

04597 (53)

2-04309



पश्चिम बंगाल WEST BENGAL

L 160757

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DEED OF CONVEYANCE DATED 30th March 2012

LAND AREA – 9.000 DECIMAL

MOUZA – MAHISHBATHAN

POLICE STATION – BIDHANNAGAR (EAST)

DISTRICT – 24 PARGANAS (NORTH)

DEED VALUE – RS. 1,64,634/-

Certify that the document is a dupliated
with this
and the original
to register. The sheets attached
are the part of
this document.

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05 APR 2012
Agri. District Registrar
Bidhannagar, Salt Lake City

383

14-02-12

Name of N. J. Stamp Rs 10/-
Name of Purchaser
Address

BAPI DAS
Advocate
Allipore Police Court
Kolkata-700027

Handwritten signature
S. MUKHERJEE
Stamp Vendor S/O. Sadko Baskar

বাপি দাস স্ট্যাম্প



v. c. T. D.
2967

বাপি দাস স্ট্যাম্প

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v. c. T. D.
2968

of
RANI BALA MONDAL
BY THE PEN OF
Bidyendur Mondal



Addl District Sub-Registrar
Bidhannagar, (Salt Lake City)

20 MAR 2012

30th day of March.

THIS INDENTURE OF CONVEYANCE made this the
2012 [TWO THOUSAND TWELVE]

B-E-T-W-E-E-N

SMT. RANI BALA MONDAL, wife of Late Rishipada Mondal, residing at Mahisbathan, Police Station - Bidhannagar (East), in the District of 24-Parganas (North), **(2) SRI BASUDEB MONDAL**, son of Late Rishipada Mondal, residing at No. 154 Mahisbathan, Dakshin Parakrishnapur Ward No. 14, Bidhannagar Purba, North 24 Parganas, **AND (3) SMT. BRIHASPATI SARDAR**, daughter of Late Rishipada Mondal and wife of Shrikanta Sardar, residing at Kharamba South, Kharamba, Bhargore, South 24 Parganas, hereinafter called and referred to as the **VENDORS** [which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, successors, executors, administrators, legal representatives, nominees, and/or assigns] of the **ONE PART**;

AND

(PAN No - AAGCP2156F)

PRAVACHAN VINCOME PVT. LTD., a Private Limited Company incorporated under the provisions of Companies Act, 1956 and having its registered office at 83, Topsia Road (S), Kolkata - 700 046, represented by its Director Mr. Padip Kumar Deb, son of Late Rabindranath Deb, working for gain at 83, Topsia Road (S), Kolkata - 700 046, hereinafter called and referred to as the **PURCHASER** which terms and expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successor or successors-in-interest/office and/or assigns) of the **OTHER PART**;

W - H - E - R - E - A - S :

A. The Vendors are presently the joint and absolute owners of **ALL THAT** all that piece or parcel of Sali land measuring **9.000 Decimals** in aggregate be the same a little more or less, having Rayati rights therein and comprised in **L. R. Dag No.492** measuring **4.00 Decimals** more or less **AND L. R. Dag No. 547** measuring **5.00 Decimals** more or less, all corresponding to **L. R. Khatian No. 426, TOGETHER WITH** one RT Shed measuring in aggregate 107 Square Feet, lying and situate at Mouza - Mahisbathan, J. L. No. 18, within the territorial limits of Bidhannagar [East] Police Station and within the limits of Bidhannagar Municipality, Additional District Sub-Registration Office, Bidhannagar and District Registration Office at Barasat, 24 Parganas (North), hereinafter called and referred to as the said **LAND** (more fully and particularly mentioned and described the **FIRST SCHEDULE** hereunder written);

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of

v.e.T.S.

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~~BRHASPATI MANDAL~~
BRHASPATI SARDAR
BY The pen of
Dibyendu Mondal

Dibyendu Mondal
(DIBYENDU MONDAL)

S/O MANORANJAN MONDAL,

MAHISHBATHAN

SALT LAKE

SECTOR-5.

WORD NO-1.

KOLKATA - 70002

SERVICE.



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B. The Vendors have agreed to sell and transfer the entirety of their respective right title interest into or upon the respective plots belonging to each one of them and forming part of the said Land and the Purchaser has agreed to purchase and acquire the said Land and/or the entirety of the respective right title interest of each of the Vendors into or upon the said Land free from all encumbrances charges liens lispendens attachments trusts whatsoever or howsoever for the consideration and on the terms and conditions hereinafter appearing with the intent and object that the Purchaser shall be entitled to undertake integrated development of the said Land together with contiguous property either by themselves or in conjunction with the owners of the other adjacent plots of land;

C. The abstract on title whereby the Vendors have acquired their title of the land will appear from the **SECOND SCHEDULE** hereunder written;

D. At or before execution of these presents the **VENDORS** and each one of them have assured and covenanted with the Purchaser as follows:

J.1 THAT the Vendors have purchased and accquired the said Land in the manner as would appear from the abstract on title (more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written);

