010025

I- 09736/2014

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

T 657754

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

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

22 DEC 2014

CONVEYANCE

1. **Date:** 22/12/2014

2. **Place:** Kolkata

3. **Parties:**

30/12/15

SL. No. 33627 DATE 17 OCT 2014

NAME

ADD.

AMT. 100/-

PRIYANKA DHOWMIK
Advocate
High Court, Calcutta

N.C. NO. 2021/14 dt. 22.12.14

Prakash Muraddi

N.C.T.I 4292

AYANNA PROJECTS PVT. LTD.

Prakash Muraddi
Director/Authorised Signatory

AYANNA PROPERTIES PVT. LTD.

Prakash Muraddi
Director/Authorised Signatory

N.C.T.I 4296

পায়েল অগ্রবাল ও পায়েল

টিপ সই রাজা কাঁসারী

বঃ কঃ অভিষেক অগ্রবাল

Ghosh

MOUSUMI GHOSH
ADVOCATE VENDOR
REGISTRATION OFFICE

Seal of the Dist. Sub-Registrar-IV, South 24 Pgs, Alipore West Bengal

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অভিষেক অগ্রবাল
গোবিন্দ অগ্রবাল
পৌলট পুর
থানা - বিষ্ণু পুর
কলকাতা

3.1 **PARUL MONDAL *alias* PARUL BALA KAYAL**, wife of Goabinda Mondal, residing at Daulatpur, Sardar Para, Daulatpur, Police Station Bishnupur, South 24 Parganas (**Vendor**, includes successors-in-interest)

And

3.2 **AYANNA PROJECTS PVT. LTD.,** a company incorporated under the Companies Act, 1956 [**PAN** AAMCA4924C, **CIN** U45400WB2014PTC200564] having its registered office at 55/1A, Strand Road, Room No. 2, 5th floor, Police Station-Jorabagan, Kolkata-700 006,

3.3 **AYANNA PROPERTIES PVT. LTD.,** a company incorporated under the Companies Act, 1956 [**PAN** AAMCA4919K, **CIN** U45400WB2014PTC200565] having its registered office at 55/1A, Strand Road, Room No. 2, 5th floor, Police Station-Jorabagan, Kolkata-700 006,

Both being represented by its authorized signatory Prakash Musaddi, son of Raj Kumar Musaddi (collectively **Purchasers**, includes successors-in-interest)

Vendor and Purchasers collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** Sali Land measuring 15 (fifteen) decimal, more or less, comprised in R.S./L.R. *Dag* No. 32, recorded in L.R. *Khatian* No.1076, *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, within Kulerdari *Gram Panchayet*, District South 24 Parganas **together with** all benefits and advantages of ancient and other lights all 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 to the Said Property or any part or portion thereof belonging thereto or in anyways appertaining to or with the same 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 **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

5. Background, Representations, Warranties and Covenants

5.1 **Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:

5.1.1 **Ownership of the Said Property:** The Vendor is the absolute owner of the Said Property.

5.1.2 **Records of Rights:** The Vendor has also recorded her name in the records of the Block Land And Land Reforms Office, vide L.R. Khatian No. 1076.

5.1.3 **Absolute Possession And Occupation:** The Vendor is in absolute, khas, vacant, peaceful, uninterrupted and physical possession of the Said Property and is enjoying the Said Property for more than 30 years.

5.1.4 **Absolute Ownership:** Thus, under the aforesaid circumstances, the Vendor has the absolute right, title and interest with respect to the Said Property.

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5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.

5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.

5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.

5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.

5.2.6 **No Right of Preemption:** No person or persons whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.

5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

5.2.8 **Free From All Encumbrances:** the Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debutters*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchasers is that the Vendor shall sell the Said Property to the Purchasers, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchasers shall purchase the same from the Vendor.

