

# DEED OF

# CONVEYANCE

**BETWEEN**

**VENDOR – SRI BISWAJIT MONDAL**

**AND**

**PURCHASER(S) – 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.**

8635

P-08204/17

-1-

रुक या रुपय

RS. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 662935

14/8/17  
54  
R-1167/308

Certified that the document is admitted to registration. The covering 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

17 AUG 2017

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made on this the 16<sup>th</sup> day of August, Two Thousand and Seventeen (2017).

**BETWEEN**

40009

Sl. No.....Date.....  
Name.....  
Age.....  
100/-

Kalipada Charan,  
Advocate,  
1171, Park Street Road,  
(Fakt...),  
Sagar... Flat No.-2,  
Dum Dum, Kolkata-700 030.

Bijay Chandra Mondal

  
SOUMITRA CHANDA  
Licensed Stamp Vender



4297

Bijay Chandra Mondal



Identified by:

Deban Das.

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

Law Clerk

S/o Late Manick Chandra Das,

141/B, A. P. C. Road,

Kolkata - 700006

10 Aug 2017

**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, 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, having its office at Premises No. 594/1, Dakshindari Road, "Bima Abasan", Flat No. E2/1, First Floor, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District - North 24 Parganas, being represented by its Directors namely (1) **M/S. USASHI REALSTATES PVT. LTD.** (having Pan **AAFCD0790C**), a Company incorporated under the Companies Act. 1956, having its office at Premises No. 594/1, Dakshindari Road, "Bima Abasan", Flat No. E2/1, First Floor, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District - North 24 Parganas, being represented by its Authorised Signatory namely **SMT. UMA KHAN** (having Pan **BBRPK6795D**), daughter of Sri Prasad Chandra Khan, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 2/5/1, Anantadeb Mukherjee Lane, Post Office & Police Station - Shibpur, Howrah - 711 102, District - Howrah and (2) **SRI SUPRIYA KUMAR PATRA** (having Pan **BCSPP3301E**), son of Sri Asis Kumar Patra, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Radhapur, Post Office - Madhabpur, Police Station - Bhupatinagar, District - Purba Medinipur, Pin - 721 626, hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **OTHER PART.**

**WHEREAS** the Vendor herein **Sri Biswajit Mondal** is 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 **81.67 Decimals** be the same a little more or less out of 620 Decimals including all easement rights and appurtenances thereto lying situate at Mouza - Hudarait, J. L. No. 54, Pargana - Kalikata, R. S. No. 303, Touzi No. 172 comprised in a part or

portion of **R. S. & L. R. Dag Nos. 1249** (sali land measuring an area of **05 Decimals** having 2500 shares out of 20 Decimals), **2357** (sali land measuring an area of **25.25 Decimals** having 2500 shares out of 101 Decimals), **2370** (doba land measuring an area of **03.67 Decimals** having 1666 shares out of 22 Decimals), **2371** (doba land measuring an area of **03.50 Decimals** having 1667 shares out of 21 Decimals), **2439** (sali land measuring an area of **21.25 Decimals** having 2500 shares out of 85 Decimals) & **2461** (sali land measuring an area of **23 Decimals** having 620 shares out of 371 Decimals) appertaining to **L. R. Khatian No. 2767** 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 land measuring an area of **81.67 Decimals** the Vendor herein **has** agreed to sell and the Purchaser herein **has** agreed to purchase ALL THAT piece or parcel of a plot of sali and doba land containing by estimation a total area of **76.67 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. 303, Touzi No. 172 comprised in a part or portion of **R. S. & L. R. Dag Nos. 2357** (sali land measuring an area of **25.25 Decimals**), **2370** (doba land measuring an area of **03.67 Decimals**), **2371** (doba land measuring an area of **03.50 Decimals**), **2439** (sali land measuring an area of **21.25 Decimals**) & **2461** (sali land measuring an area of **23 Decimals**) appertaining to **L. R. Khatian No. 2767** 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. 1,19,15,605/- (Rupees One Crore Nineteen Lac Fifteen Thousand Six Hundred Five)** only free from all encumbrances, liens, lispens, 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, lispendens, 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 "Debutter" 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. 1,19,15,605/- (**Rupees One Crore Nineteen Lac Fifteen Thousand Six Hundred Five**) 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 a total area of **76.67 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 **76.67 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. 303, Touzi No. 172 comprised in a part or portion of **R. S. & L. R. Dag Nos. 2357** (sali land measuring an area of **25.25 Decimals**), **2370** (doba land measuring an area of **03.67 Decimals**), **2371** (doba land measuring an area of **03.50 Decimals**), **2439** (sali land measuring an area of **21.25 Decimals**) & **2461** (sali land measuring an area of **23 Decimals**) appertaining to **L. R. Khatian No. 2767** 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 **entire R. S. & L. R. Dag No. 2357** is butted and bounded in the manner as follows :-