J.2 THAT the said **LAND** is free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargaddars (Sharecroppers), Bhagchasi, adverse possession, wakfs, debutter or any type of encumbrance whatsoever or howsoever;

J.3 THAT the **VENDORS** hold free and marketable title in respect of the said **LAND**;

J.4 THAT save and except the **VENDORS** nobody has any right, title and interest of any nature whatsoever and howsoever in the said **LAND**;

J.5 THAT the **VENDORS** [or **VENDORS'** predecessor-in-interest] exercised their respective options to retain the said **LAND** by submission of Form 'B' under the West Bengal Estates Acquisition Act, 1953 **OR** the said **LAND** described in the **1st SCHEDULE** hereunder written stands retained by the then raiyat not



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having agricultural land beyond the ceiling of the predecessor-in-interest as the case may be;

J.6 THAT the said **LAND** described in the **FIRST SCHEDULE** hereunder written has been recorded in the finally published khanda-khatian of the each of the Vendors respectively [or **VENDORS'** predecessor-in-interest] as the case may be;

J.7 THAT the said **LAND** retained by the each of the **VENDORS** through operation of family ceiling as envisaged in Chapter II-B of West Bengal Land Reforms Act;

J.8 THAT none of the **VENDORS** are members of Scheduled Tribe and hence none of them are required to obtain previous permission in writing from the Revenue Officer under Section 14C of West Bengal Land Reforms Act, for transfer of the said **LAND**;

J.9 THAT none of the **VENDORS** have entered into any Agreement for Sale or lease or transfer in respect of their respective plots nor have created any interest of any third party;

J.10 THAT the **VENDORS** are and their predecessors-in-title were in uninterrupted and/or undisputed Khas possession of the respective plots owned by each one of them without any right or any claim whatsoever of any third party;

J.11 THAT all rates, charges, taxes, cess and all other-outgoings levied, charged or imposed by any public body or authority including Gram Panchayat/Municipality in respect of the said **LAND** has been duly paid till date by each of the Vendors in respect of their respective plots and no amount is due and payable and in the event of there being any outstanding it shall be the obligation and responsibility of the concerned Vendor to make payment of such outstanding amount in respect of its plot of land forthwith on demand without any demur. The **VENDORS** also agree to pay all such outgoings which may be levied with retrospective effect in future by the authorities in respect of their respective plots;

J.12 THAT the said **LAND** or any part or portion thereof is not subject to any notice of acquisition or requisition none of the **VENDORS** have been served with any notice of acquisition or requisition under the Land Acquisition Act or under any notification, rules, and regulation whatsoever nor the same is



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subject to any attachment under the Public Demand Recovery Act, Income Tax, or any other law for the time being in force;

J.13 THAT there is no Bargadar arad/or Bhagchasi [be it recorded in the R.O.R. or not] into or upon the said LAND or any part or portion thereof;

J.14 THAT none of the VENDORS (or their respective predecessor-in-interest) nor any body claiming from or under any one of them have or has granted any right of way or easement or license or created any other type of right or rights whatsoever and howsoever to or in favour of any person or persons, company or corporation in respect of their respective plots or any part of portion thereof nor such right has become effective by prescription or otherwise, howsoever and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to any part of the said LAND for passing and re-passing between any points within the said LAND or for water line, drainage line, or for any other purpose whatsoever save and except a high tension electricity line running over the said LAND;

J.15 THAT no part or portion of the said LAND can be deemed to be vacant land within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976 and liable to be surrendered/accrued thereunder;

J.16 THAT the said LAND no part or portion thereof is subject to any proceedings under any law for the time being in force. There is no decree, attachment or any other order of any court or authority operating against any of the VENDORS or the said LAND or part or portion thereof, which has the effect of prevailing or restraining any of the VENDORS in dealing with and/or disposing of its plot which can prejudicially affect the title to the same;

J.17 THAT the VENDORS are in possession, power or control of the documents of title pertaining to their respective plots of land and further confirm that no document of title has been delivered, deposited or handed over by the any of the Vendors or any of their respective predecessors-in-title to any person whomsoever with a view to creating security, charge or lien thereon;

J.18 THAT the VENDORS and each one of them have agreed to indemnify and keep indemnified the PURCHASER against any loss, damage (immediate, remote or consequential) action, claim, suit, proceedings, cost charges and expenses in respect of any thing and everything stated herein and as regards any hidden defect in title of any of the VENDORS of any nature whatsoever



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Lake Circle

and each of the **VENDORS** shall be liable and responsible for discharge of the indemnity;

J.19 THAT each of the **VENDORS** are now lawfully seized and possessed of or otherwise well and sufficiently to their respective plots forming part of the said **LAND** (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written;

J.20 THAT each of the **VENDORS** is fully competent to sell and transfer their respective plots of Land unto and in favour of the **PURCHASER**;

J.21 THAT there is no legal bar or impediment under the provisions of any law or rule framed thereunder for the time being in force restraining any of the Vendors in effecting sale and transfer of their respective plots in favour of

THE PURCHASER;

E. The Purchaser has agreed to purchase and acquire the said **LAND** and/or the respective right title interest of each of the Vendors into or upon the said **LAND** relying on the aforesaid representations and believing the same to be true, at and for a consideration of **Rs.1,64,634/- (Rupees One lac sixty four thousand six hundred thirty four only)** (hereinafter referred to as the **CONSIDERATION AMOUNT**) and subject to the terms and conditions hereinafter appearing;

F. The parties are desirous of recording the same in writing;

NOW THIS INDENTURE OF CONVEYANCE WITNESSETH as follows:

I. THAT in consideration of the said Agreement and in further consideration of a sum of **Rs.1,64,634/- (Rupees One lac sixty four thousand six hundred thirty four only)** of the lawful money of the Union of India well and truly paid by the **PURCHASER** to the **VENDORS** at or before the execution of these presents (the receipt whereof the **VENDORS** doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit release exonerate and discharge the **PURCHASER** and the said land **MORE FULLY DESCRIBED IN THE FIRST SCHEDULE HEREUNDER WRITTEN AND** hereby intended to be sold transferred and conveyed) the Vendors doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the **PURCHASER ALL THAT** all that piece or parcel of Sali land measuring **9.000 Decimals** in aggregate be the same a little more or less, having Rayati rights therein and comprised in **L. R. Dag No.492**



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measuring **4.00 Decimals** more or less **AND L. R. Dag No. 547** measuring **5.00 Decimals** more or less, all corresponding to **L. R. Khatian No. 426, TOGETHER WITH** one RT Shed measuring in aggregate 100 Square Feet, lying and situate at Mouza – Mahishbathan, J. L. No. 18, within the territorial limits of Bidhannagar [East] Police Station and within the limits of Bidhannagar Municipality, Additional District Sub-Registration Office, Bidhannagar and District Registration Office at Barasat, 24 Parganas (North), (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written) **OR HOWSOEVER OTHERWISE** the said Land or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all structures, sheds, corrections, yards, courtyards, areas, trees, bushes, crops, 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 howsoever thereto 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** the reversion or reversions remainder or remainders and the rents issues and profits of the said **LAND** and every part or portion thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of each of the Vendors into or upon and in respect of the said **LAND** or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattas muniments and evidences of title which are anyways exclusively relates to or concerns the said **LAND** or any part or portion thereof which now are or hereinafter shall or may be in the custody power possession or control of the **VENDORS** or any person or persons from whom the **VENDORS** can or may procure the same without any action or suit at law or in equity;

II. **TO HAVE AND TO HOLD** the said **LAND** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the **PURCHASER** absolutely and forever free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever;



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III. **AND THE VENDORS AND EACH ONE OF THEM DO HEREBY COVENANT WITH THE PURCHASER AND EACH ONE OF THEM** as follows:

- a. **THAT NOTWITHSTANDING** any act, deed matter or thing whatsoever by the **VENDORS** done or executed or knowingly suffered to the contrary each of the **VENDORS** are now absolutely seized and possessed of and/or otherwise well and sufficiently entitled their respective plots forming part of the said **LAND** together with all the structures and appurtenances thereto hereby sold, granted, conveyed, transferred, assigned and intended so to be and every part or portion thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or to make void the same;
- b. **THAT NOTWITHSTANDING** any act, deed or thing or committed by the **VENDORS** or any of their ancestors or predecessors-in-title the **VENDORS** and each one of them have good right full power and absolute authority to sell, grant, convey, transfer, assign and assure the said **LAND** and the rights properties appurtenances hereditament and premises hereby sold transferred and conveyed unto the **PURCHASER** in the manner aforesaid;
- c. **THAT NOTWITHSTANDING** anything contained herein, the said **LAND** shall always be put to use for such purposes as the **PURCHASER** deems fit and proper in accordance with law;
- d. **AND THAT** the said **LAND** together with structures appurtenant thereto hereby sold, granted and conveyed or expressed so to be is now free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever made or suffered by the **VENDORS** or any persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the **VENDORS** in the said **LAND** together with structures appurtenant thereto hereby sold in the manner aforesaid.
- e. **AND THAT** the **PURCHASER** shall and may at all times hereafter peacefully and quietly hold possess and enjoy the same and every part thereof and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand

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whatsoever from or by the VENDORS or any person or persons lawfully claiming through from under or in law or trust for the VENDORS or any of their ancestors or predecessors-in-title.