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7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchasers the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, described in the **Schedule** below, *sali* land measuring 15 (fifteen) decimal, more or less, comprised in R.S./L.R. *Dag* No. 32, recorded in L.R. *Khatian* No.1076, *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, within Kulerdari *Gram Panchayet*, District South 24 Parganas **together with** all benefits and advantages of ancient and other lights all 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 to the Said Property or any part or portion thereof belonging thereto or in anyways appertaining to or with the same 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 **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.40,00,000/- (Rupees Forty Lacs only) paid by the Purchasers to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, waqf, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Indemnification:** The Vendor and Confirming Parties hereby expressly indemnify about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendor and Confirming Parties, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnifies and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest by reason of the aforesaid.

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8.3 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.4 **Delivery of Possession:** The Vendor hereby handed over *Khas*, vacant and peaceful possession of the Said Property to the Purchasers.

8.5 **Outgoings:** The Vendor hereby declares that, all statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand has been made and is in the knowledge of the Vendor, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.

8.6 **Holding Possession:** The Vendor hereby covenants that the Purchasers and the Purchasers' assign shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.

8.7 **No Objection to Mutation:** The Vendor declares that the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendor hereby expressly **(1)** consents to the same and **(2)** appoints the Purchasers as the constituted attorney of the Vendor and empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.

8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or Purchasers' successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

Seal of the Dist. Sub-Registrar - IV, South 24 Pgs. Alipore West Bengal

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Schedule

(Said Property)

Sali land measuring 15 (fifteen) decimal, more or less, comprised in R.S./L.R. *Dag* No. 32, recorded in L.R. *Khatian* No.1076, *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, within Kulerdari *Gram Panchayet*, District South 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and the said *Dag* is butted and bounded as follows:

On the North : By R.S./L.R. *Dag* No. 26
On the East : By R.S./L.R. *Dag* No. 49
On the South : By R.S./L.R. *Dag* No. 32
On the West : By R.S./L.R. *Dag* No. 31

Together with all benefits and advantages of ancient and other lights all 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 to the Said Property or any part or portion thereof belonging thereto or in anyways appertaining to or with the same 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 **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

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9. Execution and Delivery

9.1 **In Witness Whereof** the Parties have executed this Deed on the date above mentioned.

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(PARUL MONDAL *alias* PARUL BALA KAYAL) [Vendor]	
AYANNA PROJECTS PVT. LTD. Prakash Musaddi Director/Authorised Signatory (AYANNA PROJECTS PVT. LTD.) Authorised Signatory	AYANNA PROPERTIES PVT. LTD. Prakash Musaddi Director/Authorised Signatory (AYANNA PROPERTIES PVT. LTD.) Authorised Signatory
[Purchasers]	

Witnesses:

Signature Dipali mondal
Father's Name Godinba mondal
Address Davlatpur South 24 (P)

Signature Soumintra Naskar
Father's Name Bhubanta Naskar
Address Kidd-Sormosta Chat Kol-104

Drafted by,
Alamgir Reza F-1194/03
Advocate
Alipore Judges Court
Kol-27

Read over and explained in Bengali the true meaning and substance of this Deed of Conveyance and the Receipt and Memo of Consideration hereinabove to the Vendors who have subscribed their respective hands and seals after acknowledging to have understood the same in the presence of the witnesses above named.

Dipali mondal

Seal of the Dist. Sub-Registrar - IV, South 24 Pgs, Alipore (West Bengal)

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Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs.40,00,000/- (Rupees Forty Lacs only) towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Draft No.	Date	Bank	Amount (Rs.)
011271	20.12.2014	Indian Overseas Bank, Kalighat Br.	7,00,000.00
011272	-do-	-do-	6,00,000.00
011274	-do-	-do-	7,00,000.00
011268	-do-	-do-	7,00,000.00
011269	-do-	-do-	7,00,000.00
011270	-do-	-do-	6,00,000.00
		Total	**40,00,000.00**

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(**PARUL MONDAL** *alias* **PARUL BALA KAYAL**)

[Vendor]

Witnesses:

Signature Dipali mondal Signature Soumitra Naskar

Name _____ Name _____

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SITE PLAN OF R.S. & L.R. DAG NO.- 32, MOUZA- DAULATPUR, J.L.-NO.- 79, P.S.- BISHNUPUR, DIST.- 24 PARAGANAS(S)

AYANNA PROJECTS PVT. LTD.

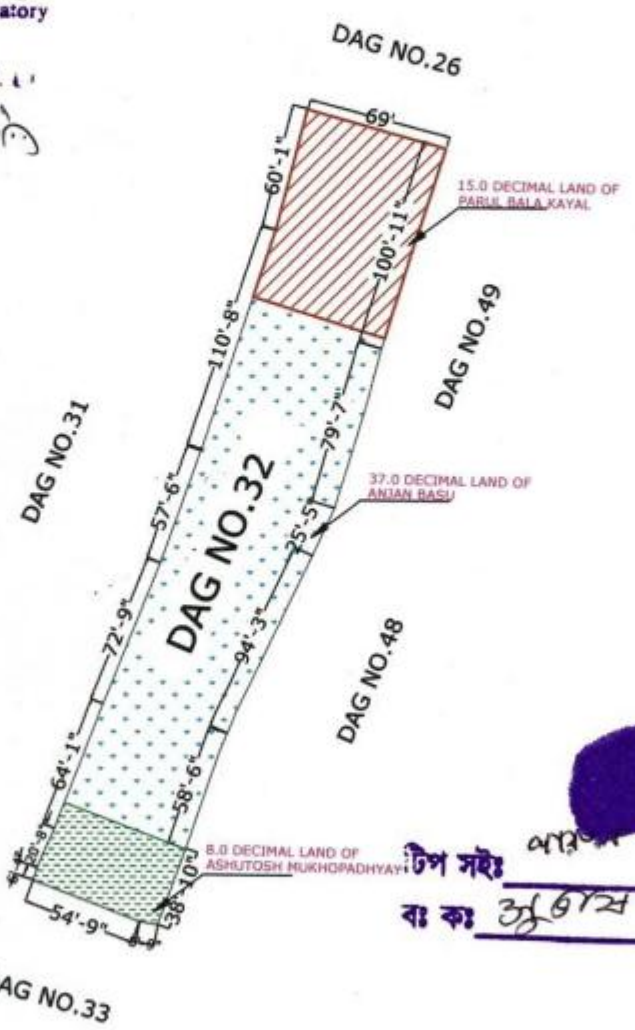
Prakash Mukadd

Director/Authorised Signatory

AYANNA PROPERTIES PVT. L

Prakash Mukadd

Director/Authorised S



টিপ সই:

বঃ কঃ অশুতোষ মুখার্জী

District Sub-Registrar-IV
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SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
 [redacted]						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

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Government Of West Bengal

Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 09736 of 2014
(Serial No. 10025 of 2014 and Query No. 1604L000022355 of 2014)

On 22/12/2014

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

Presented for registration at 14.45 hrs on :22/12/2014, at the Private residence by Prakash Musaddi ,Claimant.

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

Execution is admitted on 22/12/2014 by

1. Parul Mondal Alias Parul Bala Mondal, wife of Gobinda Mondal , Daulatpur Sardar Para, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Others

2. Prakash Musaddi
   Authorized Sigantory, Ayanna Projects Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006.

   Authorized Signatory, Ayanna Properties Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006.
   , By Profession : Others

Identified By Subhas Mondal, son of Gobinda Mondal, Doulatpur, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Business.

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On 23/12/2014

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.-40,00,000/-

Certified that the required stamp duty of this document is Rs.- 240010 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On 30/12/2014

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

(Md.Shadman)
DISTRICT SUB-REGISTRAR-IV

Government Of West Bengal

Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 09736 of 2014

(Serial No. 10025 of 2014 and Query No. 1604L000022355 of 2014)

Rs. 44028.00/-, on 30/12/2014

(Under Article : A(1) = 43989/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 30/12/2014)

Deficit stamp duty

Deficit stamp duty Rs. 240000/- is paid , by the draft number 267666, Draft Date 29/12/2014, Bank : State Bank of India, Alipore, (Calcutta), received on 30/12/2014

(Md. Shadman)
DISTRICT SUB-REGISTRAR-IV

(Md.Shadman)
DISTRICT SUB-REGISTRAR-IV

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 58
Page from 1086 to 1101
being No 09736 for the year 2014.

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

(Tridip Misra) 02-January-2015
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal