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KM/138

I-04185/15



4-5  
19/5/15

पश्चिम बंगाल WEST BENGAL

v/c - 1170/15

90AA 249472

Q - 157328/15  
MW Rs 2,40,000/-

ified that the Document is admitted by registration. The Registrar to endorsement should appear in the document. At the time of this Document.

*M*  
Additional Registrar  
of Assurances-1, Kolkata  
26.5.15

CONVEYANCE

1. Date: 19<sup>th</sup> May 2015 I.M.
2. Place: Kolkata
3. Parties: I.M.

*Soni*

250/-  
100/-  
350/-

*Soni*

20 MAR 2015

Sl. No. 60670 DATE.....  
NAME.....  
ADD.....  
CITY.....



*Bhosh*

**MOUSUMI GHOSH**  
LICENSED 3-RT VENDOR  
KOLKATA REGISTRATION OFFICE





- 3.1 **Jaydeb Das**, son of Late Kanai Lal Das *alias* Kenai Das, by faith Hindu, occupation Farming, nationality Indian, residing at Baikunthapur, Post Office Dakshin Gobindapur, Kolkata-700145, Police Station Baruipur, District South 24 Parganas, represented by his constituted attorney, **Indrajit Mondal** *alias* **Indrajit Mandal**, son of Shyama Pada Mondal *alias* Shyama Mandal, by faith Hindu, occupation Business, nationality Indian, residing at Dakshin Baruli, Post Office Dakshin Gobindapur, Police Station Sonarpur, Kolkata-700145, District South 24 Parganas [**PAN CFJPM2550M**]  
(Vendor, includes successors-in-interest)

**And**

- 3.2 **Darpad Promoters Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1<sup>st</sup> Floor, 14, Netaji Subhash Road, Police Station Hare Street, Kolkata-700001 [**PAN AAECD2509A**], represented by its authorized signatory, **Sushil Kumar Agarwala**, son of Late Gajananand Agarwala, by faith Hindu, occupation Service, nationality Indian, of 3<sup>rd</sup> Floor, 1/133, Azadgarh, Kolkata-700040, Police Station Jadavpur [**PAN ACHPA4232D**]  
(Purchaser, includes successors-in-interest).

Vendor and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

#### **NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

#### **4. Subject Matter of Conveyance**

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 0.66 (zero point six six) decimal [equivalent to (1) 0.3993 (zero point three nine nine three) *cottah* and (2) 26.7090 (twenty six point seven zero nine zero) square meter], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 9, recorded in L.R. *Khatian* No. 139, *Mouza* Khas Mallik, J.L. No. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet* (**HGP**), Sub-Registration District Baruipur, District South 24 Parganas (**Said Property**), more fully described in the **Schedule** below and the said R.S./L.R. *Dag* No. 9 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **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 has made the following representations and given the following warranties to the Purchaser regarding title:
- 5.1.1 **Ownership of Mother Property:** Kanai Das *alias* Kenai Das was the sole and absolute owner of land classified as *sali* (agricultural) measuring 11 (eleven) decimal, more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 9, *Mouza* Khas Mallik, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Mother Property**), free from all encumbrances.

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ADDN  
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19 MAY 2015



- 5.1.2 **Mutation:** Kanai Das *alias* Kenai Das got his name mutated in the records of the Land Reforms Settlement of the Block Land and Land Reforms Office, Baruipur, South 24 Parganas, in L.R. *Khatian* No. 139 with regard to the Mother Property.
- 5.1.3 **Demise of Kanai Das *alias* Kenai Das:** Kanai Das *alias* Kenai Das, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving his 4 (four) sons, namely, (1) Pasupati Das (2) Asutosh Das (3) Dasurathi Das and (4) Jaydeb Das (the Vendor herein) and his only daughter, Sundari Naskar *nee* Das, as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Kanai Das *alias* Kenai Das in the Mother Property, free from all encumbrances.
- 5.1.4 **Ownership of Larger Property:** In the above mentioned circumstances the Vendor i.e. Jaydeb Das became the sole and absolute owner of land measuring 2.2 (two point two) decimal, more or less, out of the Mother Property (**Larger Property**), free from all encumbrances. The Said Property is a part and portion of the Larger Property and is the subject matter of this conveyance.
- 5.1.5 **Absolute Ownership of Vendor:** In the circumstances mentioned above, the Vendor has become the sole, undisputed and absolute owner of the Said Property out of the Larger Property, free from all encumbrances and which is also the subject matter of this conveyance.
- 5.1.6 **Grant of Said POA:** By a Power of Attorney in Bengali language (*Aamoktamama*) dated 13<sup>th</sup> April, 2015, registered in the Office of the District Sub-Registrar IV, Alipore, South 24 Parganas, in Book No. IV, CD Volume No. 1, at Pages 3151 to 3157, being Deed No. 00275 for the year 2015 (**Said POA**), the Vendor appointed Indrajit Mondal *alias* Indrajit Mandal as his constituted attorney to sell *inter alia* the Said Property and the Said POA is still valid and subsisting and has not been revoked or rescinded by the Vendor.
- 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 the *Panchayet* Authority or Government or any 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 Purchaser.






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- 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 Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption 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 now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakfs*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *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 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendor will sell the Said Property to the Purchaser 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 Purchaser will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).
- 6.2 **Surrender of Rights by Pushpadant Infrastructure Limited:** Pushpadant Infrastructure Limited, having its registered office at Room No. 205, 2<sup>nd</sup> Floor, 10A, Hospital Street, Police Station Bowbazar, Kolkata-700072 [**PAN AAFCP1441G**] has been claiming possessory right over the Said Property but by virtue of commercial negotiation and amicable settlement, Pushpadant Infrastructure Limited surrenders/releases such claims in favour of the Purchaser.

## 7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *sali* (agricultural) measuring 0.66 (zero point six six) decimal [equivalent to (1) 0.3993 (zero point three nine nine three) *cottah* and (2) 26.7090 (twenty six point seven zero nine zero) square meter], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 9, recorded in L.R. *Khatian* No. 139, *Mouza* Khas Mallik, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-

ADDITIONAL CLERK  
OF ASSURANCE, KOLKATA  
19 MAY 2015





Registration District Baruipur, District South 24 Parganas and the said R.S./L.R. *Dag* No. 9 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **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 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.2,40,000/- (Rupees two lac forty thousand) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby as well as 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, *debutters*, *wakfs*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *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 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property, 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, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Vendor.

8.2.2 **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.

8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property have been handed over to the Purchaser.

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15 MAY 2015





- 8.4 **Outgoings:** 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, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns 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 exclusively 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 Purchaser, 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 and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding anything contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and everyone of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property from agricultural to non-agricultural/housing for construction of a housing complex and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining agricultural and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser 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 Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof from agricultural to non-agricultural/housing and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under him, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, 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.





19 MAY 2015



**Schedule  
(Said Property)**

Land classified as *sali* (agricultural) measuring 0.66 (zero point six six) decimal [equivalent to (1) 0.3993 (zero point three nine nine three) *cottah* and (2) 26.7090 (twenty six point seven zero nine zero) square meter], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 9, recorded in L.R. *Khatian* No. 139, *Mouza* Khas Mallik, J.L. No. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and the said R.S./L.R. *Dag* No. 9 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No. 1  
**On the East** : By R.S./L.R. *Dag* Nos. 10 and 11  
**On the South** : By R.S./L.R. *Dag* No. 8  
**On the West** : By Road

**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.

The details of the Said Property are tabulated below:

<b>Mouza</b>	<b>L.R. <i>Dag</i> No.</b>	<b>L.R. <i>Khatian</i> No.</b>	<b>Nature of Land</b>	<b>Total Area of <i>Dag</i> (Decimal)</b>	<b>Total Area Sold (Decimal)</b>	<b>Name of Recorded Owner</b>
Khas Mallik	9	139	<i>Sali</i>	22	0.66	Kenai Das

I.M

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19 MAY 2015





9. Execution and Delivery

9.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

Indrajit Mondal.

(Jaydeb Das represented by  
his constituted attorney  
Indrajit Mondal alias Indrajit Mandal)  
(Vendor)

**SAAPAD PROMOTERS PVT. LTD.**

Sreei Ray  
Director

AUTHORIZED SIGNATORY.  
(Purchaser)

Deputed by  
Shuvash Chakraborty

(SHUVASH CHAKRABORTY)

Advocate, High Court at Calcutta  
F/184/14

Witnesses:

Signature: Jayanta Kumar Mondal

Name: Jayanta Kumar Mondal

Father's Name: Krishna Pada Mondal

Address: Village Baruli, Post Office Dakshin  
Gobindapur, Police Station Sonarpur,  
Kolkata-700145

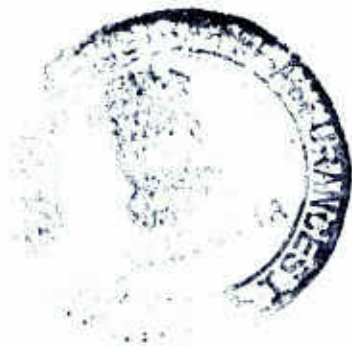
Signature: Swapan Kar

Name: Swapan Kar

Father's Name: R. N. Kar

Address: Fe. K. S. Roy Road  
Kolkali - 700007

19 MAY 2015



### Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.2,40,000/- (Rupees two lac forty thousand)** towards full and final payment of the Total Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
By Manager's Cheque No. 230827	16.05.2015	HDFC Bank, Stephen House, Kolkata Branch	2,40,000/-

*Indrajit Mondal*

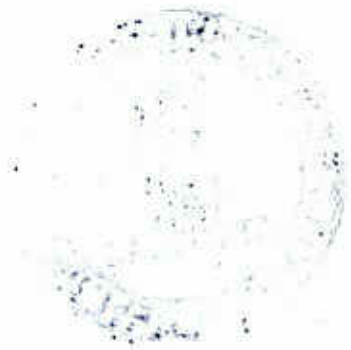
**Jaydeb Das** represented by  
his constituted attorney  
**Indrajit Mondal alias Indrajit Mandal**  
(Vendor)

#### Witnesses:

Signature: *Jayanta Kumar Mondal*      Signature: *Swapan*  
Name: Jayanta Kumar Mondal      Name: *Swapan Kar*



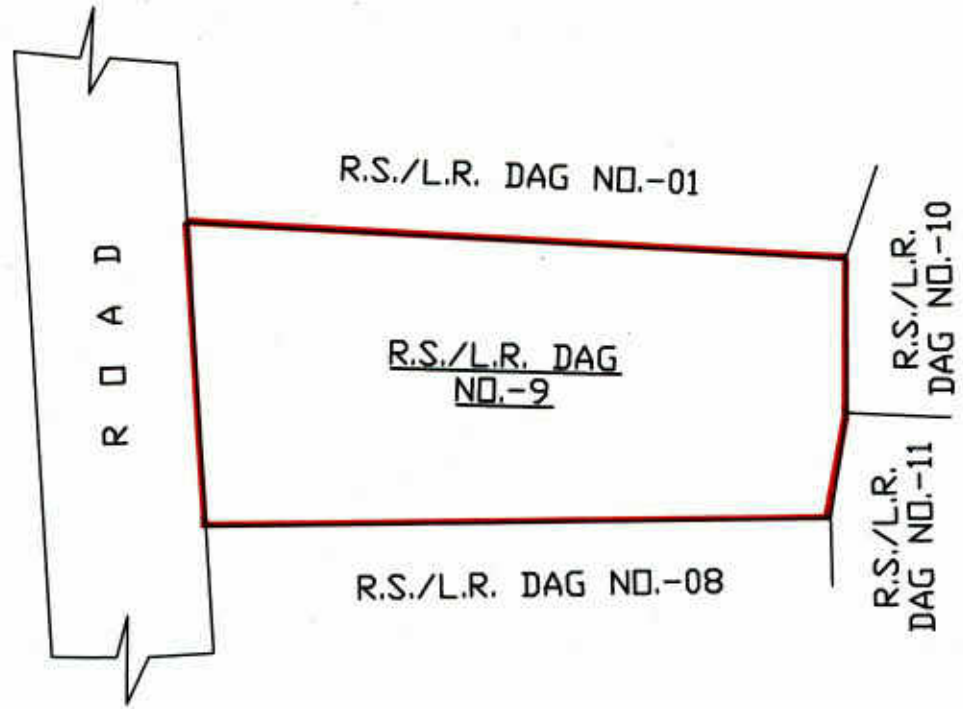
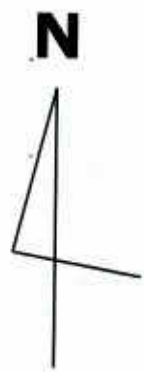
ADDITIONAL REGISTRAR  
OF ASSAM, DISPUR, KOLKATA  
19 MAY 2015



Plan

SITE PLAN OF R.S./L.R. DAG NO.- 09 L.R. KHATIAN NO.- 139,  
MOUZA -KHASHMALLICK J.L. NO.- 35, P.S.-BARUIPUR, UNDER  
HARIHARPUR GRAM PANCHAYET DIST.- SOUTH 24 PARGANAS.

TOTAL AREA OF DAG NO.09 - 22 DECIMAL



Indrojit Mondal.  
as Consultant Attorney  
of Jaydeb Das

**SAPAD PROMOTERS PVT. LTD.**

*Sourin Kundu*

**AUTHORIZED DIRECTOR  
SIGNATORY.**

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 0.6600 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 22  
DECIMAL OF R.S/L.R. DAG NO.- 09.



































SHOWN THUS:

ADDITIONAL REGISTRAR  
OF ASSAM AND WEST BENGAL  
19 MAY 2015





## SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little

ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
19 MAY 2015









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

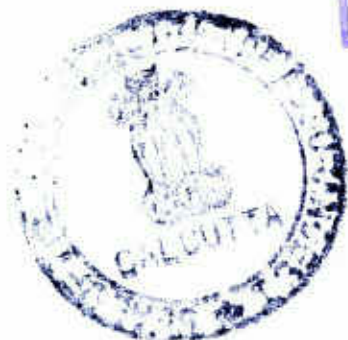
OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010000157328/2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr INDRAJIT MONDAL Alias Mr INDRAJIT MANDAL DAKSHIN BARULI, P.O:- DAKSHIN GOBINDAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Attorney of Seller [Mr JAYDEB DAS]		2616 	Indrajit mondal. 19-15-2015
2	Mr SUSHIL KUMAR AGARWALA 1/133, AZADGARH, P.O:- JADAVPUR, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700040	Represent ative of Buyer [DARPAD PROMOT ERS PRIVATE LIMITED ]		2617 	Sushil Kumar 19/5/2015





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19 MAY 2015

SI No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr JAYANTA KUMAR MONDAL Son of Mr KRISHNAPADA MONDAL BARULI, P.O:- DAKSHIN GODINDAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Mr INDRAJIT MONDAL, Mr SUSHIL KUMAR AGARWALA	<i>Jayanta Kumar Mondal</i> 19.5.15

*[Signature]*

(Dinabandhu Roy)

ADDITIONAL REGISTRAR  
OF ASSURANCE

OFFICE OF THE A.R.A. - I  
KOLKATA

Kolkata, West Bengal



ADDITIONAL  
OFFICE OF THE ATTORNEY GENERAL  
19 MAY 2015







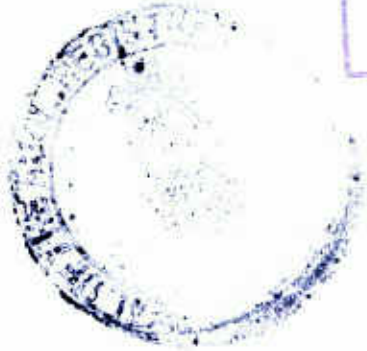
**Government of West Bengal**  
**Directorate of Registration & Stamp Revenue**  
**e-Assessment Slip**



Query No / Year	19010000157328/2015	Query Date	19/05/2015
Office where deed will be registered	A.R.A. - I KOLKATA, District: Kolkata		
Applicant Name	SHUVADIP CHAKRABORTY		
Address	7C KIRAN SHANKAR ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001		
Applicant Status	Advocate		
Other Details	Mobile No. : 7278416548		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4308] Agreement [No of Agreement : 2]		
Set Forth value	Rs. 2,40,000/-	Total Market Value:	Rs. 2,40,000/-
Stampduty Payable	Rs. 12,020/-	Stampduty Article:-	23, 5
Registration Fee Payable	Rs. 2,727/-	Registration Fee Article:-	A(1), E, M(a), M(b), I
Expected date of the Presentation of Deed	19/05/2015		
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 10/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks			



ADDITIONAL  
OF ASSURANCE, KOLKATA  
19 MAY 2015





Land Details						
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Khash Mallikpur	RS Plot No:- 9, RS Khatian No:- 139	0.66 Decima 1	2,40,000/-	2,40,000/-	Proposed Use: Bastu, ROR: Shali, Property is on Road

Seller Details			
Name & Address	Status	Execution And Admission Details	Other Details
Mr JAYDEB DAS Son of Late KANAI LAL DAS BAIKUNTHAPUR, P.O:- DAKSHIN GOBINDAPUR, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Individual	Executed by: Attorney,	Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India,

Attorney Details			
Attorney Name & Address	Other Details	Execution And Admission Details	Attorney of
Mr INDRAJIT MONDAL (Alias Name: Mr INDRAJIT MANDAL) Son of Mr SHYAMA PADA MONDAL DAKSHIN BARULI, P.O:- DAKSHIN GOBINDAPUR, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700145	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. CFJPM2550M,		Mr JAYDEB DAS

Buyer Details			
Name & Address ( Organization )	Status	Execution And Admission Details	Other Details
DARPAD PROMOTERS PRIVATE LIMITED 1ST FLOOR, Netaji Subhas Road, P.O:- HARE STREET, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Organization	Executed by: Representative,	PAN No. AAECD2509A,





ADDITIONAL MEMBER  
OF ASSURANCES, KOLKATA  
19 MAY 2015





Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Mr SUSHIL KUMAR AGARWALA, AUTHORISED SIGNATORY Son of Late GAJANAND AGARWALA 1/133, AZADGARH, P.O:- JADAVPUR, P.S:- Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN - 700040	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ACHPA4232D,		DARPAD PROMOTERS PRIVATE LIMITED

Identifier Details		
Identifier Name & Address	Other Details	Identifier of
Mr JAYANTA KUMAR MONDAL Son of Mr KRISHNAPADA MONDAL BARULI, P.O:- DAKSHIN GODINDAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Mr INDRAJIT MONDAL, Mr SUSHIL KUMAR AGARWALA

Bank Details
Bank details have not been supplied

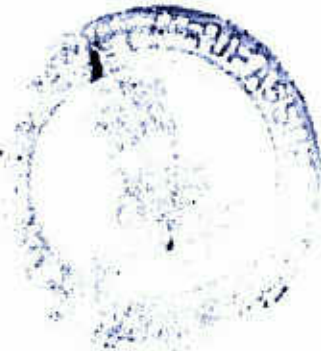
**For Information only**

Land Details as per Land Record			
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Details of Land
L1	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Khash Mallikpur	RS Plot No:- 9 , RS Khatian No:- 139	DLRS Server does not return any information about RS Plo

**Note:**

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment only. Assessed market value is valid for 44 days.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.

