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I-01035/2015

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

15.00 6/2/15

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

II 043612

certified that the document is admitted to registration. the signature sheets and the endorsement sheets attached with this document are part of this document.

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Q 20432/15

CONVEYANCE

1. **Date:** 06/02/2015
2. **Place:** Kolkata
3. **Parties:**

22 DEC 2014

SL. NO. 45843 DATE.....

NAME.....

ADD.....

AMT. 1000/-

PRIYANKA BHOWMIK
Advocate
High Court, Calcutta

J.C. No. 228/15
dt. 6.2.15

V.C.T.1
No. 420/

Ayanna Construction Pvt. Ltd.

Director/Authorised Signatory

V.C.T.1
No. 421

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

Seal of the Dist. Sub-Registrar - IV, South 24 Pgs. Alipore West Bengal

• Supriya Mallick alias Supriya Naskar

V.C.T.1
No. 422.

Ruma Naskar alias Ruma Mondal.

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Chhatla Naskar
S/o, Bimal Naskar
Village: Daulatpur, Post Pailan
P.S. Bishnupur
Dist 24 Pgs (S)
Kol-104
Business

3.1 **SUPRIYA MALLICK *alias* SUPRIYA NASKAR**, wife of Sanjit Mallick, residing at Village Daulatpur Naskar Para, Police Station Bishnupur, Pin 700104, District South 24 Parganas.

3.2 **RUMA NASKAR *alias* RUMA MONDAL**, wife of Chattu Naskar, residing at Village Daulatpur Naskar Para, Police Station Bishnupur, Pin 700104, District South 24 Parganas.
(jointly **Vendors**, includes successors-in-interest)

And

3.3 **AYANNA CONSTRUCTION PVT. LTD.**, a company incorporated under the Companies Act, 1956, having its registered office at 55/1A, Strand Road, Room No. 2, 5th floor, Police Station-Jorabagan, Kolkata-700 006 [**CIN U45400WB2014PTC200560**, **PAN AAMCA4923F**], being represented by its Authorized Signatory Swapan Saha, son of Late Gouronga Saha [PAN BOSPS8167B]
(**Purchaser**, includes successors-in-interest, assigns).

Vendors and Purchaser jointly **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSETH AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** *Sali* Land measuring 3 (three) cottahs 4 (four) chittacks, more or less, equivalent to 5.38 (five point three eight) decimal, more or less, comprised in R.S./L.R. *Dag* No. 49, recorded in L.R. *Khatian* Nos. 2148 and 2149, *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, within Kulerdari *Gram Panchayet*, Additional District Registration Office Bishnupur, District South 24 Parganas (**Said Property**) **together with** right to use common passage **And together with** all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, including 2 feet wide land on road side demarcated for drain, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the Said Property or any part or portion thereof belonging thereto or in anyways appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto **and together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

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5. Background, Representations, Warranties and Covenants

5.1 **Representations and Warranties Regarding Title:** The Vendors represent, warrant and covenant regarding title as follows:

5.1.1 **Ownership of Haripada Pailan:** Haripada Pailan was the absolute owner of land measuring 74 (seventy four) decimal, more or less, comprised in R.S. *Dag* No. 49, , *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, District South 24 Parganas (**Mother Property**).

5.1.2 **Sale to Jogendra Nath Porel And Others:** By a Deed of Conveyance dated 5th April, 1941, registered in the Office of the Sub-Registrar, Bishnupur, South 24 Parganas, in Book No.I, Volume No. 15, at Pages 42 to 43, being Deed No. 1082 for the year 1941 Haripada Pailan sold to Jogendra Nath Porel, Hiralal Porel and Muktaram Porel (collectively **Jogendra Nath Porel And Others**) the entirety of the Mother Property, each of them having an undivided 1/3rd (one-third) share therein. And accordingly, the names of Jogendra Nath Porel And Others were recorded in the records of Revisional Settlements, vide R.S. *Khatian* No. 556.

