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पश्चिम बंगाल WEST BENGAL

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Certified to register and the documents are attached to this document.

12 SEP 2012


12 SEP 2012

12 SEP 2012

THIS INDENTURE OF CONVEYANCE made this the 10th DAY OF SEPTEMBER TWO THOUSAND AND TWELVE BETWEEN

44 2.05.2012

BAPI DAB
Advocate
Alipore Police Court
Kolkata-700027

Name of N. J. Stamp No. 
Name of Purchaser.....
Address.....


A. MUKHERJEE
Stamp Value: 500, Indian Rupee

LT9 OF HARAN MANDAL
BY THE PEN OF
व:क:- जसिन्दा शिरोवर ✓ . e . T . 9 .
13517.



LT9 OF HARAN MANDAL
BY THE PEN OF
व:क:- जसिन्दा शिरोवर

v . e . T . 9 .
13518



LT9 OF PALANI MANDAL @ MALINI MANDAL
BY THE PEN OF
व:क:- जसिन्दा शिरोवर

IDENTIFIED BY ME:-

जसिन्दा शिरोवर
मूखिन्द्र शिरोवर
शिवश्यामि
कमलेश्वर शर्मा
इश्वर



10 SEP 2012
Richhannagar, North 24 Pgs. Circle

[1] **PALANI MANDAL** alias **NALINI MANDAL**, wife of Late Nilmani Mandal **AND** [2] **HARAN MANDAL**, son of Late Nilmani Mandal, both residing at Village - Mahishbathan, 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 their respective heirs, heiresses, legal representatives, executors, administrators, nominees, successors 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. Surajit Das**, son of Naresh Chandra Das, residing at 35/D, C. N. Roy Road, Kolkata - 700 039 **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 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. During their life time the Vendors herein were absolutely seized and possessed of and/or otherwise well and sufficiently entitled to amongst others **ALL THAT** piece and parcel of Sali land measuring **2.50 Decimals** in aggregate be the same a little more or less having Raiyati rights therein and comprised in **L. R. Dag No. 479**, corresponding to **L. R. Khatian Nos.151 and 423**, 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 their names in the records of rights of the Government of West Bengal upon payment of proportionate revenue at the office of the BL & LRO at Rajarhat and also mutated her name in the records of the concerned Municipality upon payment of proportionate rates



Adol. District Superintendent
Bidhansagar, North 24 Pps.
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Lalaib City

and taxes as applicable therefor (hereinafter for the sake of brevity referred to as the said "LAND").

2. The Vendors herein have represented that the right, title and interest in the said Sali Land has been acquired by the operation of the laws of inheritance from their predecessor in title/interest and that neither the Vendors herein nor their predecessor in title were ever dispossessed or removed from the possession of the said Sali Land in any manner whatsoever nor have the title of the Vendors herein has 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 represent that the Vendors have been in uninterrupted possession of the said Sali Land for more than last 31 (thirty one) years.
3. The Vendors herein undertake to keep the Purchaser indemnified, saved and harmless against any loss or damage (present, remote or consequential) arising out of any defect in title of the said Land, which the Vendors herein agree to sell, transfer and convey free from all encumbrances, charges, liens, dispendences, attachments, mortgages, acquisitions, requisitions, bargadar, debottor or trust whatsoever.
4. The Vendors herein further declare and assure the purchaser that the Vendors are not in the possession, power or control over any documents of title whatsoever save and except the records of right (Parcha) (ROR documents) and the Khajna receipts further confirm that all such document of title relating to the said land has been misplaced and/or destroyed and as such no documents of title are in existence and thus the same are not in the possession of the Vendors herein, the Vendors herein further represent to have taken steps in accordance with law and as such the Vendors undertake to keep the Purchaser indemnified, saved and harmless to such extent.
5. Thus upon acquiring right, title and interest by intestate succession the Vendors herein thus became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Sali land measuring **2.50 Decimals** in aggregate be the same a little more or less having Raiyati rights therein and comprised in **L. R. Dag No. 479**, corresponding to **L. R. Khatian Nos.151 and 423**, 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 their names in the records of rights of the Government



Advt. District Superintendent
Bidhannagar, (Salt Lake City)

10 SEP 2017

of West Bengal upon payment of proportionate revenue at the office of the BL & LRO at Rajarhat and also mutated their names in the records of the concerned Municipality upon payment of proportionate rates and taxes as applicable therefor (hereinafter for the sake of brevity referred to as the said "LAND").

6. The Vendors herein have agreed to sell and transfer and the Purchaser has agreed to purchase and acquire ALL THAT **ALL THAT** piece and parcel of Sali land measuring **2.50 Decimals** in aggregate be the same a little more or less having Raiyati rights therein and comprised in **L. R. Dag No. 479**, corresponding to **L. R. Khatian Nos.151 and 423**, 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) (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.16,00,000/- (Rupees Sixteen lacs only)** and subject to the terms and conditions hereinafter appearing.
7. At or before the execution of these presents the Vendors here n 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, cebottor 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 Purchaser herein.



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Salt Lake City

- 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 Purchaser.
- 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 respective 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 bargardar and/or bhagchasi into or upon the said land or any part or portion thereof.
- j) That the Vendors nor any of their respective 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 land.



~~Advt. District Superintendent
Birhannagar, Salt Lake, Cal.~~

10 SEP 2012

- 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 Vendors 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 Vendors in dealing with and/or disposing of the said land which can prejudicially affect the title to the same.
- 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.

NOW THIS INDENTURE WITNESSETH and it is hereby agreed by and between the parties hereto as follows.

- l) THAT in pursuance of the said agreement and in further consideration of a sum of **Rs.16,00,000/- (Rupees Sixteen lacs only)** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do and each of them do 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 do hereby acquit release exonerate and discharge the Purchase and the said Land hereby intended to be so transferred and conveyed) the Vendors do hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser **ALL THAT** piece and parcel of Sali land measuring **2.50 Decimals** in aggregate be the same a little more or less having Raiyati rights therein and comprised in **L. R. Dag No. 479**, corresponding to **L. R. Khatian Nos.151 and 423**, 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), morefully and particularly mentioned and described



Adl. District Super-
Bihar, North Zone, Patna

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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 heretofore was or were situated butted and bounded called 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 irto 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 path's 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, claims, demands, mortgages, leases, licenses, easements and dispendences whatsoever.

II. AND THE VENDORS DO AND EACH ONE OF THEM DOTH HEREBY COVENANT WITH THE PURCHASER 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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Addl. District Sub-Station,
Bidhanagar, (Salt Lake City)

- b. **THAT NOTWITHSTANDING** any act, deed or thing or committed by the Vendors or any of their 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 hereditaments and premises hereby sold transferred and conveyed unto the Purchaser in the manner aforesaid.
- c. **THAT NOTWITHSTANDING** anything contained herein, the said land shall always be put to use for such purposes as the Purchaser deems fit and proper in accordance with law.
- d. **AND THAT** the said land together with structures appurtenant thereto hereby sold, granted and conveyed or expressed so to be is now free from all claims, demands, encumbrances, liens, attachments, lispendences, debottor or trust 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. **ALL THAT** the Purchaser shall and may at all times hereafter peacefully and quietly hold possess and enjoy the same and every part thereof and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or be the Vendors or any person or persons lawfully claiming through from under or in law or trust for the Vendors or any of their ancestors or predecessors-in-title.
- f. **AND FURTHER THAT** the Vendors and all persons having lawfully or equitably claiming any estate or interest in the said land together with structures appurtenant thereto hereditaments and premises or any part or portion thereof through under or in trust for the Vendors or any of their ancestors or predecessors-in-title shall and will at all times hereafter at the request and cost of the purchaser does and execute or cause to be done and executed all such acts, deeds or things and hereditaments and premises and every part or portion thereof unto the Purchaser as may be reasonably required.
- 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 affidavits and sign all papers and documents as necessary for the purpose of effecting mutation of the



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

Purchaser's name in the records of Block Land & Land Revenue Officer and/or Collectorate of Alipore and/or also with such other statutory body or bodies.

- i.** **AND** the Vendors doth hereby further covenant and assure the purchaser that 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 purchaser is dispossessed and/or deprived of full enjoyment of the said land together with structures appurtenant thereto hereditament and premises or any part or parcel thereof the Vendors shall and will indemnify the Purchaser entirely for the losses and damages to be suffered by it in respect of the said land together with structures appurtenant thereto hereditament and premises hereby sold.
- j.** **AND THAT** the Purchaser herein shall be free clear and absolutely discharged saved harmless and kept indemnified against all estates, charges, encumbrances, liens, attachments, lispendenses, debottor, acquisition or requisitions or trust, claim and demands whatsoever created occasioned or made by the Vendors or any person or persons lawfully or equitably claiming as aforesaid.
- k.** **AND FURTHER THAT** the Vendors doth hereby declare and confirm that they do not hold any excess vacant land within the meaning of West Bengal Land Reforms Act 1956 and also Urban Land (Ceiling & Regulation) Act 1976, both as amended up to date.
- l.** **AND FURTHER THAT** the Vendors shall and will pay all outstanding Municipal District Board or Panchayat Tax and taxes Government Revenues and all other impositions whatsoever due and payable by the Vendors or any of their ancestors or predecessors-in-title up to the date of these presents.
- m.** **AND** the Vendors have agreed to indemnify and keep the Purchaser its successor and/or successors saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings.
- n.** **AND IT IS HEREBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the Vendors covenant and assured the purchaser that all title deeds, muniments, papers, documents and receipts in respect of the said land hereby conveyed to the purchaser hereto and morefully described in the Schedule hereur der written shall remain in custody, control and power of the Vendors herein fully secured, saved harmless, un-obliterated and un-defaced with the covenant for production, inspection maintenance



Appl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

10 SEP 2012

and security and the Purchase herein shall have the right and power to take inspection thereof or extracts therefrom at its own costs and expenses at all times upon 48 hours prior notice in writing to the Vendors herein, and shall produce the original of these Presents to all Courts of law, Tribunal, arbitration, proceeding and other places at all times upon request and cost of the Purchaser herein upon 48 hours prior notice in writing.

- O.** **AND THAT** the Vendors also declare and confirm that they are in khas and vacant possession of the said land together with structures appurtenant thereto and no one else has any right or interest therein or on any part or portion thereof as occupant or otherwise.
- P.** **AND THAT** the Vendors herein declare and confirm that the said land morefully and particularly described and mentioned 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.
- III)** **AND THE VENDORS** doth hereby assure and covenant with the Purchaser that in the event of their being any defect in Title and/or any claim from any third Party, or any of the representations is found to be incorrect or false, the Vendors shall cause such defect to be removed, remedied and have agreed to keep the Purchaser saved, harmless and fully indemnified from all costs, charges, claims, actions, suits and proceedings arising out of such defect in title.
- IV)** The actual physical, vacant and peaceful possession of the Said Land has been handed over by the Vendors to the Purchaser simultaneously with the execution of this Deed of Conveyance.
- V)** **AND THAT** the Vendors never held and do not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and/or the West Bengal Land Reforms Act as amended upto date **AND THAT** no certificate proceedings and/or notice or attachment is subsisting under the Income Tax Act, 1961 **AND THAT** no notice, which is or may be subsisting has been served on the Vendors for the acquisition or the said land or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed thereunder and the Vendors have no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said land or any part thereof **AND THAT** not suit and/or proceeding is pending in any Court of law affecting the said land or any part of portion thereof nor the same has been lying



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Addl. District Sub-Division
Bidhannagar, Seel Lake City

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 thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser makes 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 thereof unto and to the use the Purchaser as shall or may be reasonably required.

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

- i) To apply for mutation and/or conversion of its name.
- ii) To have the soil tested and/or the said lands surveyed
- iii) To sign and execute any Deed of Rectification and/or Modification as may be necessary and/or required.
- iv) To Apply for and obtain permission for conversion of the user of the said Lands
- v) To prepare or cause to be prepared a map or plan and submit the same for sanction to the authorities concerned for construction of a new building and/or buildings.
- vi) To apply for and obtain all necessary permissions approvals consents and/or sanctions as may be necessary and/or required for construction erection and completion of the said new building and/or buildings.
- vii) To sign and execute all plans, applications, declarations, affidavits as may be required by various authorities from time to time for obtaining the sanction of the map or plan from the authorities concerned and also for the purpose of undertaking the development of the said Land.
- viii) To do all acts deeds matters and things and to sign and execute all deeds documents instruments plans applications and papers as may be necessary and/or required for undertaking development of the said Land.
- ix) The Vendors do hereby agree to ratify and confirm all and whatsoever acts deeds and things the Purchaser shall do by virtue of the power and authority conferred upon the Purchaser by the Vendors.



Attd. District Superintendent
Bidhanagar, Salt Lake City
10 SEP 2017

THE SCHEDULE ABOVE REFERRED TO
(SAID LAND)

ALL THAT piece and parcel of Danga and Sali land measuring **2.50 Decimals** in aggregate be the same a little more or less having Revtati rights therein and comprised in **L. R. Dag No. 479**, corresponding to **L. R. Khatian Nos. 151 and 423**, 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);

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 (Decimals)
1	479	151	Sali	10	1250	1.25
2	479	423	Sali	10	1250	1.25
TOTAL AREA CONVEYED						2.50

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

OR HOWSOEVER OTHERWISE the said **R. S./L. R. Dag No. 479** is 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 No. 479** is butted and bounded in the manner as set out hereinafter

DAG NO. 479

ON THE NORTH : By Dag No. 480
 ON THE EAST : By Dag Nos. 430 (P) and 496 (P)
 ON THE SOUTH : By Dag No. 473
 ON THE WEST : By Dag No. 473



10 SEP 2017
Addl. District Sub-Registrar
Bidhannagar, (Sear: Lake City)

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed as 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. Rakesh Mondal
Mogish batham,
Dakshin Parua,
KOL-102



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OF HARAN MANDAL
BY THE PEN OF
স্বাক্ষরঃ- অক্ষয় সায়ন

2. বিপ্লব সায়ন

3. Sunil Mondal



L
T
9
OF PALANI MANDAL
BY THE PEN OF
স্বাক্ষরঃ- অক্ষয় সায়ন

Read over & Explained
By Bengali Version.

Sunil Mondal
V: Mohis batham
Dakshin Parua
KOL-102



Adcl. District Sub-Registrar
Bidhannagar, (Swit Lake Circle)
10 SEP 2017

RECEIVED of and from the within-named **PURCHASERS** the within-mentioned sums of **Rs.16,00,000/- (Rupees Sixteen lacs only)** being the consideration money payable under these presents as per memo below:

L
T
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OF HARAN MANDAL
BY THE PEN OF
BY THE PEN OF

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@ NALINI MANDAL OF PALANI MANDAL
BY THE PEN OF
BY THE PEN OF

SIGNATURE OF THE VENDORS

Witnesses:

1) Rakesh Mondal

विवाह सभल

2) सुनील मण्डल
Prepared in my office

Pratik Choudhary

Advocate

Alipore Golie Cant,

Kol-27



10 SEP 2012
Addl. District Sub-Division
Bidhannagar (Salt Lake) City

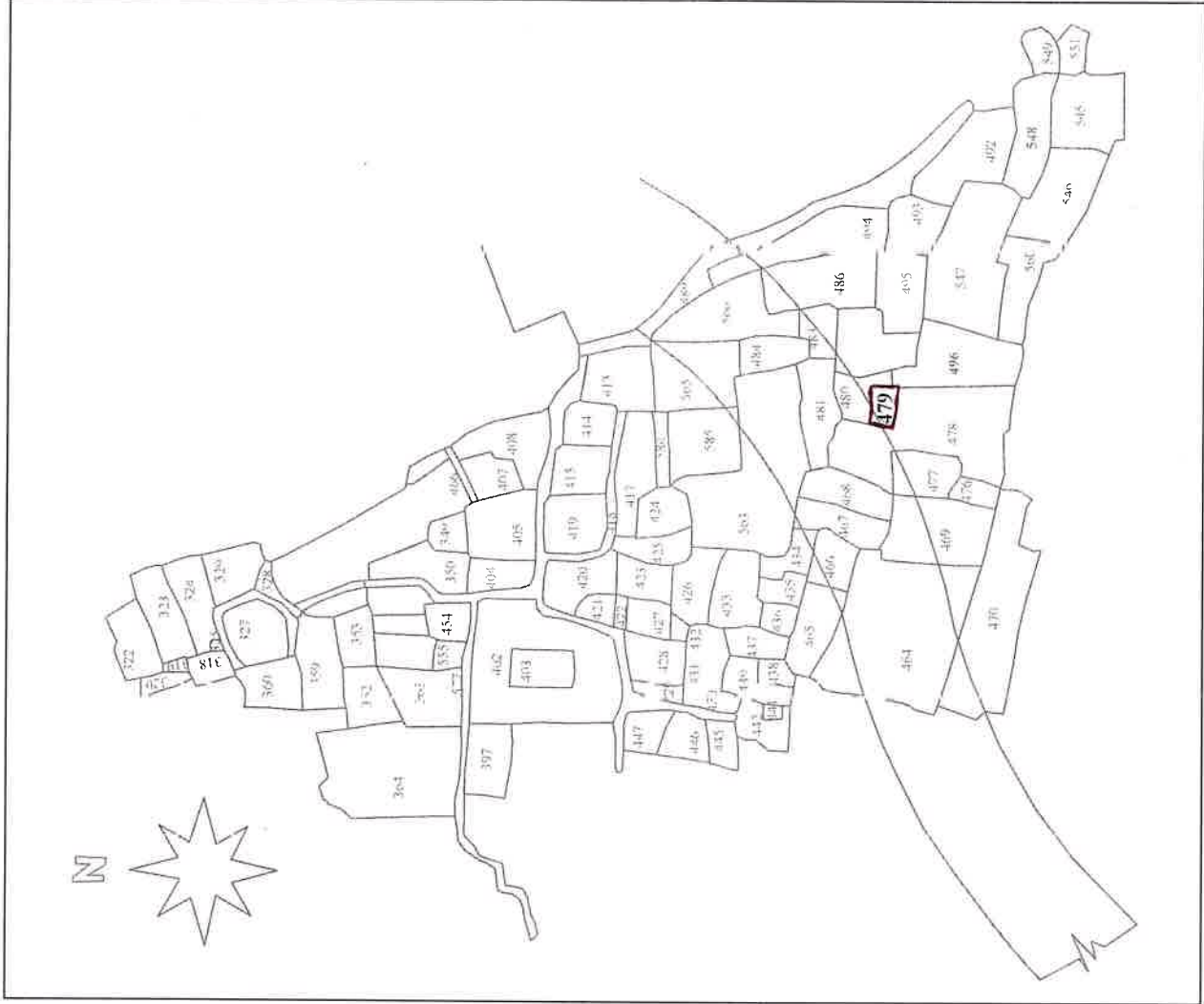
Site Plan For L.R.Dag no. 479

Mouza Mahishbathan, J.L. No. 18, L.R.Khatian No.- 151, 423

Police Station - Electronic Complex,

District North 24 Parganas

Area Sold - 2.50 decimals



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OF HARAN MANDAL
BY THE PEN OF

D:R:- *[Signature]*

.....
Signature of Vendors

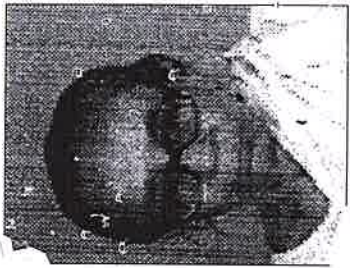
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OF PALANI MANDAL @
BY THE PEN OF MALINI MANDAL

D:R:- *[Signature]*



Addl. District Sub-Registrar
Bidhannagar, North 25 Pgs.
10 SEP 2018 City



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

Name
 Signature
 6 F PALANI MANDAL @
 BY THE PEN OF
 MANDAL
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PHOTO	Thumb	1st finger	middle finger	ring finger	small finger
	left hand				
	right hand				

Name
 Signature

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

Name
 Signature


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

Name
 Signature




10 SEP 2012
Additional District Sub Registrar
Bihannagar, North 24 Pgs.

SPECIMEN FORM FOR TEN FINGER PRINTS

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


Name..... Prakash Kumar
 Signature..... Prakash Kumar
for Bedimash InfraBuild Private Limited

Director / Authorized Signatory

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

TOPSTAR NIRMAN PVT. LTD.

Name..... SURAJIT DAS
 Signature..... Surajit Das
Director / Authorized Signatory

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

Name..... L
 Signature..... S
HARAN MANDAL
BY The Pen of
Surajit Das

OF 27



1001. District Superintendent
Bidhanagar, North 24 Parganas
10 SEP 2014



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

Endorsement For Deed Number : I - 11720 of 2012
(Serial No. 12686 of 2012)

On

Payment of Fees:

On 10/09/2012

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

Presented for registration at 16.30 hrs on :10/09/2012, at the Private residence by Haran Mondal , one of the Executants.

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

Execution is admitted on 10/09/2012 by

1. Palani Mondal Alias Nalini Mondal, wife of Lt Nilmoni Mondal , Village:Mahishbathan, Thana:-Bidhannagar East, P.O. :-Krishnapur ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste Hindu, By Profession : Others
 2. Haran Mondal, son of Lt Nilmoni Mondal , Village:Mahishbathan, Thara:-Bidhannagar East, P.O. :-Krishnapur ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste Hindu, By Profession : Others
- Identified By Anita Mondal, wife of Haran Mondal, Mahishbathan Dakshin Para, Kolkata, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste: Hindu, By Profession: House wife.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 11/09/2012

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.-21,59,092/-

Certified that the required stamp duty of this document is Rs.- 129566/- and the Stamp duty paid as: Impressive Rs.- 500/-

(Debasish Dhar)
ADDITIONAL DISTRICT SJB-REGISTRAR

On 12/09/2012

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 1893 also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.100/-

Payment of Fees:

Amount By Cash



12 SEP 2012

Adl. District Sub-Registrar
Bidhannagar, Salt Lake City

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR





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

Endorsement For Deed Number : I - 11720 of 2012
(Serial No. 12686 of 2012)

Rs. 11882.00/-, on 12/09/2012

Amount by Draft

Rs. 11881/- is paid , by the draft number 087302, Draft Date 12/09/2012, Bank Name State Bank of India, GOKHALE ROAD, received on 12/09/2012

(Under Article : A(1) = 23749/- , E = 14/- on 12/09/2012)

Deficit stamp duty

Deficit stamp duty

1. Rs. 19783/- is paid, by the draft number 166200, Draft Date 11/09/2012, Bank Name State Bank of India, PARK CIRCUS, received on 12/09/2012
2. Rs. 45000/- is paid, by the draft number 166201, Draft Date 11/09/2012, Bank Name State Bank of India, PARK CIRCUS, received on 12/09/2012
3. Rs. 64783/- is paid, by the draft number 087301, Draft Date 12/09/2012, Bank Name State Bank of India, GOKHALE ROAD, received on 12/09/2012

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



12 SEP 2012

Adl. District Sub-Registrar
Bidhanagar (Salt Lake City)
ADDITIONAL DISTRICT SUB-REGISTRAR



15

th
DATED THIS 10 DAY OF September 2012

BETWEEN

PALANI MANDAL alias NALINI MANDAL
HARAN MANDAL

..... VENDORS

- AND -

TOPSTAR NIRMAN PVT. LTD
BADRINATH INFRA BUILD PVT. LTD.

..... PURCHASERS

DEED OF CONVEYANCE



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 16
Page from 11816 to 11836
being No 11720 for the year 2012.



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