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2-04311



पश्चिम बंगाल WEST BENGAL

L 160760

Confirm that the document is a true and correct copy of the original as submitted to the Registrar. This is to be done in the presence of the Registrar.

(Handwritten signature)

07898/12

Add: District Sub-Registrar
 Bidhannagar, (Salt Lake City)
 05 APR 2012

DEED OF CONVEYANCE DATED 30th Mar ch., 2012

LAND AREA – 7.400 DECIMAL

MOUZA – MAHISHBATHAN

POLICE STATION – BIDHANNAGAR (EAST)

DISTRICT – 24 PARGANAS (NORTH)

DEED VALUE – RS.1,35,366/-

374 14.3.2012

BAPI DAB
Advocates
Alipore Police Court
Kolkata-700027

Writs of M. J. Stamp Rs. 100/-
Date of Purchase: _____
Address: _____

[Signature]
L. MUKHERJEE
Vandor S.O. Mukde Road

স্বাক্ষরিত



V.C.T.D.
2967

স্বাক্ষরিত



N.C.T.D.
2968

9

OF RANI BALA MONDAL
BY The firm of
Dilgandee Mondal



30 MAR 2012
Addl. District Sub-Registrar
Bidhanagar (North 24 P)

THIS INDENTURE OF CONVEYANCE made this the 30th day of March, 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, Bhangore, 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

ELECT CONSTRUCTION PRIVATE LIMITED, a Private Limited Company, incorporated under the provisions of Companies Act, 1956 and having its registered office at 36/1A Elgin Road, Kolkata -700020, represented by its Authorised Signatory Mr. Prakash Kumar Bhimrajka, son of Late Bajrang Lal Bhimrajka, working for gain at 35/1A Elgin Road, Kolkata -700020, 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

(PAN NO - AACCE 4066F)

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 **7.400 Decimals** in aggregate be the same a little more or less, having Rayeti rights therein and comprised in **L. R. Dag No.478** measuring **5.00 Decimals** more or less, **L. R. Dag No. 479** measuring **0.40 Decimals** more or less, **L. R. Dag No. 482** measuring **2.00 Decimal** 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 - 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 Baraset, 24 Parganas (North),

L T 9



v. e. T. 2.
2969

of BRIHASPATI SARDAR
By The pen of.
Dibyendu Mondal

Dibyendu Mondal
[DIBYENDU MONDAL]
S/O MONO RANJAN MONDAL
MAHISHBATHAN.
SALT LAKE
SECTOR - 5
WORD NO - 1
KOLKATA - 102
SERVICE.



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hereinafter called and referred to as the said **LAND** (more fully and particularly mentioned and described the **FIRST SCHEDULE** hereunder written);

- 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 acquired 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, Bargadars (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**;



অতিরিক্ত জেলা সবি-রকার
বিরভানগর, উত্তর
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- 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 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;



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J.12 THAT the said LAND or any part or portion thereof is not subject to any notice of acquisition or requisition or 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 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 and/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/acquired thereunder;

J.16 THAT the said LAND nor any 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;



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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 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. 1,35,366/- (Rupees One lac thirty five thousand three hundred sixty six 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. 1,35,366/- (Rupees One lac thirty five thousand three hundred sixty six 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



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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 **7.400 Decimals** in aggregate be the same a little more or less, having Rayati rights therein and comprised in **L. R. Dag No.478** measuring **5.00 Decimals** more or less, **L. R. Dag No. 479** measuring **0.40 Decimals** more or less, **L. R. Dag No. 482** measuring **2.00 Decimal** 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 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,



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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;

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, is-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



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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 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 Alipare and/or also with such other statutory body or bodies.



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- 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 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, icense, 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



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custody, control and power of the VENDORS herein fully secured, saved harmless, unobliterated 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, 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



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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 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/alterred and to pay fees, costs, charges for such sanction/revalidation/modification/alteration of the Building Plans to be sanctioned by the Competent Authority.



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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 concerned.
4. To sign, execute and submit all necessary papers, application, documents, statements, undertakings, declaration and map or plans as may be required for having the map/plan or plans in respect of the said **LAND** and also for sanction by the Competent Authority and/o- 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 for 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.



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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.
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.



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30 MAR 2012

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.

THE FIRST SCHEDULE ABOVE REFERRED TO
(SAID LAND)

ALL THAT all that piece or parcel of Sali land measuring **7.400 Decimals** in aggregate be the same a little more or less, having Rayati rights therein and comprised in **L. R. Dag No.478** measuring **5.00 Decimals** more or less, **L. R. Dag No. 479** measuring **0.40 Decimals** more or less, **L. R. Dag No. 482** measuring **2.00 Decimal** 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 – Mehishbathan, 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), 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	478	426	117	417	5.00	5.000
2	479	426	10	417	1.00	0.400
3	482	426	42	417	2.00	2.000
			TOTAL			7.400

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. 478

ON THE NORTH : Dag No. 479
ON THE EAST : Dag No. 496
ON THE SOUTH : Dag No. 497
ON THE WEST : Dag No. 477

Dag No. 479

ON THE NORTH : Dag No. 498
ON THE EAST : Dag No. 482
ON THE SOUTH : Dag No. 478
ON THE WEST : Dag No. 480



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Bidhannagar, (Sector Lake Club)

30 MAR 2012

Dag No. 482

ON THE NORTH : Dag No. 483
ON THE EAST : Dag No. 486
ON THE SOUTH : Dag No. 496
ON THE WEST : Dag No. 498

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. & ... R. O., Rajarhat in respect of ALL THAT all that piece or parcel of Sali land measuring **7.400 Decimals** in aggregate be the same a little more or less, having Rayati rights therein and comprised in **L. R. Dag No.478** measuring **5.00 Decimals** more or less, **L. R. Dag No. 479** measuring **0.40 Decimals** more or less, **L. R. Dag No. 482** measuring **2.00 Decimal** 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) 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, lispendenses, attachments, mortgages, bargadar acquisitions, requisitions, debottor or trust whatsoever.



Addl. District Sub-Registrar
Bidhanagar, (Sakt Lake Circle)


30 MAR 2014

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:

1. Indranil Das
83 Topsia Road (1)
Kolkata - 700046


L T G
of KANIBALA MONDAL
BY The pen of
Dibyendu Mondal
9738378109
[PAN No - BRHTM8534J]

2. Dibyendu Mondal
Mohini Bahan
Satten S
womad No-1
cal - 102

3. Pulak Mondal
VILL. Narayanpur
P.O. Sonepukur
P.S. Haroa
PIN - 743502
DIST. - 24 PGS (N)


L T G of
BRIHASPATI SARDAR
BY The pen of
Dibyendu Mondal



Additional District Sub-Registrar
Bidhannagar, (North 2A)
30 MAR 2017
Circuit

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the sum of **Rs.1,35,366/- (Rupees One lac thirty five thousand three hundred sixty six 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	Favouring	Amount (Rs.)
1	30/03/2012	Cash	Basudeb Mondal	90,244/-
2	30/03/2012	Cash	Rani Bala Mondal	22,561/-
3	30/03/2012	Cash	Brihaspati Sardar	22,561/-
TOTAL				1,35,366/-

(Rupees One lac thirty five thousand three hundred sixty six only)

Witnesses:

1. Sudranil Das

LT 9 of
RANISALA MONDAL
BY The pen of
Dibyendu Mondal
BY THE 7 signat
[PAN no - BRHTM 8534J]

2. Dibyendu Mondal

S. Pabai Mondal.
Read over & explained in Bengali
Language & Prepared in my Office

Pratit Chakrabarty

Advocate
Alipore Police Court
Kolkata - 700 027

LT
9 of
BRIHASPATI SARDAR
By the pen of
Dibyendu Mondal



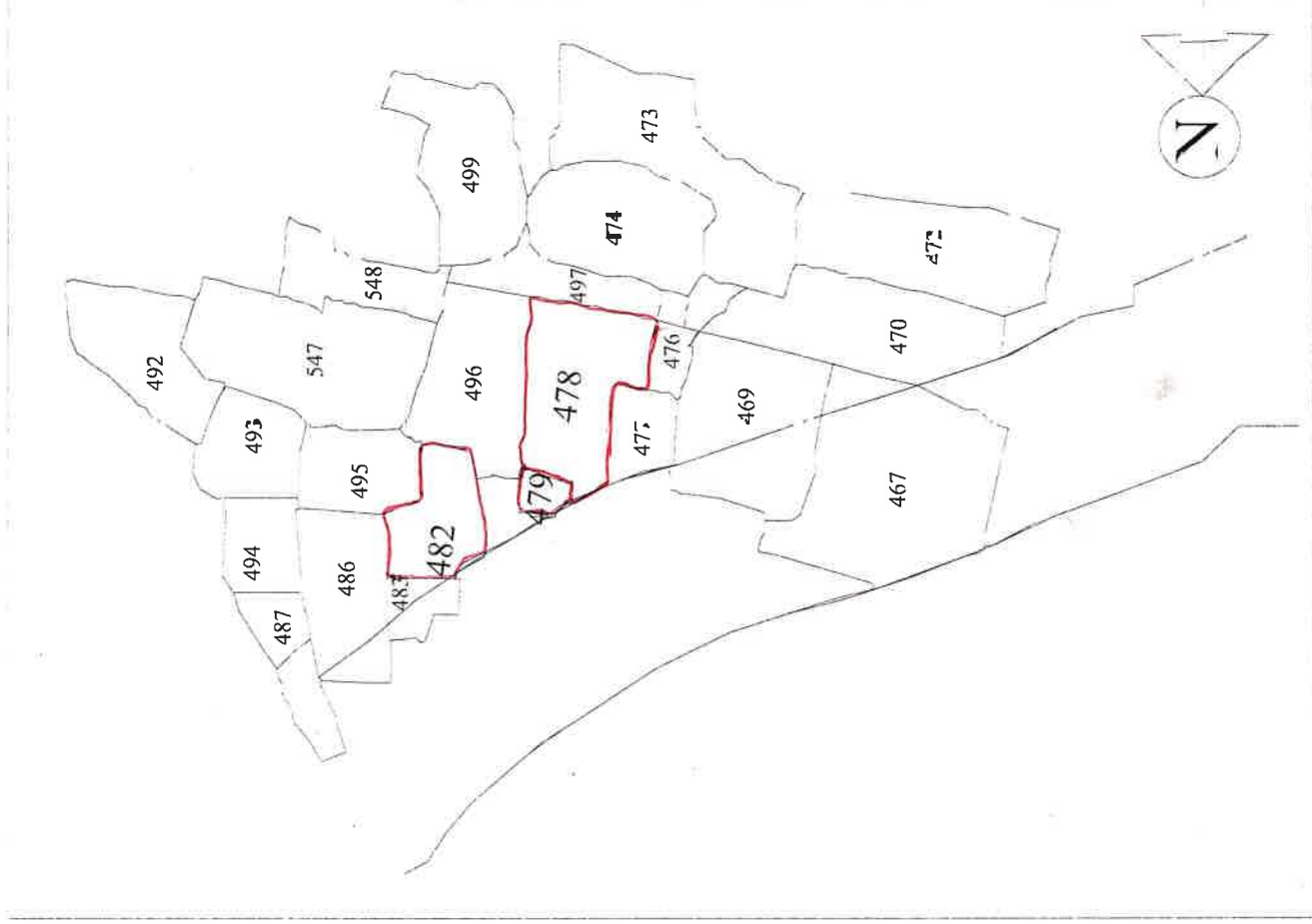
Additional District Sub-Registrar
Bidhanagar, (Sector Lake City)
30 MAR 2012

Site Plan For L.R.Dag no. 478,479,482

Mouza Mahishbathan, J.L. No. 18, Khatian No.- 426

Police Station - Bidhan Nagar (East), District North 24 Parganas

Area Sold - 7.40 decimals



L T 9 of

RANISALA MONDAL
BY the term of Bidyendu Mondal
BY the term of Bidyendu Mondal



Signature of Vendors












BRIHASPATI SARDAR
BY the term of Bidyendu Mondal

Bidyendu Mondal



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

SPECIMEN FORM FOR TEN FINGER PRINTS

Name..... **Prakash Kumar Bhimrajna**

Signature..... *Prakash Bhimrajna*

PHOTO					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little	

Name.....

Signature.....

PHOTO					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little	

Name.....

Signature.....



Addl District Sub-Registrar
Bidhannagar. (Salt Lake City)
30 MAR 2012



Name **BASUDEB MONDAL**
 Signature *BASUDEB MONDAL*

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



Name..... **BRIHASPATI SARDAR**
 Signature *L. G.*
 of **BRIHASPATI SARDAR**
 By the pen of
Dibyendu Mondal

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



Name..... **RANI SALA MONDAL**
 Signature
 L.T.G. of
RAMISALA MONDAL
 By the pen of
Dibyendu Mondal

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

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

Name
 Signature



Additional District Sub-Registrar
Bidhanagar, (Salt Lake City)

30 MAR 2014



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

Endorsement For Deed Number : I - 04311 of 2012

(Serial No. 04600 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 19.10 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, Mahisbatan, Thana:-East Bidhannagar, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-, By Caste Hindu, By Profession : Others
 2. Basudeb Mondal, son of Lt Rishipada Mondal, 154 Mahisbatan, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-, By Caste Hindu, By Profession : Others
 3. Brishapati Sardar, daughter of Lt Rishipada Mondal, Kharamba Scuth, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-, By Caste Hindu, By Profession : Others
- Identified By Dibyendu Mondal, son of M Mondaal, Mahisbather 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.-45,14,848/-

Certified that the required stamp duty of this document is Rs.- 315059 :- 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 Rule, 1962 duly, stamped under schedule 1A. Article number : 23, 4 of Indian Stamp Act 1899

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 05/04/2012




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

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR



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

Endorsement For Deed Number : I - 04311 of 2012

(Serial No. 04600 of 2012)

Amount by Draft

Rs. 49668/- is paid , by the draft number 674150, Draft Date 04/04/2012, Bank Name State Bank of India, GOKHALE ROAD, received on 05/04/2012

(Under Article : A(1) = 49654/- , E = 14/- on 05/04/2012)

Deficit stamp duty

Deficit stamp duty Rs. 316059/- is paid, by the draft number 674151, Craft Date 04/04/2012, Bank Name State Bank of India, GOKHALE ROAD, received on 05/04/2012

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

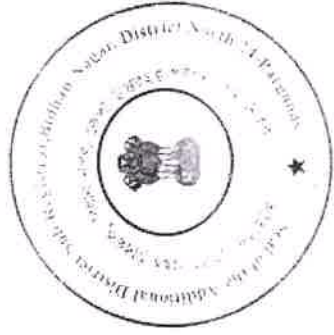


(Handwritten signature)
Addl District Sub-Registrar,
Bidhanagar, (Salt Lake City)

05 APR 2012
(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 12965 to 12990
being No 04311 for the year 2012.





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