

2357

10069/2017

DEED OF CONVEYANCE

BETWEEN

VENDORS – SRI GOBINDA MONDAL & 6 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.



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Q-1247023

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement 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

08 AUG 2017

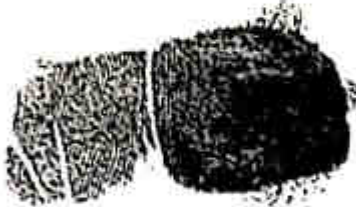
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Sl. No.....Date.....
Name.....
Add.....
AMT..... 100/-

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

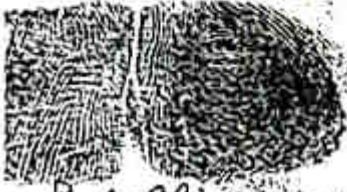
(1) SRI
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Subrata Mondal.



4797

Subrata Mondal

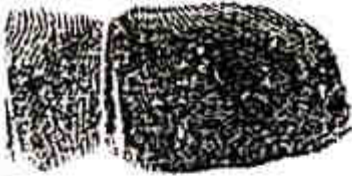


4798

Subrata Mondal



SOUMITRA CHANDRA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1

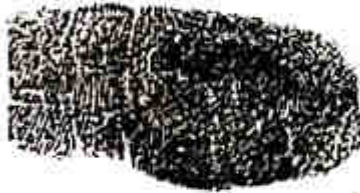


4799

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

Debasis Purkait

104 SEP 2017



4800

Biswajit Sankar

Identified By —
Biswajit Sankar
Last check

04 SEP/2017

143, Surya Sen Nagar
Kol-74

(1) **SRI GOBINDA MONDAL**, son of Late Suren Mondal, by faith - Hindu, by nationality - Indian, by occupation - Cultivation, (2) **SRI SAILEN MONDAL**, son of Late Sundar Chandra Mondal, by faith - Hindu, by nationality - Indian, by occupation - Cultivation, (3) **SRI SUNIL MONDAL**, son of Late Sundar Chandra Mondal, by faith - Hindu, by nationality - Indian, by occupation - Cultivation, (4) **SMT. ANJALI MONDAL**, daughter of Late Sundar Chandra Mondal, by faith - Hindu, by nationality - Indian, by occupation - Housewife, (5) **SMT. BIJALI MONDAL**, wife of Sri Pulin Naskar and daughter of Late Sundar Chandra Mondal, by faith - Hindu, by nationality - Indian, by occupation - Housewife, (6) **SMT. RAMA DHALI (MONDAL)**, wife of Sri Mrityun Dhali and daughter of Late Sundar Chandra Mondal, by faith - Hindu, by nationality - Indian, by occupation - Housewife and (7) **SRI NEMAI MONDAL**, son of Late Gourhari Mondal, 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 AAECES886B), 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 BCSPF3301E)**, 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 **Smt. Mouri Mondal**, wife of Late Suren Mondal 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 - Khatata, 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 **Smt. Mouri Mondal** mutated her name in the record of rights of the concerned B.L. & L.R. Office under **L. R. Khatian No. 2341** upon payment of relevant khajanas thereof to the said concerned authority.

AND WHEREAS while remained in absolute possession and enjoyment thereof the said Mouri Mondal died intestate leaving behind her surviving three sons and two daughters namely Sri Gourhari Mondal, Sri Sundar Chandra Mondal, Sri Gobinda Mondal, Smt. Basanti Mondal and Smt. Sarojini Mondal as her only legal heirs and successors and accordingly upon the demise of the said Mouri Mondal 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 **1/5th share each (that is 08.2356 Decimals each)** in accordance with the Hindu Succession Act, 1956.

AND WHEREAS thereafter the said Sundar Chandra Mondal died intestate leaving behind him his surviving two sons and three daughters namely Sri Sailen Mondal, Sri Sunil Mondal, Smt. Anjali Mondal, Smt. Bijali Mondal and Smt. Rama Dhali (Mondal) as his only legal heirs and successors and accordingly upon the demise of the said Sundar Chandra Mondal **his undivided 1/5th share** of the said land measuring an area of **08.2356 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 in accordance with the Hindu Succession Act, 1956.

AND WHEREAS subsequently the said Gourhari Mondal died intestate leaving behind him his surviving only son namely Sri Nemai Mondal and only daughter namely Smt. Tapati Mondal, wife of Sri Dulal Mondal as his only legal heirs and successors and accordingly upon the demise of the said Gourhari Mondal **his undivided 1/5th share** of the said land measuring an area of **08.2356 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 **04.1178 Decimals each**) in accordance with the Hindu Succession Act, 1956.

AND WHEREAS by virtue of the said inheritance the said Sri Gobinda Mondal, Smt. Basanti Mondal, Smt. Sarojini Mondal, Sri Sailen Mondal, Sri Sunil Mondal, Smt. Anjali Mondal, Smt. Bijali Mondal, Smt. Rama Dhali (Mondal), Sri Nemai Mondal and Smt. Tapati Mondal thus became the absolute owners to the extent of undivided respective share each of **ALL THAT** piece or parcel of the said 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. & L. R. Dag Nos. 2339** (doba land measuring an area of **02.625 Decimals**), **2357** (sali land measuring an area of **03.15 Decimals**), **2437** (sali land measuring an area of **08.125 Decimals**), **2438** (sali land measuring an area of **05.375 Decimals**), **2439** (sali land measuring an area of **02.653 Decimals**) & **2461** (sali land measuring an area of **19.25 Decimals**) appertaining to **L. R. Khatian No. 2341** 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 subsequently by virtue of several Deeds of Kobala the said Smt. Basanti Mondal, Smt. Sarojini Mondal and Smt. Tapati Mondal indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of the plots of doba and sali land containing by estimation an area of **20.589 Decimals** be the same a little more or less out of the said land measuring an area of **41.178 Decimals** 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 a part or portion of **R. S. & L. R. Dag Nos. 2339, 2357, 2437, 2438, 2439 & 2461** appertaining to **L. R. Khatian No. 2341** 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 Schedules thereunder written unto and in favour of Smt. Pratima Naskar, wife of Sri Shanti Ranjan Mondal free from all encumbrances whatsoever.

AND WHEREAS thus the Vendors herein Sri Gobinda Mondal, Sri Sailen Mondal, Sri Sunil Mondal, Smt. Anjali Mondal, Smt. Bijali Mondal, Smt. Rama Dhali (Mondal) and Sri Nemai Mondal thus 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 **20.589 Decimals or 21 Decimals** be the same a little more or less out of the said land measuring an area of **41.178 Decimals** 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 a part or portion of **R. S. & L. R. Dag Nos. 2339** (doba land measuring an area of **01 Decimal**), **2357** (sali land measuring an area of **01.58 Decimals**), **2437** (sali land measuring an area of **04.06 Decimals**),

2438 (sali land measuring an area of **02.69 Decimals**), **2439** (sali land measuring an area of **01.33 Decimals**) & **2461** (sali land measuring an area of **10.34 Decimals**) appertaining to **L. R. Khatian No. 2341** 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 **21 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 **20 Decimals** be the same a little more or less including all easement rights and appurtanances thereto lying situate at Mouza - Hudarait, J. L. No. 54, Pargana - Kalikata, R. S. No. 224, Touzi No. 10 (old 172/173) comprised in a part or portion of **R. S. & L. R. Dag Nos. 2357** (land measuring an area of **01.58 Decimals**), **2437** (land measuring an area of **04.06 Decimals**), **2438** (land measuring an area of **02.69 Decimals**), **2439** (land measuring an area of **01.33 Decimals**) & **2461** (land measuring an area of **10.34 Decimals**) appertaining to **L. R. Khatian No. 2341** 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. 21,58,604/- (Rupees Twenty One Lac Fifty Eight Thousand Six Hundred Four)** 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 **20 Decimals** be the same a little more or less including all easement rights and appurtanances thereto lying

situate at Mouza - Hudarait, J. L. No. 54, Pargana - Kalikata, R. S. No. 224, Touzi No. 10 (old 172/173) comprised in a part or portion of R. S. & L. R. Dag Nos. 2357, 2437, 2438, 2439 & 2461 appertaining to L. R. Khatian No. 2341 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 **20 Decimals** unto and in favour of the Purchaser herein namely **M/s. Evanle Infrastructure Pvt. Ltd.** without any terms and conditions for the total consideration money of **Rs. 21,58,604/- (Rupees Twenty One Lac Fifty Eight Thousand Six Hundred Four)** 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 **20 Decimals** be the same a little more or less comprised of the said Property at or for the total consideration of **Rs. 21,58,604/- (Rupees Twenty One Lac Fifty Eight Thousand Six Hundred Four)** 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. 21,58,604/- (Rupees Twenty One Lac Fifty Eight Thousand Six Hundred Four)** 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. 16,58,604/- (Rupees Sixteen Lac Fifty Eight Thousand Six Hundred Four)** 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 :-

- a) **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.
- e) **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.

- l) **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. 21,58,604/- (Rupees Twenty One Lac Fifty Eight Thousand Six Hundred Four)** 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. 16,58,604/- (Rupees Sixteen Lac Fifty Eight Thousand Six Hundred Four)** 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 **20 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 **20 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 a part or portion of **R. S. & L. R. Dag Nos. 2357** (land measuring an area of **01.58 Decimals**), **2437** (land measuring an area of **04.06 Decimals**), **2438** (land measuring an area of **02.69 Decimals**), **2439** (land measuring an area of **01.33 Decimals**) & **2461** (land measuring an area of **10.34 Decimals**) appertaining to **L. R. Khatian No. 2341** 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 Yojana 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 (Part);
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 Charan
Advocate

2. Sri. Muzi'au Rehu .

V. 11 - Uttara Gosi Pur
P.S. - Bagan Kot - Kolar B.S.

(Handwritten signature)
(Handwritten signature)

Debasis Purkait
As the constituted Attorneys
of the Vendors

SIGNED, SEALED AND DELIVERED

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

1. Kalipada Charan
Advocate

2. Sri. Muzi'au Rehu .

(Handwritten signature)

Sushma Mondal.
Signature of the Confirming Party

RECEIPT NO. 1

RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs. 16,58,604/- (Rupees Sixteen Lac Fifty Eight Thousand Six Hundred Four)** only as full and final consideration money under these presents as per Memo given hereunder :-

MEMO OF CONSIDERATION

- | | |
|---|------------------------|
| (1) By Demand Draft No. 014913 dated 04.09.2017,
drawn on HDFC Bank, Lake Town Branch
in favour of Sri Asta Patra. | Rs. 6,63,442/- |
| (2) By Demand Draft No. 014912 dated 04.09.2017,
drawn on HDFC Bank, Lake Town Branch
in favour of Sri Debasis Purkait. | Rs. 9,95,162/- |
| Total :- | Rs. 16,58,604/- |

(Rupees Sixteen Lac Fifty Eight Thousand Six Hundred Four Only)

WITNESSES :

1. Kalipada Chandra
Advocate

2. Sb. Masanda Bala ..



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. 000017 dated 04.09.2017,
drawn on HDFC Bank, Lake Town Branch. | Rs. 2,50,000/- |
| (2) By Cheque No. 000027 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. Muneer Rahman

Bhishma Mondal

Bhishma Mondal

Signature of the Confirming Party


































Sk. Muneer 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).

TEN FINGER PRINT

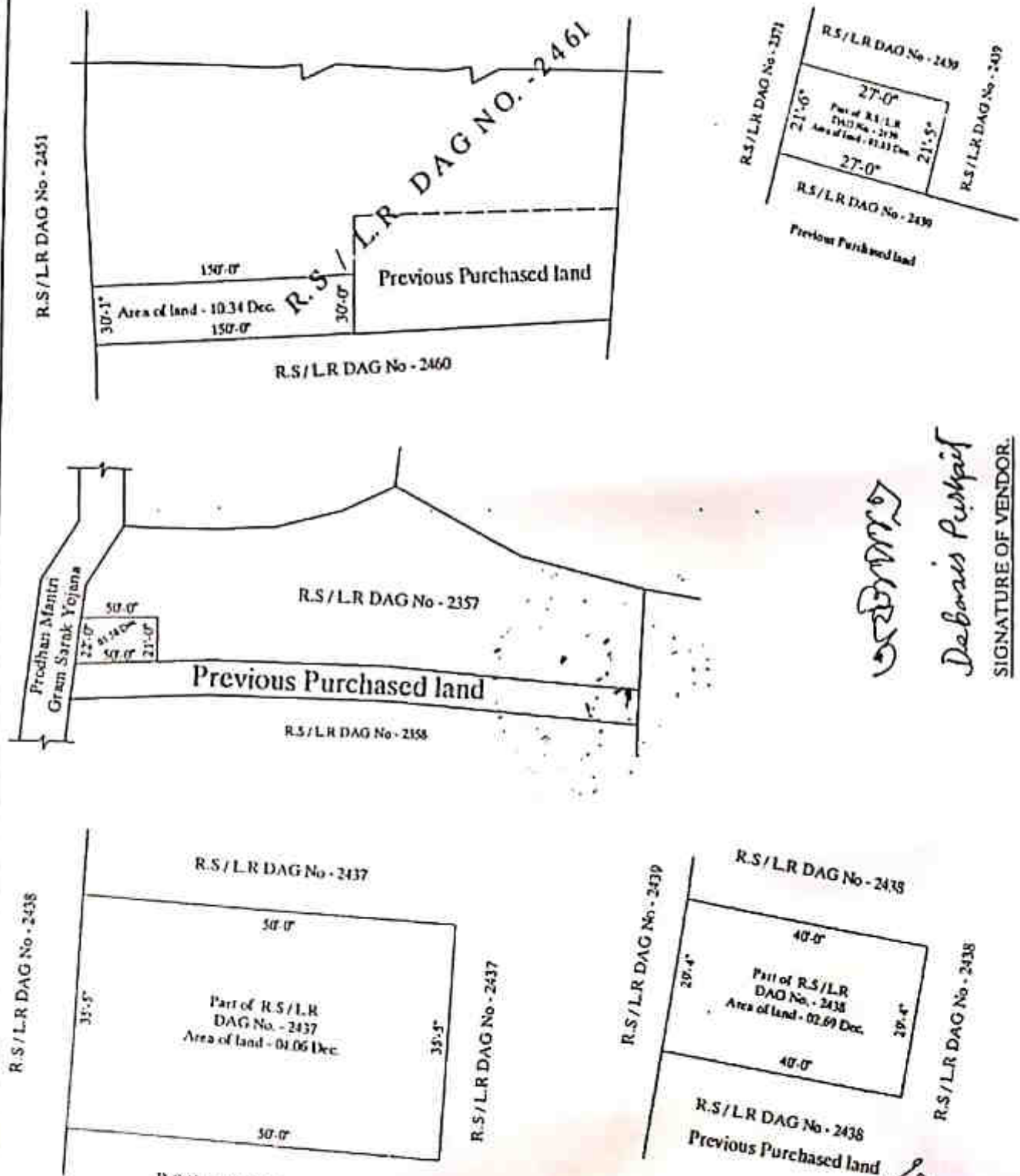
 <i>Handwritten name in Devanagari script</i>	 Little	 Ring	 Middle	 Fore	 Thumb
	Left Hand				
	 Thumb	 Fore	 Middle	 Ring	 Little
	Right Hand				
 <i>Debon</i>	 Little	 Ring	 Middle	 Fore	 Thumb
	Left Hand				
	 Thumb	 Fore	 Middle	 Ring	 Little
	Right Hand				
 <i>Uma Khari</i>	 Little	 Ring	 Middle	 Fore	 Thumb
	Left Hand				
	 Thumb	 Fore	 Middle	 Ring	 Little
	Right Hand				

TEN FINGER PRINT

 Supriya K. Patra					
	Little	Ring	Middle	Fore	Thumb
	Left Hand				
					
	Thumb	Fore	Middle	Ring	Little
 Bheemaram Mondal					
	Little	Ring	Middle	Fore	Thumb
	Left Hand				
					
	Thumb	Fore	Middle	Ring	Little
 Subrata Mondal					
	Little	Ring	Middle	Fore	Thumb
	Left Hand				
					
	Thumb	Fore	Middle	Ring	Little
Right Hand					

SITE PLAN OF PART OF R.S / L. R DAG No.- 2357, 2437, 2438, 2439, & 2461, L.R KHATIAN NO. - 2341, AT MOUZA - HUDARAIT, J.L.No. - 54, UNDER CHANDPUR GRAM PANCHAYET. P.S. - RAJARHAT, DIST. - NORTH 24 PARGANAS. NOT TO SCALE.

NB:-Total Schedule area of land 20.00 Decimal According to Position Which is marked by red border.



Debasis Purkait
 SIGNATURE OF VENDOR.

Bina Mondal
Gubra Mondal

DRAWN BY
Md. Ketab Ali
 Civil Draughts man & Surveyor
 Regd. No. - 101102 & 101103

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

GRN: 19-201718-006949409-1

Payment Mode Online Payment

GRN Date: 04/09/2017 12:14:11

Bank : State Bank of India

BRN : IK00HGYKF7

BRN Date: 04/09/2017 12:14:38

DEPOSITOR'S DETAILS

Id No. : 15230001247023/1/2017

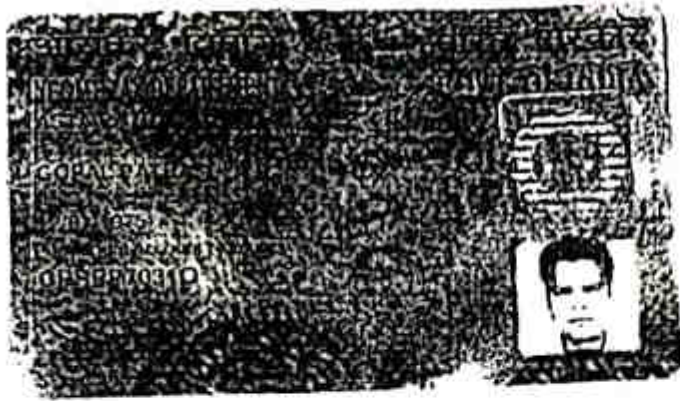
(Query No./Query Year)

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	15230001247023/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	113375
2	15230001247023/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	27705
3	15230001247023/1/2017	Mutation/Conversion -Receipt	0029-00-800-028-27	800
Total				141881

In Words : Rupees One Lakh Forty One Thousand Eight Hundred Eighty One only



Handwritten signature or scribble in black ink.






অস্টা পাত্র
Asta Patra
 (Patra: পত্র) (Patra)
 Father: GOPAL PATRA
 কনস্ট্রাক্টিভ / ডিও ডিআই/১২
 Type / Male


3490 6161 8906


আধার - সাধারণ মানুষের অধিকার


অস্টা পাত্র


আধার
 (বিশেষ: মহিশগল, কৃষ্ণাপুর
 চার পর্গানা, পশ্চিমবঙ্গ)


ভারতীয় প্রজাতন্ত্রের অধিকার
भारत गणराज्य की अধিকার Authority of India
 Address: Mahishgol,
 Krishnapur, North Twenty,
 Four Parganas, West
 Bengal, 700102

3490 6161 8906

 1947
 1800 300 1947



 help@india.gov.in



 www.india.gov.in



ভারতীয় বিশিষ্ট পরিচয় প্রাপ্তিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

ভরসিকাঙ্কিৰ অই ডি / Enrollment No 1040/20681/10050

To:
 দেবপ্ৰিয় পুৰকাইত
 Debasis Purkai
 Bamanghata
 Hadia
 Hadia Bhangar - II South 24 Parganas
 West Bengal 700150

Ref: 1990 / 258 / 561695 / 562366 / P



SE493292830FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5807 7375 6843

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India
 দেবপ্ৰিয় পুৰকাইত
 Debasis Purkai
 পিতা : সূৰ্য পুৰকাইত
 Father : Sushu Purkai
 জন্মতাৰিখ / DOB : 12/02/1982
 পুৰুষ / Male



5807 7375 6843

আধার - সাধারণ মানুষের অধিকার

Debasis Purkai

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEBASHISH PURKAIT
SUSHIL PURKAIT
12/02/1982



Permanent Account Number
BUHPP6537P



Debasis Purkait

Signature

Debasis Purkait



EVANIE INFRASTRUCTURE PVT LTD
[Handwritten Signature]
Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

USASHI REALSTATES PRIVATE LIMITED



01/11/2013

Permanent Account Number

AAFC00790G10000000

31/12/13

USASHI REALSTATES PVT. LTD.

[Handwritten Signature]
Director

[Faded and mostly illegible text, possibly a stamp or official notice]

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

UMA KHAN

PRASAD CHANDRA KHAN

250259886

Partnership Account Number

BBRPK6795D

Uma Khan
Signature



Uma Khan



ভাৰতীয় নিৰ্বাচন কমিছন
 भारत निर्वाचन आयोग
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

KCL2128320



নিৰ্বাচকৰ নাম : উমা খাঁ

Elector's Name : Uma Khan

নিজৰ নাম : প্ৰসাদ খাঁ

Father's Name : Prasad Khan

লিং / Sex : S / F

জন্ম তাৰিখ : XX / XX / 1986
 Date of Birth

KCL2128320

ঠিকানা:

2/571 Anantadeb Mukherjee Lane, 33
 Shibpur Howrah 711102

Address:

2/571 Anantadeb Mukherjee Lane, 33
 Shibpur Howrah 711102

Date: 03/08/2017

164-শিৱপুৰ দক্ষিণ নিৰ্বাচন কেন্দ্ৰৰ নিৰ্বাচন নিয়ন্ত্ৰক
 অফিচিয়েল স্বাক্ষৰ কৰুৱা

Facsimile Signature of the Electoral
 Registration Officer for
 164-Howrah South Constituency

বিজ্ঞপ্তা: নিৰ্বাচন কৰ্তৃক নিৰ্বাচন কেন্দ্ৰৰ নিৰ্বাচন নিয়ন্ত্ৰক
 অফিচিয়েল স্বাক্ষৰ কৰুৱা।
 In case of change in address, please fill Card No.
 in the related form for including your name in the
 roll at the changed address and to return the card
 with same number.

सिद्धि विद्या

सिद्धि विद्या

NO. 100 DEPARTMENT

GOVT. OF INDIA

SUPRIYA KUMAR PATRA

ABIS KUMAR PATRA

04/01/1984

BGSPP3301E

[Handwritten Signature]

Signature

[Handwritten Signature]





ভারত সরকার
 Unique Identification Authority of India
 Government of India

আধিকারিক আইডি / Enrolment No. 510501052009252

To
 SUPRIYA KUMAR PATRA
 Resident
 Male
 East Guwahati
 West Bengal 771026

MIN529573081FT



আপনার আধার সংখ্যা / Your Aadhaar No.

6948 7094 0610

Signature

আধার - সাধারণ মানুষের অধিকার

16

ভারত সরকার
 Government of India



সুপ্রিয়া কুমার পাত্র
 SUPRIYA KUMAR PATRA
 পিতা / অর্থীক পাত্র
 Father: ASIS PATRA
 310320V/000-04/03/1994
 পুরুষ / Male



6948 7094 0610

আধার - সাধারণ মানুষের অধিকার

भारत सरकार
GOVT OF INDIA

भारत सरकार
भारत सरकार

भारत सरकार

भारत सरकार

भारत सरकार

भारत सरकार

भारत सरकार

Signature

भारत सरकार

आयकर विभाग
INCOME TAX DEPARTMENT

10023.00
10000.00
10000.00
10000.00

746217

भारत सरकार
GOVT OF INDIA

SUBHRA MONDAL

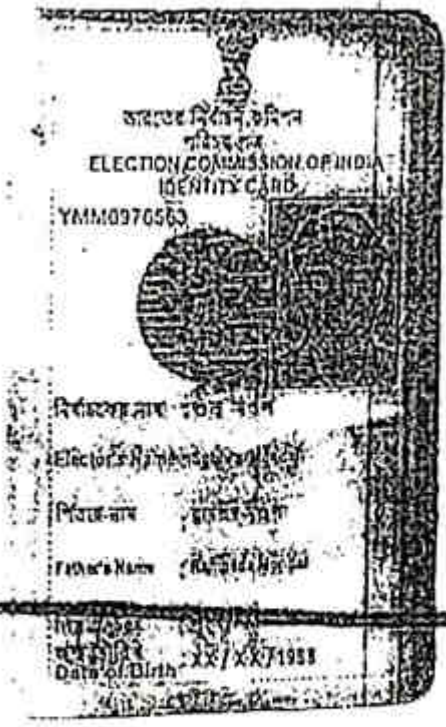
HAMPADA MONDAL

01/01/1988

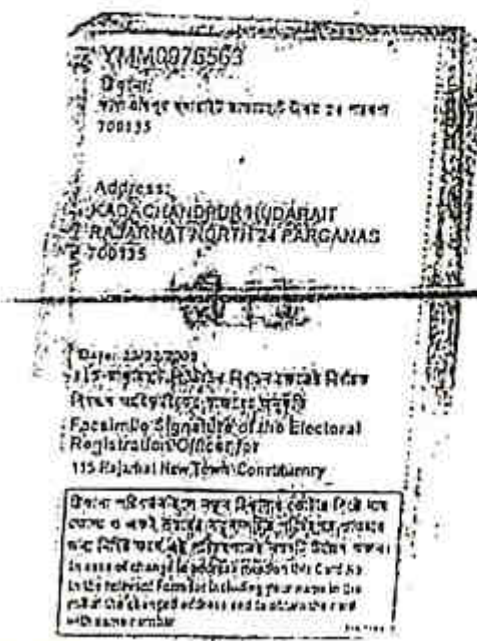
Permanent Account Number

CODPM9961B

Subhra Mondal.



Subhra Mandal.





ALL BENGAL PROGRESSIVE LAW CLERKS
AND TYPIST WELFARE ASSOCIATION
66/ND FLOOR, SEALDAH COURT COMPLEX
1, Bellaghatu Road, Kolkata - 700 014

IDENTITY CARD

NAME
SIDM/OF
ADDRESS

BISWAJIT SARKAR
BALARAM SARKAR
143 SURYASENAGAR
SOUTH DUM DUM (M)
MOTIHEEL 24 PGS 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 of the Chairman

Biswajit Sarkar

Major Information of the Deed

Deed No :	I-1523-10069/2017	
Query No / Year	1523-0001247023/2017	Date of Registration 16/10/2017
Query Date	04/09/2017 1:36:53 AM	Office where deed is registered
Applicant Name, Address & Other Details	A.D.S.R. RAJARHAT, District: North 24-Parganas KALIPADA CHARAN 1171, Purba Sinihee 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. 21,58,604/-	Rs. 22,69,100/-	
Stampduty Paid(SD)	Registration Fee Paid	
Rs. 1,13,476/- (Article:23)	Rs. 27,705/- (Article:A(1), E, B)	
Remarks		

Land Details :

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

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-2341	Bastu	Shali	1.58 Dec	1,70,530/-	1,79,259/-	Property is on Road
L2	LR-2437	LR-2341	Bastu	Shali	4.06 Dec	4,38,196/-	4,60,627/-	Property is on Road
L3	LR-2438	LR-2341	Bastu	Shali	2.69 Dec	2,90,332/-	3,05,194/-	Property is on Road
L4	LR-2439	LR-2341	Bastu	Shali	1.33 Dec	1,43,548/-	1,50,895/-	Property is on Road
L5	LR-2461	LR-2341	Bastu	Shali	10.34 Dec	11,15,998/-	11,73,125/-	Property is on Road
		TOTAL :			20Dec	21,58,604 /-	22,69,100 /-	
		Grand Total :			20Dec	21,58,604 /-	22,69,100 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri GOBINDA MONDAL Son of Late Suren Mondal 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
2	Shri SAILEN MONDAL Son of Late Sundar Chandra Mondal 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
3	Shri SUNIL MONDAL Son of Late Sundar Chandra Mondal 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

4	Smt ANJALI MONDAL Daughter of Late Sundar Chandra Mondal 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
5	Smt BIJALI MONDAL Wife of Shri Pulin Naskar And Daughter Of Late Sundar Chandra Mondal 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
6	Smt RAMA DHALI (MONDAL) Wife of Shri Mrityun Dhali And daughter of Late Sundar Chandra Mondal 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
7	Shri NIMAI MONDAL Son of Late Gourhari Mondal 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
8	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
9	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,Dakshindari Road,"Bima Abasan",First Floor, Flat No: E2/1, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048 , PAN No.: AAEC5886B, 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 GOBINDA MONDAL, Shri SAILEN MONDAL, Shri SUNIL MONDAL, Smt ANJALI MONDAL, Smt BIJALI MONDAL, Smt RAMA DHALI (MONDAL), Shri NIMAI MONDAL
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 GOBINDA MONDAL, Shri SAILEN MONDAL, Shri SUNIL MONDAL, Smt ANJALI MONDAL, Smt BIJALI MONDAL, Smt RAMA DHALI (MONDAL), Shri NIMAI MONDAL

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt UMA KHAN Authorised Signatory MS USASHIREALSTATESPVT 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)
2	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.:: BCSP3301E Status : Representative, Representative of : M/S. EVANIE INFRASTRUCTURE PVT. LTD. (as Director)

Identifier Details :

Name & address	
Mr 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 ASTA PATRA, Shri DEBASIS PURKAIT, Smt UMA KHAN Authorised Signatory MS USASHIREALSTATESPVT LTD, Shri SUPRIYA KUMAR PATRA, Shri BISWAJIT MONDAL, Shri SUBHRA MONDAL	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri GOBINDA MONDAL	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.225714 Dec
2	Shri SAILEN MONDAL	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.225714 Dec
3	Shri SUNIL MONDAL	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.225714 Dec
4	Smt ANJALI MONDAL	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.225714 Dec
5	Smt BIJALI MONDAL	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.225714 Dec
6	Smt RAMA DHALI (MONDAL)	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.225714 Dec
7	Shri NIMAI MONDAL	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.225714 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri GOBINDA MONDAL	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.58 Dec
2	Shri SAILEN MONDAL	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.58 Dec
3	Shri SUNIL MONDAL	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.58 Dec
4	Smt ANJALI MONDAL	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.58 Dec
5	Smt BIJALI MONDAL	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.58 Dec
6	Smt RAMA DHALI (MONDAL)	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.58 Dec
7	Shri NIMAI MONDAL	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.58 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri GOBINDA MONDAL	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.384286 Dec
2	Shri SAILEN MONDAL	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.384286 Dec
3	Shri SUNIL MONDAL	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.384286 Dec
4	Smt ANJALI MONDAL	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.384286 Dec
5	Smt BIJALI MONDAL	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.384286 Dec
6	Smt RAMA DHALI (MONDAL)	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.384286 Dec
7	Shri NIMAI MONDAL	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.384286 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri GOBINDA MONDAL	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.19 Dec
2	Shri SAILEN MONDAL	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.19 Dec
3	Shri SUNIL MONDAL	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.19 Dec
4	Smt ANJALI MONDAL	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.19 Dec
5	Smt BIJALI MONDAL	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.19 Dec
6	Smt RAMA DHALI (MONDAL)	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.19 Dec
7	Shri NIMAI MONDAL	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-0.19 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Shri GOBINDA MONDAL	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-1.47714 Dec
2	Shri SAILEN MONDAL	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-1.47714 Dec
3	Shri SUNIL MONDAL	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-1.47714 Dec
4	Smt ANJALI MONDAL	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-1.47714 Dec
5	Smt BIJALI MONDAL	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-1.47714 Dec
6	Smt RAMA DHALI (MONDAL)	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-1.47714 Dec
7	Shri NIMAI MONDAL	M/S. EVANIE INFRASTRUCTURE PVT. LTD.-1.47714 Dec

nd Details as per Land Record

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

ich No	Plot & Khalian Number	Details Of Land
L1	LR Plot No:- 2357(Corresponding RS Plot No:- 2357), LR Khalian No:- 2341	Owner:মোরি মন্ডল, Gurdian:সুজেন, Address:দক্ষিণ বামুনঘাটা, Classification:শালি, Area:0.03000000 Acre,
L2	LR Plot No:- 2437(Corresponding RS Plot No:- 2437), LR Khalian No:- 2341	Owner:মোরি মন্ডল, Gurdian:সুজেন, Address:দক্ষিণ বামুনঘাটা, Classification:শালি, Area:0.05000000 Acre,
L3	LR Plot No:- 2438(Corresponding RS Plot No:- 2438), LR Khalian No:- 2341	Owner:মোরি মন্ডল, Gurdian:সুজেন, Address:দক্ষিণ বামুনঘাটা, Classification:শালি, Area:0.03000000 Acre,
L4	LR Plot No:- 2439(Corresponding RS Plot No:- 2439), LR Khalian No:- 2341	Owner:মোরি মন্ডল, Gurdian:সুজেন, Address:দক্ষিণ বামুনঘাটা, Classification:শালি, Area:0.03000000 Acre,
L5	LR Plot No:- 2461(Corresponding RS Plot No:- 2461), LR Khalian No:- 2341	Owner:মোরি মন্ডল, Gurdian:সুজেন, Address:দক্ষিণ বামুনঘাটা, Classification:শালি, Area:0.12000000 Acre,

Endorsement For Deed Number : I - 152310069 / 2017

On 04-09-2017

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

Presented for registration at 18:05 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 22,69,100/-

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

Indelified by Mr 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 GOBINDA MONDAL Village – Bamanghata, P.O: Bamanghata, Thana: Kolkata Leather Camp, . South 24-Parganas, WEST BENGAL, India, PIN - 700150, 2. Shri SAILEN MONDAL Village - Bamanghata, P.O: Bamanghata, Thana: Kolkata Leather Camp, . South 24-Parganas, WEST BENGAL, India, PIN - 700150, 3. Shri SUNIL MONDAL Village – Bamanghata, P.O: Bamanghata, Thana: Kolkata Leather Camp, . South 24-Parganas, WEST BENGAL, India, PIN - 700150, 4. Smt ANJALI MONDAL Village – Bamanghata, P.O: Bamanghata, Thana: Kolkata Leather Camp, . South 24-Parganas, WEST BENGAL, India, PIN - 700150, 5. Smt BIJALI MONDAL Village – Bamanghata, P.O: Bamanghata, Thana: Kolkata Leather Camp, . South 24-Parganas, WEST BENGAL, India, PIN - 700150, 6. Smt RAMA DHALI (MONDAL) Village – Bamanghata, P.O: Bamanghata, Thana: Kolkata Leather Camp, . South 24-Parganas, WEST BENGAL, India, PIN - 700150, 7. Shri NIMAI MONDAL Village – Bamanghata, P.O: Bamanghata, Thana: Kolkata Leather Camp, . South 24-Parganas, WEST BENGAL, India, PIN - 700150 is admitted by him

Indetified by Mr 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

2. Execution by Shri DEBASIS PURKAIT, . Son of Shri Sushil Purkait, Village – Bamanghata, P.O: Bamanghata, Thana: Kolkata Leather Camp, . South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business as the constituted attorney of 1. Shri GOBINDA MONDAL Village – Bamanghata, P.O: Bamanghata, Thana: Kolkata Leather Camp, . South 24-Parganas, WEST BENGAL, India, PIN - 700150, 2. Shri SAILEN MONDAL Village - Bamanghata, P.O: Bamanghata, Thana: Kolkata Leather Camp, . South 24-Parganas, WEST BENGAL, India, PIN - 700150, 3. Shri SUNIL MONDAL Village – Bamanghata, P.O: Bamanghata, Thana: Kolkata Leather Camp, . South 24-Parganas, WEST BENGAL, India, PIN - 700150, 4. Smt ANJALI MONDAL Village – Bamanghata, P.O: Bamanghata, Thana: Kolkata Leather Camp, . South 24-Parganas, WEST BENGAL, India, PIN - 700150, 5. Smt BIJALI MONDAL Village – Bamanghata, P.O: Bamanghata, Thana: Kolkata Leather Camp, . South 24-Parganas, WEST BENGAL, India, PIN - 700150, 6. Smt RAMA DHALI (MONDAL) Village – Bamanghata, P.O: Bamanghata, Thana: Kolkata Leather Camp, . South 24-Parganas, WEST BENGAL, India, PIN - 700150, 7. Shri NIMAI MONDAL Village – Bamanghata, P.O: Bamanghata, Thana: Kolkata Leather Camp, . South 24-Parganas, WEST BENGAL, India, PIN - 700150 is admitted by him

Indetified by Mr 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 27,705/- (A(1) = Rs 22,691/- , B = Rs 5,000/- , E = Rs 14/-) and Registration Fees paid by by online = Rs 27,705/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/09/2017 12:14PM with Govt. Ref. No: 192017180069494091 on 04-09-2017, Amount Rs: 27,705/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK00HGYKF7 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. 1,13,476/- and Stamp Duty paid by online = Rs 1,13,376/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2017 12:14PM with Govt. Ref. No: 192017180069494091 on 04-09-2017, Amount Rs: 1,13,376/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00HGYKF7 on 04-09-2017, Head of Account 0030-02-103-003-02

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. 1,13,476/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 40103, Amount: Rs.100/-, Date of Purchase: 08/08/2017, Vendor name: S Chanda

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

On 16-10-2017

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.

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

DEED OF

CONVEYANCE

BETWEEN

VENDORS – SRI KALIDAS MONDAL & 2 OTHERS

AND

PURCHASER – M/S. USASHI REALSTATES PVT. LTD.

DRAFTED BY :

Mr. Kalipada Charan,
Advocate,

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