5.1.3 **Demise of Jogendra Nath Porel:** Jogendra Nath Porel, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his wife Rajubala Porel, 5 (five) sons, namely, (i) Laxmikanta Porel, (ii) Tarak Porel, (iii) Shankar Porel, (iv) Nishikanta Porel and (iv) Joyanta Porel and 2 (two) daughters, namely, (i) Bimala Mondal nee Porel and (ii) Amala Mondal nee Porel as his only legal heirs and heiresses (collectively **Legal Heirs Of Late Jogendra Nath Porel**) who inherited the entirety of the undivided 1/3rd (one-third) share of Late Jogendra Nath Porel in the Mother Property, each of them having the following share therein:

Names of Legal Heirs Of Late Jogendra Nath Porel	Area Inherited
Rajubala Porel	3.084 decimal
Laxmikanta Porel	3.084 decimal
Tarak Porel	3.084 decimal
Shankar Porel	3.084 decimal
Nishikanta Porel	3.084 decimal
Joyanta Porel	3.084 decimal
Bimala Mondal nee Porel	3.084 decimal
Amala Mondal nee Porel	3.084 decimal
Total	**24.67 decimal**

5.1.4 **Demise of Hiralal Porel:** Hiralal Porel, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his wife Shitala Bala Porel, only son Dulal Porel and 3 (three) daughters, namely, (i) Angur Bala Mondal nee Porel, (ii) Asta Hazra nee Porel and (iii) Ruma Dhar nee Porel, as his only legal heirs and heiresses (collectively **Legal Heirs Of Late Hiralal Porel**) who

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inherited the entirety of the undivided 1/3rd (one-third) share of Late Hiralal Porel in the Mother Property, each of them having the following share therein:

Names of Legal Heirs Of Late Hiralal Porel	Area Inherited
Shitala Bala Porel	4.934 decimal
Dulal Porel	4.934 decimal
Angur Bala Mondal nee Porel	4.934 decimal
Asta Hazra nee Porel	4.934 decimal
Ruma Dhar nee Porel	4.934 decimal
Total	**24.67 decimal**

5.1.5 **Demise of Muktaram Porel:** Muktaram Porel, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his wife Sailabala Porel, 2 (two) sons, namely, (i) Rakhal Porel and (ii) Gopal Porel and 4 (four) daughters, namely, (i) Minu Das nee Porel, (ii) Arati Mondal nee Porel, (iii) Sandhya Mondal nee Porel and (iv) Jyotsna Porel, as his only legal heirs and heiresses (collectively **Legal Heirs Of Late Muktaram Porel**) who inherited the entirety of the undivided 1/3rd (one-third) share of Late Muktaram Porel in the Mother Property, each of them having the following share therein:

Names of Legal Heirs Of Late Muktaram Porel	Area Inherited
Sailabala Porel	3.524 decimal
Rakhal Porel	3.524 decimal
Gopal Porel	3.524 decimal
Minu Das nee Porel	3.524 decimal
Arati Mondal nee Porel	3.524 decimal
Sandhya Mondal nee Porel	3.524 decimal
Jyotsna Porel	3.524 decimal
Total	**24.67 decimal**

5.1.6 **Ownership of Rajubala Porel And Others:** In the aforesaid circumstances, (i) Rajubala Porel, (ii) Laxmikanta Porel, (iii) Tarak Porel, (iv) Shankar Porel, (v) Nishikanta Porel, vi) Joyanta Porel, (vii) Bimala Mondal, (viii) Amala Mondal, (ix) Shitala Bala Porel, (x) Dulal Porel, (xi) Angur Bala Mondal, (xii) Asta Hazra, (xiii) Ruma Dhara , (xiv) Sailabala Porel, (xv) Rakhal Porel, (xvi) Gopal Porel, (xvii) Minu Das, (xviii) Arati Mondal, (xix) Sandhya Mondal and (xx) Jyotsna Porel (collectively **Rajubala Porel And Others**)became the absolute owners of the Mother Property, each of them having their respective share therein.

5.1.7 **First Sale to Ashutosh Mukhopadhyay:** By a Deed of Conveyance dated 6th September, 1995, registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 44, at Pages 415 to 426, being Deed No. 4091 for the year 1996, Asta Hazra nee Porel and Ruma Dhar nee Porel, both

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being the Legal Heirs Of Late Hiralal Porel sold to Ashutosh Mukhopadhyay land measuring 9.87 (nine point eight seven) decimal, more or less, out of the Mother Property (**First Part of Mother Property**).

5.1.8 **Second Sale to Ashutosh Mukhopadhyay:** By another Deed of Conveyance dated 19th September, 1995, registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 44, at Pages 427 to 438, being Deed No. 4092 for the year 1996, Dulal Porel and Angur Bala Mondal nee Porel, both being the Legal Heirs Of Late Hiralal Porel sold to Ashutosh Mukhopadhyay land measuring 9.87 (nine point eight seven) decimal, more or less, out of the Mother Property (**Second Part of Mother Property**).

5.1.9 **Third Sale to Ashutosh Mukhopadhyay:** By another Deed of Conveyance dated 6th September, 1995, registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 44, at Pages 439 to 450, being Deed No. 4093 for the year 1996, Arati Mondal nee Porel, Sandhya Mondal nee Porel and Jyotsna Porel, all being the Legal Heirs Of Late Muktaram Porel sold to Ashutosh Mukhopadhyay land measuring 10.57 (ten point five seven) decimal, more or less, out of the Mother Property (**Third Part of Mother Property**).

5.1.10 **Fourth Sale to Ashutosh Mukhopadhyay:** By another Deed of Conveyance dated 19th September, 1995, registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 44, at Pages 451 to 462, being Deed No. 4094 for the year 1996, Rajubala Porel and Amala Mondal nee Porel, all being the Legal Heirs Of Late Jogendra Nath Porel sold to Ashutosh Mukhopadhyay land measuring 6.17 (six point one seven) decimal, more or less, out of the Mother Property (**Fourth Part of Mother Property**).

5.1.11 **Fifth Sale to Ashutosh Mukhopadhyay:** By another Deed of Conveyance dated 6th September, 1995, registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 42, at Pages 315 to 326, being Deed No. 4095 for the year 1996, Nishikanta Porel, Joyanta Porel and Bimala Mondal nee Porel, all being the Legal Heirs Of Late Jogendra Nath Porel sold to Ashutosh Mukhopadhyay land measuring 9.25 (nine point two five) decimal, more or less, out of the Mother Property (**Fifth Part of Mother Property**).

5.1.12 **Sixth Sale to Ashutosh Mukhopadhyay:** By another Deed of Conveyance dated 6th September, 1995, registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 42, at Pages 327 to 338, being Deed No. 4096 for the year 1996, Rakhal Porel, Gopal Porel and Minu Das nee

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Porel, all being the Legal Heirs Of Late Muktaram Porel sold to Ashutosh Mukhopadhyay land measuring 10.57 (ten point five seven) decimal, more or less, out of the Mother Property (**Sixth Part of Mother Property**).

5.1.13 **Seventh Sale to Ashutosh Mukhopadhyay:** By another Deed of Conveyance dated 6th September, 1995, registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 42, at Pages 339 to 350, being Deed No. 4097 for the year 1996, Sitala Bala Porel, being one of the Legal Heirs Of Late Hiralal Porel sold to Ashutosh Mukhopadhyay land measuring 4.93 (four point nine three) decimal, more or less, out of the Mother Property (**Seventh Part of Mother Property**).

5.1.14 **Eighth Sale to Ashutosh Mukhopadhyay:** By another Deed of Conveyance dated 6th September, 1995, registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, being Deed No. 3057 for the year 1996, Sailabala Porel, being one of the Legal Heirs Of Late Muktaram Porel sold to Ashutosh Mukhopadhyay land measuring 3.52 (three point five two) decimal, more or less, out of the Mother Property (**Eighth Part of Mother Property**).

5.1.15 **Ninth Sale to Ashutosh Mukhopadhyay:** By another Deed of Conveyance dated 6th September, 1995, registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 32, at Pages 297 to 308, being Deed No. 3058 for the year 1996, Laxmikanta Porel, Tarak Porel and Shankar Porel, all being the Legal Heirs Of Late Jogendra Nath Porel sold to Ashutosh Mukhopadhyay land measuring 9.25 (nine point two five) decimal, more or less, out of the Mother Property (**Ninth Part of Mother Property**).

5.1.16 **Ownership of Ashutosh Mukhopadhyay:** Thus, Ashutosh Mukhopadhyay became the absolute owner of the Mother Property [comprising of the First Part of Mother Property, Second Part of Mother Property, Third Part of Mother Property, Fourth Part of Mother Property, Fifth Part of Mother Property, Sixth Part of Mother Property, Seventh Part of Mother Property, Eighth Part of Mother Property and Ninth Part of Mother Property].

5.1.17 **Sale to Binapani Sil and Kanu Chandra Sil**: By a Deed of Conveyance dated 4th February, 1997, registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 4, at Pages 397 to 410, being Deed No.309 for the year 1997, Ashutosh Mukhopadhyay sold to Binapani Sil and Kanu Chandra Sil, land measuring 3 (three) cottahs 4 (four) chittacks, more or less, equivalent to 5.38 (five point three eight) decimal, out of the Ashutosh's Property, i.e. The Said Property.

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5.1.18 **Records of Rights:** Binapani Sil and Kanu Chandra Sil have recorded their names in the records of the Land Reforms Settlements, vide L.R. *Khatian* Nos. 2148 and 2149.

5.1.19 **Demise of Kanu Chandra Sil :** Kanu Chandra Sil, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate, leaving behind him surviving his widow, Binapani Sil, only son, Bikram Sil and only daughter, Dalia Sil, as his only legal heir and heiresses (collectively **Binapani Sil And Others**), who jointly and in equal share inherited the undivided 1/2 (half) share of Late Kanu Chandra Sil in the Said Property.

5.1.20 **Absolute Ownership of Binapani Sil And Others:** In the aforesaid circumstances, Binapani Sil And Others have became the absolute owners of the Said Property, each of them having their respective share therein.

5.1.21 **Sale to Vendors**: By a Deed of Conveyance dated 1st March, 2011, registered in the Office of the Additional District Sub-Registrar, Bishnupur in Book No. I, Volume No. 4, at Pages 827 to 855, being Deed No. 1133 for the year 2011, Binapani Sil And Others jointly sold the Said Property, i.e. land measuring 3 (three) cottahs 4 (four) chittacks, more or less, equivalent to 5.38 (five point three eight) decimal, more or less, to the Vendors.

5.1.22 **Absolute Ownership of Vendors:** In the aforesaid circumstances, the Vendors have become the absolute owners of the Said Property, each of them having their respective share therein.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent, warrant and covenant regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.

5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.

5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

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5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.

5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.

5.2.6 **No Right of Preemption:** No person or persons whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.

5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

5.2.8 **Free From All Encumbrances:** the Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debutters*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.

5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchaser is that the Vendors shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same from the Vendors.

7. Transfer

7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of

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whatsoever or howsoever nature in the Said Property, described in the **Schedule** below, being *Sali* land measuring 3 (three) cottahs 4 (four) chittacks, more or less, equivalent to 5.38 (five point three eight) decimal, more or less, comprised in R.S./L.R. *Dag* No. 49, recorded in L.R. *Khatian* Nos. 2148 and 2149, *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, within Kulerdari *Gram Panchayet*, Additional District Registration Office Bishnupur, District South 24 Parganas (**Said Property**) **together with** right to use common passage **together with** all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, including 2 feet wide land on road side demarcated for drain, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the Said Property or any part or portion thereof belonging thereto or in anyways appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto **and together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Total Consideration:** Thus, aforesaid transfer is being made in a total consideration of a sum of Rs.22,42,500/- (Rupees Twenty Two Lacs Forty Two Thousand Five Hundred only) paid by the Purchaser to the Vendors.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, waqf, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other

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appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Indemnification:** The Vendors hereby expressly indemnify about the correctness of the Vendors' title, Vendors' authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendors, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors' in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest by reason of the aforesaid.

8.3 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.4 **Delivery of Possession:** The Vendors hereby handed over *Khas*, vacant and peaceful possession of the Said Property to the Purchaser.

8.5 **Outgoings:** The Vendors hereby declare that, all statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand has been made and is in the knowledge of the Vendors, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.6 **Holding Possession:** The Vendors hereby covenants that the Purchaser and the Purchaser's assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, 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 therein from under or in trust from the Vendors.

8.7 **No Objection to Mutation:** The Vendors declare that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly **(1)** consent to

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the same and **(2)** appoint the Purchaser as the constituted attorney of the Vendors' and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.

8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors' shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or Purchaser's successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

Schedule
(Said Property)

Sali Land measuring 3 (three) cottahs 4 (four) chittacks, more or less, equivalent to 5.38 (five point three eight) decimal, more or less, comprised in R.S./L.R. *Dag* No. 49, recorded in L.R. *Khatian* Nos. 2148 and 2149, *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, within Kulerdari *Gram Panchayet*, Additional District Registration Office Bishnupur, District South 24 Parganas delineated in the **Plan** attached herewith and bordered in colour **Red** thereon **together with** right to use common passage and is butted and bounded as follows:

On the North : By Part of Dag No. 49

On the East : By Part of Dag No. 49

On the South : By 2 ft. wide drain thereafter 16 ft wide road

On the West : By Part of Dag No. 49

Together with 2'(two feet) wide land demarcated for drain **And Together with** all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, drain, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the Said Property or any part or portion thereof belonging thereto or in anyways appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and

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appurtenances and inheritances for access and user thereof, free from all encumbrances.

9. Execution and Delivery

9.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

Supriya Mallick alias Supriya Naskar (**SUPRIYA MALLICK *alias* SUPRIYA NASKAR**)	Ruma Naskar alias Ruma Mondal (**RUMA NASKAR *alias* RUMA MONDAL**)
[Vendors]	
Ayanna Construction Pvt. Ltd. Director/Authorised Signatory (**AYANNA CONSTRUCTION PVT. LTD.**) [Authorised Signatory]	
[Purchaser]	

Witnesses:

Signature Alamgir Reza Adv

Name ALAMGIR REZA

Father's Name

Address
28/1, Judges Court Road
Kol-27

Signature Chhattu Naskar

Name CHHATTU NASKAR

Father's Name

Address
Village: Dakatpur, Post: Pailan
P.S. Bishnupur, District 24 Pgs (S)
Kol-104

Drafted by:-

Alamgir Reza F-1194/03
Advocate
Alipore Judge's Court

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Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.22,42,500/- (Rupees Twenty Two Lacs Forty Two Thousand Five Hundred only) towards full and final payment of Total Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

RTGS No.	Date	Bank	Amount (Rs.)	Favouring
UTR No. IOBAR52015020 600039479	06.02.2015	Indian Overseas Bank, Kalighat	12,42,500.00	RUMA MONDAL
UTR No. IOBAR52015020 600040317	06.02.2015	-do-	10,00,000.00	SUPRIYA NASKAR
Total			**22,42,500.00**	

Supriya Mallick alias Supriya Naskar	Ruma Naskar alias Ruma Mondal
(**SUPRIYA MALLICK *alias* SUPRIYA NASKAR**)	(**RUMA NASKAR *alias* RUMA MONDAL**)
[Vendors]	

Witnesses:

