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

31 JUL 2012  
Addl. District Sub-Registrar  
Bidhannagar, (Salk Lake City)

THIS INDENTURE OF CONVEYANCE made this the 4<sup>th</sup> DAY  
OF July TWO THOUSAND AND TWELVE BETWEEN

2-05-2012

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Name of N. J. Stamp Rs. 500/- **BAPI DAS**  
Advocate  
Alipore P.O. 751005  
Kolkata-700007

Name of Purchaser  
A. MUKHERJEE  
Vendor S/O. Sankar Saha

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Bidhanagar, (Salt Lake City)

- 4 JUL 2012

**[1] AMAR MANDAL [2] MANABENDRA MONDAL**, both sons of Late Ishan Mondal, by faith - Hindu, by occupation Landholders, residing at Village - Mohshbathan, Post Office Krishnapur Police Station Bidhannagar East, District : 24 Parganas (North) Kolkata 700102, **[3] SANDHA MONDAL**, wife of Debesh Mondal, by faith - Hindu, by occupation - Housewife, residing at Village - Patharghata, Police Station Rajarhat, District : 24 Parganas (North) **AND [4] TAPASI MONDAL**, daughter of Late Ishan Mondal, by faith - Hindu, by occupation - Landholder, residing at Village - Mohishbathan, Post Office Krishnapur Police Station Bidhannagar East, District : 24 Parganas (North) Kolkata 700102, hereinafter 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 his heirs, heiresses, legal representatives, executors, administrators, nominees, successors and/or assigns) of the **ONE PART**

**AND**

**[1] TEERATHDEO DEALER PVT. LTD.**, [**Income Tax PAN NO. AAECT2572M**] a Private Limited Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 14, N. S. Road, 1<sup>st</sup> floor, Kolkata - 700001, represented by its Authorised Signatory **Mr. Ajay Tiwari**, son of Sri J. P. Tiwari, residing at 343 G. T. Road, Salkia, Howrah - 711 106 **AND [2] SUVRIDHI NIWAS PVT. LTD.**, [**Income Tax PAN No. AARCS2659H**], a Private Limited Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 5, Rameshwar Malia Lane, Howrah - 711101 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 include its successor or successors-in-interest/office and/or assigns) of the **OTHER PART**

**W H E R E A S :**

1. One Ishan Mondal son of Late Rajanikanto Mondal of Mouja Mohishbathan, Post Office Krishnapur Police Station Bidhannagar East, District : 24 Parganas (North) acquired right, title and interest by way of intestate succession and as such became also utely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of revenue paying Sali land measuring **1.36 Decimals** in aggregate more or less and comprised in **R.S. Day No. 485/553**





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Paresh naskar  
(PARESH NASKAR)

S/O SUCHI TRA NASKAR

Mohish bhatim

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P.S - ELECTRONIC COMPLEX

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corresponding to **R.S. Khatian No. 210** lying and situate at Mouza – Mahishbathan, J.L. No. 18, Touzi No. 145 & 196, R.S. No. 109, within the territorial jurisdiction of Rajarhat Police Station (Presently Bidhannagar [East]), within the local limits of Bidhannagar Municipality and within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and in the District of 24 Parganas (North) and recorded his name in the records of right of the government of West Bengal upon payment of proportionate revenue at the office of the BL & LRO Rajarhat as also mutated his name in the records of the Bidhannagar municipality upon payments of proportionate rates and taxes.

2. By and under a Deed of Conveyance dated the 14<sup>th</sup> day of December 1968 made between Anil Kumar Mondal and Others, therein referred to as the Vendors of One Part and Ishan Mondal and Seven Others, therein referred to as the Purchaser of the Other Part and registered at the Sub-Registration Office Cossipore DumDum and recorded in Book No.1, Volume No.120 Pages 248 to 250 **Being No. 8909** for the year 1968, the said Anil Kumar Mondal and Others sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ishan Mondal and Others all that piece and parcel of revenue paying Sali land measuring **30.00 Decimals** more or less and comprised in **R.S. Dag No. 485/563** corresponding to **R.S. Khatian No. 210** lying and situate at Mouza – Mahishbathan, J.L. No. 18, Touzi No. 145 & 196, R.S. No. 109, within the territorial jurisdiction of Rajarhat Police Station (Presently Bidhannagar [East]), within the local limits of Bidhannagar Municipality and within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and in the District of 24 Parganas (North) morefully and particularly described and mentioned in the Schedule thereunder written, absolutely and forever free from all encumbrances, charges, liens, lispendens, attachments, mortgages, acquisition, requisition, debutter or trust whatsoever, at or for a consideration therein mentioned.

3. Thus in pursuance of the Deed of Sale recited herein above the said Ishan Mondal exclusively became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of revenue paying Sali land measuring **3.75 Decimals** out of **30.00 Decimals** in aggregate more or less and comprised in **R.S. Dag No. 485/563** corresponding to **R.S. Khatian No. 210** lying and situate at Mouza – Mahishbathan, J.L. No. 18, Touzi No. 145 & 196, R.S. No. 109, within the territorial jurisdiction of Rajarhat Police Station



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(Presently Bidhannagar [East]), within the local limits of Bidhannagar Municipality and within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and the District of 24 Parganas (North).

4. By another Deed of Conveyance dated the 7<sup>th</sup> day of December 1978 made between Rajeshwar Mondal, therein referred to as the Vendor of One Part and Ishan Mondal, therein referred to as the Purchaser of the Other Part and registered at the Sub-Registration Office Cossipore DumDum and recorded in Book No.1, Volume No.161 Pages 119 to 121 **Being No. 7146** for the year 1978, the said Rajeshwar Mondal sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ishan Mondal all that piece and parcel of revenue paying Sali land measuring **2 (Two) Cottahs 5 (Five) Chittacks** equivalent to **3.75 Decimals** more or less and comprised in **R.S. Dag No. 485/563** corresponding to **R.S. Khatian No. 210** lying and situate at Mouza – Mahishbathan, J.L. No. 18, Touzi No. 145 & 196, R.S. No. 109, within the territorial jurisdiction of Rajarhat Police Station (Presently Bidhannagar [East]), within the local limits of Bidhannagar Municipality and within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and in the District of 24 Parganas (North) morefully and particularly described and mentioned in the Schedule thereunder written, absolutely and forever free from all encumbrances, charges, liens, lispendens, attachments, mortgages, acquisition, requisition, debutter or trust whatsoever, at or for a consideration therein mentioned.
5. Subsequent to certain orders passed in a suo moto proceeding being Case No. 1 of 2004 initiated by the Office of the Block Land & Land Reforms Officer Rajarhat, North 24 Parganas u/s 44(2a) of the West Bengal Estate Acquisition Act 1953, certain errors with regard to the area mis-appropriation in-between C.S. Dag Nos. 437 and 467 corresponding to R.S. Dag Nos. 485/563 and 547 affecting RS Khatian Nos. 210 and 100 were rectified and/or corrected and accordingly the finally published L.R. Settlement records of Ishan Mondal, the predecessor-in-title of the Vendor herein, were modified and/or corrected and by reason whereof the said Ishan Mondal became well and sufficiently entitled to L.R. Dag No. 547 measuring 8.86 Decimals more or less corresponding to L.R. Khatian No.14/7 and the name of Ishan Mondal which was appearing in respect of R.S. Dag No. 485/563 was struck down in pursuance of the self same order.



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6. In pursuance of the two Deeds of Sale recited above and also by way of intestate succession the said Ishan Mondal thus became absolute and possessed of and/or otherwise well and sufficiently entitled to amongst others **ALL THAT** piece and parcel of revenue paying Sali land measuring **11.93 Decimals** more or less and comprised in **L. R. Dag No. 478** measuring 1.63 Decimals more or less, **L. R. Dag No. 479** measuring 0.14 Decimals more or less, **L. R. Dag No. 482** measuring 0.58 Decimals more or less, **L. R. Dag No. 492** measuring 0.72 Decimals more or less and **L. R. Dag No. 547** measuring 8.86 Decimals more or less, all corresponding to **L. R. Khatian No. 14/7** lying and situate at Mouza – Mahishbathan, J.L. No. 18, Touzi No. 145, R.S. No. 109, within the territorial jurisdiction of Bidhannagar [East] Police Station (Previously Rajarhat), within the local limits of Bidhannagar Municipality and within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and in the District of 24 Parganas (North); and recorded his name in the records of rights of the Government of West Bengal upon payment of proportionate revenue at the Office of the BL&LRO, Rajarhat, as also mutated his name in the records of the Bidhannagar Municipality upon payment of rates and taxes as applicable (hereinafter for the sake of brevity referred to as the said “**ENTIRE LAND**”).
7. While being seized and possessed of the said Entire Land the said Ishan Mondal died intestate on or about 22<sup>nd</sup> April 1997 his wife also having died both were survived by their two sons namely Amar Mondal and Anabendra Mondal two daughters namely Sandha Mondal and Tapasi Mondal, as their only heirs and/or heiresses and/or legal representatives to their estate.
8. Thus the Vendors herein upon acquiring right, title and interest by intestate succession became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to amongst others **ALL THAT** piece and parcel of revenue paying Sali land measuring **11.93 Decimals** more or less and comprised in **L.R. Dag No. 478** measuring 1.63 Decimals more or less, **L. R. Dag No. 482** measuring 0.58 Decimals more or less, **L.R. Dag No. 492** measuring 0.72 Decimals more or less and **L.R. Dag No. 547** measuring 8.86 Decimals more or less, all corresponding to **L.R. Khatian No. 14/7** lying and situate at Mouza – Mahishbathan, J.L. No. 18, Touzi No. 145, R.S. No. 109, within the territorial jurisdiction of Bidhannagar [East] Police Station (Previously Rajarhat), within the local limits of Bidhannagar



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Municipality and within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and in the District of 24 Parganas (North).

9. The Vendors hereir have represented that the right, title and interest in the said Entire Land has been acquired by the operation of the laws of inheritance from his predecessor in title/interest and that neither the Vendors herein nor their predecessor in title/interest were ever dispossessed or removed from the possession of the said Entire Land in any manner whatsoever nor have the title of the Vendors herein have ever 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 title/interest. The Vendors herein further represents that the Vendors herein have been in uninterrupted possession of the said Entire Land for more than last 15 (Fifteen) years.
10. The Vendors hereir undertakes to keep the Purchasers indemnified, saved and harmless against any loss or damage (present, remote or consequential) arising out of any defect in title of the said Entire Land, which the Vendors herein agrees to sell, transfer and convey free from all encumbrances, charges, liens, lispendenses, attachments, mortgages, bargadar, acquisitions, requisitions, debottor or trust whatsoever.
11. The Vendors hereir have agreed to sell and transfer and the Purchasers have agreed to purchase and acquire **ALL THAT** piece and parcel of revenue paying Sali land measuring **11.93 Decimals** more or less and comprised in **L.R. Dag No. 478** measuring 1.63 Decimals more or less, **L.R. Dag No. 479** measuring 0.14 Decimals more or less, **L.R. Dag No. 482** measuring 0.58 Decimals more or less, **L.R. Dag No. 492** measuring 0.72 Decimals more or less and **L.R. Dag No. 547** measuring 8.86 Decimals more or less, all corresponding to **L.R. Khatian No. 14/7** lying and situate at Mouza – Mahishbathan, J.L. No. 18, Touzi No. 145, R.S. No. 109, within the territorial jurisdiction of Bidhannagar [East] Police Station (Previcusly Rajarhat), within the local limits of Bidhannagar Municipality and within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar. Salt Lake City and in the District of 24 Parganas (North) (which is morefully and particularly described and mentioned in the **SCHEDULE**, hereunder written) (herein after for the sake of brevity referred to as the **SAID LAND**), at and for a consideration of **Rs.63,80,000/- (Rupees Sixty three**



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**lakhs eighty thousand only)** and subject to the terms and conditions hereinafter appearing.

12. At or before the execution of these presents the **Vendors** herein have assured, declared and represented to the Purchaser as follows (hereinafter referred to as

**The Representations).**

- a) That the said land is free from all encumbrances, liens, lispendences, charges, attachments, trusts, mortgages, acquisitions and requisitions, debottor whatsoever or howsoever.
- b) That all rates, charges, taxes, cesses and all other-outgoings levied, charged or imposed by any public body or authority including Gram Panchayat 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 Vendors forthwith on demand without any demur.
- c) That the Vendors have not entered into any Agreement for Sale or transfer in respect of the said land with any other person/party save and except the said Purchasers herein.
- d) That the said land or any part or portion thereof is not subject to any notice of acquisition or requisition neither 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.
- e) The Vendors are legally competent to sell and transfer the said land intended herein to be sold.
- f) That the Vendors have full right and absolute authority to deal with and/or sell and transfer and/or dispose of the said land or any part or portion thereof in a manner as they may deem fit and proper. The Vendors have agreed for sale of the said Land, morefully and particularly described and mentioned in the, **SCHEDULE** hereunder written, to the Purchasers.



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- g) That the Vendors do not hold and/or possess the said land as being beyond the ceiling limit in terms of the provisions as laid down in the West Bengal Land Reforms Act, 1956 as amended up to date.
- h) That the Vendors are and their predecessors-in-title were in uninterrupted and/or undisputed Khas possession of the said land without any right or any claim whatsoever of any third party.
- i) That there is no bargadar and/or bhagchasi into or upon the said land or any part or portion thereof.
- j) That the Vendors nor any of their predecessors-in-title nor any body 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 rights 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 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 land or for water line, drainage line, or for any other purpose whatsoever save and except a high tension electricity line running over the entire lanc.
- k) That the Vendors have agreed generally to indemnify and keep indemnified the said 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 the Vendors of any nature whatsoever and properties of the Vendor shall be liable and responsible for discharge of the indemnity.
- l) That the said land nor any part 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 Vendors of the land or part 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.



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m) That the Vendors are in possession power or control of the documents of title and further confirms that no document of title has been delivered, deposited or handed over by the Vendors or any predecessors-in-title to any person whomsoever with a view to creating security thereon.

8. Relying upon the **Representations** of the **Vendors** as aforesaid and believing the same to be true and acting on faith thereof the **Purchasers** have accepted the offer of the **Vendors** and agreed to purchase and acquire the said **LAND** from the **Vendors** at or for a **TOTAL CONSIDERATION** as aforesaid on the terms and conditions hereinafter recorded;

**NOW THIS INDENTURE WITNESSETH** that pursuant to the **Representations** and Offer made by the **Vendors** to the **Purchasers** and the **Purchasers**, having relied upon the **Representations** of the **Vendors** as aforesaid and believing the same to be true and acting on faith thereof and thereafter having accepted the offer of the **Vendors** and in further consideration of a sum of **Rs.63,80,000/- (Rupees Sixty three lakhs eighty thousand only)** of the lawful money of the Union of India well and truly paid by the **Purchasers** to the **Vendors** at or before the execution of these presents (the receipt whereof the **Vendors** do and each of them 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 **Vendors** do and each of them doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the **Purchaser ALL THAT** piece and parcel of revenue paying Sali land measuring **11.93 Decimals** more or less and comprised in **L.R. Dag No. 478** measuring 1.63 Decimals more or less, **L.R. Dag No. 479** measuring 0.14 Decimals more or less, **L.R. Dag No. 482** measuring 0.58 Decimals more or less, **L.R. Dag No. 492** measuring 0.72 Decimals more or less and **L.R. Dag No. 547** measuring 8.86 Decimals more or less, all corresponding to **L.R. Khatian No. 14/7** lying and situate at Mouza – Mahishbathan, J.L. No. 18, Touzi No. 145, R.S. No. 109, within the territorial jurisdiction of Bichannagar [East] Police Station (Previously Rajarhat), within the local limits of Bidhannagar Municipality and within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and in the District of 24 Parganas (North). morefully and particularly mentioned and described in the **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



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heretofore was or were situated butted and bounded callec known numbered described or distinguished **TOGETHER WITH** all structures, sheds, corrections, yards, courtyards, areas, sewers, drain, ways water, courses, ditches, fences, paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever 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 the Vendors into or upon and in respect of the said **LAND** or any and every part thereof herein comprised and hereby sold grantec and transferred **TOGETHER WITH** all deeds paths muniments and evidences of title which are anyways exclusively relates to or concerns the said **LAND** or any part or parcel, 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 **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, charges, liens, daims, demands, mortgages, leases, licenses, easements and lispendencies whatsoever.

**II. AND THE VENDORS DO AND EACH OF THEM DOTH HEREBY COVENANT**

**WITH THE PURCHASERS** as follows:

- a. THAT NOTWITHSTANDING** any act, deed matter or thing whatsoever by the **Vendors** done or executed or knowingly suffered to the contrary the **Vendors** are 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 conditions use trust encumbrances or to make void the same;



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- b. THAT NOTWITHSTANDING** any act, deed or thing or committed by the **Vendors** or any of his/her ancestors or predecessors-in-title the **Vendors** 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 **Purchasers** in the manner aforesaid;
- c. THAT NOTWITHSTANDING** anything contained herein, the said **LAND** shall always be put to use for such purposes as the **Purchasers** 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 **Purchasers** 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 his/her/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 his/her/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 **Purchasers** make, do, execute and perfect or cause to be made, done executed and perfected all such



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further and absolutely assuring, conveying and confirming the said **LAND** unto and to the use and benefit of the said **Purchasers** forever in the manner as aforesaid, as the said **Purchasers** shall or may reasonably require **AND FURTHER MORE THAT** the **Vendors** shall at all times hereafter indemnify and keep indemnified the **Purchasers** 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** have 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 concerned Municipality and/or also with such other statutory body or bodies.
- i. AND** the **Vendors** doth hereby further covenant and assure the **Purchasers** that he/she/they 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 **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 **Vendors** shall and will indemnify the **Purchasers** 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 **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, dispendens, 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



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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 he/she/they do not hold any excess vacant land within the meaning of West Bengal Land Reforms Act: 1955 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 and/or Panchayat rates and taxes Government Revenues and all other impositions whatsoever due and payable by the **Vendors** or any of his/her/their ancestors or predecessors-in-title up to the date of these presents.
- m. AND** the **Vendors** have agreed to indemnify and keep the **Purchasers**, 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 **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 **Vendors** 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.
- o. AND THAT** the **Vendors** 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.
- p. AND THAT** the **Vendors** herein declares and confirms that the said **LAND** more fully and particularly mentioned and described in the **SCHEDULE** hereunder written has got no claim whatsoever with any Government Body and/or statutory body and/or any agency under the Government.
- q. AND IT IS HEREBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the **Vendors** covenant and assured the **Purchasers** that



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all title deeds, muniments, papers, documents and receipts in respect of the said **LAND** hereby conveyed to the **Purchasers** hereto and more fully and particularly mentioned and described in the **Schedule** hereunder written shall remain in custody, control and power of the **Vendors** herein fully secured, saved harmless, un-obiterated and un-defaced with the covenant for production, inspection maintenance and security and the **Purchasers** herein shall have the right and power to take inspection thereof or obtain extracts therefrom at its own costs and expenses at all times upon forty eight hours prior notice in writing to the **Vendors** herein, and the **Vendors** shall produce the original of these presents to all courts of law, tribunals, arbitration proceedings and other places at all times upon request and cost of the **Purchasers** herein upon forty eight hours prior notice in writing.

r. **AND THAT** it is deemed that the **Vendors** simultaneously with the execution of these presents the **Vendors** have put the **Purchasers** into actual, physical, vacant and peaceful possession of the said **LAND** in implementation of these presents and the covenants as recorded herein.

**AND THE VENDORS** doth hereby assure and covenant with the **Purchasers** 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 for such purposes sign, execute and register all such deeds of rectification and/or declaration and/or amendment and have agreed to keep the **Purchasers** 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 **AND** if for any reason whatsoever the **Vendors** fail to execute and register such deeds of rectification and/or declaration and/or amendment, under such eventuality the **Vendors** herein authorize and/or empower the **Purchasers** to represent the **Vendor** as his/her/their/its constituted attorney and present for registration such deeds of rectification and/or declaration and/or amendment before the concerned registering authority or authorities;

**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



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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 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 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 **Vendors** have made over to the **Purchasers** the actual, physical, vacant and peaceful possession of the said **LAND;**

**AND IT IS HERBY FURTHER AGREEE AND DECLARED** by and between the parties hereto that the **Purchasers** as the Constituted Attorneys and/or Authorized Representatives of the **Vendors** are hereby authorized and shall be entitled:

1. To commence prosecute or deferd 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 & LRO 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



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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;

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 finalisation of the annual valuation of the said **LAND** and for that purpose to sign, execute,



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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;
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 **Vendors** could do in person.

**THE SCHEDULE ABOVE REFERRED TO**  
**(SAID LAND)**

**ALL THAT** piece and parcel of revenue paying Sali land measuring **11.93 Decimals** in aggregate more or less and comprised in **L. R. Dag No. 478** measuring 1.63 Decimals more or less, **L. R. Dag No. 479** measuring 0.14 Decimals more or less, **L. R. Dag No. 482** measuring 0.58 Decimals more or less, **L. R. Dag No. 492** measuring 0.72 Decimals more or less and **L. R. Dag No. 547** measuring 8.86 Decimals more or less, all corresponding to **L. R. Khatian No. 14/7** lying and situate at Mouza – Mahishbathan, J.L. No. 18, Touzi No. 145, R.S. No. 109, within the territorial jurisdiction of Bidhannagar [East] Police Station (Previously Rajarhat), within the local limits of Bidhannagar Municipality and within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and in the District of 24 Parganas (North), a detail whereof is set out herein after.



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Sl. No.	L.R. Dag No.	R.S./L.R. Khatian No.	Nature of Land	Total area in Dag (Decimal)	Share in the Dag conveyed	Area Conveyed (in Decimals)
1	478	14/7	Sali	117.00	0.0139	1.63
2	479	14/7	Sali	10.00	0.0139	0.14
1	482	14/7	Sali	42.00	0.0138	0.58
2	492	14/7	Sali	52.00	0.0139	0.72
3.	547	14/7	Sali	98.00	0.0868	8.86
<b>TOTAL AREA CONVEYED</b>						<b>11.93</b>

And upon payment of proportionate annual revenue and/or taxes is payable to the Government of West Bengal at the Office of the BL & LRO Rajarhat as also upon payment of proportionate taxes with the concerned Gram Panchayat.

**OR HOWSOEVER OTHERWISE** the said **R. S/L. R. Dag Nos. 478, 479, 482, 492 & 547** are morefully and more clearly shown and delineated in the map or plan annexed hereto and thereon bordered **RED**.

**OR HOWSOEVER OTHERWISE** the said **R. S/L. R. Dag Nos. 478, 479, 482, 492 & 547** are butted and bounded in the manner as set out hereinafter

**DAG NO. 478**

ON THE NORTH : By Dag No. 479  
 ON THE EAST : By Dag No. 496  
 ON THE SOUTH : By Dag Nos. 457  
 ON THE WEST : By Dag No. 476 and 477

**DAG NO. 479**

ON THE NORTH : By Dag No.480  
 ON THE EAST : By Dag No. 496  
 ON THE SOUTH : By Dag Nos. 478  
 ON THE WEST : By Dag No. 478



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**DAG NO. 482**

ON THE NORTH : By Dag No. 483  
ON THE EAST : By Dag No. 486  
ON THE SOUTH : By Dag Nos. 478  
ON THE WEST : By Dag No. 480

**DAG NO. 492**

ON THE NORTH : By Dag No. 493  
ON THE EAST : By Dag No. 491  
ON THE SOUTH : By Dag Nos. 547 and 492  
ON THE WEST : By Dag No. 495

**DAG NO. 547**

ON THE NORTH : By Dag No. 495 and 493  
ON THE EAST : By Dag No. 492  
ON THE SOUTH : By Dag No. 546  
ON THE WEST : By Dag No. 478



↙  
Addl. District S.  
Bidhannagar, North 24 Pgs.  
- 4 JUL 2012



**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribes their respective hands and seals the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

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

1. *Parvath narayan*  
S/O *Sachinra narayan*  
Mahishabham.  
no. no - 1. Kol-102.

*CHIRIYAGU*

2. *Babu. Ramelal.*

S/O *Jaychand. Ramdelal*  
Mahishabham  
no. no - 1.  
101-102.

*CHIRIYAGU*

*MAHISHABHAM*

(PAN NO - BLNPM-0655C)

*CHIRIYAGU*

(PAN NO - BIGPM-6962E)

(VENDORS)



↖  
Addl. District Sub-  
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- 4 JUL 2012

**RECEIVED** of and from the within-named PURCHASER the within-mentioned sum of **Rs.63,80,000/- (Rupees Sixty three lakhs eighty thousand only)** vide several cheques being the total consideration money payable under these presents:-

**Witnesses:**

1) *Parvati Prasad*

2) *Bablu Mondal.*

*Pratibha*

*MADE PAYABLE*

*MADE PAYABLE*

*MADE PAYABLE*

*Readover explained  
in Bengali to the  
Vendors & drafted*



*and*

Prepared in my office

*Pratibha Chakraborty*

Pratibha Chakraborty  
Advocate, Alipore Police Court  
Kolkata - 700027

**SIGNATURE OF THE VENDORS**





Addl. District Sub Registrar  
Bidhannagar, (Salt Lake) Calcutta  
- 4 JUL 2012

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

Mouza Mahishbathan, J.L. No. 18, L.R.Khatian No.- 14/7

Police Station - Electronic Complex, District North 24 Parganas

Area Sold - 11.93 decimals



*Signature*

*Signature*

*Signature*

*Signature*

.....  
Signature of Vendors



Addl. District  
Bidhanagar, (Sd/-)  
- 4 JUL 2012





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

**Endorsement For Deed Number : I - 09912 of 2012**  
**(Serial No. 09278 of 2012)**

**On 04/07/2012**

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

Presented for registration at 19.50 hrs or :04/07/2012, at the Private residence of Amar Mandal , one of the Executants.

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

Execution is admitted on 04/07/2012 by

1. Amar Mandal, son of Lt Ishan Mondal Mohisbathan, Kolkata, Thana:-East Bidhannagar, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste Hindu, By Profession : Others
  2. Manabendra Mandal, son of Lt Ishan Mondal, Mohisbathan, Kolkata, Thana:-East Bidhannagar, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste Hindu, By Profession : Others
  3. Sandha Mondal, wife of Debesh Mondal , Patharghata, Kolkata, Thana:-Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste Hindu, By Profession : House wife
  4. Tapasi Mondal, daughter of Lt Ishan Mondal , Mohisbathan, Kolkata, Thana:-East Bidhannagar, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste Hindu, By Profession : Others
- Identified By Paresh Naskar, son of S Naskar, Mohisbathan, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700102, By Caste: Hindu, By Profession: Business.

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

**On 05/07/2012**

**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.-1,03,03,1&1/-

Certified that the required stamp duty of this document is Rs.- 721243 /- and the Stamp duty paid as: Impressive Rs.- 500/-

**On 09/07/2012**

**Payment of Fees:**

Amount By Cash

Rs. 113347.00/-, on 09/07/2012



31 JUL 2012

Debasish Dhar  
Additional District Sub-Registrar

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

1875

1876

1877

1878

1879



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

**Endorsement For Deed Number : I - 09912 of 2012**

**(Serial No. 09278 of 2012)**

( Under Article : A(1) = 113333/- , E = 14/- on 09/07/2012 )

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 35250/- is paid, by the draft number 967507, Draft Date 07/07/2012, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 09/07/2012
2. Rs. 49000/- is paid, by the draft number 967447, Draft Date 07/07/2012, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 09/07/2012
3. Rs. 49000/- is paid, by the draft number 967476, Draft Date 07/07/2012, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 09/07/2012
4. Rs. 49000/- is paid, by the draft number 967482, Draft Date 07/07/2012, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 09/07/2012
5. Rs. 49000/- is paid, by the draft number 967487, Draft Date 07/07/2012, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 09/07/2012
6. Rs. 49000/- is paid, by the draft number 967485, Draft Date 07/07/2012, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 09/07/2012
7. Rs. 49000/- is paid, by the draft number 967486, Draft Date 07/07/2012, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 09/07/2012
8. Rs. 49000/- is paid, by the draft number 967484, Draft Date 07/07/2012, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 09/07/2012
9. Rs. 49000/- is paid, by the draft number 967483, Draft Date 07/07/2012, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 09/07/2012
10. Rs. 49000/- is paid, by the draft number 967477, Draft Date 07/07/2012, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 09/07/2012
11. Rs. 49000/- is paid, by the draft number 967478, Draft Date 07/07/2012, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 09/07/2012
12. Rs. 49000/- is paid, by the draft number 967491, Draft Date 07/07/2012, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 09/07/2012
13. Rs. 49000/- is paid, by the draft number 967492, Draft Date 07/07/2012, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 09/07/2012
14. Rs. 49000/- is paid, by the draft number 967493, Draft Date 07/07/2012, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 09/07/2012
15. Rs. 49000/- is paid, by the draft number 967481, Draft Date 07/07/2012, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 09/07/2012



Dist. Sub-Registrar,  
Bidhanagar (Salt Lake City)

31 JUL 2012

( Debasish Dhar )  
**ADDITIONAL DISTRICT SUB-REGISTRAR**

100

100

100

100

100

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

Endorsement For Deed Number : I - 09912 of 2012  
(Serial No. 09278 of 2012)

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

**On 31/07/2012**

**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 31/07/2012

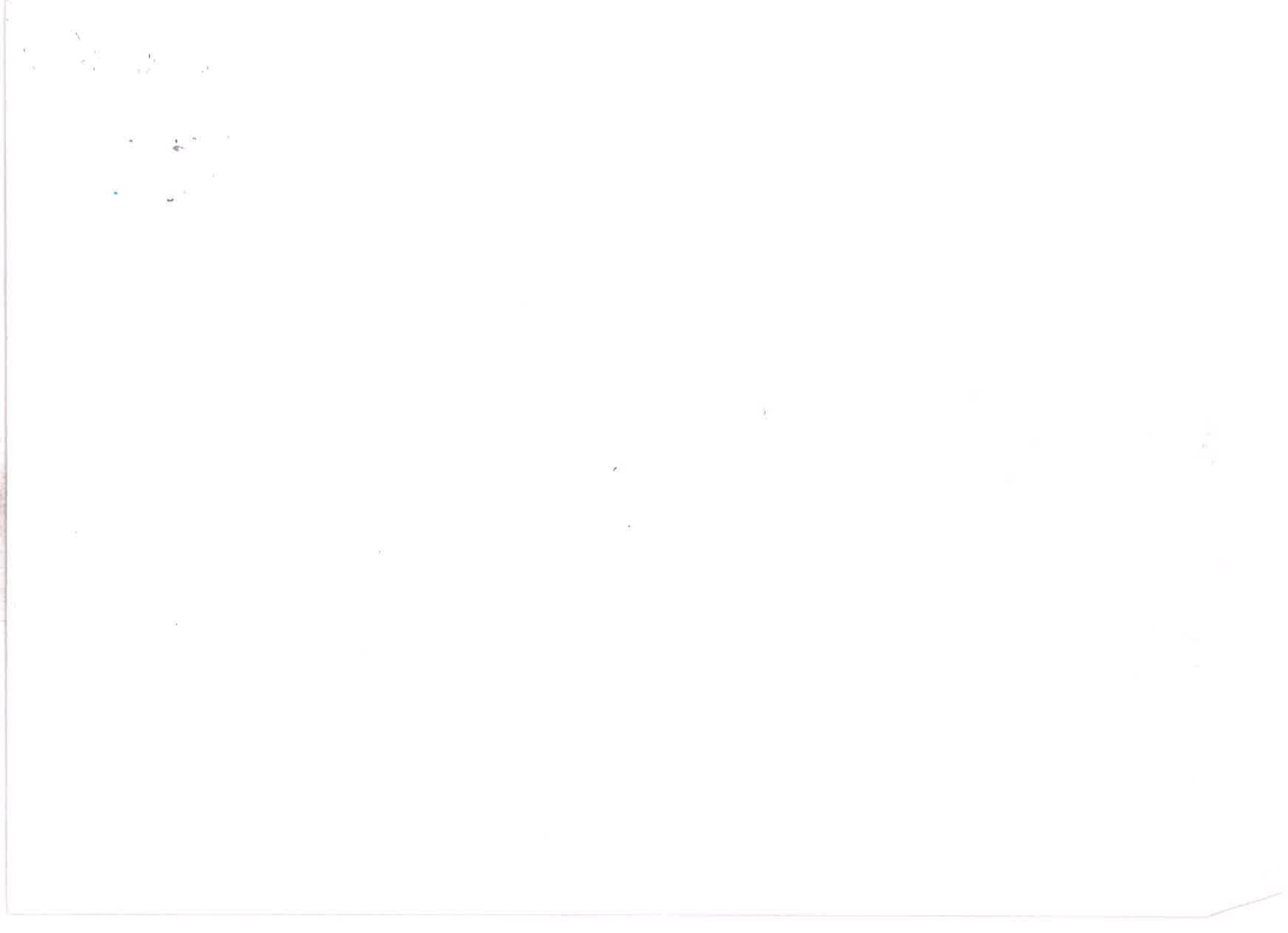
( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR



31 JUL 2012

Adl. District Sub-Registrar  
Bidhanagar, (Sector Lake City)







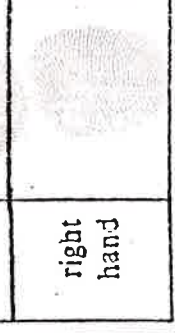



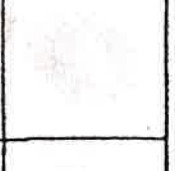
( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Endorsement Page 3 of 3




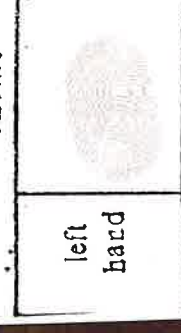
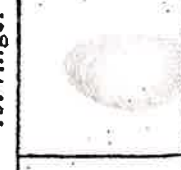










	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					










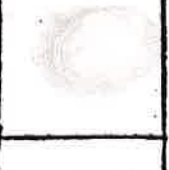
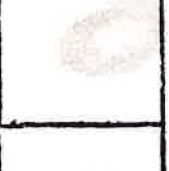
Name ..... AMAR MANDAL .....  
 Signature ..... [Signature] .....

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

Name ..... MANABENDRA MONDAL .....  
 Signature ..... [Signature] .....

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

Name ..... TAPASI MONDAL .....  
 Signature ..... [Signature] .....

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

Name ..... SANDHA MONDAL .....  
 Signature ..... [Signature] .....
















Addl. District Sub Registrar  
Bidhannagar (Dist. North 24 P.W.D.)











- 4 JUL 2012

SPECIMEN FORM FOR TEN FINGER PRINTS

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



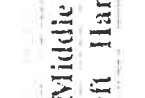


Suyodhi Niwas Private Limited Bhimrajra (Prakash Kumar Bhimarajra)

Signature..... Prakash Bhimarajra  
Director / Auth. Signatory

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

Name AJAY TIWARI  
Teerathdeo Dealer Pvt. Ltd.

Signature..... Ajay Tiwari  
Authorized Signatory

<p align="center">PHOTO</p>					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
	Thumb (Right Hand)	Fore (Right Hand)	Middle (Right Hand)	Ring	Little

Name.....

Signature.....

Document Number



Addl. District Sub-Registrar  
Bidhanagar (Sahibganj) City

1-4 JUL 2017



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 14  
Page from 3585 to 3614  
being No 09912 for the year 2012.



*S*  
(Debasish Dhar) 31-July-2012  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. BIDHAN NAGAR  
West Bengal