

(78)

15493

SIDE 111 B

I-14216



F. S. Talim

पश्चिम बंगाल WEST BENGAL

M 794175

[Handwritten signature]

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

[Handwritten signature]
Addl. District Sub-Registrar
Bishnupur, Galt Lake Cir.

20 NOV 2014

THIS INDENTURE OF CONVEYANCE made this the 19th DAY OF November TWO THOUSAND AND TWELVE BETWEEN

29412

18 JUL 2012

NO. DATE
SOLD TO GOURANGA SARMA, Advocate
POLICE COURT, AIPOOR, KOL-87

VALUE Rs. **ONE HUNDRED**
UNRENCED STAMP VENDOR
20, METAJI SUBHAS ROAD, KOL-1

Kaishm Mundhra.

v.c.T.9.

15396

Kaishm Mundhra.

v.c.T.9.

15391

Kaishm Mundhra

SUBRATA MAZUMDAR

As Constituted Attorney
Of Sootom Chatterjee

Prasadi Parui

S/o. Nemai Chandra Parui

v/s - Bamchla

P.O - Bamchla

P.S - Bamchla

Dist - Hoosrah.

Deu - Service.

19 NOV 2011
District Sub Registrar
Kolkata



[1] KUSUM MUNDRA, wife of Shyam Sunder Mundra, Indian Citizen, by faith - Hindu, residing at CF-300, Salt Lake City, Kolkata - 700 064, **[2] ANAND KUMAR AGARIWAL**, son of Kunjalal Agarwal, Indian Citizen, by faith - Hindu, residing at 4E, Block - I, Bhavani Complex, Ghoshpara, Kestopur, Dist.: North 24 Parganas **[3] KISHAN LAL PUROHIT**, son of Late Jamuna Das Purohit, Indian Citizen, by faith - Hindu, residing at 66, Pathuriaghat Street, Kolkata - 700 007 **AND [4] SANTANU CHATTERJEE**, son of Sri Durga Das Chatterjee, Indian Citizen, by faith - Hindu, residing at 8/14/1, Rajarhat Road, Jeramandir, P.S.: Rajarhat, Kolkata - 700 059 Santanu Chatterjee is represented by his Constituted Attorney Subrata Majumdar, son of Bimal Chandra Majumdar, residing at 36/1/1, Tangra Road, Kolkata - 700 046 a registered Power of Attorney dated 17th day of February, 2010 duly registered in the office of the ADJR, Bidhan Nagar and recorded in Book No. IV, CD Volume No. 1, Pages 2409 to 2418, Being No. 00269 for the year 2010 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, heirsesse, legal representatives, executors, administrators, nominees, successors and/or assigns) of the **ONE PART**

AND

[1] TEERATHDEO DEALER PVT. LTD., a Private Limited Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 14, N. S. Road, 1st 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 - 711 105 **AND [2] SUVRIDHI NIWAS PVT. LTD.**, a Private Limited Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 5, Rameshwar, Maina Lane, Howrah - 711101 represented by its Authorised Signatory **Mr. Prakash Kumar Bhimrajka**, son of Late Bajrang Lal Bhimrajka working for gain at 36/1A, Elg: Road, Kolkata - 700 020, hereinafter called and referred to as the **PURCHASERS** (with 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 Sailen Mondal, son of Late Siddheswar Mondal of Mouja Mohishbathan, Post Office Krishnapur Police Station Bikhannaga: East, District : 24 Parganas (North) acquired right, title and interest by way of intestate succession and as such 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 **3.00 Decimals** in aggregate more or less and comprised in **R.S. Dag No. 485/563** corresponding to **R.S. Khatian No.338/4** lying and situate at Mouza - Mahishbathan, J.L. No. 18, Touzi No. 145 & 195, R.S. No. 109, within the territorial jurisdiction of Rajarhat Police Station (Presently

N. E. T. 9.

15420

Amal Kumar Ashram



V. E. T. 9.

15421

Kishorelal Purkait



Prasanta Prami.