ADDITIONAL REGISTRAR  
OF ASSURANCES-KOLKATA  
19 MAY 2015





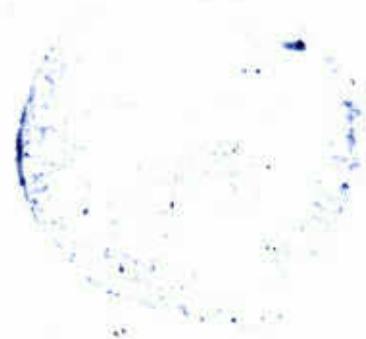
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).  
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
9. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

  
\_\_\_\_\_  
(Binabandhu Roy)  
ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. - I  
KOLKATA  
Kolkata, West Bengal

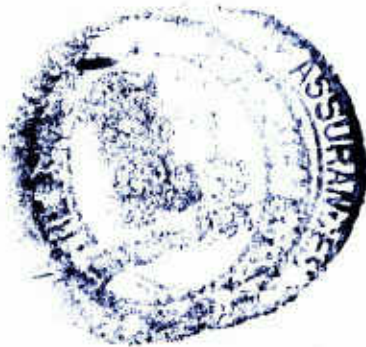
*Srin Koll.*

*Jayanta Kumar Kundu*

*Indrajit Mondal*







ADDN  
OF ASSURANCE COLKATA  
19 MAY 2015

## Seller, Buyer and Property Details

### A. Seller & Buyer Details

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mr JAYDEB DAS Son of Late KANAI LAL DAS BAIKUNTHAPUR, P.O:- DAKSHIN GOBINDAPUR, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Status : Self Represented by his constituted attorney as given below:-</p>		
1(1)	<p>Mr INDRAJIT MONDAL (Alias Name: Mr INDRAJIT MANDAL) Son of Mr SHYAMA PADA MONDAL DAKSHIN BARULI, P.O:- DAKSHIN GOBINDAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. CFJPM2550M, Status : Attorney Date of Execution : 19/05/2015 Date of Admission : 19/05/2015 Place of Admission of Execution : Pvt. Residence</p>	Photo	Finger Print
		Signature	

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MICHIGAN  
ANN ARBOR  
MICHIGAN

**Buyer Details**

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>DARPAD PROMOTERS PRIVATE LIMITED                      1ST FLOOR, Netaji Subhas Road, P.O:- HARE STREET, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001                      PAN No. AAECD2509A,                      Status : Organization                      Represented by representative as given below:-</p>		
1(1)	<p>Mr SUSHIL KUMAR AGARWALA, AUTHORISED SIGNATORY                      Son of Late GAJANAND AGARWALA                      1/133, AZADGARH, P.O:- JADAVPUR, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700040                      Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ACHPA4232D,                      Status : Representative                      Date of Execution : 19/05/2015                      Date of Admission : 19/05/2015                      Place of Admission of Execution : Pvt. Residence</p>	Photo	Finger Print
	Signature		

**B. Identifire Details**

**Identifier Details**

SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Mr JAYANTA KUMAR MONDAL                      Son of Mr KRISHNAPADA MONDAL                      BARULI, P.O:- DAKSHIN                      GODINDAPUR, P.S:- Sonarpur,                      District:-South 24-Parganas, West Bengal, India, PIN - 700145                      Sex: Male, By Caste: Hindu,                      Occupation: Business, Citizen of: India,</p>	<p>Mr INDRAJIT MONDAL, Mr                      SUSHIL KUMAR AGARWALA</p>	

**C. Transacted Property Details**

**Land Details**

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details



REGISTERED

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Khash Mallikpur	RS Plot No:- 9 , RS Khatian No:- 139	0.66 Decimal	2,40,000/-	2,40,000/-	Proposed Use: Bastu, ROR: Shali, Property is on Road

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	SHUVADIP CHAKRABORTY
Address	7C KIRAN SHANKAR ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
applicant's Status	Advocate



**Office of the A.R.A. - I KOLKATA, District: Kolkata**  
**Endorsement For Deed Number : I - 190104185 / 2015**

<b>Query No/Year</b>	19010000157328/2015	<b>Serial no/Year</b>	1901004075 / 2015
<b>Deed No/Year</b>	I - 190104185 / 2015		
<b>Transaction</b>	[0101] Sale, Sale Document		
<b>Name of Presentant</b>	Mr SUSHIL KUMAR AGARWALA	<b>Presented At</b>	Private Residence
<b>Date of Execution</b>	19-05-2015	<b>Date of Presentation</b>	19-05-2015
<b>Remarks</b>			

**On 19/05/2015**

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

Presented for registration at 16:05 hrs on : 19/05/2015, at the Private residence by Mr SUSHIL KUMAR AGARWALA ,.

**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 2,40,000/-

**Endorsement by Commissioner after execution of Visit Commission Case No.-001170 of 2015**

Having visited the residence of

Mr INDRAJIT MONDALAlias , Mr INDRAJIT MANDAL, Son of Mr SHYAMA PADA MONDAL, DAKSHIN BARULI, P.O: DAKSHIN GOBINDAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Hindu, By Profession Business

Who has been identified to my satisfaction by Mr JAYANTA KUMAR MONDAL, Son of Mr KRISHNAPADA MONDAL, BARULI, P.O: DAKSHIN GODINDAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Hindu, By Profession Business and the said

1. Mr INDRAJIT MONDALAlias , Mr INDRAJIT MANDAL has admitted the execution of this document

**Endorsement by Commissioner after execution of Visit Commission Case No.-001170 of 2015**

Having visited the residence of

Mr SUSHIL KUMAR AGARWALA, AUTHORISED SIGNATORY, 1ST FLOOR, Road: Netaji Subhas Road, , P.O: HARE STREET, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Service

Who has been identified to my satisfaction by Mr JAYANTA KUMAR MONDAL, Son of Mr KRISHNAPADA MONDAL, BARULI, P.O: DAKSHIN GODINDAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Hindu, By Profession Business and the said

1. Mr SUSHIL KUMAR AGARWALA has admitted the execution of this document







(Dinabandhu Roy)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
Kolkata, West Bengal

On 26/05/2015

**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, 5 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,727/- ( A(1) = Rs 2,629/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 2,727/-

**Description of Draft**

1. Rs 2,727/- is paid, by the Draft(8554-16) No: 782675, Date: 22/05/2015, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 12,020/- and Stamp Duty paid by Draft Rs 12,020/-, by Stamp Rs 10/-

**Description of Stamp**

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 60670, Purchased on 20/03/2015, Vendor named Mousumi Ghosh.

**Description of Draft**

1. Rs 12,020/- is paid, by the Draft(8554-16) No: 782674, Date: 22/05/2015, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.



(Dinabandhu Roy)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
Kolkata, West Bengal



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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 3701 to 3725

being No 190104185 for the year 2015.

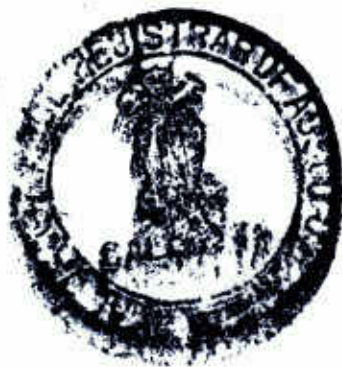


Digitally signed by DINABANDHU ROY  
Date: 2015.05.29 19:17:41 +05:30  
Reason: Digital Signing of Deed.

(Dinabandhu Roy) 5/29/2015 7:17:40 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

(This document is digitally signed.)

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Dated 19<sup>th</sup> day of May, 2015

**Between**

**Jaydeb Das**  
... Vendor

**And**

**Darpad Promoters Private Limited**  
... Purchaser

**Conveyance**

Land measuring 0.66 (zero point six six) decimal  
Portion of  
R.S./L.R. Dag No. 9  
Mouza Khas Mallik  
Police Station Baruipur  
District South 24 Parganas

**Saha & Ray**  
Advocates  
- 3A/1, 3<sup>rd</sup> floor  
Hastings Chambers  
7C, Kiran Sankar Roy Road  
Kolkata-700001