

2257

2284/2017

DEED OF CONVEYANCE BETWEEN

VENDOR – SRI BAPAN NASKAR

AND

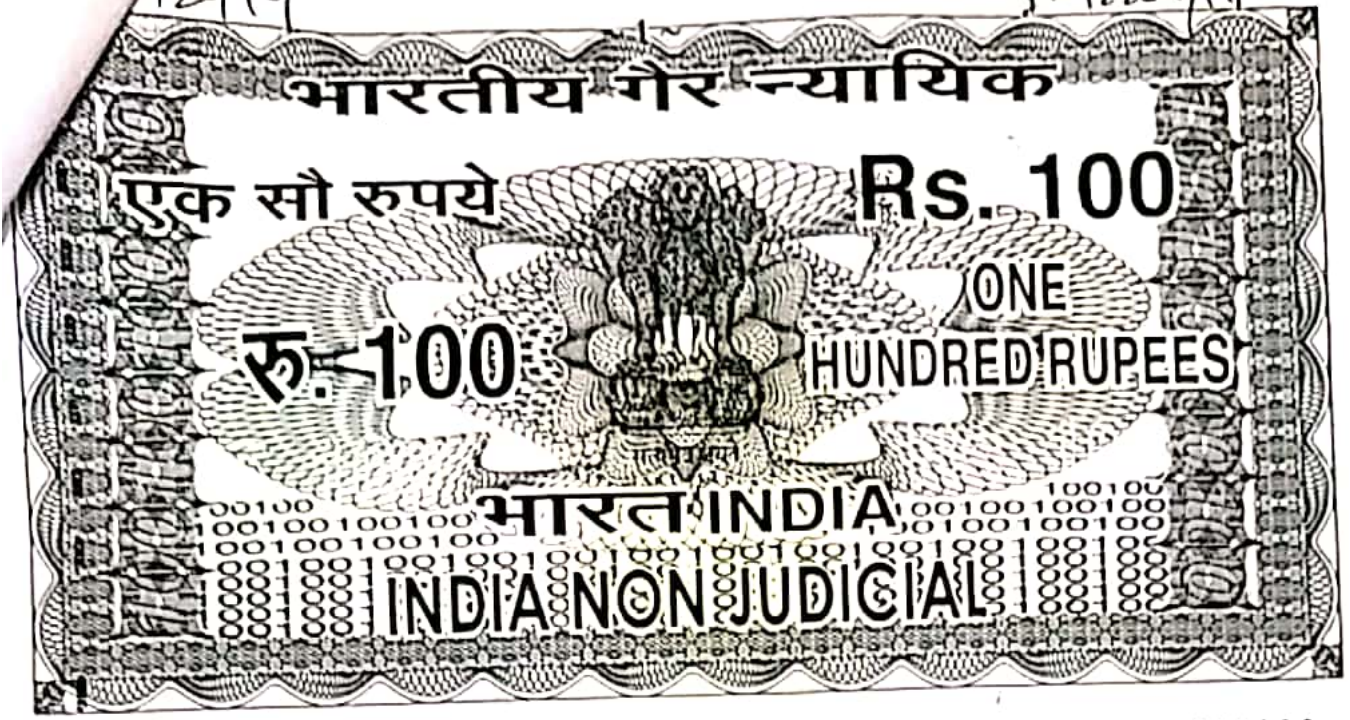
PURCHASER – M/S. EVANIE INFRASTRUCTURE PVT. LTD.

DRAFTED BY :

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

12919

P-12284/17



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Y 801108

11/12/17
 11693522

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

District Sub-Registrar
 Rajnagar, New Town, North 24-Pgs

11 DEC 2017

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 11th day of December,
 Two Thousand and Seventeen (2017).

BETWEEN

70161

Kalipada Charan,
Advocate,

Sl. No. Sold to 1171, Part - Sinter Road,
Address..... (Rakir Ghosh Place),
Sagarika Apartment, Flat No.-2,
Dum Dum, Kolkata-700 030.

A. K. Maity

(Govt.) Licensed Stamp Vendor
10 Old Post Office Street
Kolkata - 700001
License No. 1/ 2017-2018
Issue Date Sign.....

17 NOV 2017



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

11 DEC 2017

SRI BAPAN NASKAR (having Pan BJTPN7299F), son of Sri Swapan Naskar, by faith - Hindu, by nationality - Indian, by occupation - Cultivation, residing at Village - Kada, Post Office - Akandakeshori, Police Station - Rajarhat, Kolkata - 700 135, District - North 24 Parganas, hereinafter called and referred to as the "**VENDOR**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **ONE PART**

A N D

M/S. EVANIE INFRASTRUCTURE PVT. LTD. (having Pan AAECE5886B), a Company incorporated under the Companies Act. 1956 (CIN No. U45309WB2017PTC220329), 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 Director namely **SRI SOUMEN MANA** (having Pan CKAPM8296A), son of Sri Tapan Mana, by faith - Hindu, by nationality - Indian, by occupation - Service, residing at Village - Talberia Ghunghuni Patna, Post Office - Lowada, Police Station - Debra, District - Paschim Medinipur, Pin - 721 136, 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 **OTHER PART.**

WHEREAS one Sri Jotish Chandra Mondal was the absolute and recorded owner of **ALL THAT** piece or parcel of a plot of sali and doba land containing by estimation a total area of **78.25 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** (sali land measuring an area of **25.25 Decimals** out of 101 Decimals), **2370** (doba land measuring an area of **08 Decimals**), **2371** (doba land measuring an area of **07 Decimals**), **2406** (sali land measuring an area of **15 Decimals**) & **2461** (sali land measuring an area of **23 Decimals**) appertaining to **R. S. Khatian No. 303** 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 Jotish Chandra Mondal died intestate leaving behind him his surviving widow namely Smt. Brihaspati Mondal, five sons namely Sri Bhojohori Mondal, Sri Bidur Mondal, Sri Gopal Mondal, Sri Nepal Mondal & Sri Haripada Mondal and three daughters namely Smt. Chapala Mondal (Naskar), Smt. Kanak Mondal & Smt. Kamala Biswas alias Moro Mondal as his only legal heirs and successors and accordingly upon the demise of the said Jotish Chandra Mondal the said land left by him devolved upon his said legal heirs and successors in accordance with the Hindu Law of Succession.

AND WHEREAS due to innumerable circumstances the total inherited property of the deceased the said Jotish Chandra Mondal has been recorded in **L. R. Khatian Nos. 266, 534, 636, 693 & 1124** in the name of his said five sons namely the said Sri Bhojohori Mondal, Sri Bidur Mondal, Sri Gopal Mondal, Sri Nepal Mondal and Sri Haripada Mondal.

AND WHEREAS by virtue of the said inheritance the said Smt. Kamala Biswas alias Moro Mondal became the absolute owner of **ALL THAT** piece or parcel of a plot of sali and doba land containing by estimation a total area of **08.74 Decimals** be the same a little more or less out of the said land measuring an area of 78.25 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. 2357** (sali land measuring an area of **02.80 Decimals** out of 25.25 Decimals), **2370** (doba land measuring an area of **0.50 Decimal** out of 08 Decimals), **2371** (doba land measuring an area of **0.50 Decimal** out of 07 Decimals), **2406** (sali land measuring an area of **01.50 Decimals** out of 15 Decimals) & **2461** (sali land measuring an area of **03.44 Decimals** out of 23 Decimals) appertaining to R. S. Khatian No. 303 corresponding to **L. R. Khatian Nos. 266, 534, 636, 693 & 1124** 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 thereafter by virtue of a Deed of Conveyance dated 13th day of November, 2017 duly registered in the office of the Additional Registrar of Assurances - IV at Kolkata in Book No. I, Volume No. 1904-2017, Pages 422651 to 422677, Being No. 190411403 for the year 2017, the said Smt.

Kamala Biswas alias Moro Mondal indefensibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of sali and doba land containing by estimation an area of **08.74 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** (sali land measuring an area of **02.80 Decimals**), **2370** (doba land measuring an area of **0.50 Decimal**), **2371** (doba land measuring an area of **0.50 Decimal**), **2406** (sali land measuring an area of **01.50 Decimals**) & **2461** (sali land measuring an area of **03.44 Decimals**) appertaining to R. S. Khatian No. 303 corresponding to **L. R. Khatian Nos. 266, 534, 636, 693 & 1124** 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 thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto unto and in favour of the **Vendor herein** namely **Sri Bapan Naskar** free from all encumbrances whatsoever.

AND WHEREAS similarly by virtue of the said inheritance the said Smt. Chapala Mondal (Naskar) also became the absolute owner of ALL THAT piece or parcel of a plot of sali and doba land containing by estimation a total area of **08.74 Decimals** be the same a little more or less out of the said land measuring an area of 78.25 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. 2357** (sali land measuring an area of **02.80 Decimals** out of 25.25 Decimals), **2370** (doba land measuring an area of **0.50 Decimal** out of 08 Decimals), **2371** (doba land measuring an area of **0.50 Decimal** out of 07 Decimals), **2406** (sali land measuring an area of **01.50 Decimals** out of 15 Decimals) & **2461** (sali land measuring an area of **03.44 Decimals** out of 23 Decimals) appertaining to R. S. Khatian No. 303 corresponding to **L. R. Khatian Nos. 266, 534, 636, 693 & 1124** 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 thereafter by virtue of a Deed of Conveyance dated 18th day of November, 2017 duly registered in the office of the Additional Registrar of Assurances - IV at Kolkata in Book No. I, Volume No. 1904-2017, Pages 434764 to 434792, Being No. 190411692 for the year 2017, the said Smt. Chapala Mondal (Naskar) indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of the said plot of sali and doba land containing by estimation an area of **08.74 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** (sali land measuring an area of **02.80 Decimals**), **2370** (doba land measuring an area of **0.50 Decimal**), **2371** (doba land measuring an area of **0.50 Decimal**), **2406** (sali land measuring an area of **01.50 Decimals**) & **2461** (sali land measuring an area of **03.44 Decimals**) appertaining to R. S. Khatian No. 303 corresponding to **L. R. Khatian Nos. 266, 534, 636, 693 & 1124** 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 thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto unto and in favour of the **Vendor herein** namely, the said **Sri Bapan Naskar** free from all encumbrances whatsoever.

AND WHEREAS by virtue of the said two Deeds of Conveyance the Vendor herein the said **Sri Bapan Naskar** thus became the absolute Owner and seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of the said plots of sali and doba land containing by estimation a total area of **17.48 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** (sali land measuring an area of **05.60 Decimals**), **2370** (doba land measuring an area of **01 Decimal**), **2371** (doba land measuring an area of **01 Decimal**), **2406** (sali land measuring an area of **03 Decimals**) & **2461** (sali land measuring an area of **06.88 Decimals**) appertaining to R. S. Khatian No. 303 corresponding to **L. R. Khatian Nos. 266, 534, 636, 693 & 1124** 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**" free from all encumbrances whatsoever.

AND WHEREAS while remained in absolute possession and enjoyment of the said land the Vendor herein **has** agreed to sell and the Purchaser herein **has** agreed to purchase **ALL THAT** piece or parcel of the said plot of sali and doba land containing by estimation an area of **17.48 Decimals** comprised of the said Property at or for the total consideration of **Rs. 20,00,000/- (Rupees Twenty Lac)** only free from all encumbrances, liens, lispensens, charges, attachments, claims and demands in any manner whatsoever.

AND WHEREAS at or before the execution of this Deed of Conveyance the Vendor doth hereby assure and represent to the Purchaser as follows:-

- a) **THAT** the Vendor **has** 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, lispensens, attachments, acquisitions, requisitions and trust whatsoever or howsoever.
- c) **THAT** excepting the Vendor 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 Vendor **is** legally competent to transfer the said Property and every part thereof.
- e) **THAT** there is no acquisition or requisition proceeding pending nor the Vendor **has** 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 Vendor in respect of the said Property or any part thereof.
- g) **THAT** the Vendor **has** not entered into any Agreement for Sale, Development, Lease, Tenancy or otherwise nor **has** created any interest or right of the Third Party into and upon the said Property or any part thereof.

- h) **THAT** the Vendor **has** 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 "Debttor" or "Wakf" and it is free from road alignment.
- k) **THAT** relying upon the aforesaid representations, assurances and covenants made by the Vendor 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. 20,00,000/- (Rupees Twenty Lac)** only paid by the Purchaser to the Vendor at or before the execution of these presents, the receipt whereof the Vendor doth hereby admit and acknowledge as per 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, he the Vendor as the absolute Owner of the said Property doth 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 and doba land containing by estimation an area of **17.48 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 Vendor 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 Vendor, **his** 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 Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor from to these presents AND the Vendor herein doth hereby for **himself, his** 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 Vendor herein done or executed or knowingly suffered to the contrary **he** the Vendor had at all material times heretofore and now **has** good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed 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 Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for **him** 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 Vendor 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 Vendor's title in the said Property made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid

AND FURTHER THAT the Vendor 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 him the Vendor 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 Vendor, his 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 Vendor 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 Vendor 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 and doba land containing by estimation an area of **17.48 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** (sali land measuring an area of **05.60 Decimals**), **2370** (doba land measuring an area of **01 Decimal**), **2371** (doba land measuring an area of **01 Decimal**), **2406** (sali land measuring an area of **03 Decimals**) & **2461** (sali land measuring an area of **06.88 Decimals**) appertaining to R. S. Khatian No. 303 corresponding to **L. R. Khatian Nos. 266, 534, 636, 693 & 1124** 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 part or portion of **R. S. & L. R. Dag No. 2357** is butted and bounded in the manner as follows :-

- ON THE NORTH : By part of R. S. & L. R. Dag No. 2357;
ON THE SOUTH : By part of R. S. & L. R. Dag No. 2357;
ON THE EAST : By part of R. S. & L. R. Dag No. 2357;
ON THE WEST : By the Mouza – Hudarait, Sheet No. 2.

A N D

The said part or portion of **R. S. & L. R. Dag No. 2370** is butted and bounded in the manner as follows :-

- ON THE NORTH : By R. S. & L. R. Dag No. 2359;
ON THE SOUTH : By part of R. S. & L. R. Dag No. 2370;
ON THE EAST : By part of R. S. & L. R. Dag No. 2370;
ON THE WEST : By part of R. S. & L. R. Dag No. 2370.

A N D

The said part or portion of **R. S. & L. R. Dag No. 2371** is butted and bounded in the manner as follows :-

- ON THE NORTH : By R. S. & L. R. Dag No. 2359;
ON THE SOUTH : By part of R. S. & L. R. Dag No. 2371;
ON THE EAST : By part of R. S. & L. R. Dag No. 2371;
ON THE WEST : By part of R. S. & L. R. Dag No. 2371.

A N D

The said part or portion of **R. S. & L. R. Dag No. 2406** is butted and bounded in the manner as follows :-

- ON THE NORTH : By R. S. & L. R. Dag No. 2438;
ON THE SOUTH : By part of R. S. & L. R. Dag No. 2406;
ON THE EAST : By R. S. & L. R. Dag No. 2407;
ON THE WEST : By R. S. & L. R. Dag No. 2405.

A N D

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

- ON THE NORTH : By part of R. S. & L. R. Dag No. 2461;
ON THE SOUTH : By part of R. S. & L. R. Dag No. 2461;
ON THE EAST : By part of R. S. & L. R. Dag No. 2461;
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 Parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the Vendor at Kolkata

In the presence of :-

1. Kalipada Chazan
Advocate

2. SK. Imran Hossain

vill - Gazi Pur, Karhi Pur

Kol - 700135

BOPAL KOSHA

Signature of the Vendor

SIGNED, SEALED AND DELIVERED

by the Purchaser at Kolkata

in the presence of :-

1. Kalipada Chazan
Advocate

2. SK. Imran Hossain

EVANIE INFRASTRUCTURE PVT. LTD.

Soumen Hansa

Director

Signature of the Purchaser

RECEIPT

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 20,00,000/- (Rupees Twenty Lac) only as full and final consideration money under these presents as per Memo given hereunder : -

MEMO OF CONSIDERATION

By Cheques on different dates -----

Rs. 20,00,000/-

(Rupees Twenty Lac Only)

WITNESSES :