S/o - Nemoi Chandra Prami

Vill - Panchula

P.O - Panchula

P.S - Panchula

Dist - Haveri.

Occu - Service.

19 NOV 2017

Digitally signed by Prasanta Prami
DN: cn=Prasanta Prami, o=Prami, ou=Prami, email=prami@prami.com

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. Subsequent to certain orders passed in this case 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. 485/463 and 347 affecting RS Khatian Nos. 210 and 100 were rectified and/or corrected and accordingly the finally published L.R. Settlement records of Sainen Mondal, the predecessor-in-title of the Vendors herein, were modified and/or corrected and by reason whereof the said Sainen Mondal became well and sufficiently entitled to L.R. Dag No. 547 measuring 3.00 Decimals more or less corresponding to L.R. Khatian No.313/4 and the name of Sainen Mondal which was appearing in respect of R.S. Dag No. 485/552 was struck down in pursuance of the self same order
3. By a Deed of Conveyance dated 8th November, 2004 duly registered with the Office of the DSR Barasat in Book No. I, Volume No. 1, Pages 1 to 22 under Being No. 05568 for the year 2004 the said Sainen Mondal sold conveyed and transferred in favour of Vendors herein **ALL THAT** piece and parcel of revenue paying Sali land measuring **3.00 Decimals** in aggregate more or less and comprised in **L. R. Dag No. 547**, 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 described and mentioned in the Schedule thereunder written, absolutely and forever free from all encumbrances, charges, liens, dispendens, attachments, mortgages, acquisition, requisition, debutter or trust whatsoever, at or for a consideration therein mentioned.
4. Thus the Vendors herein 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 **3.00 Decimals** in aggregate more or less and comprised in **L. R. Dag No. 547**, corresponding to **L. R. Khatian Nos. 1088, 1089, 1090 and 1091**, 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

19 NOV 2018
KAD DISTRICT REGISTRATION
KAD DISTRICT REGISTRATION
KAD DISTRICT REGISTRATION



Rajmahat), within the local limits of Bidhannagar Municipality and within the jurisdiction of the Additional District Sub-Registr. Con Office, Bichannagar, Salt Lake City and in the District of 24 Parganas (North) (hereinafter for the sake of brevity referred to as **the said "LAND"**).

5. The Vendors herein have agreed to sell and transfer and the Purchasers have agreed to purchase and **ALL THAT** piece and parcel of revenue paying Sali land measuring **3.00 Decimals** in aggregate more or less and comprised in **L. R. Dag No. 547**, corresponding to **L. R. Khatian Nos. 1088, 1089, 1090 and 1091**, lying and situate at Mouza – Mahishbathan, J.L. No. 16, Touzi No. 145, R.S. No. 109, within the territorial jurisdiction of Bidhannagar [East] Police Station (Previously Rajmahat), 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 more fully 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.5,44,500/- (Rupees Five lakhs forty four thousand five hundred only)** and subject to the terms and conditions hereinafter appearing.
6. At or before the execution of these presents the Vendor herein has assured, declared and represented to the Purchase as follows (hereinafter referred to as **The Representations**).
 - a) That the said land is free from all encumbrances, liens, lispendences, charges, attachments, trusts, mortgages, requisitions and requisitions, debts or 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 Vendor has 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.
 - d) 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 nor the same is subject to any attachment under

19 NOV 2012

Acting District Sub-Inspector
Rudhramangal / Sahil Lake Camp



the Public Demand Recovery Act, Income Tax, or any other law for the time being in force.

- e) The Vendor is legally competent to sell and transfer the said land intended herein to be sold.
- f) That the Vendor has 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 Vendor has agreed for sale of the Said Land, morefully and particularly described and mentioned in the, **SCHEDULE** hereunder written, to the Purchaser.
- g) That the Vendor does 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 Vendor is and his respective predecessors-in-title were in uninterrupted and/or undisturbed 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 magchasi into or upon the said land or any part or portion thereof
- j) That the Vendor nor any of his 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 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.
- k) That the Vendor has 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.

19 NOV 2012
Aster Clerk Sub-Registrar
Rudhannanar, IS/11 Lako C.A.



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 Vendor is 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.5,44,500/- (Rupees Five lakhs forty four thousand five hundred 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 doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit release exonerate and discharge the Purchaser and the said Land hereby intended to be sold transferred and conveyed) the Vendors doth hereby irrevocably grant sell transfer convey assign and assure unto and to the Purchaser **ALL THAT** piece and parcel of revenue paying Sali land measuring **3.00 Decimals** in aggregate more or less and comprised in **L. R. Dag No. 547**, corresponding to **L. R. Khatian Nos. 1088, 1089, 1090 and 1091**, lying and situate at Mouza - Mahishkudhar, S.L. No. 18, Touzi No. 145, R.S. No. 109, within the territorial jurisdiction of Bidhan Nagar (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 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 appurtenances 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

19 NOV 2018
Kodur District Sub-Registrar
Sunkaravaram (Galt Lake Circle)



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 granted and transferred **TOGETHER WITH** all deeds paths muriments 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 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 incumbrances whatsoever.

II. AND THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER as follows:-

- a. **THAT NOTWITHSTANDING** any act deed 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.
- b. **THAT NOTWITHSTANDING** any act, deed or thing or committed by the Vendors or any of his 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 seems 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, incumbrances, debts or trust made or suffered by

9 JUL 2011
Held District Sur-Register
Bhadrachalam (Self Lake Case)



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 part or 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 which 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 not do and affirm such affidavit or affidavits and sign all papers and documents as necessary for the purpose of effecting mutation of the Purchaser's name in the records of Block Land & Land Revenue Officer and/or Collectorate of Alipore and/or also with such other statutory body or bodies.
- i. **AND** the Vendors doth hereby further covenant and assure the purchaser that 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.

9.01.2017
Sub-Registrar
Ball Laka Circle



- 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, lis pendens, doliator, 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 Vendor has 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 hereunder written shall remain in custody, control and power of the Vendors herein fully secured, saved harmless, un-obliterated and un-defaced with the covenant for production, inspection maintenance and security and the Purchaser herein shall have the right and power to take inspection thereof or 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.

19 NOV 2012
District Sub-Registrar
Lakshadweep
Lakshadweep
Lakshadweep



III. AND THE VENDORS do and each of them do 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 representatives 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** 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 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 vendor is 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.

19 NOV 2017
Additional District Registrar
Lucknow
19 NOV 2017
Additional District Registrar
Lucknow



- 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.

The Vendors 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.

THE SCHEDULE ABOVE REFERRED TO
(SAID LAND)

ALL THAT piece and parcel of revenue paying Sai land measuring **3.00 Decimals** in aggregate more or less and comprised in **L. R. Dag No. 547**, corresponding to **L. R. Khatian Nos. 1088, 1089, 1090 and 1091**, lying and situate at Mouza – Mahishbsthap, 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.

Sl. No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total area in Dag (Decimal)	Share in the Dag conveyed	Area Conveyed (in Decimals)
1	547	1088	Sai	96.00	0.0078	0.75
2	547	1089	Sai	96.00	0.0078	0.75
3	547	1090	Sai	96.00	0.0078	0.75
4	547	1091	Sai	96.00	0.0078	0.75
TOTAL AREA CONVEYED						3.00

19 NOV 2017
Add District Club Registrar
Lake City



And upon payment of proportionate annual revenue and/or taxes is payable to the Government of West Bengal at the Office of the B.L. & I.R. Rajarajal, as also upon payment of proportionate taxes with the concerned Gram Panchayat.

OR HOWSOEVER OTHERWISE the said **S/L R. Dag No. 547** 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 5/L. R. Dag No. 547** is butted and bounded in the manner as set out hereinafter

DAG NO. 547
 ON THE NORTH : By Dag No. 495 and 492
 ON THE EAST : By Dag No. 492
 ON THE SOUTH : By Dag No. 546
 ON THE WEST : By Dag No. 478



19 NOV 2017
District Sur Registrar, District Sur
Lake City

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. Prasanta Parui-

Kusum mundhra.

Subanta Mondal

As constituted Attorney
of Santanu Chatterjee

Anand Kumar Aggarwal

2. Rahul Ray-

Vaishnav Lal Purvot

9
2017
Add'l District Secy, Registrar
Salt Lake City



RECEIVED of and from the within-named PURCHASER the within-mentioned sum of Rs.5,44,500/- (Rupees Five lakhs forty four thousand five hundred only) vide ~~cheque~~ cash being the total consideration money payable under these presents:-

Witnesses:

1) Prasanta Parui.
Panchara, Howrah.

2) Rahul Ray
A-81, Basundapur More
Garia
KOL-700096

Kusum Mundhra.

Advocate
As constituted ATorney
of Santanu Chatterjee

Anand Kumar - Agent

Kishan Lal Purkait

SIGNATURE OF THE VENDORS

Prepared in my office

Prajit Chakrabarty

Advocate

Ajipore Police Court,
KOL-27

14/05/2024, KOLKATA

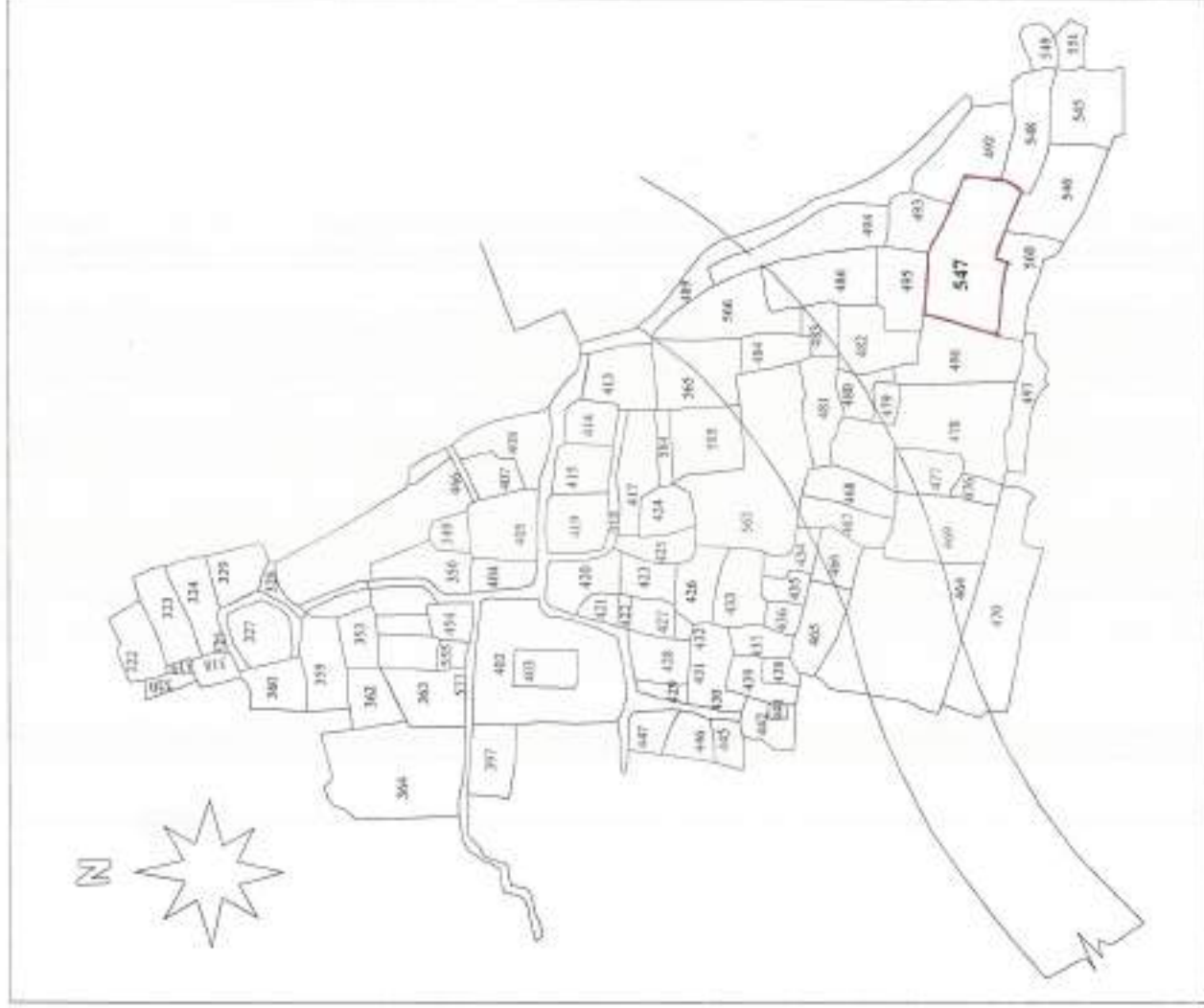
19 NOV 2012
Bachmann/Bachmann, Isair Lae, CW
KAR District, Suva, Fiji



Site Plan For L.R.Dag no. 547

Mouza Mahishbathan, J.L. No. 18, L.R./R.S.Khatian No.- 1088, 1089,
Police Station - Electronic Complex, 1090 & 1091
District North 24 Parganas

Area Sold - 3.00 decimals



Kasum Mundayra.

Subrata Mukherjee

As Constituted Attorney
of Samson Chatterjee

Anand Kumar Aggarwal

.....
Signature of Vendors

Kisnental Purkait

Kisnental Purkait

19 NOV 2011
West District Sup-R, Patre
Rajshahi Nagar, Saiti Lake, Ch.



SPECIMEN FORM FOR TEN FINGER PRINTS

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

Name: Ramash Kumar Bhinodiyal
Suvridhi Niwas Private Limited

Signature: Rama Bhinodiyal

									
Director / Auth. Signatory									
Little		Ring		Middle		Fore		Thumb	
(Left Hand)					(Right Hand)				
Thumb		Fore		Middle		Ring		Little	


Name: ATRY Teerabdeo Dealer Pvt. Ltd.

Signature: Ajay Kumar
Director / Auth. Signatory

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

Name: Kesham Mundhara

Signature: Kesham Mundhara

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

Name: Subrata Ghoshal

Signature: Subrata Ghoshal


19 NOV 2012
Addl District Sub-Registrar
Dudhannagar (Self Help
CSP)



6

SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the Executives.












		<i>Anand Kumar Agrawal</i>	S		M (Left Hand)		R		T			
			I		M (Right Hand)		R		S			
			T		I		M (Left Hand)		R		S	
			S		R		M (Right Hand)		I		T	
			T		I		M (Left Hand)		R		S	
			S		R		M (Right Hand)		I		T	
			T		I		M (Left Hand)		R		S	
			S		R		M (Right Hand)		I		T	
			T		I		M (Left Hand)		R		S	
			S		R		M (Right Hand)		I		T	

Seal of the Additional District Sub-Registrar
North 24 Parganas
9 NOV 2019



SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the
Executants.

	 Kishanlal Purawat						S T	R I	M (Left Hand)	I R	T S	
									T S	I R	M (Right Hand)	R S
									S T	R I	M (Left Hand)	I R
									S T	R I	M (Right Hand)	I R
									T S	I R	M (Left Hand)	I R
							T S	I R	M (Right Hand)	I R		

Handwritten text, possibly a name or title, in blue ink.