**ON THE NORTH** : By R. S. Dag No. 2357 (Part);  
**ON THE SOUTH** : By R. S. Dag No. 2358;  
**ON THE EAST** : By R. S. Dag No. 2440;  
**ON THE WEST** : By Pradhan Mantri Gram Sarak Yajana.

**A N D**

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

**ON THE NORTH** : By R. S. Dag No. 2359;  
**ON THE SOUTH** : By R. S. Dag No. 2370 (P);  
**ON THE EAST** : By R. S. Dag No. 2371;  
**ON THE WEST** : By R. S. Dag No. 2369.













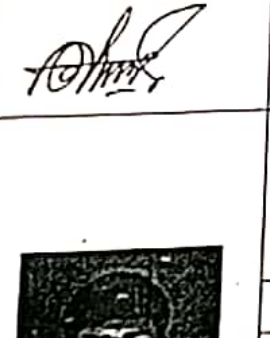























**A N D**

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





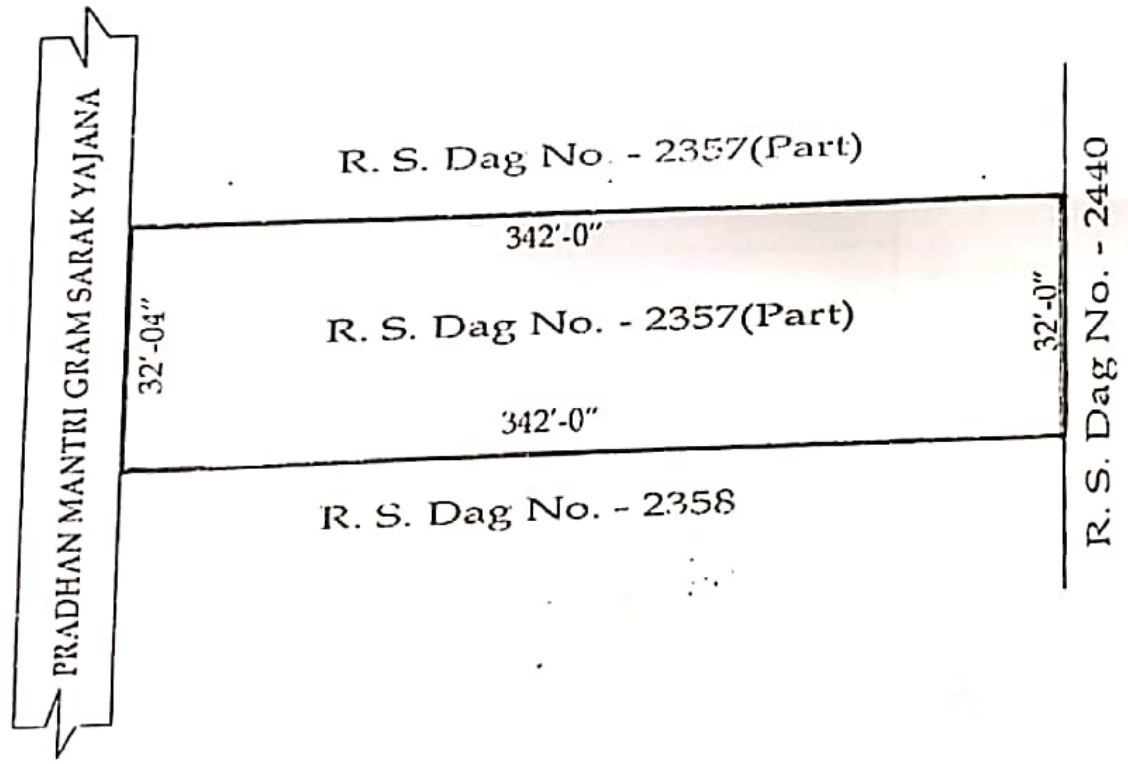
TEN FINGER PRINT

|   |   |   |  |   |   |
|---|---|---|--|---|---|
| <br><i>Uma Khar</i>  |    |    |    |    |    |
|   | Little  | Ring  | Middle   | Fore  | Thumb   |
|   | Left Hand   |   |  |   |   |
| <br><i>Sup</i>      |    |    |    |    |    |
|   | Thumb   | Fore  | Middle   | Ring  | Little  |
|   | Right Hand  |   |  |   |   |
| <br><i>Anil</i>    |    |    |    |    |    |
|   | Little  | Ring  | Middle   | Fore  | Thumb   |
|   | Left Hand   |   |  |   |   |
| <br><i>Rishabh</i> |   |   |   |   |   |
|   | Thumb   | Fore  | Middle   | Ring  | Little  |
|   | Right Hand  |   |  |   |   |
| <br><i>Rishabh</i> |  |  |  |  |  |
|   | Little  | Ring  | Middle   | Fore  | Thumb   |
|   | Left Hand   |   |  |   |   |
| <br><i>Rishabh</i> |  |  |  |  |  |
|   | Thumb   | Fore  | Middle   | Ring  | Little  |
|   | Right Hand  |   |  |   |   |

LAND PLAN PART OF R. S. & L. R. DAG NO. - 2357, L. R. KHATIAN NO. - 2767, AT MOUZA - HUDARAIT, J.L. NO. - 54, P. S. - RAJARHAT, DIST. - NORTH 24 PARGANAS, UNDER CHANDPUR GRAM PANCHAYET. AREA OF LAND 25.25.DEC. (M/L). AS PER RECORD. AREA SHOWN IN RED BORDER.

SOLD TO - \_\_\_\_\_

SOLD BY - BISWAJIT MONDAL



*Biswajit Mondal*  
Signature of owner

*Biswajit*

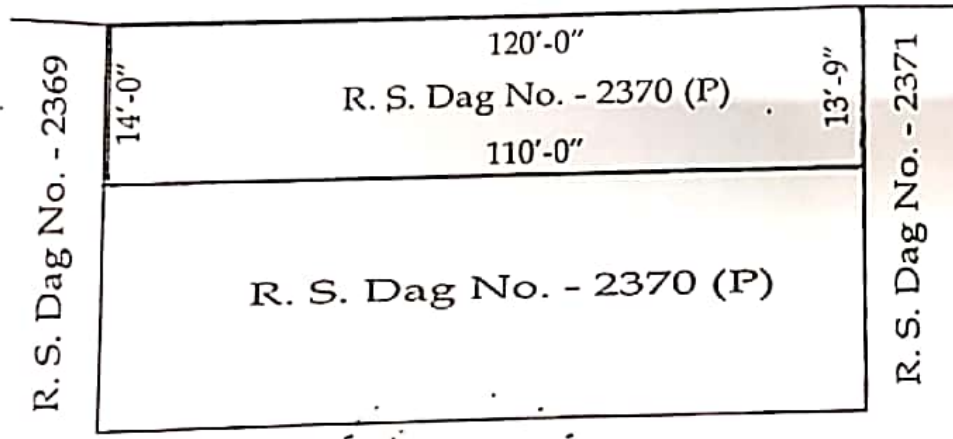
DRAWN BY

LAND PLAN PART OF R. S. & L. R. DAG NO. - 2370, L. R. KHATIAN NO. - 2767, AT MOUZA - HUDARAIT, J.L. NO. - 54, P. S. - RAJARHAT, DIST. - NORTH 24 PARGANAS, UNDER CHANDPUR GRAM PANCHAYET. AREA OF LAND 3.66.DEC. (M/L). AS PER RECORD. AREA SHOWN IN RED BORDER.

SOLD TO - \_\_\_\_\_

SOLD BY - BISWAJIT MONDAL

R. S. Dag No. - 2359



*Signature of owner*

Signature of owners

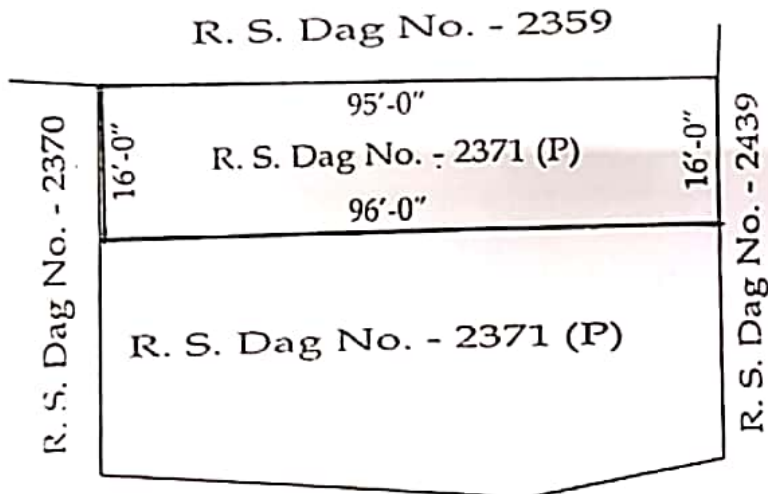
*Drawn*

DRAWN BY

LAND PLAN PART OF R. S. & L. R. DAG NO. - 2371, L. R. KHATIAN NO. - 2767, AT MOUZA - HUDARAIT, J.L. NO. - 54, P. S. - RAJARHAT, DIST. - NORTH 24 PARGANAS, UNDER CHANDPUR GRAM PANCHAYET. AREA OF LAND 3.50.DEC. (M/L). AS PER RECORD. AREA SHOWN IN RED BORDER.

SOLD TO - \_\_\_\_\_.