Signature Alamgir Reza Adv

Name

Signature Chhatt L Naskar

Name

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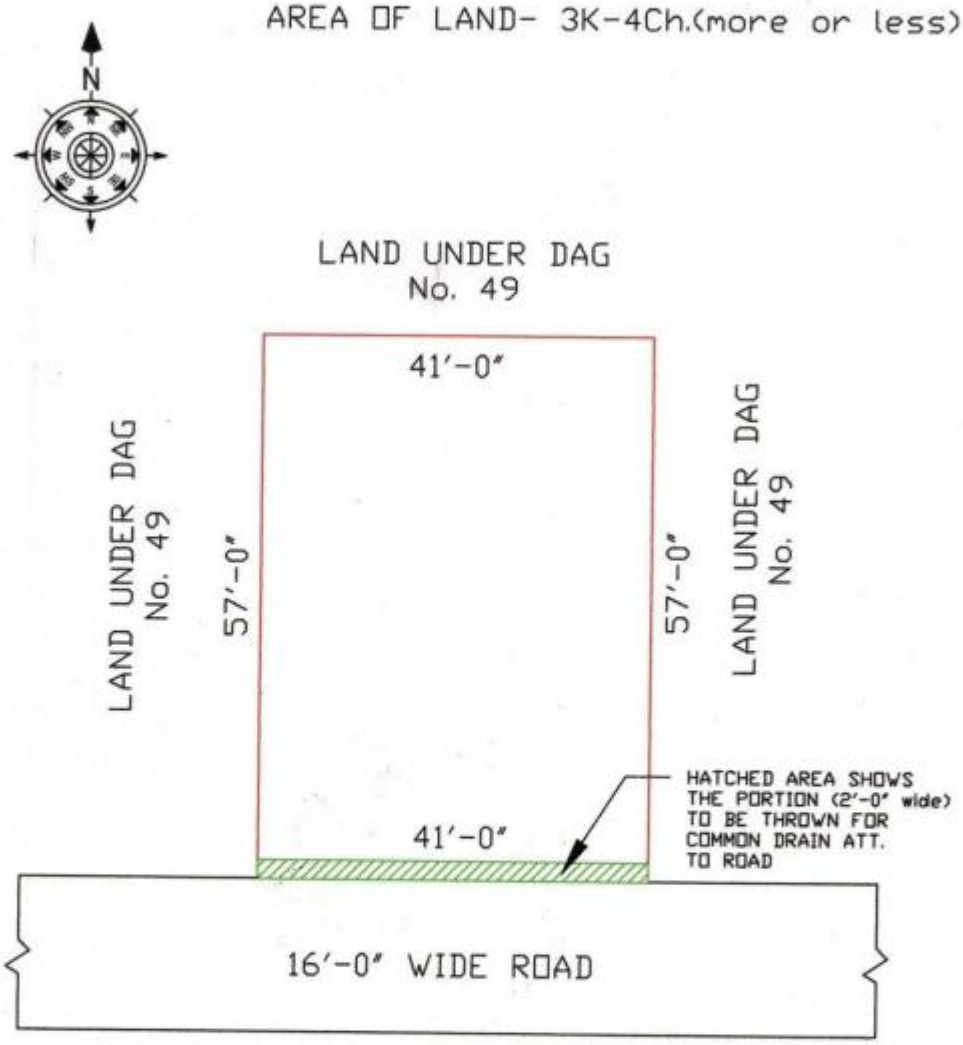
SITE PLAN OF LAND UNDER R.S. DAG No. 49,
UNDER KULERDARI GRAM PANCHAYET, P.S.
BISHNUPUR, DIST. 24 PGS. (S)

AREA OF LAND- 3K-4Ch.(more or less)



Supriya Mallick alias
Supriya Naskar

Ayanna Construction Pvt. Ltd.
Director/Authorised Signatory

Ruma Naskar alias Ruma
Mondal

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SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
	Swapan Sah	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
	Supriya Naskar	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
	Runa Naskar.	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			

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Government Of West Bengal

Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 01035 of 2015

(Serial No. 01132 of 2015 and Query No. 1604L000002092 of 2015)

On 06/02/2015

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

Presented for registration at 15.00 hrs on :06/02/2015, at the Private residence by Swapan Saha ,Claimant.

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

Execution is admitted on 06/02/2015 by

1. Supriya Mallick Alias Supriya Naskar, wife of Sanjit Mallick , Daulatpur Naskar Para, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104, By Caste Hindu, By Profession : Others
2. Ruma Naskar Alias Ruma Mondal, wife of Chattu Naskar , Daulatpur Naskar Para, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104, By Caste Hindu, By Profession : Others
3. Swapan Saha
   Authorised Signatory, Ayanna Construction Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006.
   , By Profession : Others

   Identified By Chhattu Naskar, son of Bimal Naskar, Daulatpur, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104, By Caste: Hindu, By Profession: Business.

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On 11/02/2015

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, 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 24701.00/-, on 11/02/2015

(Under Article : A(1) = 24662/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 11/02/2015)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-22,42,500/-

Certified that the required stamp duty of this document is Rs.- 112135 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

Government Of West Bengal

Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 01035 of 2015

(Serial No. 01132 of 2015 and Query No. 1604L000002092 of 2015)

Deficit stamp duty

Deficit stamp duty Rs. 112125/- is paid , by the draft number 889060, Draft Date 11/02/2015, Bank : State Bank of India, Alipore, (Calcutta), received on 11/02/2015

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 4114 to 4136
being No 01035 for the year 2015.

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(Tridip Misra) 13-February-2015
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