Handwritten text, possibly a name or title, in blue ink.

19 NOV 2017
Addl District Sub-Registrar
Rudhramanna, (Sail Lake Circle)





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

Endorsement For Deed Number : I - 14216 of 2012
(Serial No. 15493 of 2012)

On

Payment of Fees:

On 19/11/2012

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

Presented for registration at 19.00 hrs on :19/11/2012, at the Private residence by Kusum Mundra ,
one of the Executants.

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

Execution is admitted on 19/11/2012 by

1. Kusum Mundra, wife of Shyam Sunder Mundra , C F-300 Salt Lake City, Kolkata, P.O. :-
,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064, By Caste Hindu, By Profession :
Others
2. Anand Kr Agarwal, son of Kunjalal Agarwal , Ghosh Para Kestopur, 1, 4 E, Kolkata, P.O. :-
,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064, By Caste Hindu, By Profession :
Others
3. Kishan Lal Purohit, son of Lt Jamuna Das Purohit , Pathuriaghath St, 66, Kolkata, P.O. :- ,District:-North
24-Parganas, WEST BENGAL, India, Pin :-700007, By Caste Hindu, By Profession : Others
Identified By P Parui, son of N C Parui, Thana:-Panchla, P.O. :-Panchla ,District:-Howrah, WEST
BENGAL, India, , By Caste: Hindu, By Profession: Service.

Executed by Attorney

Execution by

1. Subrata Majumder, son of Bimal Ch Majumder , 36/1/1 Tangra Rd, P.O. :- ,District:-South
24-Parganas, WEST BENGAL, India, Pin :-700046 By Caste Hindu By Profession: Others,as the
constituted attorney of Santanu Chatterjee is admitted by him.
Identified By P Parui, son of N C Parui, Thana:-Panchla, P.O. :-Panchla ,District:-Howrah, WEST
BENGAL, India, , By Caste: Hindu, By Profession: Service.

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

On 20/11/2012

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



ADDL District Sub-Registrar
(Salt Lake City, Kolkata)
(Saikat Patra)

ADDITIONAL DISTRICT SUB-REGISTRAR

20/11/2012 15:15:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 14216 of 2012
(Serial No. 15493 of 2012)

Rs. 28504.00/-, on 20/11/2012

(Under Article : A(1) = 28490/- ,E = 14/- on 20/11/2012)

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.-25,90,908/-

Certified that the required stamp duty of this document is Rs.- 181383 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 41700/- is paid, by the draft number 424039, Draft Date 19/11/2012, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 20/11/2012
2. Rs. 49000/- is paid, by the draft number 424045, Draft Date 19/11/2012, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 20/11/2012
3. Rs. 90691/- is paid, by the draft number 087548, Draft Date 21/09/2012, Bank Name State Bank of India, GOKHALE ROAD, received on 20/11/2012

(Saikat Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR



20 NOV 2012

Additional District Sub-Registrar

Address: District Sub-Registrar,
Bachchanagar, Salt Lake, Calcutta

(Saikat Patra)

ADDITIONAL DISTRICT SUB-REGISTRAR


Endorsement Page 2 of 2

20/11/2012 15:15:00

Certificate of Registration under section 30 and 30A

registered in Book - 1
of Volume Number 20
of the year 2000 to 2445
Serially 4216 for the year 2000.




Registrar
24-10-2000
REGISTRAR
REGISTRATION
OFFICE OF THE A.D. S.P. RICHAN NAGAR
Mysore District

DATED THIS DAY OF 2012.

BETWEEN

KUSUM MUNDRA & ORS.

..... VENDORS

- AND -

TEERATHDEO DEALER PVT. LTD

SUVRIDHI NIWAS PVT. LTD.

..... PURCHASERS

DEED OF CONVEYANCE