f. **AND FURTHER THAT** the VENDORS and all persons having lawfully or equitably claiming any estate, right, title, interest, use, trust, property, claim and demand whatsoever and howsoever into, upon and in respect of the said **LAND** together with structures appurtenant thereto hereditament and premises or any part or portion thereof through under or in trust for the VENDORS or any of their ancestors or predecessors-in-title shall and will from time to time and at all times hereafter at the request cost and expenses of the **PURCHASER** makes, does, executes and perfect or cause to be made, done executed and perfected all such further and absolutely assuring, conveying and confirming the said **LAND** unto and to the use and benefit of the said **PURCHASER** forever in the manner as aforesaid, as the said **PURCHASER** shall or may reasonably require **AND FURTHER MORE THAT** the VENDORS shall at all times hereafter indemnify and keep indemnified the **PURCHASER** against losses, damages, costs, charges and expenses, if any, suffered by reason of any defect in title of the VENDORS or any breach of the covenants hereunder contained;

g. **AND ALSO** the VENDORS had not at any time done or executed or knowingly suffered or been part to any act deed or things whereby and whereunder the said **LAND** together with structures appurtenant thereto hereby sold, granted, transferred and conveyed or expressed or so to be or any part or portion thereof is or may be impeached or encumbered or affected in title or otherwise.

h. **AND THAT** the VENDORS shall and will make and affirm such affidavit or affidavits and sign all papers and documents as necessary for the purpose of effecting mutation of the Purchaser's name in the records of Block Land & Land Revenue Officer and/or Collectorate of Alipore and/or also with such other statutory body or bodies.

i. **AND** the VENDORS doth hereby further covenant and assure the **PURCHASER** that it hath not encumbered the said land together with structures appurtenant thereto hereditament and premises in any way and hath full right and absolute authority and power to sell the same in the manner aforesaid and for any reason whatsoever if the **PURCHASER** are dispossessed and/or deprived of full enjoyment of the said land together with structures appurtenant thereto hereditament and premises or any part or parcel thereof the VENDORS shall and will indemnify the **PURCHASER** entirely



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for the losses and damages to be suffered by it in respect of the said **LAND** together with structures appurtenant thereto hereditament and premises hereby sold.

j. **AND THAT** the **PURCHASER** herein shall be free clear and absolutely discharged saved harmless and kept indemnified against all estates, charges and encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever created occasioned or made by the **VENDORS** or any person or persons lawfully or equitably claiming as aforesaid.

k. **AND FURTHER THAT** the **VENDORS** doth hereby declare and confirm that they do not hold any excess vacant land within the meaning of West Bengal Land Reforms Act 1956 and also Urban Land (Ceiling & Regulation) Act 1976, both as amended up to date.

l. **AND FURTHER THAT** the **VENDORS** shall and will pay all outstanding Municipal District Board or Panchayat Tax and taxes Government Revenues and all other impositions whatsoever due and payable by the Vendors or any of their ancestors or predecessors-in-title up to the date of these presents.

m. **AND** the **VENDORS** have agreed to indemnify and keep the **PURCHASER**, its successor and/or successors saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings.

n. **AND IT IS HEREBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the **VENDORS** covenant and assured the **PURCHASER** that all title deeds, muniments, papers, documents and receipts in respect of the said **LAND** hereby conveyed to the **PURCHASER** hereto and more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written shall remain in custody, control and power of the **VENDORS** herein fully secured, saved harmless, un-obliterated and un-defaced with the covenant for production, inspection maintenance and security and the **PURCHASER** herein shall have the right and power to take inspection thereof or obtain extracts there from at its own costs and expenses at all times upon 48 hours prior notice in writing to the **VENDORS** herein, and the **VENDORS** shall produce the original of these Presents to all Courts of law,



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tribunal, arbitration, proceeding and other places at all times upon request and cost of the **PURCHASER** herein upon 48 hours prior notice in writing.

o. **AND THAT** the **VENDORS** also declare and confirm that they are in khas and vacant possession of the said land together with structures appurtenant thereto and no one else has any right or interest therein or on any part or portion thereof as occupant or otherwise.

p. **AND THAT** the **VENDORS** herein declare and confirm that the said **LAND** (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written) has got no claim whatsoever with any Government Body and/or statutory body and/or any agency under the Government.

IV. **AND THE VENDORS** doth hereby assure and covenant with the **PURCHASER** that in the event of there being any defect in Title and/or any claim from any third Party, or any of the representations is found to be incorrect or false, the **VENDORS** shall cause such defect to be removed, remedied and have agreed to keep the **PURCHASER** saved, harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings arising out of such defect in title and/or misrepresentation;

V. **AND THAT** the **VENDORS** never held and do not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and/or the West Bengal Land Reforms Act as amended upto date **AND THAT** no certificate proceedings and/or notice or attachment is subsisting under the Income Tax Act, 1961 **AND THAT** no notice, which is or may be subsisting has been served on the **VENDORS** for the acquisition or the said **LAND** or any part or portion thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed thereunder and the **VENDORS** have no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said **LAND** or any part or portion thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said **LAND** or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the **VENDORS** and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said **LAND** or any part or portion thereof from through under or in trust for the **VENDORS** shall and will from time to time and at all times hereafter at the request and costs of the **PURCHASER** make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for



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further better and more perfectly and effectually granting and assuring the said **LAND** and every part or portion thereof unto and to the use the **PURCHASER** as shall or may be reasonably required.

VI. **AND THIS DEED FURTHER WITNESSETH** that the Purchaser shall be entitled to amalgamate and/or cause to be amalgamated the said Plots of Land and it is hereby further agreed and declared that the Purchaser has agreed to acquire the said **LAND** with the intent and object of undertaking integrated development thereof either by themselves or in conjunction with the other persons and/or persons owning the other contiguous plots of land on such terms and conditions as may be agreed upon between the Purchasers and the owners of the adjacent and/or contiguous plots of land.

VII. **AND FURTHER THAT** Schedules and Plans annexed hereto form and constitute as an integral part of this Deed and while constructing and/or interpreting the meaning of this Deed the same shall be relied upon;

VIII. Simultaneously with the execution of this Deed of Conveyance the **VENDORS** have made over to the **PURCHASER** the actual, physical, vacant and peaceful possession of the said **LAND**;

IX. **AND IT IS HERBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the **PURCHASER** [represented by its Authorised Signatory as the Constituted Attorneys and/or Authorized Representatives of the **VENDORS** are hereby authorized and shall be entitled:

1. To defend, manage and maintain the said **LAND** and to pursue the plan to be sanctioned by the Competent Authority;
2. To cause the Building Plans to be revalidated/modified/alterec and to pay fees, costs, charges for such sanction/revalidation/modification/alteration of the Building Plans to be sanctioned by the Competent Authority.
3. To appoint Architect or Architects, Engineers, Surveyors and to have surveyed and soil-tested of the said **LAND** as necessary and for that purpose to make all necessary correspondences with the authorities concernec.
4. To sign, execute and submit all necessary papers, application, documents, statements, undertakings, declaration and map or plans as may be required for



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having the map/plan or plans in respect of the said **LAND** and also for sanction by the Competent Authority and/or any other Authority or Authorities having jurisdiction in this regard.

5. To appear and represent before all the appropriate authority or authorities including the Municipality, Panchayat, Kolkata Metropolitan Development Authority, Kolkata Police, the Competent Authority under the Urban Land (Ceiling and Regulation) Act 1976, Block Land & Land Reforms Officer [B.L. & L.R.O.] or its Superior Authorities, District Magistrate/Collector in connection with the mutation of the said **LAND**, the sanction of the said plan of the said **LAND** and/or change in use and character of the said **LAND** in the Land Records of the Govt. of West Bengal;
6. To pay fees, obtain sanction and such other orders and permissions from the necessary Authorities as may be found expedient for sanction of the plan and other papers and documents as may be required by the necessary authorities.
7. To receive the excess amount of fees, if any paid for the sanction of the said plan/plans to the Authority or Authorities.
8. To utilize or shift or connect the existing utilities in the said Premises in such manner as the Attorneys may deem fit and proper.
9. To pay all rates, taxes, charges, expenses and other outgoings whatsoever for and on account of the said Premises or any part thereof (and similarly to receive excess payments receivable from concerned Authorities for and on account of the said **LAND** or any part thereof).
10. To appear and represent and sign on behalf of the **VENDORS** before all Authorities including those under the Municipality or fixation and/or finalisation of the annual valuation of the said **LAND** and for that purpose to sign, execute, register and submit necessary papers and documents and to do all such other acts, deeds and things as the said Attorney may deem fit and proper.
11. To file and submit all necessary declarations, statements, applications and/or returns to the necessary Authority or Authorities in connection with the matters herein contained in respect of the Said Premises and obtaining sanction plan.



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12. For all or any of the purposes hereinbefore stated and to appear and represent us before all the Authorities having jurisdiction and to sign, execute and submit all necessary papers and documents.
13. To obtain necessary clearance from respective Authorities namely Kolkata Improvement Trust, C.M.D.A., Metro Railway or any other statutory authority or authorities which may be found to be required for the purpose of applying and/or obtaining sanction plan from the KMC in respect of the said Premises and to do all other things ancillary thereto.
14. To prepare and sign all necessary Deed of Declaration which may be required for the purpose of registration and for submission of the same before the Kolkata Improvement Trust, C.M.D.A. or any other statutory authority or authorities and also to sign necessary affidavit.
15. And to pay all fees, charges, cost and expenses in the matter as aforesaid and all other matters concerning and arising out of the said Premises.
16. To obtain mutation of the said Premises in the records of the KMC and the office of the B.L. & L.R.O. or any other authority and for this purpose sign and execute all applications, declarations, undertakings, affidavits, statements and all other necessary papers and documents as may be required and file the same and follow up and represent us for obtaining suitable orders and obtaining the necessary orders;
17. To obtain change in use and character of the land contained in the said Premises from the Office of the B.L & L.R.O. and/or any other competent authority and for this purpose sign and execute all applications, declarations, undertakings, affidavits, statements and all other necessary papers and documents as may be required and file the same and follow up and represent us for obtaining suitable orders and obtaining the necessary orders;
18. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as the Vendors could do in person.
19. To substitute and appoint from time to time, one or more Attorney, under the Attorney, with the same or limited powers and to cancel/withdraw such appointment at will.



Adal District Sub-Registrar
Bidhanagar, Salt Lake City

30 MAR 2012

THE FIRST SCHEDULE ABOVE REFERRED TO
(SAID LAND)

ALL THAT all that piece or parcel of Sali land measuring **9.000 Decimals** in aggregate be the same a little more or less, having Rayati rights therein and comprised in **L. R. Dag No.492** measuring **4.00 Decimals** more or less **AND L. R. Dag No. 547** measuring **5.00 Decimals** more or less, all corresponding to **L. R. Khatian No. 426, TOGETHER WITH** one RT Shed measuring in aggregate 100 Square Feet, lying and situate at Mouza – Mahishbathan, J. L. No. 18, within the territorial limits of Bidhannagar [East] Police Station and within the limits of Bidhannagar Municipality, Additional District Sub-Registration Office, Bidhannagar and District Registration Office at Barasat, 24 Parçanas (North), a detailed table is set out hereinafter:-

Sl. No.	R.S. Dag No.	R.S./L.R. Khatian No.	Total Area in Dag in Decimals	Share in 10000	Recorded area (Decimal)	Area Purchased
1	492	426	53	417	4.000	4.000
2	547	426	98	417	5.000	5.000
			TOTAL			9.000

OR HOWSOEVER OTHERWISE the said **LAND** or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished and more clearly shown and delineated in the map or plan annexed hereto and thereon bordered RED which is butted and bounded in the manner following:-

Dag No. 492
ON THE NORTH : Dag No. 491
ON THE EAST : Dag Nos. 491
ON THE SOUTH : Dag No.545
ON THE WEST : Dag No. 547 and 493

Dag No. 547
ON THE NORTH : Dag Nos. 493 and 495
ON THE EAST : Dag No. 492
ON THE SOUTH : Dag No.548
ON THE WEST : Dag No. 496



Adtl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

30 MAR 2017

THE SECOND SCHEDULE ABOVE REFERRED TO

(ABSTRACT ON TITLE)

The **VENDORS** have acquired the title in respect of the said **LAND** in the manner following:-

1. One Rishipada Mondal was the absolute owner duly recorded as Raiyat in the R. O. R. (Parcha) finally published by the office of the B. L. & L. F. O., Rajarhat in respect of **ALL THAT** all that piece or parcel of Sal land measuring **9.000 Decimals** in aggregate be the same a little more or less, having Rayati rights therein and comprised in **L. R. Dag No.492** measuring **4.00 Decimals** more or less **AND L. R. Dag No. 547** measuring **5.00 Decimals** more or less, all corresponding to **L. R. Khatian No. 426, TOGETHER WITH** one FT Shed measuring in aggregate 100 Square Feet, lying and situate at Mouza - Mahishbathan, J. L. No. 18, within the territorial limits of Bidhannagar [East] Police Station and within the limits of Bidhannagar Municipality, Additional District Sub-Registration Office, Bidhannagar and District Registration Office at Barasat, 24 Parganas (North) hereinabove called and referred to as the said Land and morefully & particularly mentioned and described in the First Schedule hereinabove written;
2. While being seized and possessed of the said land the said Rishipada Mondal died intestate leaving him surviving his wife namely Rani Bala Monda, one son namely Basudeb Mondal and one daughter Brihaspati Sardar (the Vendors herein) who inherited the said Land in equal 1/3rd share each;
3. The Vendors having acquired the title in the above manner are now fully seized and possessed of the said Land and are well and truly entitled to the same;
4. The Vendors herein undertake to keep the Purchaser indemnified, saved and harmless against any loss or damage (present, remote or consequential) arising out of any defect in title of the said Land, which the Vendors herein agree to sell, transfer and convey free from all encumbrances, charges, liens, lispenses, attachments, mortgages, bargadar, acquisitions, requisitions, debottor or trust whatsoever.

Handwritten notes in the top left corner, including the number '10' and some illegible scribbles.




30 MAR 2012
Addl District Sub-Registrar
Bidhannagar, North 24 Pgs. Lake City

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 above named **VENDORS** in the presence of:

Sudzanil Da
83 Tofir Road (S)
Kotikar - 20004


L
T
S of
KANISALA MONDAL
By the pen of
Dibyendu Mondal
[PAN No - BRHTM 85347]

2. Dibyendu Mondal
Mohis Bathan
Saktlaek,
Satten-5
Wanad No - 1
Cal - 102


L
T
S of
BRIHASPATI SARDAR
By the pen of.
Dibyendu Mondal

3. Pulak Mondal
vill - Narayanpur
P.O. Sonafukur
P.S. - ~~A~~ Haro
Dist - 24pgs (N)
PIN - 743502



Additional District Sub-Registrar
Bhujnagar (Salt Lake City)

30 MAR 2017

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the sum of **Rs.1,64,634/- (Rupees One lac sixty four thousand six hundred thirty four only)** only being the earnest money and in part payment of the total amount payable in terms hereof, as per memo below:-

Sl. No.	Date	Mode of Payment	Bank	Favouring	Amount (Rs.)
1	30/03/2012	Draft No. 383622	Indian Bank	Basudeb Mondal	109756/-
2	30/03/2012	Cash	NA	Rani Bala Mondal	27439/-
3	30/03/2012	Cash	NA	Brihaspati Sardar	27439/-
TOTAL					1,64,634/-

(Rupees One lac sixty four thousand six hundred thirty four only)

Witnesses:

1. Sudranil Das,



of RANIBALA MONDAL
By the pen of
Dibyendu Mondal

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[PAN No - BRHTM 8534J]

2. Dibyendu Mondal



3. Rulak Mondal.
Readover & Explained in Bengali
Language Prepared in my Office

Pratik Chakrabarty

of BRIHASPATI
SARDAR

By the pen of
Dibyendu Mondal

Advocate
Alipore Police Court
Kolkata - 700 027

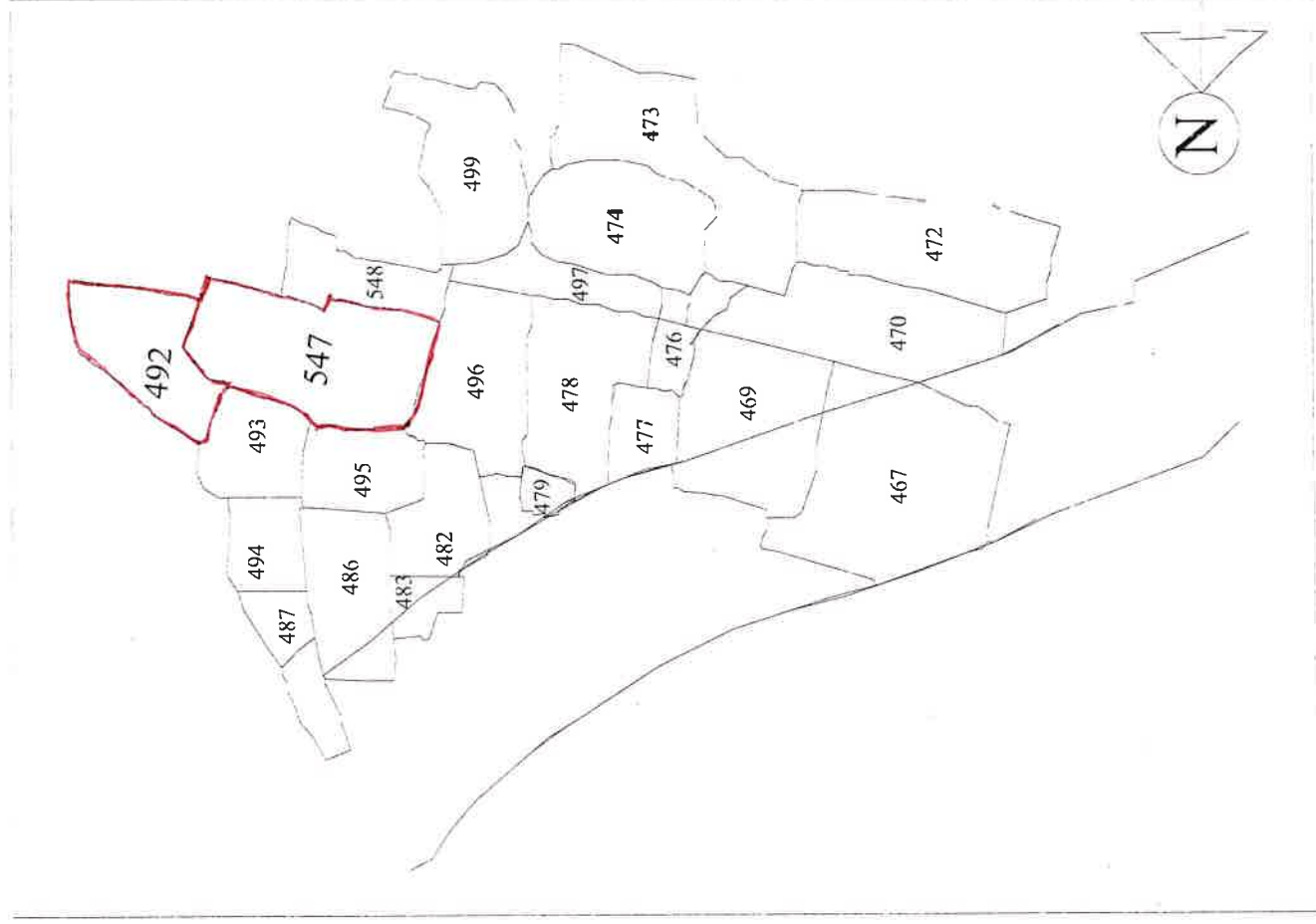


30 MAR 2017
Addl District Sub-Registrar
Bijnanagar, North 24 Parganas
West Bengal

Site Plan For L.R.Dag no. 492,547

Mouza Mahishbathan, J.L. No. 18, Khatian No.- 426
Police Station - Bidhan Nagar (East), District North 24 Parganas

Area Sold - 9.00 decimals



BT 32/37 816/505

L T 9

of B R I H A S P A T I S A R D A R

Signature of Vendors

By the pen of
Dibyendu Mondal

L T 9

of R A N I B A L A M O N D A L
By the pen of
Dibyendu Mondal



30 MAR 2024
Addl District Sub-Registrar
Bidhannagar



Name
 Signature

Thumb	1st finger	middle finger	ring finger	small finger
left hand				
right hand				



Thumb	1st finger	middle finger	ring finger	small finger
left hand				
right hand				

Name, **BRIHASPATI SARDAR** OF **BRIHASPATI SARDAR**
 Signature **LTg** *(By the pen of Dilyender Mondal)*



Thumb	1st finger	middle finger	ring finger	small finger
left hand				
right hand				

Name, **RANI BALA MONDAL** OF **RANIBALA MONDAL**
 Signature **LTg** *(By the pen of Dilyender Mondal)*



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left hand				
right hand				

Name **PRAVACHAN VINCOM. PVT. LTD.**
 Signature *Pradyip Kumar Deb*

Director **Authorised Signatory**



~~Addl District Sub-Registrar~~
Bangalore North 24

30 MAR 2017



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 04305 of 2012
(Serial No. 04597 of 2012)

On

Payment of Fees:

On 30/03/2012

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

Presented for registration at 19.05 hrs on 30/03/2012, at the Private residence by Basudeb Mondal, one of the Executants.

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

Execution is admitted on 30/03/2012 by

1. Rani Bala Mondal, wife of Lt Rishipada Mondal, Mahisbathan, Thana:-East Bidhannagar, District:-North 24-Parganas, WEST BENGAL, India, P.C. :-, By Caste Hindu, By Profession : Others
 2. Basudeb Mondal, son of Lt Rishipada Mondal, 154 Mahisbathan, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-, By Caste Hindu, By Profession : Others
 3. Brishapati Sardar, daughter of Lt Rishipada Mondal, Kharamba South, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-, By Caste Hindu, By Profession : Others
- Identified By Dibyendu Mondal, son of M Mondaal, Mahisbathan Salt Lake Sec 5, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-, By Caste Hindu, By Profession: Service.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 04/04/2012

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.-54,84,545/-

Certified that the required stamp duty of this document is Rs.- 38338 /- and the Stamp duty paid as:
Impressive Rs.- 100/-

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 05/04/2012

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Act 1908 duly stamped under schedule 1A,
Article number : 23, 4 of Indian Stamp Act 1899

Payment of Fees:

Amount By Cash

Rs. 60338.00/-, on 05/04/2012



(Debasish Dhar)
Addl District Sub-Registrar
Bidhannagar, (Salt Lake City)

05 APR 2012

05/04/2012 12:16:00

ADDITIONAL DISTRICT SUB-REGISTRAR
Endorsement Page 1 of 2



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 04309 of 2012

(Serial No. 04597 of 2012)

(Under Article : A(1) = 60324/- , E = 14/- on 05.04/2012)

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid, by the draft number 653940, Draft Date 04/04/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 05/04/2012
2. Rs. 49000/- is paid, by the draft number 653934, Draft Date 04/04/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 05/04/2012
3. Rs. 49000/- is paid, by the draft number 653935, Draft Date 04/04/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 05/04/2012
4. Rs. 49000/- is paid, by the draft number 656936, Draft Date 04/04/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 05/04/2012
5. Rs. 49000/- is paid, by the draft number 656937, Draft Date 04/04/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 05/04/2012
6. Rs. 40938/- is paid, by the draft number 656939, Draft Date 04/04/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 05/04/2012
7. Rs. 49000/- is paid, by the draft number 656941, Draft Date 04/04/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 05/04/2012
8. Rs. 49000/- is paid, by the draft number 656938, Draft Date 04/04/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 05/04/2012

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR




Addl District Sub-Registrar
B Dhanagar, (Salt Lake City)

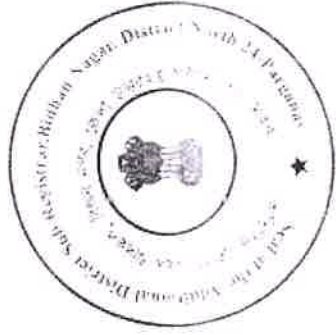
05 APR 2012

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR
Endorsement Page 2 of 2

05/04/2012 12:16:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 12940 to 12964
being No 04309 for the year 2012.



A

(Debasish Dhar) 25-April-2012
ADDITIONAL DISTRICT SUB-REG STRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal