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अभिचयवर्ण पश्चिम बंगाल WEST BENGAL

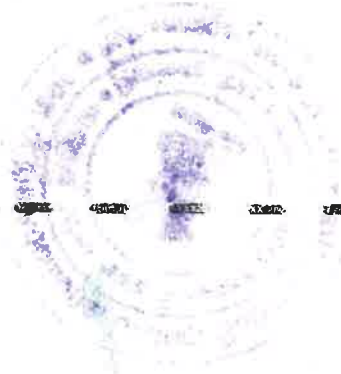
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Certify that the document is admitted to registration. The signature sheets and the endorsements are the part of this document

[Signature]
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

28 MAY 2012

THIS DEED OF CONVEYANCE made this the 24th day of May 2012 (TWO THOUSAND AND TWELVE)



32 2-05-2012

BAPI DAS
Advocate
Alipore Police Court
Kolkata-700017

Name of N.J. Stamp Rs. 50/-
Name of Purchaser.....

[Signature]
S. MUKHERJEE
Vendor S.L.O. Sadan Bada

Sudhamoy Mondal.



V.C.T.9
4788

Sudhamoy Mondal.



V.C.T.9
4789

Beiru Pada Mondal



V.C.T.9
4790

সুধময় মন্ডল



Abdl. District Sub-Registrar
Bidhanagar, (Sary Lake City)
22 MAY 2012

P.T.O.

BETWEEN

(1) **SRI DUDH KUMAR MONDAL**, (2) **SRI BIRUPADA MONDAL**, both sons of Late Kashinath Mondal (3) **ASHA MOYDAL**, wife of Kalipada Mondal, (4) **SABITA BISWAS (MONDAL)**, wife of Jotish Eiswas, both daughters of Late Kashinath Mondal all are residing at Mahisbathan, P.O.: Krishnapur, P.S.: Bidhannagar (East), District: 24 Parganas (North), (5) **SMT. KALPANA MONDAL**, wife of Late Uttam Mondal, (6) **SUDHAMOY MONDAL**, son of Late Uttam Mondal, (7) **SMT. TUMPA MONDAL**, daughter of Late Uttam Mondal, being the son and legal heirs of Late Kashinath Mondal, all are residing at Mohisbathan, P.O.: Krishnapur, P.S.: Bidhannagar (East), District: 24 Parganas (North), all are by faith Hindu, by occupation cultivator/housewife, hereinafter called and referred to as the **VENDORS** (which terms 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

[1] **TOPSTAR NIRMAN PVT. LTD. [INCOME TAX PAN: AAECT1739L]**, a private limited Company incorporated under the provision of the Companies Act, 1956 having its registered office at 30, Chittaranjan Avenue Kolkata - 700012, represented by its Authorised Signatory **Mr. Shafi Rahman Hashmi**, son of M. Rahman Hashmi, residing at 4/3, F/36, B. K. Road, Kolkata - 700 023 **AND [2] BADRINATH INFRA BUILD PVT. LTD., [INCOME TAX PAN: AADC9834D]**, a Private Limited Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 36/1A, Elgin Road Kolkata - 700 020, represented by its Authorised Signatory **Mr. Prakash Kumar Bhimrajka**, son of Late Bajrang Lal Bhimrajka working for gain at 36/1A, Elgin Road, Kolkata - 700 020, hereinafter called and referred to as the **PURCHASERS** which terms and expression unless excluded by or repugnant to the subject or context shall be deemed to mean and includes its legal representatives, successors or successors-in-interest/office and/or assigns) of the **OTHER PART**.

WHEREAS That the land measuring more or less 15 (fifteen) decimals in aggregate comprised in R.S. Dag No. 478, 479, 482, 492, 547 R.S. Khatian No. 17/1, J.L. No.18, corresponding to same L.R. Dag Number within Mouza Mahisbathan, P.S.: Bidhannagar (East) specifically as mentioned in the schedule of this deed of conveyance originally belonged to one Late Kashinath Mondal, son of Late Debendranath Mondal, residing at Vill: Mahisbathan, under the than police Station: Rajarhat, Dist: 24 Parganas (North).



v. e. T. S.

4791

স্বাক্ষরিত



v. e. T. S.

4792

বনাম
৩০ জনমান



v. e. T. S.

4793

Tumpra Mondal



v. e. T. S.
4794

৩০ জনমান
৩০ জনমান

Identified by me

২৪ মে ২০১২
২৪ মে ২০১২

২৪ মে ২০১২
২৪ মে ২০১২
২৪ মে ২০১২



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AND WHEREAS said Late Kashinath Mondal was the absolute owner of the land as mentioned above having its Rajyati rights therein and was in absolute peaceful physical possession over the same.

AND WHEREAS the name of the said Late Kashinath Mondal was recorded in the record of right revisional settlement as Rayat under the Govt. of West Bengal and in the said record of right the share of Late Kashinath Mondal has been fully specified and thus Late Kashinath Mondal become the recorded owner in respect of the schedule land as mentioned above and being an absolute owner in respect of the schedule property of this deed of Sale Land measuring 15 Decimal in aggregate be the same a little more or less having Rayati rights therein and comprised in L.R. Dag No.478 measuring 5 Decimal (Satak) more or less, L.R. Dag No. 479 measuring 1 Decimal (Satak) more or less, L.R. Dag No. 482 measuring 1 Decimal (Satak) more or less, L.R. Dag No. 492 measuring 3 Decimal (Satak) more or less, L.R. Dag No. 547 measuring more or less 5 Decimal (Satak) corresponding to same R.S. Dag Number, lying and situate at Mouza - Mahisbathan, J.L. No.18 within territorial limits of **Electronic Complex [previously Bidhannagar (East)] Police Station**, within the limit of Bidhannagar Municipality under additional sub-regstry office Bidhannagar and District Registration Office at Barasat, 24 Parganas (North) hereinafter called and referred as to the land (more fully and particularly described in the schedule herein under).

AND WHEREAS the said Kashinath Mondal while in peaceful possession over the schedule property (land) and died on 18th of August, 1983 leaving behind him 3 (three) sons and 2 (two) daughters namely, 1. Uttam Mondal, 2. Dudh Kumar Mondal, 3. Biru Pada Mondal, 4. Asha Mondal and 5. Sabita Biswas (Mondal).

AND WHEREAS the said Late Kashinath Mondal was succeeded by his above 5 (five) sons and daughters who are the only legal heirs of Late Kashinath Mondal and the said legal heirs of Kashinath Mondal as mentioned above are in full peaceful possession over the schedule property since the date of death of late Kashinath Mondal the legal heirs got the absolute peaceful possession of the land as mentioned above and the schedule below.

AND WHEREAS Uttam Mondal being the eldest son of Late Kashinath Mondal died on 03/12/1991 while he along with his other 4 (four) brothers and sisters was in full peaceful physical possession and enjoyment over the said land as mentioned above and in the schedule below.



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AND WHEREAS said Uttam Mondal being the eldest son of Kashinath Mondal was succeeded by his wife 1. Kalpana Mondal, by his son 2. Sudhamoy Mondal and by his 2 daughters 3. Tumpa Mondal and Jhuma Mondal (since deceased) who are holding the share of late Uttam Mondal being the legal heirs and son of late Kashinath Mondal.

AND WHEREAS said 1. Kalpana Mondal, wife of Late Uttam Mondal, 2. Sudhamoy Mondal, son of late Uttam Mondal, 3 Tumpa Mondal and Jhuma Mondal (since deceased), daughter of late Uttam Mondal are the joint owner along with the other legal heirs of late Kashinath Mondal.

AND WHEREAS the vendors as mentioned above are the joint absolute owner having their full Rayati rights and peaceful physical possession over the said 15 Decimal of land in aggregate L.R. Dag No.478, 479, 482, 492, 547, L.R. Khatian No. 17/1, J.L. No.18, Mouza - Mahisbathan, P.S.: Rajarhat.

AND WHEREAS the vendors have acquired their lifetime right, title and interest by way of intestate succession and as such became absolutely seized and possessed and/or otherwise well and sufficiently entitled to that piece and parcel of revenue paying Shali land measuring 15 (fifteen) Decimal land in aggregate.

AND WHEREAS the vendors have represented that the right, title and interest of the entire schedule of the above said land has been acquired by the operation of inheritance from predecessor in interest and that neither the vendors nor their predecessor in interest were ever disposed or removed from the possession of the said entire land as mentioned above in any manner whatsoever nor have the title of the vendors herein have been challenged and neither any suit or litigation is pending before any court of law inter alia challenging the title of the vendors or their predecessor in interest. The vendors further represent that the vendors and their predecessor in interest have been in uninterrupted possession of the said entire land for more than 50 (fifty) years.

AND WHEREAS the vendors due to urgent need of money approach the purchaser to purchase their land and the purchaser have agreed to purchase all that piece and parcel of revenue paying purchase Sali land measuring 3 (three) Decimal of land out of 15 (fifteen) Decimal in aggregate be the same a little more or less, having Rayati rights therein and comprised in R.S./L.R. Dag No. 478 measuring 5 (five) Decimal, R.S./L.R. Dag No. 479 measuring 1 (one) Decimal, R.S./ L.R. Dag No. 482 measuring 1 (one) Decimal, R.S. / L.R. Dag No. 492 measuring 3 (three) Decimal, R.S./ L.R. Dag No. 547 measuring 5 (five) Decimal, corresponding to L.R. Khatian No. 17/1, lying and situate at Mouza Mahisbathan, J.L. No.18 within territorial jurisdiction of Bidhannagar Police



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Station and within the jurisdiction of Additional District Sub Registry Office, Salt Lake and within the local limit Ward No.1 of Bidhannagar Municipality and within the District : North 24 Parganas at or for a consideration of **Rs.75,00,000/- (Rupees Seventy five lacs only)** and on such terms and condition herein after mention.

AND WHEREAS at or before the execution or presents the vendors herein have assured declared and represented to the purchasers as follows: -

- I. 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, debutter or any type of encumbrance whatsoever or howsoever;
- II. That the Vendor holds free and marketable title in respect of the said Land;
- III. That saves and except the Vendor nobody has any right, title and interest of any nature whatsoever and howsoever in the said Land.
- IV. That the Vendor [or Vendor's predecessor-in-interest] exercised their option 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 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;
- V. That the said Land described in the Second Schedule hereunder written has been recorded in the finally published in the Khanda - Khatian of the Vendor [or Vendor's predecessor-in-interest] as the case may be;
- VI. That the said Land described in the Second Schedule hereunder written stands retained by the Vendor through operation of family ceiling as envisaged in Chapter II-B of West Bengal Land Reforms Act;
- VII. That the Vendor is not member of Schedule Caste or Tribe and hence is not 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;



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- VIII. That the Vendor has not entered into any Agreement for Sale or lease or transfer in any other manner whatsoever in respect of the said Land with any other person or persons save and except the Purchasers herein;
- IX. That the Vendor is and his predecessors-in-interest were in uninterrupted and/or undisputed Khas possession of the said land without any right or any claim whatsoever of any third party;
- X. That all rates, charges, taxes, cess and all other - outgoings levied, charges or imposed by any public body or authority including the concerned municipality in respect of the said Land has been duly paid till date and no amount thereof remaining outstanding and in case it is outstanding, the same shall be paid by the Vendor forthwith on demand without any demur. The Vendor also agreed to pay all such outgoings which may be levied with retrospective effect in future by the authorities;
- XI. That the said Land or any part or portion thereof is not subject to any notice of acquisition or requisition neither the Vendor has been served with any notice of acquisition or requisition under the land Acquisition Act or under any notification, rules and regulation whatsoever not 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;
- XII. 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;
- XIII. That the Vendor [or Vendor's predecessor-in-interest] nor anybody claiming from or under them nor any 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 or in respect of the land 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 of 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 Land or for water line, drainage line, or for any other purpose whatsoever;
- XIV. 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 there under;



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- XV: 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 the Vendor or the said Land or part or portion thereof, which has the effect of prevailing or restraining the Vendor in dealing with and / or disposing of the said Land which can prejudicially affect the title to the same;
- XVI. That the Vendor is in possession, power or control of the documents of title and further confirm that no document of title has been delivered deposited or handed over by the Vendor or any predecessor-in-title to any person whomsoever with a view to creating security, charge or lien thereon;
- XVII. That the Vendor has agreed to indemnify and keep indemnified the Purchasers 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 the Vendor of any nature whatsoever and properties of the Vendor shall be liable and responsible for discharge of the indemnity.
- XVIII. That the Vendor is lawfully seized and possessed of or otherwise well and sufficiently to the said Land described in the Second Schedule hereunder written;
- XIX. That the Vendor is fully entitled and legally capable to sell and transfer the said Land described in the Second Schedule hereunder written in favour of the Purchasers;
- XX. That there is no legal bar or impediment under the provisions of any law or rule framed there under and for the time being in force, in the Vendor effecting sale and transfer of the said Land in favour of the Purchaser;

NOW THIS INDENTURE OF CONVEYANCE WITNESSETH that pursuant to the Representations and offer made by the Vendor to the Purchasers and the Purchasers, having relied upon the Representations of the Vendor as aforesaid and believing the same to be true and acting on faith thereof and thereafter having accepted the offer of the Vendor and in further TOTAL CONSIDERATION of a sum of **Rs.75,00,000/- (Rupees Seventy five lacs only)** of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendor



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at or before the execution of these presents (the receipt whereof the Vendor 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 Purchasers and the said Land hereby intended to be sold transferred and conveyed) the Vendor doth hereby indefeasibly grant, sell, transfer, convey, assign and assure unto and to the Purchasers the said Land being ALL THAT piece and parcel of revenue paying Sali Land measuring 3 (three) Decimals out of 15 (fifteen) Decimals in aggregate be the same a little more or less, having Rayati rights therein and comprised in R.S./L.R. Dag No. 478, 479, 482, 492, 547 measuring 3 (three) Decimals more or less out of 15 (fifteen) decimals corresponding to L.R. Khatian No.17/1, lying and situate at Mouza - Mahisbathan, J.L. No.18, within the territorial limits of Bidhannagar (East) Police Station and within the jurisdiction of the Additional District Sub-Registration Office Bidhannagar, Salt Lake City and within the local limits of Ward No.1 of the Bidhannagar Municipality and in the District of North 24 Parganas, hereinafter called and referred to as the said Land and more fully and particularly mentioned and described in the SECOND SCHEDULE hereunder written OR HOWSOEVER OTHERWISE the said Land or any part or portion thereof now is or are or at any times or times heretofore was or were situated butted and bounded called known numbered described or distinguished in the map or plan annexed hereto and thereon bordered RED 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 or 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 and interest inheritance possession use trust property claims and demands whatsoever both at law and in equity 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 Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity 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 Purchasers



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absolutely and forever free from all encumbrances including but NOT limited to charges, liens, lispensence, 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;

AND THE VENDOR DOETH HEREBYCOVENANT WITH THE PURCHASERS as follows: -

- a. THAT NOTWITHSTANDING any act, deed matter or thing whatsoever by the Vendor done or executed or knowingly suffered to the contrary the Vendor is now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to 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 condition use trust encumbrances or to make void the same;
- b. THAT NOTWITHSTANDING any act, deed or thing or committed by the Vendor or any of his/her ancestors or predecessors-in-title the Vendor has 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 Purchasers in the manner aforesaid;
- c. AND THAT the Vendor 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 Purchasers' name in the records of Block Land & Land Revenue Officer and/or concerned Municipality and/or also with such other statutory body or bodies;
- d. AND the Vendor doth hereby further covenant and assure the Purchasers that they hath not encumbered the said land together with structures appurtenant thereto hereditament and premises in any way and hath full right and absclute authority and power to sell the same in the manner aforesaid and for any reason whatsoever if the Purchasers 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 Vendor shall and will indemnify the Purchasers entirely for the losses and damages to be suffered by it in



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respect of the said Land together with structures appurtenant thereto hereditament and premises hereby sold.

e. AND THAT the Purchasers 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 (Shareholders), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever created occasioned or made by the Vendor or any person or persons lawfully or equitably claiming as aforesaid.

f. AND IT IS HEREBY FURTHER AGREED AND DECLARED by and between the parties hereto that the Vendor covenant and assured the Purchasers that all title deed, muriments, papers, documents and receipts in respect of the said Land hereby conveyed to the Purchasers hereto has long been destroyed and/or lost from the possession power and control of the predecessor-in-title of the Vendors herein and as such the Vendor herein represents and undertakes to keep the Purchasers indemnified saved and harmless against any actions, proceedings, suits, loss, damages, impositions, claims arising out of any issues relating to defect in title of the said land.

g. AND THAT the Vendor also declares and confirms that he/she/they are in khas and vacant possession of the said Land together with structures appurtenant thereto and no one else have any right or interest therein or on any part or portion thereof as occupant or otherwise.

AND THAT the Vendor 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 has been served on the Vendor for the acquisition of 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 Vendor has 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



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AND FURTHER THAT the Vendor 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 hereinafter at the request and cost of the Purchasers 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 of the Purchasers as shall or may be reasonably required.

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;

Simultaneously with the execution of this Deed of Conveyance the Vendor has made over to the Purchasers the actual, physical, vacant and peaceful possession of the said Land;

AND IT IS HEREBY FURTHER DECLARED by and between the parties hereto that the Purchasers [represented by its Director(s)] as the Constituted Attorneys and/or Authorised Representatives of the Vendor is hereby authorized and shall be entitled;

1. To commence prosecute or defend or intervene or to take part or abandon or withdraw or compromise in any suit, action appeal matter or other legal proceedings in any Courts, either Civil or Criminal or before Income Tax Officer and Wealth Tax officer or before the Tribunal or the Board of Revenue or BL & LPO or before the Municipal Commissioner or the Assessor Collector of the concerned municipality that may be necessary for the management of our affairs arising out of the said land and for that purpose to engage and employ Advocates or Solicitors or such other Law Officers and Agents and sign Vakalatnamas, powers and sign and verify such plaints, written statements, petitions, affidavits, verifications, tabular statements and other necessary cause papers in any suit matter, motion, appeal or proceeding and to present any documents, pleadings and other instruments in writing in our names and on our behalf and to appear and make statements on oath or otherwise and to give evidence on our behalf in relation to our affairs arising out of the said Land and also to obtain legal advice in any matter as our said attorneys shall think fit and proper.



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2. To cause the sanction of structural plans or building plans or to be revalidate/modify/alter and to pay fees, costs, charges for such sanction/revalidation/ modification/ alteration of such structural plan or 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 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/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, Police Department, Block Land & Land Reforms Officer or its superior authorities, District Magistrate/Collector in connection with the mutation and conversion 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 all rates, taxes, charges, expenses and other outgoings whatsoever for and on account of the said Land 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).
7. To appear and represent and sign on behalf of the Vendors before all authorities including those under the Municipality for fixation and/or finalization of the annual valuation of the said land 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.
8. To obtain mutation of the said land in the records of the BL & LRO 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.



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9. To obtain change in use and character of the land contained in the said land from the office of the BL & LRO 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.

10. 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 Vendor could do in persons.

THE FIRST SCHEDULE ABOVE REFERRED TO

(SAID ENTIRE LAND)

ALL THAT piece and parcel of revenue paying Sali Land measuring 15 Decimals in aggregate be the same a little more or less, having Rayati rights therein and comprised in R.S./L.R. Dag No. 478 measuring 5 (five) Decimals more or less R.S./L.R. Dag No. 479 measuring 1 (one) Decimals more or less, AND R.S./L.R. Dag No. 482 measuring 1 (one) Decimals more or less, AND R.S./L.R. Dag No. 492 measuring 3 (three) Decimals more or less, AND R.S./L.R. Dag No. 547 measuring 5 (five) Decimals more or less, total measuring 15 Decimals more or less AND corresponding to R.S. Khatian No. 17/1, lying and situate at Mouza - Mahisbathan, J.L. No. 18, within territorial limits of Bidhannagar (East), Police Station and within the jurisdiction of the Additional District Sub - Registration Office Bidhannagar, Salt Lake City and within the local limits of Ward No.1 of the Bidhannagar Municipality and in the District of North 24 Parganas, a details where is set out hereinafter.

AND recorded its name in the records of rights of the Government of West Bengal upon payment of proportionate revenue at the office of the B.L. & L.R.O. at Rajarhat and also mutate its name in the records of the Bidhannagar Municipality upon payment of proportionate and taxes as applicable.

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.**



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THE SECOND SCHEDULE ABOVE REFERRED
(SAID SOLD LAND)

ALL THAT piece and parcel of revenue paying Sali Land measuring **15 (fifteen) Decimals** in aggregate be the same a little more or less, having Rayati rights therein and comprised in R.S./L.R. Dag No.478, 479, 482, 492, 547 measuring 3 (three) Decimals more or less out of 15 (fifteen) decimals corresponding to L.R. Khatian No. 17/1, **TOGETHER WITH** one RT Shed measuring in aggregate 100 Square Feet, lying and situate at Mouza - Mahisbathan, J.L. No. 18, **Dakshin Para, Thakdari Road**, within territorial limits of **Electronic Complex [previously Bidhannagar (East)] Police Station** and within the jurisdiction of the Additional District Sub - Registration Office Bidhannagar, Salt Lake City and within the local limits of Ward No. 1 of the Bidhannagar Municipality and in the District of North 24 Parganas, a details where is set out hereinafter.

Sl. No.	R.S./LR Dag No.	L. R. Khatian No.	Nature of Land	Total Area in Dag (Decimal)	Share in Dag	Area conveyed (Decimal)
1	478	17/1	Sali	117.00	417.000	5.00
2	479	17/1	Sali	10.00	417.000	1.00
3	482	17/1	Sali	42.00	417.000	1.00
4	547	17/1	Sali	98.00	417.000	5.00
5	492	17/1	Sali	52.00	417.000	3.00
					Total	15.00

AND recorded its name in the records of rights of the Government of West Bengal upon payment of proportionate revenue at the office of the B.L. & L.R.O. at Rajarhat and also mutate its name in the records of the Bidhannagar Municipality upon payment of proportionate and taxes as applicable.

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. 476 and 477



Addl. District Sub-Registrar
Bishampur, Bhojpur Distt. Nepal

24 MAY 2012

DAG NO. 479

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

DAG NO. 482

ON THE NORTH : Dag No. 483
ON THE EAST : Dag No. 486 (P) & 495 (P)
ON THE SOUTH : Dag No. 496
ON THE WEST : Dag No. 480

DAG NO. 547

ON THE NORTH : Dag No. 493 and 495
ON THE EAST : Dag No. 492 and 548
ON THE SOUTH : Dag No. 560
ON THE WEST : Dag No. 496

DAG NO. 492

ON THE NORTH : Dag No. 489
ON THE EAST : Dag No. 491
ON THE SOUTH : Dag No. 548
ON THE WEST : Dag No. 547



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake Circle)

24 MAY 2012

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 Parties in the presence of:

প্রদীপ সিংহ
1. স্যারমত সিংহ
স্বাক্ষর
শ্রী মনোজ সিংহ
2. ডঃ ২৪ নরসিম

2. সুরেন্দ্র স্যাম
হুম্মুদুয়াতু হাম্মুদ
ছবিঃ সামান
শ্রীঃ সুখবিপ্তি
ডঃ ২৪ নরসিম



হুম্মুদুয়াতু হাম্মুদ
ডঃ সুরেন্দ্র স্যাম

Bism. Pada Mondal

~~ছবিঃ সামান~~
ছবিঃ সামান

সুরেন্দ্র স্যাম



শ্রী মনোজ সিংহ
শ্রীঃ সুখবিপ্তি

Gudhamoy Mondal.

→ Tumpa Mondal

Drafted and Prepared in my office:

Prithu Das

Advocate
P.K. BASU
ADVO EXTE

114th COURT,
Calcutta

Signature of the Vendors

The Contents of these presents has been read over and explained by me to the Vendors herein, in Bengali language, which they admitted to have understood.
Prithu Das
Advocate.



Addl. District Sub-
Registrar (Sub-
Registrar)

4 MAY 2012

RECEIVED of and from the within-
named **PURCHASERS** the within-mentioned
sum of **Rs.75,00,000/- (Rupees Seventy five
lacs only)** being the **TOTAL CONSIDERATION**
money payable under these presents as per
memo below:

Rs.75,00,000.00

(Rupees Seventy five lacs only)


MEMO OF CONSIDERATION

SL. No.	In Favour of	Bank Name	Cheque/Draft No. & Date	Amount (in Rs)
1	Dudh Kumar Mondal	Bank of India	000001, 23/05/2012	10,00,000.00
2	Do	Punjab & Sind Bank	734278, 23/05/2012	10,00,000.00
3	Do	Bank of India	000011, 23/05/2012	2,50,000.00
4	Do	Punjab & Sind Bank	734285, 23/05/2012	2,50,000.00
5	Birupada Mondal	Bank of India	000004, 23/05/2012	1,50,000.00
6	Do	Punjab & Sind Bank	734281, 23/05/2012	1,50,000.00
7	Asha Mondal	Bank of India	000002, 23/05/2012	5,00,000.00
8	Do	Punjab & Sind Bank	734279, 23/05/2012	5,00,000.00
9	Sabita Biswas (Mondal)	Bank of India	000003, 23/05/2012	5,00,000.00
10	Do	Punjab & Sind Bank	734280, 23/05/2012	5,00,000.00
11	Kalpana Mondal	Bank of India	000005, 23/05/2012	5,50,000.00
12	Do	Punjab & Sind Bank	734282, 23/05/2012	5,50,000.00
13	Sudhamoy Mondal	Bank of India	000006, 23/05/2012	4,00,000.00
14	Do	Punjab & Sind Bank	734283, 23/05/2012	4,00,000.00




✓
Addl. District Sub-Registrar
Bidhanagar, (Sai Law) [10/11/12]
4 MAY 2012


15	Tumpa Mondal	Bank of India	000007, 23/05/2012	4,00,000.00
16	Do	Punjab & Sind Bank	734284, 23/05/2012	4,00,000.00
TOTAL				75,00,000.00



 ॐ शुकुण्डला शुकुण्डला
 ॐ शुकुण्डला शुकुण्डला
 Tumpa Mondal

Witnesses:

- 1) श्रीपीएम शुकुण्डला


 श्रीपीएम शुकुण्डला
 ॐ श्रीपीएम शुकुण्डला
- 2) श्रीपीएम शुकुण्डला


 श्रीपीएम शुकुण्डला
 ॐ श्रीपीएम शुकुण्डला

Gudhamey Mondal.

Tumpa Mondal



SIGNATURE OF THE VENDORS



Addl. District Sub-Registrar
Bidhanagar, (Sett. Lane, Dhaka)

24 MAY 2012

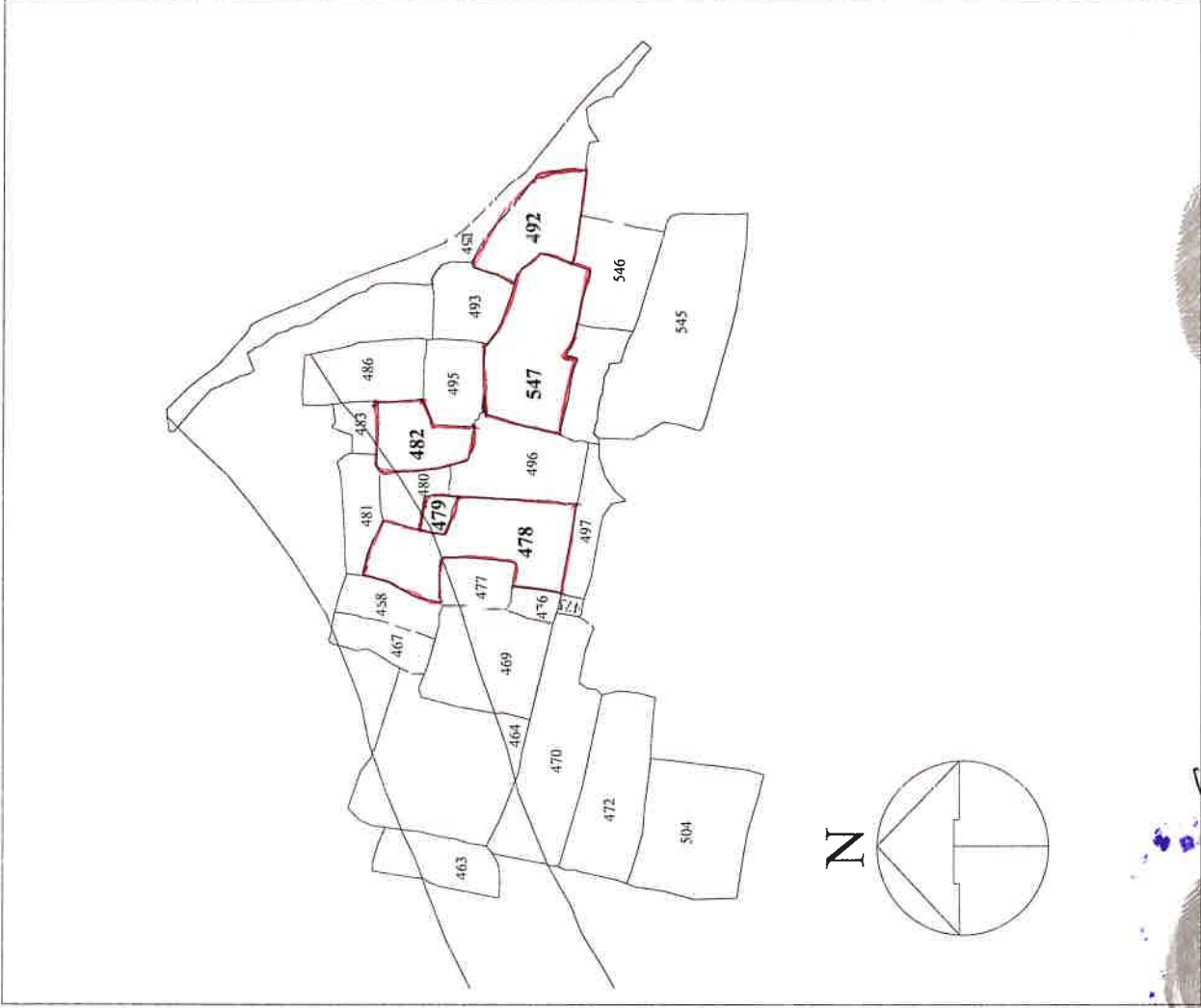
Site Plan For L.R.Dag no. 478,479,482,492 & 547

Mouza Mahishbathan, J.L. No. 18, L.R.Khatian Nc.- 17/1

Police Station - Electronic Complex, District North 24 Parganas

$$(5 + 1 + 1 + 3 + 5) =$$

Area Sold - 15.00 decimals



বীমু পাড়া মন্ডল

২৪ সপ্তম স্ট্রিম

বীমু পাড়া মন্ডল

১১/১০/১৯



দেবী শর্মা

১৯/১০/১৯

সুধাময় মন্ডল

.....
Signature of Vendors

বীমু পাড়া মন্ডল



Additional District Sub-Registrar
Bihar
Bihar, India
24 MAY 2012



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

Endorsement For Deed Number : I - 06615 of 2012
(Serial No. 07048 of 2012)

On

Payment of Fees:

On 24/05/2012

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

Presented for registration at 21.40 hrs on :24/05/2012, at the Private residence by Sudhamoy Mondal , one of the Executants.

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

Execution is admitted on 24/05/2012 by

1. Dudh Kr Mondal, son of Lt Kashinath Mordal , Mohisbathan, Thana:-East Bidhannagar, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
 2. Birupada Mondal, son of Lt Kashinath Mordal , Mohisbathan, Thana:-East Bidhannagar, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
 3. Asha Mondal, wife of Lt Kashinath Mondal , Mohisbathan, Thana:-East Bidhannagar, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
 4. Sabita Biswas Mondal, daughter of Lt Kash nath Mondal , Mohisbathan, Thana:-East Bidhannagar, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
 5. Kalpana Mondal, wife of Lt Uttam Mondal , Mohisbathan, Thana:-East Bidhannagar, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
 6. Sudhamoy Mondal, son of Lt Uttam Mondal , Mohisbathan, Thana:-East Bidhannagar, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
 7. Tumpa Mondal, daughter of Lt Uttam Mordal , Mohisbathan, Thana:-East Bidhannagar, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
- Identified By Sufal Mondal, son of D Mordal, Mahisbathan, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 25/05/2012

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. -87,57,576/-

Certified that the required stamp duty of this document is Rs.- 613051 /- and the Stamp duty paid as: Impressive Rs. - 500/-

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

ADDITIONAL DISTRICT Sub-Registrar,
Bidhannagar, East Lake, City

09 MAY 2012

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 1 of 3

28/05/2012 17:28:00



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

Endorsement For Deed Number : I - 06615 of 2012

(Serial No. 07048 of 2012)

On 28/05/2012

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 96341.00/-, on 28/05/2012


(Under Article : A(1) = 96327/- , E = 14/- on 28/05/2012)

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid, by the draft number 897501, Draft Date 25/05/2012, Bank Name State Bank of India, BHOWANIPORE, received on 28/05/2012
2. Rs. 49000/- is paid, by the draft number 897502, Draft Date 25/05/2012, Bank Name State Bank of India, BHOWANIPORE, received on 28/05/2012
3. Rs. 49000/- is paid, by the draft number 897503, Draft Date 25/05/2012, Bank Name State Bank of India, BHOWANIPORE, received on 28/05/2012
4. Rs. 49000/- is paid, by the draft number 897504, Draft Date 25/05/2012, Bank Name State Bank of India, BHOWANIPORE, received on 28/05/2012
5. Rs. 49000/- is paid, by the draft number 897505, Draft Date 25/05/2012, Bank Name State Bank of India, BHOWANIPORE, received on 28/05/2012
6. Rs. 49000/- is paid, by the draft number 897506, Draft Date 25/05/2012, Bank Name State Bank of India, BHOWANIPORE, received on 28/05/2012
7. Rs. 49000/- is paid, by the draft number 897507, Draft Date 25/05/2012, Bank Name State Bank of India, BHOWANIPORE, received on 28/05/2012
8. Rs. 12530/- is paid, by the draft number 897499, Draft Date 25/05/2012, Bank Name State Bank of India, BHOWANIPORE, received on 28/05/2012
9. Rs. 49000/- is paid, by the draft number 96508E, Draft Date 26/05/2012, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 28/05/2012
10. Rs. 49000/- is paid, by the draft number 96508E, Draft Date 26/05/2012, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 28/05/2012
11. Rs. 49000/- is paid, by the draft number 96508E, Draft Date 26/05/2012, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 28/05/2012




Addl. District Sub-Registrar
Bidhanagar, (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 - 06615 of 2012
(Serial No. 07048 of 2012)

