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भारतीय गेर न्यायिक एक सो रुपये (MEN) RS. 100 ONE V: 100 44 HUNDRED RUPEES

HIZE INDIA

পশ্চিমবঙ্গ पश्चिम ब्रंगाल WEST BENGAL

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Assertance Commission Commission Callings

1 3 DEC 2016

THIS INDENTURE made this the 1 3 may of December, 2016 BETWEEN KOUSHIK PARBAT, non of (Sri) Nemai Parbat, residing at Village-Rekjosni, Parbat Para, Post & P.S.- Rajarhat, District- North 24





Namer Pakket. 2/0-14, Vandu Pakhet UIII - Reskjoon, Xol-185 Sminers



1 0 DEC 20%

Parganas, Kolkata-700 135, hereinafter referred to and called as "the VENDOR' | which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, representatives and/or assigns of the ONE PART AND DURGAVATI PROMOTERS PRIVATE LIMITED, a Company, (PAN- AACCD6239M), registered under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshhandhu Hagar, Kolkata 700 059, represented by its Authorised Signatory (Mr.) Bikram Kumar Jha. (PAN-AFSFJ4367Cl, s/o Srt Chandi Charun Jha, residing at Flat No. 3A, 3rd Floor, Indica Aparment, 379/1, Bhagwari Charun Chatteriee Street, Belgharia, Kolksta 700 056, bereinafter referred to as "the PURCHASER" which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its nuccessors in-office, executors, administrators, legal representatives and/or assignal of the OTHER PART

WHEREAS one [1] Sri Satish Chandra Mondal and [2] Sri Jatindra Nath Mondal, were recorded owner of ALL THAT piece or parcel of land measuring 48 Decimal, more or less, lying and situated at Mouza-Relgiani, J.L. no.13, comprised in C.S. Dag No. 427/1698, which is corresponding to R. S. Dag No. 455 a coorded under R.S. Khatian No. 1870, under Police Station - Rajarhat, District North 24-Purganes;

AND WHEREAS while thus the said [1] Sci Setiah Chandra Mondal and [2] Sri Jatindra Nath Mondal jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid land, the said Satish Chandra Mondal slied intestate leaving behind him, his 2 [two] sone namely [1] Sri Sunil Rumar Mondal and [2] Sri Sudhir Kumar Mondal as the only legal herrs and successors towards the estate of

deceased Sanah Chandra Mondal, by virtue of law of inheritance as per Hindu Succession Act. 1956;

AND WHEREAS while thus the said [1] Sri Jatindra Nath Mondal [2] Sri Sunil Kumar Mondal. [3] See Sudhir Kumar Mondal. journly seized and pessessed of an otherwise well and sufficiently entitled to the aforesaid land, by a Sale Deed dated 2nd day of July, 1976 sold, trensferred and conveyed ALL THAT piece or parcel of land measuring about 5 [Five] Cottah, 14 (Fourteen) Chittank and 16 (Soxteen) Square Feet, equivalent to 9.7475 Decimal, more or less, lying and situated at Mousa-Rekjossil. J.L. tto.13, comprised in C.S. Dag No. 427/1698, which is corresponding to R.S. Dag No. 455, recorded under R.S. Khatian No. 1870, under Police. Station- Rajarhat, District North 24-Purganas, harmafter referred as "the Said Land", unto and in favour of one (Sri) Hari Charan Karmakar slias Gobind Charan Karmskar, which was duly registered in the office of the Suti-Registrar at Cossipore, Dum Dum and recorded into Book- I. Volume No. 73, Pages from 197 to 200, Being No. 4495 for the year 1976. against the valuable consideration mentioped thermin, absolutely and forever.

AND WHEREAS the said [Sril Hart Charan Karmakar alias Gobind Charan Karmakar, by virtue of a Sale Depti dated 14th day of November, 1977 sold, transferred and conveyed ALL THAT piece or parcel of land measuring 2 (Two Cottah 15 (Fifteen) Chittack and 8 (Eight) Square Feet, more or less, being 50% (Fifty Percentil portion of the Said Land, more fully detailed in the aforesaid Sale Deed, anto and in favour of une [Srimati) Mina Basa, which was duly registered in the office of the Sub-Registrar at Cossipore, Dum Dum, recorded into Book I, Volume No. 155, Pages from 5 to 8, Berng No. 5501 for the year 1977, against the valuable consideration mentioned therein, absolutely and forever:

AND WHEREAS the said [Srij Hart Charan Karmakur alias Gobind Charan Karmakar, by virtue of a Sale Deed dated 14th day of Nevember, 1977 sold, transferred and conveyed ALL THAT piece or purcel of land measuring 2 (Two) Cottals 15 (Fifteen) Chittack and 8 (Right) Square Feet, more or less, being 50% (Fifty Percent) portion of the Said Land, more fully detailed in the aforesaid Sale Deed, unto and in favour of one Kumari Mira Mitta, which was duly registered in the office of the Sub-Registrar at Cossipore, Dum Dum, recorded into Book I, Volume No. 146. Fages from 56 to 59, fleing No. 6500 for the year 1977, against the valuable consideration mentioned therein, absolutely and forever,

AND WHEREAS in the span of time, said Kumari Mira Mitra died unmarried, leaving behind her brothers namely (1) (Sril Surhit Mitra alias Suhrit Mitra, (2) (Sril Srirup Mitra, and (3) (Sril Suloy Mitra alias Sujay Mitra, and her three sisters, nomely (4) (Srimati) Bela Sarker. (5) (Srimati) Sita Roy, and (6) (Srimati) Krishna Mitra, as her only legal heirs towards the estates left by her, including her right, title and interest in the 50% (Fifty Percent) portion of the Said Property, as aforesaid:

AND WHEREAS the said (Srimati) Mina Basu along with (1) (Sri: Surini Mira. (2) (Sri) Srirup Mitra. and (3) (Sri) Surpy Mitra alias Sujay Mitra, and her three sizers, namely (4) (Srimati) Bela Sarkar. (5) (Srimati) Sita Boy, and (6) (Srimati) Krishna Mitra, being only legal heirs of Kumari Mira Mitra, through their constituted attorney (Sri) Surhit Mitra alias Sahrit Mitra, one among themselves, (appointed through a power of attorney dated 24th September, 2005, duly registered in the office of the Additional Registrar of Assurances-III, Kolkata, recorded into Book-IV, Volume No. 95, Pages from 71 to 78, Berng No. 5166 for the year 2005), by virtue of a Sale Deed dated 22nd day of February, 2006, jointly sold, transferred and conveyed ALL THAT the Said Land, unto and in favour of one (Master) Koushik Parbat, a minor at that time, which was duly registered in the office of the Additional District Sub-registrar, Bidhannagar, (Sali Lake City), recorded into Book-I, Volume No. 614,

Pages from 132 to 153, Berng No. 10193 for the year 2006, against the valuable consideration mentioned therein, absolutely and forever;

AND WHEREAS after the afficesaid purchases of the Said Land, the Vendor herein recorded his name in Record Of Rights in respect of the Said Land, vide L.R. Khatian No. 5141. Be it recorded that erroneously, a very small portion of the Said Property could not be recorded in the L.R. Khatian No. 5141 and is still lying in the name of Satish Chandra Mondal (L.R. Khatian No. 4348) and Jatindra Nath Mondal (L.R. Khatian No. 4348) and Jatindra Nath Mondal (L.R. Khatian No. 4393). The Vendor is an adult major now.

AND WHEREAS the Vendor due to paucity of funds and mability to selminister and maintain the Said Land, has agreed to sale undivided 1/3rd share in the Said Land, hereafter nalled "the Said Property", more fully described in the SCHEDULE hereunder written and the Purchaser herein has agreed to Purchase the same at and for a Total Consideration of Rs.39,30,000/- [Rupees Thirty Nine Lac And Thirty Thousand] only, which according to the parties herein is fair and reasonable market value.

NOW THIS INDENTURE WITNESSETH as follows:

In pursuance of agreements and in consolidated consideration of sum of Rs,39,30,000/- [Rupees Thirty Nine Lac And Thirty Thousand] only, duly paid by the Purchaser to the Vendor at an before the escention of this instruments (the receipt whereof the Vendor do berely as well as by the receipt and memo hereunder written admit and administrated and of and from the payment of the sume or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant self convey transfer assign and assure unto the Purchaser ALL THAT piece and purced of land measuring about 1 (One) Cottals, 15 (Fifteen) Chittack and

20.33 (Eventy point double Three) Square Feet, equivalent to 3.2492. Denimal, more or less, (being 1/3rd undivided share in the Said Land), lying and situated at Mouza-Rekjoam, J.L. No.13, comprised in R.S. Dag No. 455, recorded under R.S. Khaman No. 1870, corresponding to L.R. Khatian Nos. 5141, 4348 and 4393, within the limit of Rajurbat Bishmupus 1 No Gram Panchayat, under Police Station-Rajarhat. District North 24-Parganas TOGETHER WITH rights and properties appurtenant thereto, more fully and particularly described in the Schedule hereunder written and which is hereinbefore as well as heremaker referred to as "the Said Property" OR HOWSOEVER OTHERWISE the Seal Property and every part thereaf now are or is hereto before were or was situated butted and bounded called known numbered described distinguished TOGETHER WITH all rights, liberties. title, interest, essements, privileges, apputtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertuning to or usually held, used occupied or enjoyed thereasth or reputed to belong or be appurtenant thereto AND the reversion or reversions reminder or reminders and all remes issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be AND all the estate, rights , liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsnever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatspever in any way relating to or concerning the and property which now are or hereafter shall as may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity TO HAVE AND TO HOLD the Said Property, hereby granted transferred; sold, conveyed and assigned or expressed or intended so to be with the appurtunances unto the Purchaser absolutely and forever, free from all encumbrances, trust,

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lierra, Impendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER.

- THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predicessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seared and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefessible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to after or make yold the same; and
- (II) THAT notwithstanding any such act, deed or thing whatsoever aformall, the Vendor now have good right, full lawful and absolute authority and indefensible title in grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the opportunances unto and to the use of the Purchaser in the manner ofcressed and according to the true intent and meaning of these presents; and
- (III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or

demand whatsoever from or by the Vindor or any person or persons whatsoever; and

- (IV) THAT free and clear, freely and clearly and absolutely acquitted connerated and released or otherwise by and at the costs and expenses of the Vendor well and autiliciantly saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, itspendences and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or their anti-each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or muse to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, ourseyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and
- (VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand. Recovery act or otherwise and no steps taken in execution of any certificate at the instance of income Tax and or Wealth Tax and or Estate Duty Authorities, and

- (VII) THAT no outtoo issued under the Public demands recovery Act, has been served on the Vendor not any such notice has been published; and
- (VIII) THAT the Vendor have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through ar under the Purchaser have undisputed and all manner of rights through as over the said property and all other rights of massments at law and in equity; and
- (X) THAT the Vendor shall and will, at all times bereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in little or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, impendense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser, and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor tape delivered peaceful vacant possession of the said property, described in the schedule below, unto the Furchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever,

- (XII) THAT the Vendor doth hereby declare that the said property is free from all sorts of ensumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser's name in the Record Of Rights as well as in the records of local authority.

THE SCHEDULE

(the Said Property)

ALL THAT piece and parcet of land measuring about 1 (One) Cottah, 15 (Fifteen) Chittack and 20.33 (Twenty point double Three; Square Feet, equivalent to 3.2492 Decimal, more or less, (being 1/3rd undivided share in the Said Land), lying and situated at Mouza-Relgouni, J.L. No.13, comprised in R.S. Dag No. 455, recorded under R.S. Khattan No. 1870, corresponding to L.R. Khattan Nos. 5141, 4348 and 4393, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Pargams TOGETHER WITH all sorts of rights, essements, privileges and appartenances whatsoeset belonging to or enjoyed therewith and appartenances. The Said Land is butted and bounded as follows:

ON THE NORTH Land under R.S. Deg No. 455 (Part);

ON THE SOUTH | Land under R.S. Dag No. 455 (Part);

ON THE EAST Land under R.5 Dag No. 449;

ON THE WEST 12 feet wide Common Passage;

IN WITNESS WHEREOF the VENDOR has set and aubscribed his hands on the day month and year above written.

SIGNED, SEALED & DELIVERED

at Kolkata by the VENDOR

skoushik Ambat

in the presence of

Nemai Pathlat Reckjami, Kal-195

Diseased lander not as alter of the parties thereby -Marine prof. Colombia

RECEIPT & MEMO OF CONSIDERATION

RECEIVED a sum of Rs.39,30,000/- [Rupees Thirty Nine Lac And Thirty Thousand] only, from the within named Purchaser, according to Memo of Consideration, stated herein below

Amount (Rs.)	Date	Cheque/ Banker's Cheque No.	Bank/ Branch	Issued In Favour of
20,00,000/-	08:12:2016	Cheque No. 054653	Corporation Bank, Bagusati Branch	Koushik Perbet
19,30,000/-	09.12.2016	B/ Cheque No. 356356	-do-	Koushik Farbid
39,30,000/-	Rupees Thirt	y Nine Lac And	Thirty Thousand on	ly.

Witnesses:

Merrico Patisat

Skoushik Poobat



Skowshik Parbat





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Representative

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Koushik Pantint

FORM FOR TEN FINGERPRINTS

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		Little	Ring	Middle (Left	Fore (land)	Thumb
			6	40	1	0
Store	X	Thumb	Fore	Middle (Right	Ring Hand)	Little

Govt. of West Bengal Directorate of Registration & Stamp Revenue e-Challan

GRN:

19-201617-003502878-1

Payment Mode

Online Payment

GRN Date: 12/12/2016 17:49:29

State Bank of India

BRN:

CKB1356165

BRN Date: 12/12/2016 17:50:35

DEPOSITOR'S DETAILS

No. 15230001593575/1/2016

very first Stuary West

Name.

DURGAVAD PROMOTERS PV LTD

Contact No.:

Mobile No.

+91 9836485200

E-mail

Address :

CC-9/28, SHASTRI BABAN, KOL-SI

Applicant Name:

MY BIKRAM KUMAB JHA

Office Name:

Office Address !

Status of Depositor

Purpose of payment / Remarks

PAYMENT DETAILS

SI. No.	Admitrication No.	Heat of A/C Description	Head of A/C	Amaunt *
34	1823000+093575/7/20+6	(Autorick and Bioss)	9009-90-000-004-07	45
1	Haraque1668675/10/014	Property Bogumento Properation	0030-09-104-001-16	67023
31	45230001688878/12274	Property Registration: Stemp-July	0090-00:189-009-02	196400

Total

239696

Ruppers: Two Later Tring Nive Thousand Six Hundred Kinsty Fee son;

Major Information of the Deed

Dend No:	1-1623-12301/2016	Date of Registration 13/12/2018		
Query No / Year 1523-0001593675/2016		Office where deed is registered		
Query Date	08/12/2016 3:52:55 PM	A D.S.H. RAJARNAT Demic North 24 Pargames		
Applicant Name, Address & Other Details	BIKRAM KUMAR JHA BELGHARIA Trons Seghara No. 9838474300 Shittin Advoc	Country North 28-Pargaries, WEST BENGAL, Wollies		
Tramacion	AV - CONTRACTOR OF THE PARTY OF	Additional Transaction		
[0101] Sala, Sale Docomed		(COS) Other tripl Immorable Placety Declaration (No of Declaration 2)		
Set Form value		Market Value		
PIS 38:35:000-		Hs 38 30 000		
Stampality Para BC		Regulator Fee Pair		
Re 1.86.820/ (Article 21)		Hs 43.233: (Amin A(T), E)		
Hirmgola				

Land Details:

District North 24-Pargaries, P.S.: Risamer, Green Panuneyer, RALAHHAT BISHNUPURH, Mouse Reviousin.