SOLD BY - BISWAJIT MONDAL



*Biswajit Mondal*  
Signature of owners

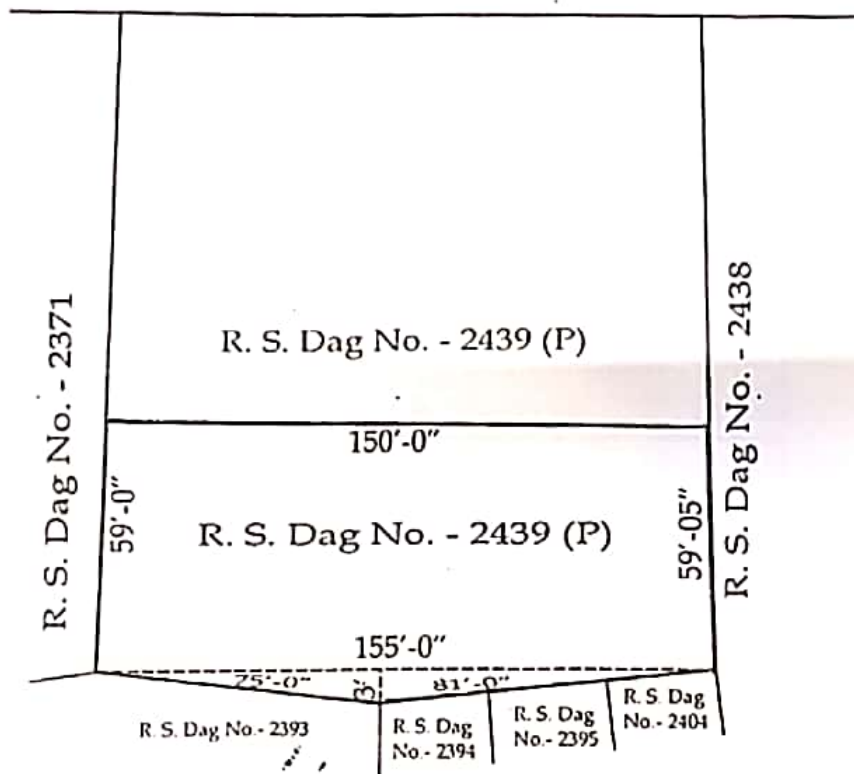
*Prasanna*

DRAWN BY

LAND PLAN PART OF R. S. & L. R. DAG NO. - 2439, L. R. KHATIAN NO. - 2767, AT MOUZA - HUDARAIT, J.L. NO. - 54, P. S. - RAJARHAT, DIST. - NORTH 24 PARGANAS, UNDER CHANDPUR GRAM PANCHAYET. AREA OF LAND 21.25.DEC. (M/L). AS PER RECORD. AREA SHOWN IN RED BORDER.

SOLD TO - \_\_\_\_\_

SOLD BY - BISWAJIT MONDAL



*B. S. Mondal*

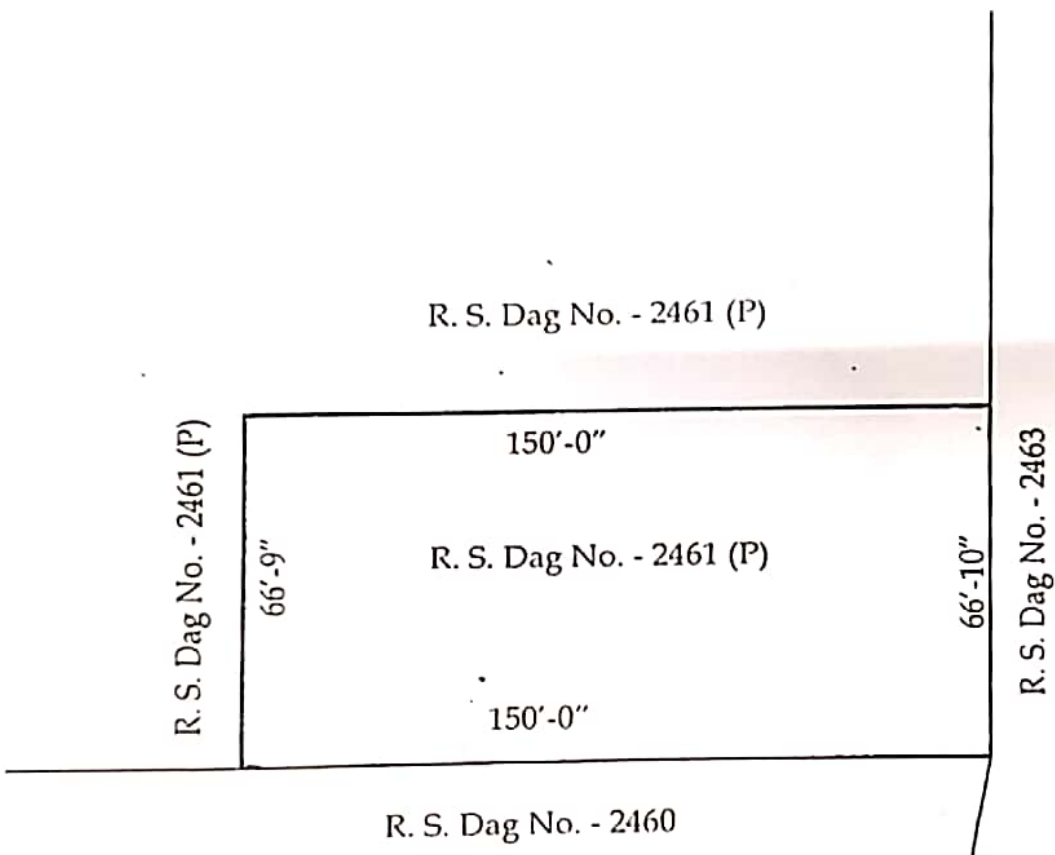
DRAWN BY



LAND PLAN PART OF R. S. & L. R. DAG NO. - 2461, L. R. KHATIAN NO. - 2767, AT MOUZA - HUDARAIT, J.L. NO. - 54, P. S. - RAJARHAT, DIST. - NORTH 24 PARGANAS, UNDER CHANDPUR GRAM PANCHAYET. AREA OF LAND 23.DEC. (M/L). AS PER RECORD. AREA SHOWN IN RED BORDER.

SOLD TO - \_\_\_\_\_

SOLD BY - BISWAJIT MONDAL



*Biswas*

*Biswas*

Signature of owners

DRAWN BY

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BISWAJIT MONDAL  
RABIN MONDAL  
01/01/1983

Permanent Account Number

BPJPM9594J

Signature




Biswajit Mondal

*In case this card is lost / found, kindly inform / return to :*



Income Tax PAN Services Unit, UTIITSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें :

आयकर पैन सेवा यूनिट, UTIITSL  
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.

  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন

**IDENTITY CARD**                      GGC3046364  
 পরিচয় পত্র

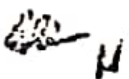



|                    |                  |
|--------------------|------------------|
| Elector's Name     | Bishwojit Mondal |
| নির্বাচকের নাম     | বিষুজিৎ মন্ডল    |
| Father's Name      | Rabin Mondal     |
| পিতার নাম          | রবীন মন্ডল       |
| Sex                | M                |
| লিঙ্গ              | পুং              |
| Age as on 1.1.2002 | 19               |
| ১.১.২০০২-এ বয়স    | ১৯               |

*Bishwojit Mondal*

Address:  
Kada Chandpur Rajarhat (North 24 Parganas 743510)

ঠিকানা:  
কাদা চাঁদপুর রাজহাট উত্তর ২৪ পরগণা ৭৪৩৫১০



Facsimile Signature  
Electoral Registration Officer  
নির্বাচন নিবন্ধন কর্মকর্তা

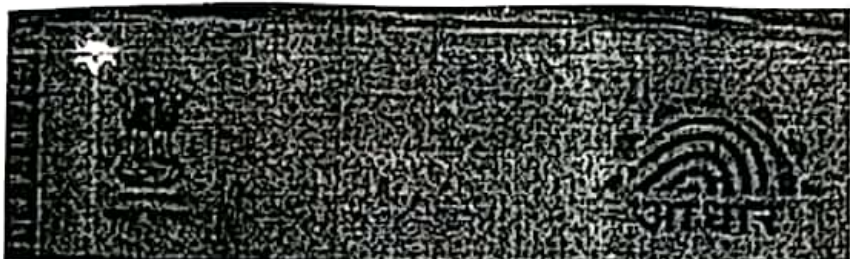
Assembly Constituency: 91-Rajarhat (SC)  
বিধানসভা নির্বাচন কেন্দ্র : ৯১-রাজহাট (সম্মিলিত)

Place: North 24 Parganas                      স্থান: উত্তর ২৪ পরগণা  
Date: 17.07.2002                      তারিখ: ১৭ ০৭ ২০০২





*Handwritten signature*



ভারত সরকার

भारत सरकार / Government of India

आधार कार्ड / Aadhaar

সরকারি আইডি / Government No: 1058/10520/69/62

SUPRIYA KUMAR PATRA

Radhanur

Madhupur

East Medinipur

West Bengal 741202



MN528513081ET



আসনার আধার সংখ্যা / Your Aadhaar No

6948 7094 0610

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India

সুপ্রিয়া কুমার পাট্রা  
SUPRIYA KUMAR PATRA

পিতা : অসীষ পাট্রা

Father : ASIS PATRA

জন্ম তারিখ / DOB : 04/01/1984

লিঙ্গ / Male



6948 7094 0610

আধার - সাধারণ মানুষের অধিকার



Uma Khan.

**WEST BENGAL LAW CLERKS STATE COUNCIL**  
Seal & Stamp Complex (7th Floor)  
60 Acharya Road, Kolkata - 700014

**IDENTITY CARD NO-00005261**

NAME: DEBAS DAS  
S/O OF: DATE MANICKIL DAS  
ADDRESS: 11/B A.P.C. ROAD,  
DIST. KOLKATA

DATE OF BIRTH: 18/01/1978  
EC NO: 0085/1/006/008471  
WORKING PLACE: SEALDAH CRIMINAL COURT AT  
SEALDAH UNDER SOUTH 24 PGS  
DATE OF ISSUE: 13/10/2012

*[Signature]*  
Signature of the Chairman

*Debas Das.*



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

BRN: 19-201718-005753056-1  
BRN Date: 14/08/2017 22:22:24  
BRN: IK00GVTZV9

Payment Mode: Online Payment  
Bank: State Bank of India  
BRN Date: 14/08/2017 22:22:53

DEPOSITOR'S DETAILS

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

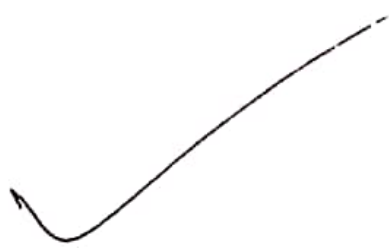
Id No. : 15230001169308/1/2017  
(Query No./Query Year)



PAYMENT DETAILS

| Sl. No.      | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount [ ₹ ]  |
|--------------|-----------------------|--|--------------------|---------------|
| 1            | 15230001169308/1/2017 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 834856        |
| 2            | 15230001169308/1/2017 | Property Registration- Registration Fees | 0030-03-104-001-16 | 139170        |
| 3            | 15230001169308/1/2017 | Mutation/Conversion -Receipt             | 0029-00-800-028-27 | 3067          |
| <b>Total</b> |                       |  |                    | <b>977093</b> |

In Words : Rupees Nine Lakh Seventy Seven Thousand Ninety Three only



### Major Information of the Deed.

|   |  |  |            |
|---|--|--|------------|
| Deed No :                               | I-1523-08204/2017  | Date of Registration                           | 17/08/2017 |
| Query No / Year                         | 1523-0001169308/2017   | Office where deed is registered                |            |
| Query Date                              | 14/08/2017 9:55:32 PM  | A.D.S.R. RAJARHAT, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details | KALIPADA CHARAN<br>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. 1,19,15,605/-                       | Rs. 1,19,15,605/-  |  |            |
| Stampduty Paid(SD)                      | Registration Fee Paid  |  |            |
| Rs. 8,34,956/- (Article:23)             | Rs. 1,39,170/- (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-2357     | LR-2767              | Bastu    | Shali | 25.25 Dec       | 39,24,204/-             | 39,24,204/-           |               |
| L2     | LR-2370     | LR-2767              | Doba     | Doba  | 3.67 Dec        | 5,70,369/-              | 5,70,369/-            |               |
| L3     | LR-2371     | LR-2767              | Doba     | Doba  | 3.5 Dec         | 5,43,949/-              | 5,43,949/-            |               |
| L4     | LR-2439     | LR-2767              | Bastu    | Shali | 21.25 Dec       | 33,02,548/-             | 33,02,548/-           |               |
| L5     | LR-2461     | LR-2767              | Bastu    | Shali | 23 Dec          | 35,74,535/-             | 35,74,535/-           |               |
|        |             | <b>TOTAL :</b>       |          |       | <b>76.67Dec</b> | <b>119,15,605 /-</b>    | <b>119,15,605 /-</b>  |               |
|        |             | <b>Grand Total :</b> |          |       | <b>76.67Dec</b> | <b>119,15,605 /-</b>    | <b>119,15,605 /-</b>  |               |

### Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Shri BISWAJIT MONDAL (Presentant )</b><br>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 :Individual, Executed by: Self, Date of Execution: 16/08/2017<br>, Admitted by: Self, Date of Admission: 16/08/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/08/2017<br>, Admitted by: Self, Date of Admission: 16/08/2017 ,Place : Pvt. Residence |

### Buyer Details :

| SI No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>M/S. EVANIE INFRASTRUCTURE PVT. LTD.</b><br>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.:: AAECE5886B, Status :Organization, Status : Not Executed |

**Representative Details :**

| Sl No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Smt UMA KHAN DIRECTOR MS USASHI REALSTATES PVT LTD</b><br>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     | <b>Shri SUPRIYA KUMAR PATRA</b><br>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  |  |
|---|--|
| Shri DEBASIS DAS<br>Son of Late Manick Chandra Das<br>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 BISWAJIT MONDAL |  |
|   |  |

**Transfer of property for L1**

| Sl.No | From                 | To. with area (Name-Area)                      |
|-------|----------------------|--|
| 1     | Shri BISWAJIT MONDAL | M/S. EVANIE INFRASTRUCTURE PVT. LTD.-25.25 Dec |

**Transfer of property for L2**

| Sl.No | From                 | To. with area (Name-Area)                     |
|-------|----------------------|---|
| 1     | Shri BISWAJIT MONDAL | M/S. EVANIE INFRASTRUCTURE PVT. LTD.-3.67 Dec |

**Transfer of property for L3**

| Sl.No | From                 | To. with area (Name-Area)                    |
|-------|----------------------|--|
| 1     | Shri BISWAJIT MONDAL | M/S. EVANIE INFRASTRUCTURE PVT. LTD.-3.5 Dec |

**Transfer of property for L4**

| Sl.No | From                 | To. with area (Name-Area)                      |
|-------|----------------------|--|
| 1     | Shri BISWAJIT MONDAL | M/S. EVANIE INFRASTRUCTURE PVT. LTD.-21.25 Dec |

**Transfer of property for L5**

| Sl.No | From                 | To. with area (Name-Area)                   |
|-------|----------------------|---|
| 1     | Shri BISWAJIT MONDAL | M/S. EVANIE INFRASTRUCTURE PVT. LTD.-23 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:-<br>2357(Corresponding RS Plot No:- 2357), LR Khatian No:-<br>2767 | Owner:বিশ্বজিত মণ্ডল, Gurdian:রবিন মণ্ডল, Address:নিজ, Classification:শানি, Area:0.26000000 Acre, |
| L2     | LR Plot No:-<br>2370(Corresponding RS Plot No:- 2370), LR Khatian No:-<br>2767 | Owner:বিশ্বজিত মণ্ডল, Gurdian:রবিন মণ্ডল, Address:নিজ, Classification:ডোবা, Area:0.04000000 Acre, |
| L3     | LR Plot No:-<br>2371(Corresponding RS Plot No:- 2371), LR Khatian No:-<br>2767 | Owner:বিশ্বজিত মণ্ডল, Gurdian:রবিন মণ্ডল, Address:নিজ, Classification:ডোবা, Area:0.03000000 Acre, |
| L4     | LR Plot No:-<br>2439(Corresponding RS Plot No:- 2439), LR Khatian No:-<br>2767 | Owner:বিশ্বজিত মণ্ডল, Gurdian:রবিন মণ্ডল, Address:নিজ, Classification:শানি, Area:0.21000000 Acre, |
| L5     | LR Plot No:-<br>2461(Corresponding RS Plot No:- 2461), LR Khatian No:-<br>2767 | Owner:বিশ্বজিত মণ্ডল, Gurdian:রবিন মণ্ডল, Address:নিজ, Classification:শানি, Area:0.23000000 Acre, |

Endorsement For Deed Number : I - 152308204 / 2017

On 16-08-2017

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

Presented for registration at 17:40 hrs on 16-08-2017, at the Private residence by Shri BISWAJIT MONDAL, Executant.

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 1,19,15,605/-

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

Execution is admitted on 16/08/2017 by 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

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 17-08-2017

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 1,19,170/- ( A(1) = Rs 1,19,156/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,39,170/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 14/08/2017 10:22PM with Govt. Ref. No: 192017180057530561 on 14-08-2017, Amount Rs: 1,39,170/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. IK00GVTZV9 on 14-08-2017, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,14,956/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 8,34,856/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 40099, Amount: Rs.100/-, Date of Purchase: 08/08/2017, Vendor name: S Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 14/08/2017 10:22PM with Govt. Ref. No: 192017180057530561 on 14-08-2017, Amount Rs: 8,34,856/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. IK00GVTZV9 on 14-08-2017, 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**