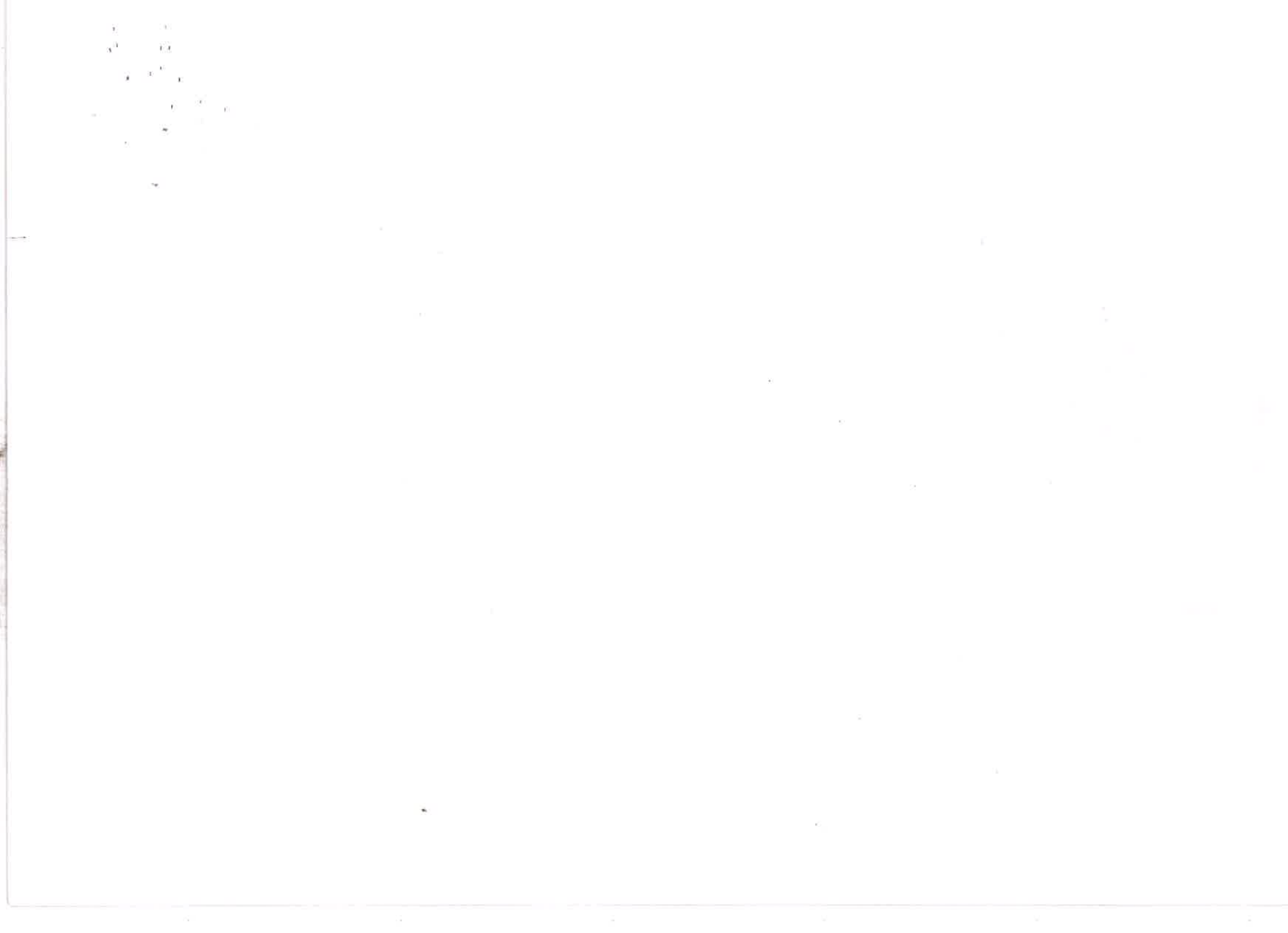
12. Rs. 12530/- is paid, by the draft number 965090, Draft Date 26/05/2012, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 28/05/2012
13. Rs. 49000/- is paid, by the draft number 965087, Draft Date 26/05/2012, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 28/05/2012
14. Rs. 49000/- is paid, by the draft number 965088, Draft Date 26/05/2012, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 28/05/2012

(Debasish Dhar)
ADDITIONAL DISTRICT SLE-REGISTRAR















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

98 MAY 2012
(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR
Endorsement Page 3 of 3



SPECIMEN FORM FOR TEN FINGER PRINTS







					
	(Left Hand)				
					
(Right Hand)					

Name... Prakash Kumar Hashimani

FOR DASHMATHI INVESTMENTS PVT. LTD.
Prakash Hashimani

Signature.....

Director/Authorized Signatory

					
	(Left Hand)				
					
(Right Hand)					

Name... SHAFTI RAHMANI HASHIMI
TOPSTAR NIRMAN PVT. LTD.

Signature... *S.P. Hashimani*
 Authorized Signatory

					
	(Left Hand)				
					
(Right Hand)					

Name.....
 Signature.....

Prakash Hashimani
 20 SEP 2018



Accl. District Sub-Registrar
Bishnupur (Salt Lake) (10)

24 MAY 2012



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

Name ... Bhim Pada Mondal
 Signature ... Bhim Pada Mondal



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

Name ... विजयलक्ष्मी
 Signature



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

Name ... सुविधा देवी
 Signature



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

Name ... पद्मिनी देवी
 Signature ... पद्मिनी देवी



Addl. District Sub-Registrar
Bidhanagar (Sai: Lake Circle)
24 MAY 2012



Name

Signature *Sudhama Mondal*

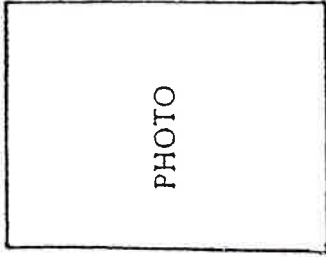
Thumb	1st finger	middle finger	ring finger	small finger
left hand				
right hand				



Name

Signature *Tumpa Mondal*

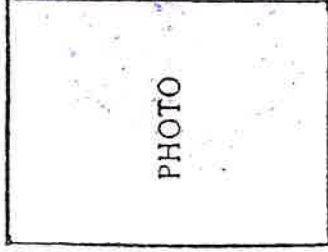
Thumb	1st finger	middle finger	ring finger	small finger
left hand				
right hand				



Name

Signature

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



Name

Signature

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



Addl. District Sub-Registrar
Bidhanagar (Salt Lake City)

24 MAY 2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 12226 to 12253
being No 06615 for the year 2012.



(Debasis Dhar) 12-June-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal