

2858
2359

2747/17

DEED OF CONVEYANCE

BETWEEN

VENDORS – SRI DEBIDAS MONDAL & ANOTHER

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.

13359

~ 1 ~

दि - 12/12/17

एक सां रुपय

Rs. 100

रु. 100



सत्यमेव जयते

ONE HUNDRED RUPEES


भारत INDIA
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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15/12/17
6-3
1724099

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

19 DEC 2017

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 15th day of December, Two Thousand and Seventeen (2017).

BETWEEN

50.135

Sl. No. Sold to
Address.....
A. K. Maity
(Govt.) Licensed Stamp Vendor
10 Old Post Office Street
Kolkata - 700001
License No. 1/2017-2018
Issue Date, Sign.....

Kalipada Chaman
Scaldah Court.
KOL-14

3 NOV 2017

Soumen Maity.



6874

EVANIE INFRASTRUCTURE PVT. LTD.
Soumen Maity.
Director



6875



Handwritten signature in Bengali script



6876

Additional District Sub-Registrar,
Rajshahi, New Town, North 24 Parg.

15 DEC 2017

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Identified by:
Debas Das Law Clerk
s/o Late Manick Chandra Das
141/B, A. P. C. Road, Kolkata-700006

(1) **SRI DEBIDAS MONDAL** (having Pan BRPPM9499A), son of Late Bhabendra Nath Mondal, by faith - Hindu, by nationality - Indian, by occupation - Cultivation and (2) **SMT. PROTIMA MONDAL** (having Pan DSSPM4322Q), wife of Sri Ajit Mondal and daughter of Late Bhabendra Nath Mondal, by faith - Hindu, by nationality - Indian, by occupation - Cultivation, both 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 "**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 **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 Bhabendra Nath Mondal, son of Late Chintamani Mondal of Village - Kada, Post Office - Akandakeshori, Police Station - Rajarhat, District - North 24 Parganas was the absolute and recorded owner of **ALL THAT** piece or parcel of four plots of sali and doba land containing by estimation a total area of **37.50 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. 2358** (sali land measuring an area of **16.17 Decimals** more or less out of total land measuring an area of 97 Decimals), **2359** (sali land measuring an

area of **15.33 Decimals** more or less out of total land measuring an area of 92 Decimals), **2370** (doba land measuring an area of **03 Decimals** more or less out of total land measuring an area of 22 Decimals) & **2371** (doba land measuring an area of **03 Decimals** more or less out of total land measuring an area of 21 Decimals) appertaining to **L. R. Khatian No. 701** 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 seized and possessed of the aforesaid plots of land containing by estimation an area of **37.50 Decimals** be the same a little more or less the said Bhabendra Nath Mondal died intestate leaving behind him his surviving wife namely Smt. Chapala Mondal and four sons namely (1) Sri Jadunath Mondal, (2) Sri Kalidas Mondal, (3) Sri Haridas Mondal & (4) Sri Debidas Mondal and two daughters namely (1) Smt. Protima Mondal & (2) Smt. Ashima Mondal as his only legal heirs and successors and accordingly upon the demise of the said Bhabendra Nath Mondal the said land left by him devolved upon his said legal heirs and successors to the extent of undivided equal share each in accordance with the Hindu Law of Succession.

AND WHEREAS subsequently by virtue of a Deed of Conveyance dated 7th day of December, 2011 duly registered in the office of the Additional District Sub-Registrar at Bidhannagar (Salt Lake City) in Book No. I, CD Volume No. 22, Pages 10558 to 10573, Being No. 13756 for the year 2011, the said Smt. Chapala Mondal and Sri Debidas Mondal indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of a plot of sali land containing by estimation an area of **09 (nine) Decimals** be the same a little more or less including all easement rights and appertanances 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. 2358** (land measuring an area of **04.62** out of 16.17 Decimals) & **2359** (land measuring an area of **04.38** out of 15.33 Decimals) appertaining to **L. R. Khatian No. 701** 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 and marked thereon as Plot No. A unto and in favour of Sri Rampratap Sahani free from all encumbrances whatsoever.

AND WHEREAS after sale of the said plot of land thus the said Smt. Chapala Mondal & Sri Debidas Mondal became the absolute owners to the extent of undivided equal share each of ALL THAT piece or parcel of two plots of doba land containing by estimation a total area of **01.72 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. 2370** (doba land measuring an area of **0.86 Decimal** out of 03 Decimals) & **2371** (doba land measuring an area of **0.86 Decimal** out of 03 Decimals) appertaining to **L. R. Khatian No. 701** under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24-Parganas and the said Sri Jadunath Mondal, Sri Kalidas Mondal, Sri Haridas Mondal, Smt. Protima Mondal & Smt. Ashima Mondal became the absolute owners to the extent of undivided equal share each and jointly seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece or parcel of four plots of sali and doba land containing by estimation a total area of **26.78 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. 2358** (sali land measuring an area of **11.55 Decimals** out of 16.17 Decimals), **2359** (sali land measuring an area of **10.95 Decimals** out of 15.33 Decimals), **2370** (doba land measuring an area of **02.14 Decimals** out of 03 Decimals) & **2371** (doba land measuring an area of **02.14 Decimals** out of 03 Decimals) appertaining to **L. R. Khatian No. 701** 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 seized and possessed of the aforesaid two plots of doba land containing by estimation an area of **0.86 Decimal** be the same a little more or less comprised in R. S. & L. R. Dag Nos. 2370 & 2371 the said Chapala Mondal died intestate leaving behind her surviving four sons namely the said (1) Sri Jadunath Mondal, (2) Sri Kalidas Mondal, (3) Sri Haridas Mondal & (4) Sri Debidas Mondal and two daughters namely the said (1) Smt. Protima Mondal & (2) Smt. Ashima Mondal as her only legal

heirs and successors and accordingly upon the demise of the said Chapala Mondal the said land left by her devolved upon her said legal heirs and successors to the extent of undivided equal share each in accordance with the Hindu Law of Succession.

AND WHEREAS by virtue of the said inheritance the said Sri Debidas Mondal became the absolute owner of ALL THAT piece or parcel of two plots of doba land containing by estimation a total area of **01 Decimal** 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. 2370** (doba land measuring an area of **0.50 Decimal**) & **2371** (doba land measuring an area of **0.50 Decimal**) appertaining to **L. R. Khatian No. 701** under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24-Parganas and the said Sri Jadunath Mondal, Sri Kalidas Mondal, Sri Haridas Mondal, Smt. Protima Mondal & Smt. Ashima Mondal became the absolute owners to the extent of undivided equal share each and **jointly seized** and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece or parcel of four plots of sali and doba land containing by estimation a total area of **27.50 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. 2358** (sali land measuring an area of **11.55 Decimals**), **2359** (sali land measuring an area of **10.95 Decimals**), **2370** (doba land measuring an area of **02.50 Decimals**) & **2371** (doba land measuring an area of **02.50 Decimals**) appertaining to **L. R. Khatian No. 701** 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 28th day of April, 2017 duly registered in the office of the Additional District Sub-Registrar at Rajarhat in Book No. I, Volume No. 1523-2017, Pages 104368 to 104399, Being No. 152303579 for the year 2017, the said Sri Kalidas Mondal, Sri Haridas Mondal and Smt. Ashima Mondal indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of a plot of sali and doba land

containing by estimation an area of **16.50 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. 2358** (sali land measuring an area of **06.93 Decimals** out of 11.55 Decimals), **2359** (sali land measuring an area of **06.57 Decimals** out of 10.95 Decimals), **2370** (doba land measuring an area of **01.50 Decimals** out of 02.50 Decimals) & **2371** (doba land measuring an area of **01.50 Decimals** out of 02.50 Decimals) appertaining to **L. R. Khatian No. 701** 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 unto and in favour of M/s. Usashi Realstates Pvt. Ltd. free from all encumbrances whatsoever.

AND WHEREAS by virtue of the said inheritance the **Vendors herein** namely **Sri Debidas Mondal** and **Smt. Protima 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 a plot of sali and doba land containing by estimation a total area of **06.50 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. 2358** (sali land measuring an area of **02.31 Decimals**), **2359** (sali land measuring an area of **02.19 Decimals**), **2370** (doba land measuring an area of **01 Decimal**) & **2371** (doba land measuring an area of **01 Decimal**) appertaining to **L. R. Khatian No. 701** 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 **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 and doba land containing by estimation an area of **06.50 Decimals** comprised of the said Property at or for the total consideration of **Rs. 16,94,000/- (Rupees Sixteen**

Lac Ninety Four Thousand) only free from all encumbrances, liens, lispendens, charges, attachments, claims and demands in any manner whatsoever.

AND WHEREAS at or before the execution of this Deed of Conveyance the Vendors 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** relying upon the aforesaid representations, assurances and covenants made by the Vendors 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. 16,94,000/- (Rupees Sixteen Lac Ninety Four Thousand)** only paid by the Purchaser to the Vendors at or before the execution of these presents, the receipt whereof the Vendors do 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, **they** the Vendors as the absolute Owners 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 **06.50 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 herein 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 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 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, 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 and doba land containing by estimation an area of **06.50 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. 2358** (sali land measuring an area of **02.31 Decimals**), **2359** (sali land measuring an area of **02.19 Decimals**), **2370** (doba land measuring an area of **01 Decimal**) & **2371** (doba land measuring an area of **01 Decimal**) appertaining to **L. R. Khatian No. 701** 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 Maps or Plans 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. 2358** is butted and bounded in the manner as follows :-

<u>ON THE NORTH</u>	:	By R. S. & L. R. Dag No. 2357;
<u>ON THE SOUTH</u>	:	By R. S. & L. R. Dag No. 2359;
<u>ON THE EAST</u>	:	By part of R. S. & L. R. Dag No. 2358;
<u>ON THE WEST</u>	:	By part of R. S. & L. R. Dag No. 2358 (previous purchased land);

A N D

The said part or portion of **R. S. & L. R. Dag No. 2359** is butted and bounded in the manner as follows :-

- ON THE NORTH** : By part of R. S. & L. R. Dag No. 2359;
ON THE SOUTH : By part of R. S. & L. R. Dag No. 2359
(previous purchased land);
ON THE EAST : By part of R. S. & L. R. Dag No. 2359;
ON THE WEST : By R. S. & L. R. Dag No. 2360;

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
(previous purchased land);
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
(previous purchased land);

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 Vendors at Kolkata

In the presence of : -

1. Kalipada Charan
Advocate

2. Kali Das Mondal

Vill - Kada

P. O Akanda Keshari

P. S Rajarhat

[Handwritten signature]

[Handwritten signature]

Signature of the Vendors

SIGNED, SEALED AND DELIVERED

by the Purchaser at Kolkata

in the presence of : -

1. Kalipada Charan
Advocate

2. Kali Das Mondal

EVOLVE INFRASTRUCTURE PVT. LTD.

Soumen Jana.

Director

Signature of the Purchaser

RECEIPT

RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs. 16,94,000/- (Rupees Sixteen Lac Ninety Four Thousand)** only as full and final consideration money under these presents as per Memo given hereunder :-

MEMO OF CONSIDERATION

(1) By Demand Draft No. 015155 dated 15.12.2017, drawn on HDFC Bank, Lake Town Branch.	Rs. 14,50,000/-
(2) By Demand Draft No. 015156 dated 15.12.2017, drawn on HDFC Bank, Lake Town Branch.	Rs. 2,42,000/-
(3) By Cash on 15.12.2017.	Rs. 2,000/-
Total :-	Rs. 16,94,000/-

(Rupees Sixteen Lac Ninety Four Thousand Only)

WITNESSES :

1. Kalipada Charan
Advocate
2. Kalidasa Mondal

[Handwritten signature]

[Handwritten signature]

Signature of the Vendors

Kalidasa Mondal
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



சுந்தரமங்கலம்

சுந்தரமங்கலம்



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



Little



Ring



Middle



Fore



Thumb

Left Hand



Thumb



Fore



Middle



Ring



Little

Right Hand

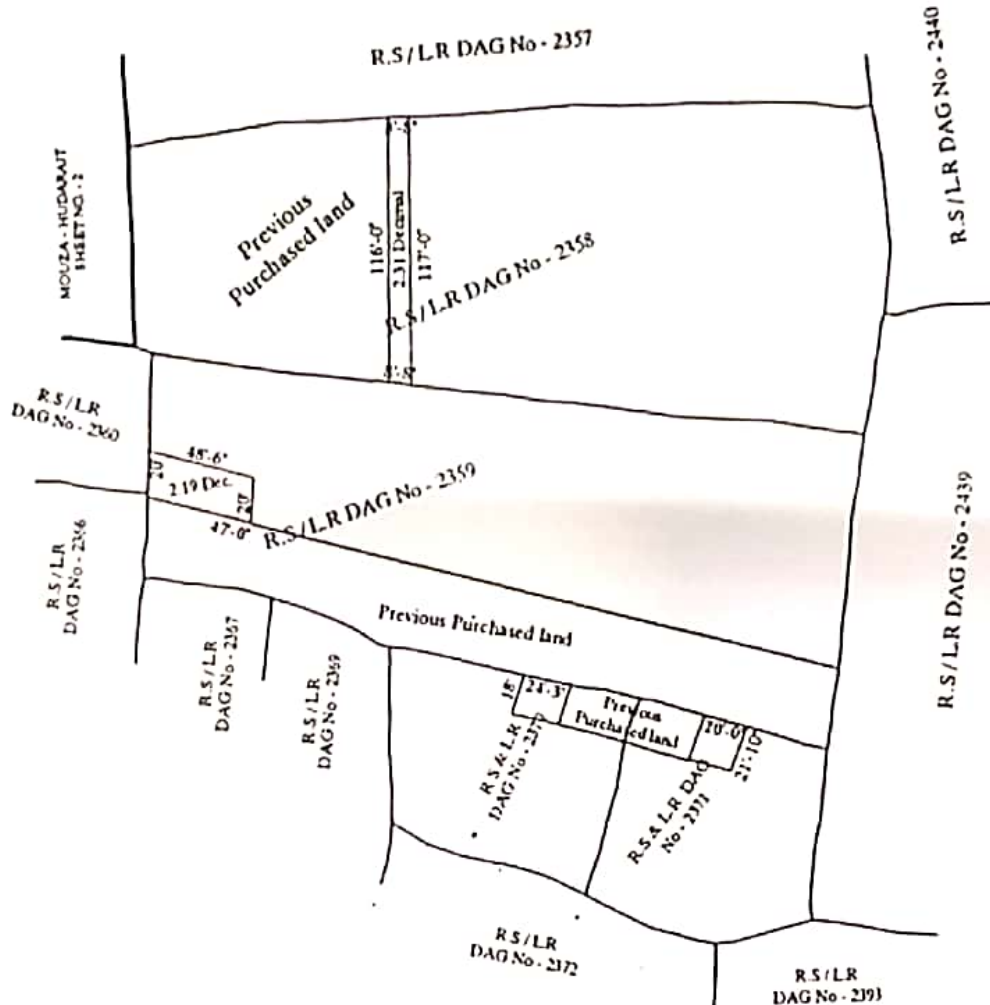
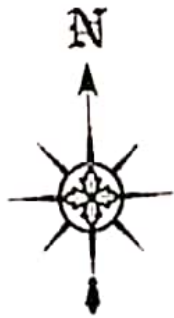


Somena Mana

Somena Mana.

**A SITE PLAN OF PART OF R.S / L.R DAG No.- 2358 , 2359, 2370
& 2371. L.R KHATIAN NO. - 701, IN FAVOUR OF M/s. EVANIE
INFRASTRUCTOR Pvt. Ltd. AT MOUZA - HUDARAIT, J.L.No. - 54,
UNDER CHANDPUR GRAM PANCHAYET. P.S.- RAJARHAT,
DIST.- NORTH 24 PARGANAS.**

NB:- The Site plan have drawn according to R.S Map, Schedule Area of land - 06.50 Decimal. Not to be scale.



Reference:-

L.R KHATIAN NO.	R.S & L.R DAG NO.	NATURE OF LAND.	TOTAL AREA OF LAND.	PROPOSED AREA SA PER ROR.
701	2358	SALI	97 Decimal	02.31 Decimal
	2359	SALI	92 Decimal	02.19 Decimal
	2370	DORA	22 Decimal	01.00 Decimal
	2371	DOBA	21 Decimal	01.00 Decimal

Md. Ketab Ali
Soumen Mana.

Md. Ketab Ali
Md. Ketab Ali
Signature of Vendor.

Md. Ketab Ali
Md. Ketab Ali
Civil Draughts man & Surveyor
Regd No.- 001092 & 888498.
Signature of Planner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEBIDAS MONDAL
BHABENDRA NATH MONDAL

01/01/1952
Permanent Account Number
BRPPM9499A



[Handwritten Signature]
Signature

[Handwritten Signature]



ভারত সরকার
Unique Identification Authority of India
Government of India

ডাকনামের আই ডি / Enrollment No.: 1111/19241/01621

To
দেবীদাস মন্ডল
DEBIDAS MONDAL
KADA
AKANDAKESHARI
Hudarail
Akandakeshari
North Twenty Four Parganas
West Bengal 700135
144553083
ML445530830FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

8355 6703 9156

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

দেবীদাস মন্ডল
DEBIDAS MONDAL
পিতা : ভবেন্দ্র নাথ মন্ডল
Father : BHABENDRA NATH MONDAL
অপভ্রমণ / DOB : 01/01/1962
পুলক / Male



8355 6703 9156

আধার - সাধারণ মানুষের অধিকার

বৈদ্যনাথ মন্ডল



प्रतिष्ठा मंडल

In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTTI/SL
Plot No. 3, Sector 11, CBD Helapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर सूचना सूचित करें/लौटाएं :
आवकत पुनः सूचना सूत्र, UTTI/SL
प्लॉट नं. 3, सेक्टर 11, सीडीबी हेलपुर,
नवी मुंबई - 400 614



भारत सरकार
GOVERNMENT OF INDIA



प्रतिमा मंडल
Probma Mondal
जन्मदिनांक/ DOB: 01/01/1960
लिंग / GENDER: FEMALE



6990 5155 4241

आधार आधार, आधार परिचय

प्रतिमा मंडल



आधार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

उयादे/उ: अंडुत मंडल,
गंडागरी मंडल पाड़ा,
गणवामावि, डेउर २४ पारगना,
पश्चिम बंग - 700135

Address:

W/O Aji Mondal Garagari
Mondal para, Ganragari, North
24 Parganas,
West Bengal - 700135



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

व्यक्तिगत आयकर कार्ड
Personal Income Tax Card

AAECE5086B

नाम / Name
EVANS INFRASTRUCTURE PRIVATE LIMITED

दिनांक / Date of Incorporation / Formation
29/03/2017

1/02/2017

EVANS INFRASTRUCTURE PVT. LTD.
Soumen Manu

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



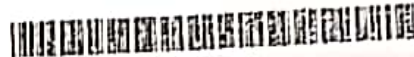
ভারত সরকার

Government of India

চালিকাঙ্কিত আই ডি / Enrollment No. : 1058/25002/18747

To
Soumen Mana
পৌষে মনা
S/O Tapan Mana
TALBERIA GHUNGHUNI PATHA
Talberya Ghunghuni Patna
Lowada, Paschim Medinipur
West Bengal - 721136

14/04/2014



KL868234915FT
86823491



আপনার সংখ্যা / Your No. :

5800 3264 4634

- সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

পৌষে মনা
Soumen Mana
পিতা: তপন মনা
Father: TAPAN MANA



সংখ্যা: 1008 0316/1581
সঙ্গী: Male

5800 3264 4634



- সাধারণ মানুষের অধিকার

Soumen Mana



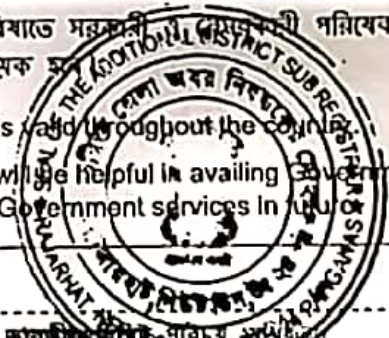
তথ্য

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



ঠিকানা: A. তপন মান্না
 ডাঃ হেঙ্করিয়া খুবুড়ী পল্লী
 ডাঃ হেঙ্করিয়া খুবুড়ী পল্লী, পোয়াপা
 পশ্চিম মেদিনীপুর, পশ্চিম বঙ্গ,

Address: S/O. Tapan Mana,
 TALBERIA GHUNGHUNI
 PATNA, Talberya Ghunghuri
 Patna, Paschim Medinipur,
 Lowada, West Bengal,
 721136

5800 3264 4634



1847
1800 300 1847



help@uidai.gov.in



www.uidai.gov.in

Tapan Mana

WEST BENGAL LAW CLERKS STATE COUNCIL
Sealdah Court Complex (7th Floor)
1, Behaghat Road, Kolkata - 700014

IDENTITY CARD NO. 00005261

NAME	DEBASIS DAS	
SID/W/O/F ADDRESS	LATE MANICK CH. DAS 141B, APG ROAD DIST. KOLKATA	
DATE OF BIRTH	18/01/1978	
EG NO	000579/0006708471	
WORKING PLACE	SEALDAH CRIMINAL COURT AT II SEALDAH UNDER SOUTH 2, PGS	
DATE OF ISSUE	13/10/2012	

Debas Das

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

GRN: 19-201718-013562866-1

Payment Mode Online Payment

GRN Date: 15/12/2017 11:35:25

Bank : State Bank of India

BRN : IK00KFAQY1

BRN Date: 15/12/2017 11:35:51

DEPOSITOR'S DETAILS

Id No. : 15230001724099/1/2017

[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	15230001724099/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	84620
2	15230001724099/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	16954
3	15230001724099/1/2017	Mutation/Conversion -Receipt	0029-00-800-028-27	260

Total

101834

In Words : Rupees One Lakh One Thousand Eight Hundred Thirty Four only

Major Information of the Deed

Deed No :	I-1523-12747/2017	Date of Registration	19/12/2017
Query No / Year	1523-0001724099/2017	Office where deed is registered	
Query Date	14/12/2017 10:00:13 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. 16,94,000/-	Rs. 16,94,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 84,720/- (Article:23)	Rs. 16,954/- (Article:A(1), E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-2358	LR-701	Bastu	Shali	2.31 Dec	6,02,023/-	6,02,023/-	
L2	LR-2359	LR-701	Bastu	Shali	2.19 Dec	5,70,747/-	5,70,747/-	
L3	LR-2370	LR-701	Doba	Doba	1 Dec	2,60,615/-	2,60,615/-	
L4	LR-2371	LR-701	Doba	Doba	1 Dec	2,60,615/-	2,60,615/-	
		TOTAL :			6.5Dec	16,94,000 /-	16,94,000 /-	
		Grand Total :			6.5Dec	16,94,000 /-	16,94,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Shri DEBIDAS MONDAL Son of Late Bhabendra Nath Mondal 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.:: BRPPM9499A, Status :Individual, Executed by: Self, Date of Execution: 15/12/2017 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/12/2017 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Pvt. Residence</p>
2	<p>Smt PROTIMA MONDAL Wife of Shri Ajit Mondal And Daughter Of LateBhabendraNathMondal Village – Kada, P.O:- Akandakeshori, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: DSSPM4322Q, Status :Individual, Executed by: Self, Date of Execution: 15/12/2017 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/12/2017 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Pvt. Residence</p>

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	EVANIE INFRASTRUCTURE PRIVATE LIMITED 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 , PAN No.:: AAECE5886B, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri SOUMEN MANA (Presentant) Son of Shri Tapan Mana 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 DEBASIS DAS Son of Late Manick Chandra Das 141/B, A. P. C. Road, P.O:- Beadon Street, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Shri DEBIDAS MONDAL, Smt PROTIMA MONDAL, Shri SOUMEN MANA	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri DEBIDAS MONDAL	EVANIE INFRASTRUCTURE PRIVATE LIMITED-1.155 Dec
2	Smt PROTIMA MONDAL	EVANIE INFRASTRUCTURE PRIVATE LIMITED-1.155 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Shri DEBIDAS MONDAL	EVANIE INFRASTRUCTURE PRIVATE LIMITED-1.095 Dec
2	Smt PROTIMA MONDAL	EVANIE INFRASTRUCTURE PRIVATE LIMITED-1.095 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Shri DEBIDAS MONDAL	EVANIE INFRASTRUCTURE PRIVATE LIMITED-0.5 Dec
2	Smt PROTIMA MONDAL	EVANIE INFRASTRUCTURE PRIVATE LIMITED-0.5 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Shri DEBIDAS MONDAL	EVANIE INFRASTRUCTURE PRIVATE LIMITED-0.5 Dec
2	Smt PROTIMA MONDAL	EVANIE INFRASTRUCTURE PRIVATE LIMITED-0.5 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 2358(Corresponding RS Plot No:- 2358), LR Khatian No:- 701	Owner:ডবেন্দ্র মণ্ডল, Gurdian:চিহ্নামনি মণ্ডল, Address:নিজ, Classification:শানি, Area 0.02000000 Acre,
L2	LR Plot No:- 2359(Corresponding RS Plot No:- 2359), LR Khatian No:- 701	Owner:ডবেন্দ্র মণ্ডল, Gurdian:চিহ্নামনি মণ্ডল, Address:নিজ, Classification:শানি, Area 0.04000000 Acre,
L3	LR Plot No:- 2370(Corresponding RS Plot No:- 2370), LR Khatian No:- 701	Owner:ডবেন্দ্র মণ্ডল, Gurdian:চিহ্নামনি মণ্ডল, Address:নিজ, Classification:ডোবা, Area 0.02000000 Acre,
L4	LR Plot No:- 2371(Corresponding RS Plot No:- 2371), LR Khatian No:- 701	Owner:ডবেন্দ্র মণ্ডল, Gurdian:চিহ্নামনি মণ্ডল, Address:নিজ, Classification:ডোবা, Area 0.02000000 Acre,

Endorsement For Deed Number : I - 152312747 / 2017

On 15-12-2017

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

Presented for registration at 18.00 hrs on 15-12-2017, at the Private residence 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 16,94,000/-

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

Execution is admitted on 15/12/2017 by 1. Shri DEBIDAS MONDAL, Son of Late Bhabendra Nath Mondal, Village – Kada, P O Akandakeshori, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Cultivation, 2. Smt PROTIMA MONDAL, Wife of Shri Ajit Mondal And Daughter Of LateBhabendraNathMondal, Village – Kada, P.O: Akandakeshori, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Cultivation

Indetified by Shri DEBASIS DAS, , Son of Late Manick Chandra Das, 141/B, A. P. C. Road, P.O: Beadon Street, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 15-12-2017 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 DEBASIS DAS, , Son of Late Manick Chandra Das, 141/B, A. P. C. Road, P.O: Beadon Street, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, 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 19-12-2017

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,954/- (A(1) = Rs 10,940/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,954/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2017 11:35AM with Govt. Ref. No: 102017180135628001 on 15-12-2017, Amount Rs: 10,954/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00KFAQY1 on 15-12-2017, Head of Account 0030-03-104-001-10

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 84,720/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 84,620/-

Description of Stamp

1 Stamp: Type: Impressed, Serial no 58155, Amount: Rs. 100/-, Date of Purchase: 03/11/2017, Vendor name: A K Maity

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2017 11:35AM with Govt. Ref. No: 102017180135628001 on 15-12-2017, Amount Rs: 84,620/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00KFAQY1 on 15-12-2017, Head of Account 0030-02-103-003-02



Debashish 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 1523-2018, Page from 793 to 823

being No 152312747 for the year 2017.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2018.01.02 13:18:06 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 01/02/2018 1:18:00 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

DATED THE 15th DAY OF December , 2017

DEED OF CONVEYANCE BETWEEN

VENDORS – SRI DEBIDAS MONDAL & ANOTHER

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.