kamala Purkait and Smt. Premala Purkait as her only legal heirs and successors and accordingly upon the demise of the said Ichhamoyee Purkait the said land measuring an area of **41.178 Decimals** left by her devolved upon her said legal heirs and successors to the extent of **1/4th share each (that is 10.2945 Decimals each)** in accordance with the Hindu Succession Act, 1956.

AND WHEREAS thereafter the said Bistu Purkait died intestate leaving behind him his surviving wife namely Smt. Renubala Purkait, three sons namely Sri Sushil Purkait, Sri Bhola Purkait & Sri Nirmal Purkait and only daughter namely Smt. Bijali Mondal, wife of Sri Kartick Mondal as his only legal heirs and successors and accordingly upon the demise of the said Bistu Purkait **his undivided 1/4th share** of the said land measuring an area of **10.2945 Decimals** out of **41.178 Decimals** left by him devolved upon his said legal heirs and successors to the extent of undivided equal share each **(that is 02.0589 Decimals each)** in accordance with the Hindu Succession Act, 1956.

AND WHEREAS by virtue of the said inheritance thus the **Vendors herein** the said Sri Ajit Purkait, Smt. Renubala Purkait, Sri Sushil Purkait, Sri Bhola Purkait and Sri Nirmal Purkait became the absolute owners to the extent of undivided respective share each and jointly seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of the plots of doba and sali land containing by estimation a total area of **18.53 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Hudarait, J. L. No. 54, Pargana - Kalikata, R. S. No. 224, Touzi No. 10 (old 172/173) comprised in **R. S. & L. R. Dag Nos. 2339** (doba land measuring an area of **01.19 Decimals**), **2357** (sali land measuring an area of **01.42 Decimals**), **2437** (sali land measuring an area of **03.66 Decimals**), **2438** (sali land measuring an area of **02.41 Decimals**), **2439** (sali land measuring an area of **01.20 Decimals**) & **2461** (sali land measuring an area of **08.65 Decimals**) appertaining to **L. R. Khatian No. 2342** under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24-Parganas free from all encumbrances whatsoever.

AND WHEREAS while remained in absolute possession and enjoyment of the said land measuring an area of **18.53 Decimals** the Vendors herein jointly have

agreed to sell and the Purchaser herein has agreed to purchase **ALL THAT** piece or parcel of a plot of sali land containing by estimation a total area of **17.34 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Hudarait, J. L. No. 54, Pargana - Kalikata, R. S. No. 224, Touzi No. 10 (old 172/173) comprised in **R. S. & L. R. Dag Nos. 2357** (sali land measuring an area of **01.42 Decimals**), **2437** (sali land measuring an area of **03.66 Decimals**), **2438** (sali land measuring an area of **02.41 Decimals**), **2439** (sali land measuring an area of **01.20 Decimals**) & **2461** (sali land measuring an area of **08.65 Decimals**) appertaining to **L. R. Khatian No. 2342** under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24-Parganas particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the "**SAID PROPERTY**" at or for the total consideration of **Rs. 18,71,509/-** (Rupees Eighteen Lac Seventy One Thousand Five Hundred Nine) only @ **Rs. 1,78,397/-** per Cottah free from all encumbrances, liens, lispensens, charges, attachments, claims and demands in any manner whatsoever and in consequence thereof an Agreement for Sale dated **26th day of July, 2017** duly executed by and between the Vendors and the Confirming Party herein on the terms and conditions as mentioned therein the said Agreement for Sale.

AND WHEREAS at present the Confirming Party herein are not in a position to complete the sale transaction and/or receive the Deed of Conveyance in respect of the said Property and as such the Confirming Party duly informed the Vendors their inability and in consequence thereof the Confirming Party herein jointly have nominated the Purchaser herein as their exclusive nominee to receive the Deed of Conveyance in respect of **ALL THAT** piece or parcel of the said plot of sali land containing by estimation an area of **17.34 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Hudarait, J. L. No. 54, Pargana - Kalikata, R. S. No. 224, Touzi No. 10 (old 172/173) comprised in **R. S. & L. R. Dag Nos. 2357, 2437, 2438, 2439 & 2461** appertaining to **L. R. Khatian No. 2342** under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24-Parganas comprised of the said Property particularly mentioned and described in the Schedule hereunder written free from all encumbrances whatsoever.

AND WHEREAS the Confirming Party herein released, relinquished, discharged absolutely and forever every right, title and interest if so created of the said land measuring an area of **17.34 Decimals** unto and in favour of the Purchaser herein namely **M/s. Evanie Infrastructure Pvt. Ltd.** without any terms and conditions for the total consideration money of **Rs. 18,71,509/- (Rupees Eighteen Lac Seventy One Thousand Five Hundred Nine)** only free from all encumbrances whatsoever.

AND WHEREAS in terms of the said Agreement for Sale with the consent and confirmation of the Confirming Party herein, the Vendors herein jointly have agreed to sell and the Purchaser herein has agreed to purchase **ALL THAT** piece or parcel of the said plot of sali land containing by estimation an area of **17.34 Decimals** be the same a little more or less comprised of the said Property at or for the total consideration of **Rs. 18,71,509/- (Rupees Eighteen Lac Seventy One Thousand Five Hundred Nine)** only free from all encumbrances, liens, lispendens, charges, attachments, claims and demands in any manner whatsoever.

AND WHEREAS at or before the time of signing of the said Agreement for Sale the Confirming Party herein have already paid the amount of **Rs. 5,00,000/- (Rupees Five Lac)** only to the Vendors herein as a part payment out of the said total consideration money of **Rs. 18,71,509/- (Rupees Eighteen Lac Seventy One Thousand Five Hundred Nine)** only which was received from the Purchaser herein and the receipt whereof the Confirming Party do hereby admit and acknowledge as per **Receipt No. 2** of the Memo of Consideration given hereunder on behalf of the Vendors herein as a refundable amount and the balance amount of **Rs. 13,71,509/- (Rupees Thirteen Lac Seventy One Thousand Five Hundred Nine)** only has paid by the Purchaser to the constituted Attorneys on behalf of the Vendors herein at or before the time of signing of this Deed of Conveyance and the receipt whereof the constituted Attorneys on behalf of the Vendors herein do hereby admit and acknowledge as per **Receipt No. 1** of the Memo of Consideration given hereunder.

AND WHEREAS at or before the execution of this Deed of Conveyance the Vendors and the Confirming Party do and each of them doth hereby assure and represent to the Purchaser as follows :-

THAT the Vendors have a good marketable title in respect of the said Property and every part thereof particularly mentioned and described in the Schedule hereunder written.

- b) **THAT** the said Property is free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trust whatsoever or howsoever.
- c) **THAT** excepting the Vendors and none else has/have any right, title, interest, claim or demand whatsoever or howsoever in respect of the said Property or any part thereof.
- d) **THAT** the Vendors are legally competent to transfer the said Property and every part thereof.
- c) **THAT** there is no acquisition or requisition proceeding pending nor the Vendors have been served with any notice of acquisition or requisition in respect of the said Property or any part thereof.
- f) **THAT** no public demand of any kind whatsoever is outstanding against and/or payable by the Vendors in respect of the said Property or any part thereof.
- g) **THAT** the Vendors have not entered into any Agreement for Sale, Development, Lease, Tenancy or otherwise nor have created any interest or right of the Third Party into and upon the said Property or any part thereof.
- h) **THAT** the Vendors have not obtained any loan from any Bank, Private or Public Financial Institution in respect of the said Property or any part thereof.
- i) **THAT** there is no Bargadar and/or any other occupier on and upon the said Property or any part thereof in any manner whatsoever.
- j) **THAT** the said Property or any part thereof is not under any "Debutter" or "Wakf" and it is free from road alignment.
- k) **THAT** no right, title and interest in respect of the said Property will be claim and/or demand by the Confirming Party in any manner whatsoever immediately after execution and registration of this Deed of Conveyance.

- 1) **THAT** relying upon the aforesaid representations, assurances and covenants made by the Vendors and the Confirming Party herein and believing the same to be true and acting on good faith the Purchaser herein has agreed to purchase the said Property and every part thereof in fee simple or an estate equivalent thereto free from all encumbrances, liens, lispendens, charges, mortgages, attachments, acquisitions or requisitions whatsoever and howsoever.


NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 18,71,509/- (Rupees Eighteen Lac Seventy One Thousand Five Hundred Nine) only out of which the amount of Rs. 5,00,000/- (Rupees Five Lac) only paid by the Purchaser to the Confirming Party herein and the balance amount of Rs. 13,71,509/- (Rupees Thirteen Lac Seventy One Thousand Five Hundred Nine) only paid by the Purchaser to the constituted Attorneys on behalf of the Vendors herein at or before the execution of these presents, the receipts whereof the constituted Attorneys on behalf of the Vendors and the Confirming Party do hereby admit and acknowledge as per **Receipt Nos. 1 & 2** of the Memo of Consideration given hereunder and of and from the same and every part thereof forever acquit, release and discharge the Purchaser, its successors-in-office and assigns and every one of them and also the said Property, they the Vendors as the absolute Owners of the said Property with the consent and confirmation of the Confirming Party herein do by these presents indefeasibly grant, sell, convey, transfer, assign and assure unto and in favour of the Purchaser, its successors-in-office and assigns free from all encumbrances, attachments and other defects in title **ALL THAT** piece or parcel of the said plot of sali land containing by estimation an area of **17.34 Decimals** be the same a little more or less comprised of the said Property particularly mentioned and described in the Schedule hereunder written **OR HOWSOEVER** otherwise the said Property now or heretofore were or was situated, butted, bounded, called, known, numbered, described and distinguished **TOGETHERWITH** all trees, fences, hedges, ditches, ways, water, watercourses and benefits and advantages of ancient and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever thereto the said Property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand

whatsoever both at law and in equity of the Vendors into and upon the said Property or every part thereof AND all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said Property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendors, **their** respective heirs, executors, administrators, representatives and assigns or any person or persons from whom he or she or they can or may procure the same without action or suit at law or in equity TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY the said Property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and in favour of the Purchaser, its successors-in-office and assigns forever freed and discharged from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendors from to these presents AND the Vendors and the Confirming Party do hereby for **themselves**, **their** respective heirs, executors, administrators, representatives and assigns covenant with the Purchaser, its successors-in-office and assigns that notwithstanding any act, deed or thing whatsoever by the Vendors and the Confirming Party herein done or executed or knowingly suffered to the contrary they the Vendors had at all material times heretofore and now 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 and transferred or expressed or intended so to be unto and in favour of the Purchaser, its successors-in-office and assigns in the manner aforesaid AND THAT the Purchaser, its successors-in-office and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said Property and every part thereof with the absolute right to sell, mortgage, let out, lease out or transfer or otherwise alienated the said Property or any part or every part thereof and receive the rents, issues and profits thereof without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for **them** AND THAT free and clear and freely and clearly absolutely acquitted, exonerated, and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever in respect of the Vendors' title in the said Property made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendors and all

persons having or lawfully or equitably claiming any estate or interest whatsoever in the said Property or any part thereof from under or in trust for them the Vendors and the Confirming Party herein shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, its successors-in-office and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said Property and every part thereof unto and in favour of the Purchaser, its successors-in-office and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHERMORE THAT the Vendors and the Confirming Party, **their** respective heirs, executors, administrators, representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, its successors-in-office and assigns against losses, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendors or any breach of the covenants hereinabove contained and **THIS INDENTURE FURTHER WITNESSETH** that the peaceful physical possession of the said Property and every part thereof has been handed over by the Vendors unto and in favour of the Purchaser herein simultaneously upon execution of this Deed of Conveyance free from all encumbrances in any manner whatsoever.

THE SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)

ALL THAT piece or parcel of a plot of sali land containing by estimation an area of **17.34 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Hudarait, J. L. No. 54, Pargana - Kalikata, R. S. No. 224, Touzi No. 10 (old 172/173) comprised in R. S. & L. R. Dag Nos. **2357** (sali land measuring an area of **01.42 Decimals**), **2437** (sali land measuring an area of **03.66 Decimals**), **2438** (sali land measuring an area of **02.41 Decimals**), **2439** (sali land measuring an area of **01.20 Decimals**) & **2461** (sali land measuring an area of **08.65 Decimals**) appertaining to L. R. Khatian No. **2342** under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet, Additional District Sub-Registration Office at Rajarhat (formerly Bidhannagar, Salt Lake City) in the District of North 24-Parganas and the said Property is more clearly delineated with **RED** border line in the sketch Map or Plan annexed hereto and butted and bounded in the manner as follows :-



A N D

The said entire R. S. & L. R. Dag No. 2357 is butted and bounded in the manner as follows :-

- ON THE NORTH : By R. S./L. R. Dag No. 2357 (Part);
ON THE SOUTH : By R. S./L. R. Dag No. 2358;
ON THE EAST : By R. S./L. R. Dag No. 2357 (Part);
ON THE WEST : By Pradhan Mantri Gram Sarak Yajana Road.

A N D

The said entire R. S. & L. R. Dag No. 2437 is butted and bounded in the manner as follows :-

- ON THE NORTH : By R. S./L. R. Dag No. 2437 (Part);
ON THE SOUTH : By R. S./L. R. Dag No. 2437;
ON THE EAST : By R. S./L. R. Dag No. 2437 (Part);
ON THE WEST : By R. S./L. R. Dag No. 2438.

A N D

The said entire R. S. & L. R. Dag No. 2438 is butted and bounded in the manner as follows :-

- ON THE NORTH : By R. S./L. R. Dag No. 2438 (Part);
ON THE SOUTH : By R. S./L. R. Dag No. 2438 (Part);
ON THE EAST : By R. S./L. R. Dag No. 2438 (Part);
ON THE WEST : By R. S./L. R. Dag No. 2439.

A N D

The said entire R. S. & L. R. Dag No. 2439 is butted and bounded in the manner as follows :-

- ON THE NORTH : By R. S./L. R. Dag No. 2439 (Part);
ON THE SOUTH : By R. S./L. R. Dag No. 2439 (Part);
ON THE EAST : By R. S./L. R. Dag No. 2439 (Part);
ON THE WEST : By R. S./L. R. Dag No. 2371.

A N D

The said entire R. S. & L. R. Dag No. 2461 is butted and bounded in the manner as follows :-

- ON THE NORTH : By R. S./L. R. Dag No. 2461 (Part);
ON THE SOUTH : By R. S./L. R. Dag No. 2460;
ON THE EAST : By R. S./L. R. Dag No. 2461 (Part);
ON THE WEST : By R. S./L. R. Dag No. 2451.

The said Property is not adjacent to any Metal Road.

IN WITNESS WHEREOF the Vendors and the Confirming Party herein set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the Vendors at Kolkata
in the presence of :-

1. Kalipada Chakravarty
Advocate

2. SK. Mahendra Lal

R.K. Uttar Joshi
P.O. Rajbari - K-135

[Handwritten signature]

Debasis Purohit

As the constituted Attorneys
of the Vendors

SIGNED, SEALED AND DELIVERED

by the Confirming Party at Kolkata
in the presence of :-

1. Kalipada Chakravarty
Advocate

2. SK. Mahendra Lal

[Handwritten signature]

Sudhansu Mondal

Signature of the Confirming Party

RECEIPT NO. 1

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 13,71,509/- (Rupees Thirteen Lac Seventy One Thousand Five Hundred Nine) only as full and final consideration money under these presents as per Memo given hereunder :-

MEMO OF CONSIDERATION

- | | |
|---|------------------------|
| (1) By Demand Draft No. 014911 dated 04.09.2017,
drawn on HDFC Bank, Lake Town Branch
in favour of Sri Asta Patra. | Rs. 5,48,604/- |
| (2) By Demand Draft No. 014910 dated 04.09.2017,
drawn on HDFC Bank, Lake Town Branch
in favour of Sri Debasis Purkait. | Rs. 8,22,905/- |
| Total :- | Rs. 13,71,509/- |

(Rupees Thirteen Lac Seventy One Thousand Five Hundred Nine Only)

WITNESSES :

1. Kalipada Charya
Advocate

2. Sri. Mohan Das ...

[Handwritten Signature]

Debasis Purkait

As the constituted Attorneys
of the Vendors

RECEIPT NO. 2

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 5,00,000/- (Rupees Five Lac) only as full and final consideration money under these presents as per Memo given hereunder : -

MEMO OF CONSIDERATION

- | | |
|---|----------------|
| (1) By Cheque No. 000019 dated 04.09.2017,
drawn on HDFC Bank, Lake Town Branch. | Rs. 2,50,000/- |
| (2) By Cheque No. 000028 dated 04.09.2017,
drawn on HDFC Bank, Lake Town Branch. | Rs. 2,50,000/- |
| Total :- | Rs. 5,00,000/- |

(Rupees Five Lac Only)

WITNESSES :

1. Kalipada Charan
Advocate
2. SK. Masum Rahman

Bhawanimurte

Subhra Mondal.

Signature of the Confirming Party

SK. Masum Rahman

Read over and explained the contents of
this Deed of Conveyance in Bengali to the
Parties herein and Drafted by me.

Kalipada Charan

(Kalipada Charan),

Advocate,

Erl. No. WB/881/86,

1171, Purba Sinthee Road,

(Fakir Ghosh Place),

Sagarika Apartment,

Flat No. 2, Dum Dum,

Kolkata - 700 030,


(Sealdah Court).

TELE FINGER PRINT





Handwritten name in Devanagari script

				
Left Hand				
				
Right Hand				













Handwritten name in Devanagari script

				
Left Hand				
				
Right Hand				



Handwritten name in Devanagari script

				
Left Hand				
				
Right Hand				

TEN FINGER PRINT

Sup



Supriya K. Patra

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

BLINDA M. MOHA

BLINDA M. MOHA

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

W

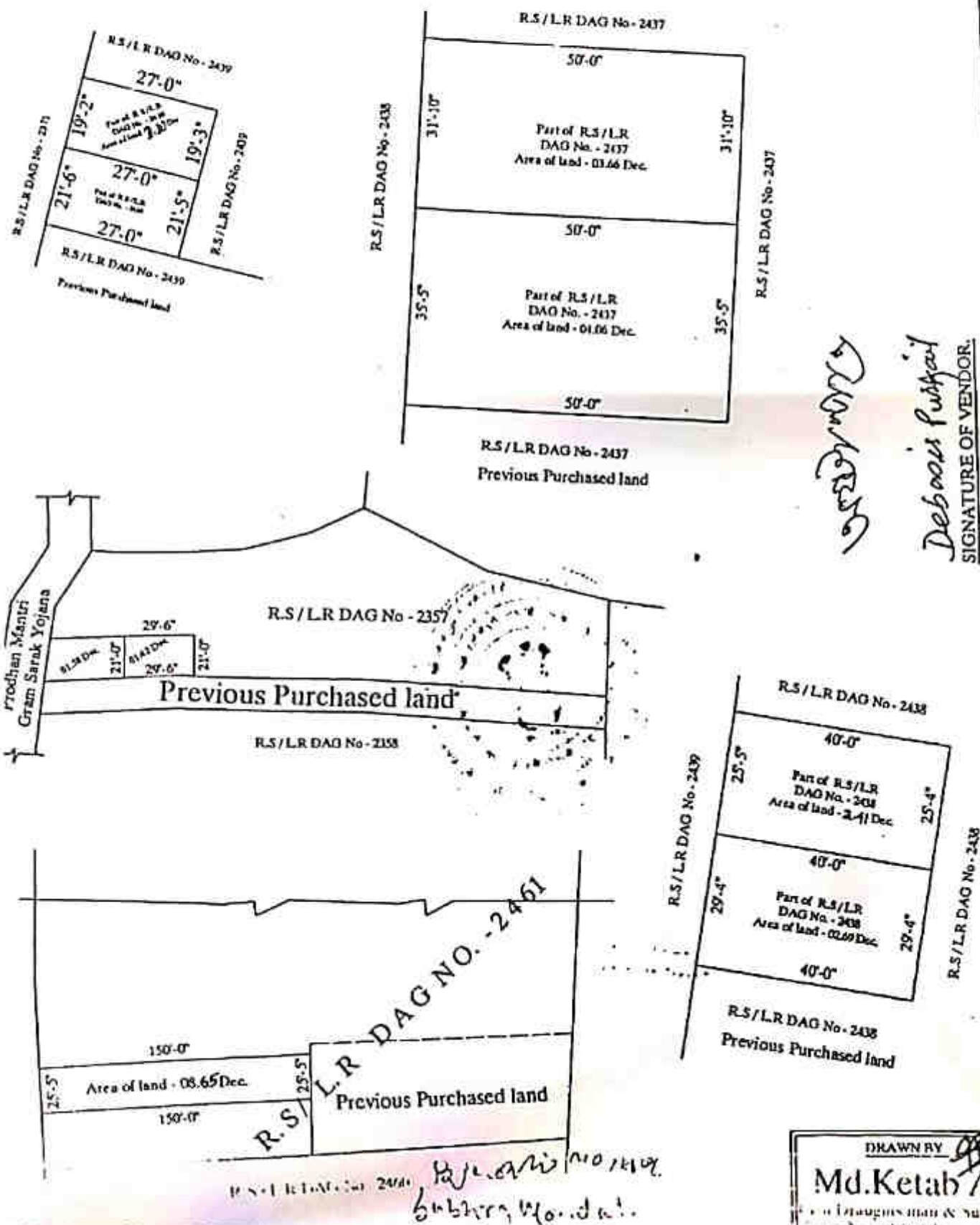


Gubhri Mondal

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

**THE PLAN OF PART OF R.S / L. R DAG No.- 2357, 2437, 2438,
& 2461, L.R KHATIAN NO. - 2341, AT MOUZA - HUDARAIT,
J.L.No. - 54, UNDER CHANDPUR GRAM PANCHAYET. P.S. -
KAJARHAT, DIST. - NORTH 24 PARGANAS. NOT TO SCALE.**

JB:- Total Schedule area of land 17.34 Decimal According to Position Which is marked by red border.



DRAWN BY
Md. Ketab Ali
Surveyor

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

19-201718-006950674-1

Payment Mode Online Payment

BRN Date: 04/09/2017 12:22:05

Bank : State Bank of India

BRN : IK00HGYOP2

BRN Date: 04/09/2017 12:22:34

DEPOSITOR'S DETAILS

Id No. : 15230001249160/1/2017
(Query No./Query Year)

Name : KALIPADA CHARAN
Contact No. : Mobile No. : +91 9831263617
E-mail : kpcharanadv@gmail.com
Address : 1171 Purba Sinthee Road Kolkata - 700 030
Applicant Name : Shri KALIPADA CHARAN
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document

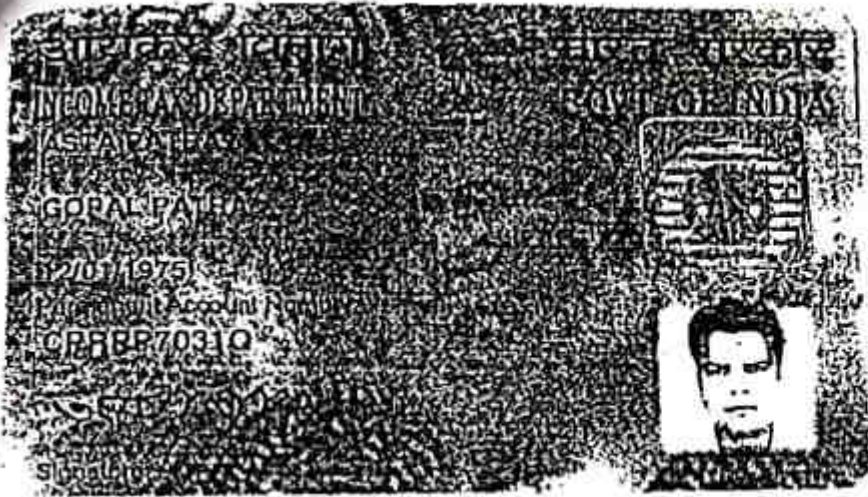
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	15230001249160/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	98287
2	15230001249160/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	24687
3	15230001249160/1/2017	Mutation/Conversion -Receipt	0029-00-800-028-27	694

Total

123668

In Words : Rupees One Lakh Twenty Three Thousand Six Hundred Sixty Eight only



अभिलेख





নাম / Name
 Aata Patra
 পিতা : গোপাল পাত্র
 Father : GOPAL PATRA

জন্মতারিখ / DOB 01/01/1973
 পুরুষ / Male

3490 6161 8906



আধার - সাধারণ মানুষের অধিকার

গোপাল পাত্র



আধার
 ঠিকানা: মটিকপাট, কৃষ্ণপুর
 উত্তর ২৪ পরগণা, পশ্চিমবঙ্গ

ভারত সরকার
 Government of India

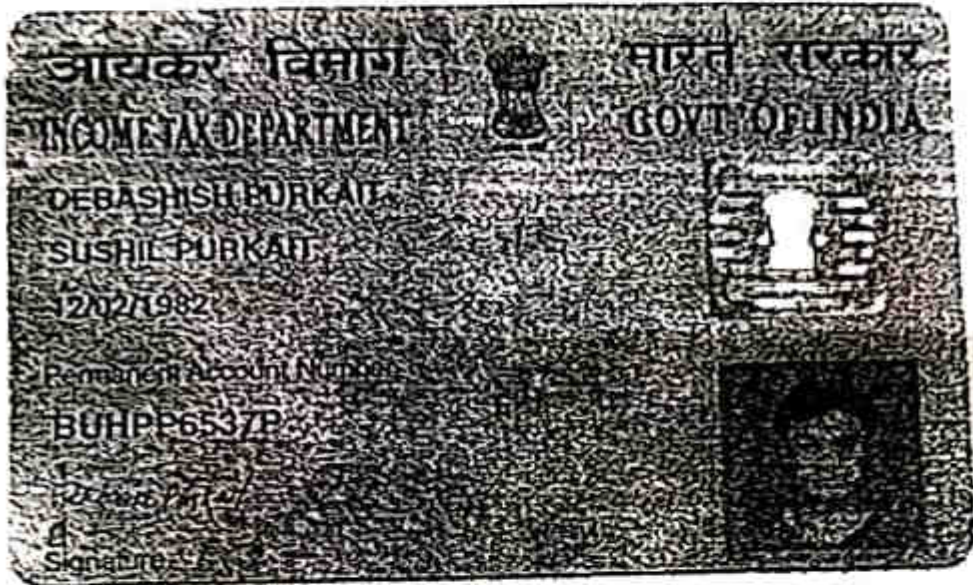
Address: Mahishgol,
 Krishnapur, North Twenty
 Four Parganas, West
 Bengal, 700102

3490 6161 8906

1947
 1800 300 1547

help@uidai.gov.in

www.uidai.gov.in



Debasis Purkait



ভারতীয় সরকার

ভারত সরকার

Unique Identification Authority of India

ভারত সরকার

ডাটাকর্ডের আই ডি / Enrollment No 1040/20681/10050

To,
দেবশিখ পুরকায়
Debasis Purkait
Bamanghata
Hadia
Hadia Bhangar - II South 24 Parganas
West Bengal 700150

Ref: 1990 / 25D / 561695 / 562366 / P



SE493292830FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5807 7375 6843

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



দেবশিখ পুরকায়
Debasis Purkait
পিতা : সুশীল পুরকায়
Father : Sushil Purkait
জন্মতারিখ / DOB : 12/02/1982
মূল্য / Molo



5807 7375 6843

আধার - সাধারণ মানুষের অধিকার

Debasis Purkait

आयकर विभाग हिंदू अकेट
Income Tax Department Govt of India
आयकर विभाग
आयकर अकाउंट नंबर कार्ड
AEGE5088B
EVANIE INFRASTRUCTURE PRIVATE LIMITED
29/03/2017

EVANIE INFRASTRUCTURE PVT LTD



Director

जायकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

USASHI REALSTATES PRIVATE LIMITED



01/11/2013

Permanent Account Number

AAFG007800

matrouis

USASHI REALSTATES PVT. LTD.

Director

[Faded and illegible text, likely a stamp or seal with some legible words like 'PAN', 'Service', 'No.', 'Date', 'Place']

स्वायत्त विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

UMA KHAN

PRASAD CHANDRA KHAN

25024998

Permanent Account Number

BBRPKE795D

Uma Khan

Signature



Uma Khan



Signature



ভারত সরকার
भारत सरकार
Government of India

স্মারক নং/Enrollment No: 694870940610

আপনার আধার সংখ্যা/Your Aadhaar No
6948 7094 0610

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India
सुप्रसन्नम
सुप्रसन्नम

6948 7094 0610

आधार - साधारण मानुषेण अधिका

Signature

भारत सरकार
GOVT. OF INDIA

सूचना विभाग
INCOME TAX DEPARTMENT

बिस्वाजीतमण्डल
BISWAJITMONDAL

11/01/1983

परिवहन अकाउंट नंबर

BRJRM9594J



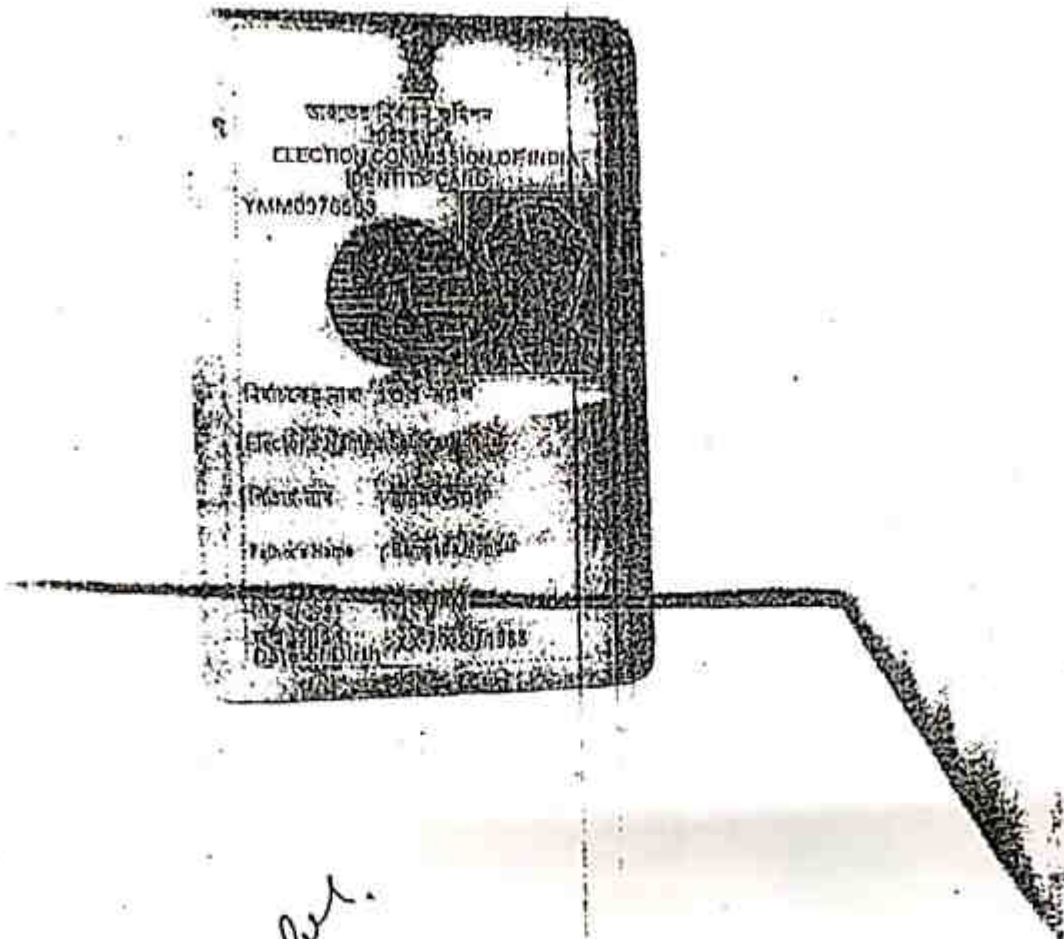
Skidmore

Biswajitmondal

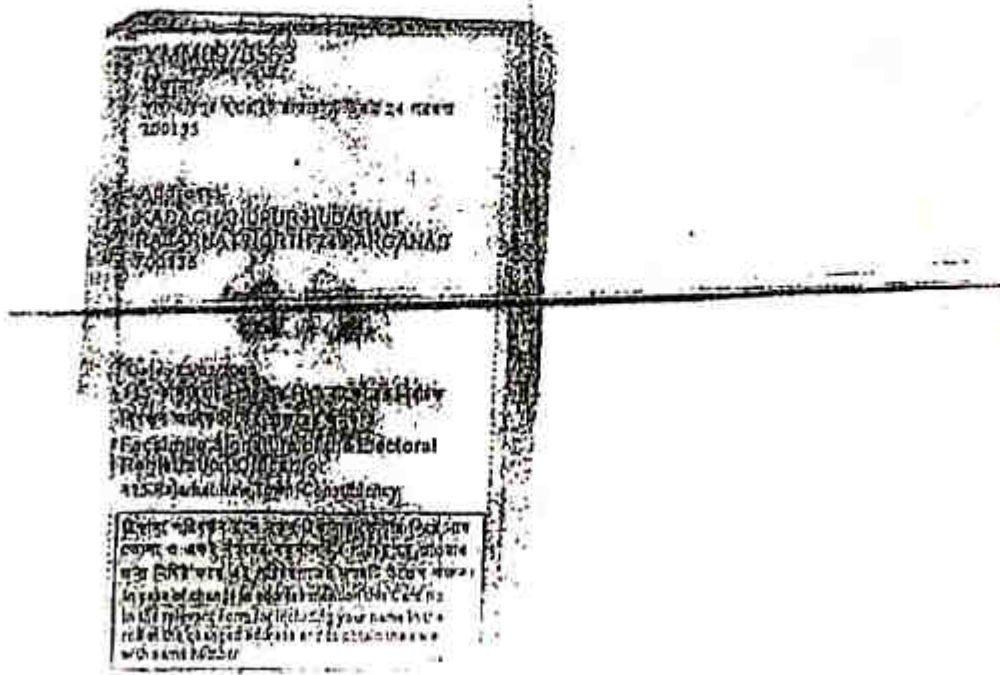



Sushma Mondal





Lushtra Mandals



 ALL BENGAL PROGRESSIVE LAW OFFICERS
AND TYPIST WELFARE ASSOCIATION
GROUND FLOOR SEALDAH COURT COMPLEX
T. Belliphat Road, Kolkata - 700 014

IDENTITY CARD

NAME	BISWAJIT SARKAR
SIDW OF ADDRESS	BALARAM SARKAR 43 SURYA SENNAGAR SOUTH DUM DUM (M) MOTJHEEL 24 PSS WEST BENGAL KOLKATA - 700074
DATE OF BIRTH	31/11/1991
EC NO	106
WORKING PLACE	SEALDAH CRIMINAL COURT
DATE OF ISSUE	01/01/2016

[Signature]
Signature of the Chairman

Biswajit Sarkar

Major Information of the Deed

Deed No :	I-1523-10070/2017	Date of Registration	16/10/2017
Query No / Year	1523-0001249160/2017	Office where deed is registered	
Query Date	04/09/2017 11:56:48 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	KALIPADA CHARAN 1171, Purba Sinthee Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 9831263617, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 18,71,509/-	Rs. 19,67,310/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 98,387/- (Article:23)	Rs. 24,687/- (Article:A(1), E, B)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Hudarait

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-2357	LR-2342	Bastu	Shali	1.42 Dec	1,53,261/-	1,61,106/-	Property is on Road
L2	LR-2437	LR-2342	Bastu	Shali	3.66 Dec	3,95,024/-	4,15,245/-	Property is on Road
L3	LR-2438	LR-2342	Bastu	Shali	2.41 Dec	2,60,112/-	2,73,427/-	Property is on Road
L4	LR-2439	LR-2342	Bastu	Shali	1.2 Dec	1,29,517/-	1,36,146/-	Property is on Road
L5	LR-2461	LR-2342	Bastu	Shali	8.65 Dec	9,33,595/-	9,81,386/-	Property is on Road
		TOTAL :			17.34Dec	18,71,509 /-	19,67,310 /-	
		Grand Total :			17.34Dec	18,71,509 /-	19,67,310 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri AJIT PURKAIT Son of Late Surendranath Purkait P.O:- Bamanghata, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Applied for Form 60, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Smt RENUBALA PURKAIT Wife of Late Bistu Purkait Village – Bamanghata, P.O:- Bamanghata, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Applied for Form 60, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Shri SUSHIL PURKAIT Son of Late Bistu Purkait Village – Bamanghata, P.O:- Bamanghata, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Applied for Form 60, Status :Individual, Executed by: Attorney, Executed by: Attorney

5	Shri BHOLA PURKAIT Son of Late Bistu Purkait Village – Bamanghata, P.O:- Bamanghata, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India. Applied for Form 60, Status :Individual, Executed by: Attorney, Executed by: Attorney
6	Shri NIRMAL PURKAIT Son of Late Bistu Purkait Village – Bamanghata, P.O:- Bamanghata, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India. Applied for Form 60, Status :Individual, Executed by: Attorney, Executed by: Attorney
6	Shri BISWAJIT MONDAL Son of Shri Rabin Mondal Village – Kada, P.O:- Akandakeshori, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BPJPM9594J, Status :Confirming Party, Executed by: Self, Date of Execution: 04/09/2017 . Admitted by: Self, Date of Admission: 04/09/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/09/2017 . Admitted by: Self, Date of Admission: 04/09/2017 ,Place : Pvt. Residence
7	Shri SUBHRA MONDAL (Presentant) Son of Shri Rampada Mondal Village – Kada, P.O:- Akandakeshori, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: CODPM9961B, Status :Confirming Party, Executed by: Self, Date of Execution: 04/09/2017 . Admitted by: Self, Date of Admission: 04/09/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/09/2017 . Admitted by: Self, Date of Admission: 04/09/2017 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/S. EVANIE INFRASTRUCTURE PVT. LTD. 594/1,DakshindariRoad,"Bima Abasan",1stFloor, Flat No: E2/1, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048 , PAN No.: AAECE5886B, Status :Organization, Status : Not Executed

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri ASTA PATRA Son of Shri Gopal Patra Village – Mohishgot (Dhali Para), P.O:- Krishnapur, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700102, Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, , PAN No.: CPRPP7031Q Status : Attorney, Attorney of : Shri AJIT PURKAIT, Smt RENUBALA PURKAIT, Shri SUSHIL PURKAIT, Shri BHOLA PURKAIT, Shri NIRMAL PURKAIT
2	Shri DEBASIS PURKAIT Son of Shri Sushil Purkait Village – Bamanghata, P.O:- Bamanghata, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BUHPP6537P Status : Attorney, Attorney of : Shri AJIT PURKAIT, Smt RENUBALA PURKAIT, Shri SUSHIL PURKAIT, Shri BHOLA PURKAIT, Shri NIRMAL PURKAIT

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt UMA KHAN Authorised Signatory MS USASHI REALSTATES PVT LTD Daughter of Shri Prasad Chandra Khan 2/5/1, Anantadeb Mukherjee Lane, P.O:- Shibpur, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BBRPK6795D Status : Representative, Representative of : M/S. EVANIE INFRASTRUCTURE PVT. LTD. (as Director)

Shri SUPRIYA KUMAR PATRA

Son of Shri Asis Kumar Patra Radhapur, P.O.- Madhabpur, P.S.- Bhupatinagar, District:-Purba Midnapore, West Bengal, India, PIN - 721626, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BCSPP3301E Status : Representative, Representative of : M/S. EVANIE INFRASTRUCTURE PVT. LTD. (as Director)

Identifier Details :

Name & address

Shri BISWAJIT SARKAR
Son of Shri Balaram Sarkar
143, Surya Sen Nagar, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074,
Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Shri BISWAJIT MONDAL, Shri SUBHRA MONDAL, Shri ASTA PATRA, Shri DEBASIS PURKAIT, Smt UMA KHAN Authorized Signatory MS USASHI REALSTATES PVT LTD, Shri SUPRIYA KUMAR PATRA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri AJIT PURKAIT	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.284 Dec
2	Smt RENUBALA PURKAIT	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.284 Dec
3	Shri SUSHIL PURKAIT	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.284 Dec
4	Shri BHOLA PURKAIT	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.284 Dec
5	Shri NIRMAL PURKAIT	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.284 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri AJIT PURKAIT	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.732 Dec
2	Smt RENUBALA PURKAIT	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.732 Dec
3	Shri SUSHIL PURKAIT	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.732 Dec
4	Shri BHOLA PURKAIT	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.732 Dec
5	Shri NIRMAL PURKAIT	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.732 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri AJIT PURKAIT	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.482 Dec
2	Smt RENUBALA PURKAIT	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.482 Dec
3	Shri SUSHIL PURKAIT	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.482 Dec
4	Shri BHOLA PURKAIT	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.482 Dec
5	Shri NIRMAL PURKAIT	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.482 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri AJIT PURKAIT	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.24 Dec
2	Smt RENUBALA PURKAIT	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.24 Dec
3	Shri SUSHIL PURKAIT	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.24 Dec
4	Shri BHOLA PURKAIT	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.24 Dec
5	Shri NIRMAL PURKAIT	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.24 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Shri AJIT PURKAIT	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-1.73 Dec
2	Smt RENUBALA PURKAIT	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-1.73 Dec
3	Shri SUSHIL PURKAIT	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-1.73 Dec
4	Shri BHOLA PURKAIT	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-1.73 Dec
5	Shri NIRMAL PURKAIT	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-1.73 Dec

Details as per Land Record

North 24 Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Hudarait

Plot & Khatian Number	Details Of Land
L2 LR Plot No:- 2357(Corresponding RS Plot No:- 2357), LR Khatian No:- 2342	Owner:ইছামতী পুরকাইড, Gurdian:সুজেন্দ নাথ, Address:বামুনগাটা, Classification:শাগি, Area:0.03000000 Acre,
L2 LR Plot No:- 2437(Corresponding RS Plot No:- 2437), LR Khatian No:- 2342	Owner:ইছামতী পুরকাইড, Gurdian:সুজেন্দ নাথ, Address:বামুনগাটা, Classification:শাগি, Area:0.04000000 Acre,
L3 LR Plot No:- 2438(Corresponding RS Plot No:- 2438), LR Khatian No:- 2342	Owner:ইছামতী পুরকাইড, Gurdian:সুজেন্দ নাথ, Address:বামুনগাটা, Classification:শাগি, Area:0.03000000 Acre,
L4 LR Plot No:- 2439(Corresponding RS Plot No:- 2439), LR Khatian No:- 2342	Owner:ইছামতী পুরকাইড, Gurdian:সুজেন্দ নাথ, Address:বামুনগাটা, Classification:শাগি, Area:0.02000000 Acre,
L5 LR Plot No:- 2461(Corresponding RS Plot No:- 2461), LR Khatian No:- 2342	Owner:ইছামতী পুরকাইড, Gurdian:সুজেন্দ নাথ, Address:বামুনগাটা, Classification:শাগি, Area:0.10000000 Acre,

Endorsement For Deed Number : I - 152310070 / 2017

On 04-09-2017

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

Presented for registration at 18:30 hrs on 04-09-2017, at the Private residence by Shri SUBHRA MONDAL, one of the Executants.

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 19,67,310/-

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

Execution is admitted on 04/09/2017 by 1. Shri BISWAJIT MONDAL, Son of Shri Rabin Mondal, Village - Kada, P.O: Akandakeshori, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 2. Shri SUBHRA MONDAL, Son of Shri Rampada Mondal, Village - Kada, P.O: Akandakeshori, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business Identified by Shri BISWAJIT SARKAR, Son of Shri Balaram Sarkar, 143, Surya Sen Nagar, P.O: Motijheel, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Law Clerk

Executed by Attorney

1. Execution by Shri ASTA PATRA, Son of Shri Gopal Patra, Village - Mohishgot (Dhali Para), P.O: Krishnapur, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by profession Cultivation as the constituted attorney of 1. Shri AJIT PURKAIT, P.O: Bamanghata, Thana: Kolkata Leather Camp, South 24-Parganas, WEST BENGAL, India, PIN - 700150, 2. Smt RENUBALA PURKAIT Village - Bamanghata, P.O: Bamanghata, Thana: Kolkata Leather Camp, South 24-Parganas, WEST BENGAL, India, PIN - 700150, 3. Shri SUSHIL PURKAIT Village - Bamanghata, Thana: Kolkata Leather Camp, South 24-Parganas, WEST BENGAL, India, PIN - 700150, 4. Shri BHOLA PURKAIT Village - Bamanghata, Thana: Kolkata Leather Camp, South 24-Parganas, WEST BENGAL, India, PIN - 700150, 5. Shri NIRMAL PURKAIT Village - Bamanghata, P.O: Bamanghata, Thana: Kolkata Leather Camp, South 24-Parganas, WEST BENGAL, India, PIN - 700150 is admitted by him

Identified by Shri BISWAJIT SARKAR, Son of Shri Balaram Sarkar, 143, Surya Sen Nagar, P.O: Motijheel, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Law Clerk

... by Shri DEBASIS PURKAIT, . . Son of Shri Sushil Purkait, Village - Bamanghata, P.O: Bamanghata, Kolkata Leather Camp, . South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business as the constituted attorney of 1 Shri AJIT PURKAIT P.O: Bamanghata, Thana: Kolkata Leather Camp, . South 24-Parganas, WEST BENGAL, India, PIN - 700150, 2. Smt RENUJALA PURKAIT Village - Bamanghata, P.O: Bamanghata, Thana: Kolkata Leather Camp, . South 24-Parganas, WEST BENGAL, India, PIN - 700150, 3. Shri SUSHIL PURKAIT Village - Bamanghata, P.O: Bamanghata, Thana: Kolkata Leather Camp, . South 24-Parganas, WEST BENGAL, India, PIN - 700150, 4. Shri BHOLA PURKAIT Village - Bamanghata, P.O: Bamanghata, Thana: Kolkata Leather Camp, . South 24-Parganas, WEST BENGAL, India, PIN - 700150, 5. Shri NIRMAL PURKAIT Village - Bamanghata, P.O: Bamanghata, Thana: Kolkata Leather Camp, . South 24-Parganas, WEST BENGAL, India, PIN - 700150 is admitted by him
Indefinitely by Shri BISWAJIT SARKAR, . . Son of Shri Balaram Sarkar, 143, Surya Sen Nagar, P.O: Motijheel, Thana: Dum Dum, . North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Law Clerk

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 05-09-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 24,687/- (A(1) = Rs 19,673/- .B = Rs 5,000/- .E = Rs 14/-) and Registration Fees paid by by online = Rs 24,687/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/09/2017 12:22PM with Govt. Ref. No: 192017180069506741 on 04-09-2017, Amount Rs: 24,687/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK00HGYOP2 on 04-09-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 98,387/- and Stamp Duty paid by by online = Rs 98,287/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/09/2017 12:22PM with Govt. Ref. No: 192017180069506741 on 04-09-2017, Amount Rs: 98,287/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK00HGYOP2 on 04-09-2017, Head of Account 0030-02-103-003-2

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 06-09-2017

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 98,387/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp
Stamp: Type: Impressed, Serial no 40102, Amount: Rs.100/-, Date of Purchase: 08/08/2017, Vendor name: S and a

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

10-2017

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.



Debashish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Act of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2017, Page from 299769 to 299811
Deed No 152310070 for the year 2017.



Digitally signed by DEBASISH DHAR
Date: 2017.10.26 12:43:14 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 26-10-2017 12:43:09
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

DATED THE 4th DAY OF September, 2017

DEED OF CONVEYANCE BETWEEN

VENDORS – SRI AJIT PURKAIT & 4 OTHERS

AND

PURCHASER - M/S. EVANIE INFRASTRUCTURE PVT. LTD.

AND

CONFIRMING PARTY – SRI BISWAJIT MONDAL & ANOTHER

DRAFTED BY :

Mr. Kalipada Charan,
Advocate,
1171, Purba Sinthee Road (Fakir Ghosh Place),
Sagarika Apartment, Flat No. 2, Dum Dum, Kolkata – 700 030.