1. Kalipada Charan
Advocate

2. Sh. Imran Hossain

vill - Gazi Pur, Kashi Pur
Kot - 135

BAPAKHOSKAR

Signature of the Vendor

BAPAKHOSKAR

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

Kalipada Charan

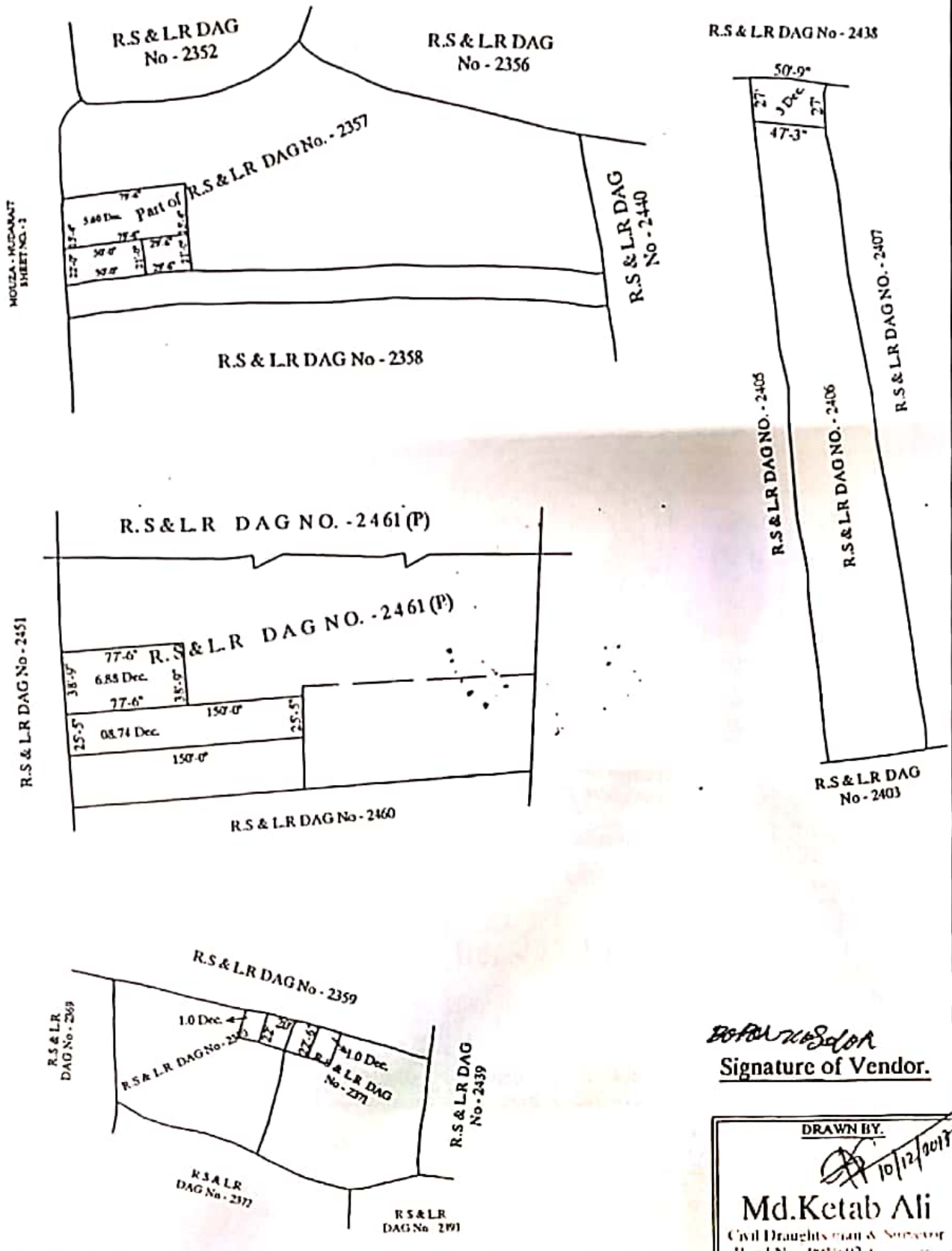
(Kalipada Charan),
Advocate,

Erl. No. WB/881/86,
1171, Purba Sinthee Road,
(Fakir Ghosh Place),
Sagarika Apartment,
Flat No. 2, Dum Dum,
Kolkata - 700 030,
(Sealdah Court).

✓
✓

SITE PLAN FOR PART OF R.S & L.R DAG Nos.- 2357, 2370, 2371, 2406 & R.S KHATIAN NO. - 303, L.R KHATIAN NOS. - 266, 534, 636, 693 & 1124, AT MOUZA - HUDARAIT, J.L.No. - 54, UNDER CHANDPUR GRAM PANCHAYET. P.S.- RAJARIHAT, DIST.- NORTH 24PARGANAS.

NB:- The Site plan have drawn according to R.S Map, Schedule Area of land 17.48 Decimals out of 371 Decimals in this sheet which is marked by red border. Not to be scale.



Bofar Khatun
Signature of Vendor.

DRAWN BY.
Md. Ketab Ali
10/12/2017
Md. Ketab Ali
Civil Draughts man & Surveyor
M. No. - 1311124
















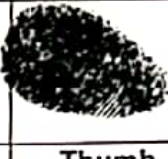






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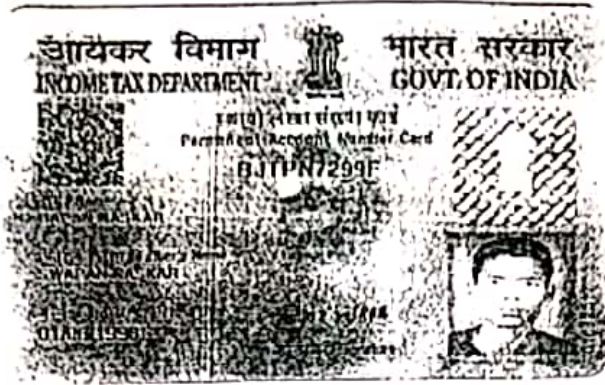
BAPIK

BAPIK KOSKOR

Soumen Mana

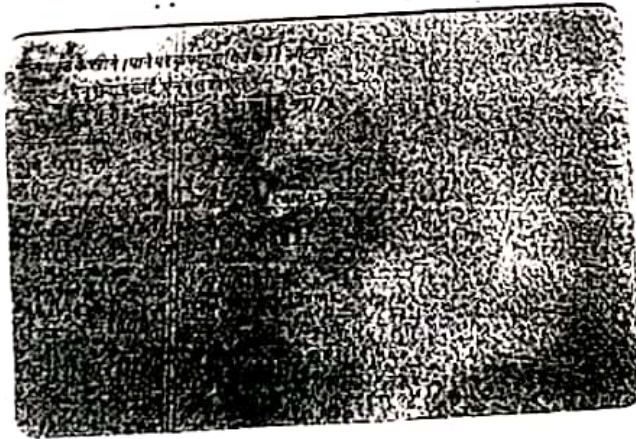
Soumen Mana.

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



BJTPN7299F

BJTPN7299F





EVANIE INFRASTRUCTURE.

Soumen Maam.
Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOUMEN MANA

TAPAN MANA

09/06/1991

Permanent Account Number

CKAPM8296A

Soumen Mana

Signature



21122013

Soumen Mana.



ভারত সরকার
Government of India

অধিকাৰীৰ আইডি / Enrollment No. : 1058/25002/18747

To
Soumen Mana
পৌতন মানা
S/O: Tapan Mana
TALBERIA GHUNGHUNI PATNA
Talberya Ghunghuni Palna
Lowada, Paschim Medinipur
West Bengal - 721136

14/04/2014

KL868234915FT
86823491



আপনার সংখ্যা / Your No. :

5800 3264 4634

- সাধাৰণ মানুষেৰ অধিকাৰ



ভারত সরকার
Government of India

পৌতন মানা
Soumen Mana
পিতা : তপন মানা
Father : TAPAN MANA



১০৯১২১০০৪ ০২১০৬/১৫৫১
পুং / Male

5800 3264 4634



- সাধাৰণ মানুষেৰ অধিকাৰ

Soumen Mana



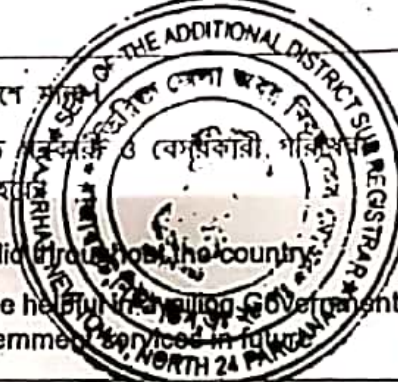
তথ্য

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

INFORMATION

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

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




ভারতীয় অধিষ্ঠিত পরিচয় প্রাপ্তিকরণ

ঠিকানা: স/তপন মানা
তালবেরিয়া গুংহুনি পটনা
তালবেরিয়া গুংহুনি পটনা, পশ্চিম
বঙ্গ, পশ্চিম মেদিনীপুর, পশ্চিম বঙ্গ,

Address: S/O: Tapan Mana,
TALBERIA GHUNGHUNI
PATNA, Talberya Ghunghuri
Patna, Paschim Medinipur,
Lowada, West Bengal,
721138

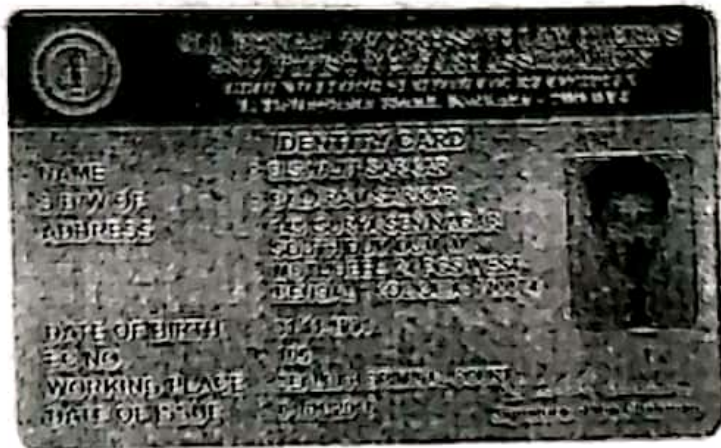
5800 3264 4634

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Soumen Man.



Biswasnit Suckor

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

GRN: 19-201718-013189156-1

Payment Mode Online Payment

GRN Date: 10/12/2017 20:47:21

Bank : State Bank of India

BRN : IK00JZNSN2

BRN Date: 10/12/2017 20:48:15

DEPOSITOR'S DETAILS

Id No. : 15230001693522/1/2017

[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	15230001693522/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	137093
2	15230001693522/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	27449
3	15230001693522/1/2017	Mutation/Conversion-Receipt	0029-00-800-028-27	699

Total

165241

In Words : Rupees One Lakh Sixty Five Thousand Two Hundred Forty One only

Major Information of the Deed



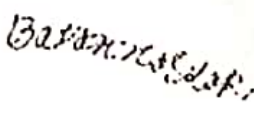
Deed No :	I-1523-12284/2017	Date of Registration	11/12/2017
Query No / Year	1523-0001693522/2017	Office where deed is registered	
Query Date	09/12/2017 10:22:23 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	KALIPADA CHARAN 1171, PURBA SINTHEE ROAD, Thana : 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]		
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 27,43,466/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,37,193/- (Article:23)	Rs. 27,449/- (Article:A(1), E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatlan Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-2357	LR-266	Bastu	Shali	5.6 Dec	6,40,730/-	8,96,000/-	
L2	LR-2370	LR-534	Doba	Doba	1 Dec	1,14,416/-	1,33,333/-	
L3	LR-2371	LR-636	Doba	Doba	1 Dec	1,14,416/-	1,33,333/-	
L4	LR-2406	LR-693	Bastu	Shali	3 Dec	3,43,248/-	4,80,000/-	
L5	LR-2461	LR-1124	Bastu	Shali	6.88 Dec	7,87,190/-	11,00,800/-	
TOTAL :					17.48Dec	20,00,000 /-	27,43,466 /-	
Grand Total :					17.48Dec	20,00,000 /-	27,43,466 /-	



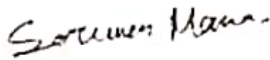
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger print	Signature
1	Shri BAPAN NASKAR Son of Shri Swapan Naskar Executed by: Self, Date of Execution: 11/12/2017 , Admitted by: Self, Date of Admission: 11/12/2017 ,Place : Office	 <small>11/12/2017</small>	 <small>LTI 11/12/2017</small>	 <small>11/12/2017</small>
Village - Kada, P.O:- Akandakeshori, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: BJTPN7299F, Status :Individual, Executed by: Self, Date of Execution: 11/12/2017 , Admitted by: Self, Date of Admission: 11/12/2017 ,Place : Office				

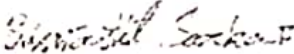
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	EVANIE INFRASTRUCTURE PRIVATE LIMITED 594/1,DakshindanRoad,"BimaAbasan"First Floor, 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, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SOUMEN MANA (Presentant) Son of Shri Tapan Mana Date of Execution - 11/12/2017, , Admitted by: Self, Date of Admission: 11/12/2017, Place of Admission of Execution: Office	 Dec 11 2017 2:54PM	 LTI 11/12/2017	 11/12/2017
Village – Talberia Ghunghuni Patna, P.O:- Lowada, P.S:- Debra, District:-Paschim Midnapore, West Bengal, India, PIN - 721136, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: CKAPM8296A Status : Representative, Representative of : EVANIE INFRASTRUCTURE PRIVATE LIMITED (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 BAPAN NASKAR, Shri SOUMEN MANA	11/12/2017
	

Transfer of property for L1		
No	From	To. with area (Name-Area)
	Shri BAPAN NASKAR	EVANIE INFRASTRUCTURE PRIVATE LIMITED-5.6 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Shri BAPAN NASKAR	EVANIE INFRASTRUCTURE PRIVATE LIMITED-1 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Shri BAPAN NASKAR	EVANIE INFRASTRUCTURE PRIVATE LIMITED-1 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Shri BAPAN NASKAR	EVANIE INFRASTRUCTURE PRIVATE LIMITED-3 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	Shri BAPAN NASKAR	EVANIE INFRASTRUCTURE PRIVATE LIMITED-6.88 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatlan Number	Details Of Land
L1	LR Plot No:- 2357(Corresponding RS Plot No:- 2357), LR Khatlan No:- 266	Owner:গোপাল মণ্ডল, Gurdian:জ্যোতিষ মণ্ডল, Address:নিজ, Classification:শানি, Area:0.05000000 Acre, Under Mutation
L2	LR Plot No:- 2370(Corresponding RS Plot No:- 2370), LR Khatlan No:- 534	Owner:নেপাল মণ্ডল, Gurdian:জ্যোতিষ মণ্ডল, Address:নিজ, Classification:ডোবা,
L3	LR Plot No:- 2371(Corresponding RS Plot No:- 2371), LR Khatlan No:- 636	Owner:বিদুর মণ্ডল, Gurdian:জ্যোতিষ মণ্ডল, Address:নিজ, Classification:ডোবা,
L4	LR Plot No:- 2406(Corresponding RS Plot No:- 2406), LR Khatlan No:- 693	Owner:ভজহরি মণ্ডল, Gurdian:জ্যোতিষ মণ্ডল, Address:নিজ, Classification:শানি, Area:0.03000000 Acre,
L5	LR Plot No:- 2461(Corresponding RS Plot No:- 2461), LR Khatlan No:- 1124	Owner:হরিচরন মণ্ডল, Gurdian:যতীশ মণ্ডল, Address:নিজ, Classification:শানি, Area:0.06000000 Acre,

Endorsement For Deed Number : I - 152312284 / 2017

On 11-12-2017

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

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

Presented for registration at 14:03 hrs on 11-12-2017, at the Office of the A.D.S.R. RAJARHAT by Shri SOUMEN MANA .

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 27,43,466/-

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

Execution is admitted on 11/12/2017 by Shri BAPAN NASKAR, Son of Shri Swapan Naskar, Village – Kada, P.O: Akandakeshori, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Cultivation

Indetified 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

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

Execution is admitted on 11-12-2017 by Shri SOUMEN MANA, Director, EVANIE INFRASTRUCTURE PRIVATE LIMITED (Private Limited Company), 594/1,DakshindariRoad,"BimaAbasan"First Floor, Flat No: E2/1, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048

Indetified 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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 27,449/- (A(1) = Rs 27,435/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 27,449/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/12/2017 8:48PM with Govt. Ref. No: 192017180131891561 on 10-12-2017, Amount Rs: 27,449/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00JZNSN2 on 10-12-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,37,193/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,37,093/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 70161, Amount: Rs.100/-, Date of Purchase: 17/11/2017, Vendor name: A K Maity

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/12/2017 8:48PM with Govt. Ref. No: 192017180131891561 on 10-12-2017, Amount Rs: 1,37,093/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00JZNSN2 on 10-12-2017, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2017, Page from 365713 to 365740

being No 152312284 for the year 2017.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2017.12.19 16:35:42 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 12/19/2017 4:35:38 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

DATED THE 13th DAY OF DECEMBER 2017

DEED OF

CONVEYANCE

BETWEEN

VENDOR – SRI BAPAN NASKAR

AND

PURCHASER – M/S. EVANIE INFRASTRUCTURE 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.