Sch No	T		Land Proposed	ALT TO SEE SEE	Area of Land	E	Market Value (In Rs.)	Other Details
H	LA 465	18/8/00	Baste	Shall	3 3492 Dec	38.30,000		Property a on Road Amazent to Metal Road
	Gonni	Total			3.2492Cec	39,30,000	38:30 000 (-

Seller Details

No.	Name, Address Photo Finger print and Signature					
	Name	Photo	Fringerprint	Signature		
TX CHO WELL	Mr KOUSHIK PARBAT Son of Mr. BEMAI FARBAT Executed by Self, Date of Execution 10112/2016 Admission 13/13/2014 Please Officer	0		2-1/14/		
		- Charles	1314000	0-4		

REKICANI, PARBAT FARA, F.D. - REKICANI, P.S.: Rajarhar, District North 14-Parganas, West Bengai, India: PIN - 20013E Sax. Main, By Caster Hindu. Occupation: Others. Citizen of India: PAN No. CLOPPS456N, Bratus Indiana.

Buyer Details :

BI Name Address, Photo, Finger print and Signature No.

DURGAVATI PROMOTERS PRIVATE LIMITED

DC 908 BHABTRI BABAN P D - DESHBANDHU NAQAR III S - Begulet Discript North 24 Pergense, West Bernger, India, PIN - 10000B PAN No. AACCD6238W, Status Organisation

Representative Details

SI No.

Name Address Photo Finger ornet and Signature

MEDIKRAM KUMAR JHA

See of MY CHANGE CHARAN SHA FLAT NO BA, INDIRA APARTMENT 379/1 BHAGAWATI CHARAN CHATERLES STREET IF O BELIDHARI IF S. Belghana Debot Noon 24 Perganes West Bengel India Pln 700055 See Male By Caste Hindu Occupation Service Citizen of India Status Representative of DURGAVATI PROMOTERS PRIVATE LIMITED

Identifier Details

Name & address

W NEWA) PARBAT

SON OF MY WANDLI PARBAT

REKJOANI, PAREAT PARA P.O. REKJOANI, P.S. Rajamat Ostroti North 24 Pargames, West Banger, India, mts. 2013h, Sex Main, By Caster Hindu, Documentor Others, Opporter of Judia, Johnston Df Mr KOUSHIK PARSAT

13/72/2016

TOTAL PROOF

Land Details as per Land Record

District North 24-Pargeons, P.S., Halleman, Grain Renchayar, RAJARHAT BISHN, PUR I, Marine Recovery

Sch No	Plot & Khatian Number	Details Of Land
Line	LR Plot No - A55(Corresponding RS Plot No - 455), LR Khatler No. 5141	Dwiner (#194 mile Suidian Hill Adeless fill Disease of Anna C (0000000 Acres

Endorsement For Deed Number |) - 152312301 / 2016

On 13-12-2018

Certificate of Admissibility (Rule 41, W.B. Registration Rules 1992).

Administration use 21 of West Bengal Repairson Rule 1962 Buy Ethioped until scholar (A. Article number 11) of Indian Storic Act 1998

Presentation/Under Section 52 & Rule 22A(3) 45(1),W.B. Registration Rules (1962)

Preserved for regalishment 17-34 ms on 13-12-2016, at the Office of the A-D E.R. RAUMINIAT by Mr. KOUSHIK.

Certificate of Memor Value(WB PUVI rules of 2001)

Certifice that the impriced winner of this property which is the subject matter of the 1660 has been assessed at the

Admission of Execution (Under Section 55, W.B. Registration Rules, 1962)

Execution is admitted on 13/12/2016 by Mr KOLISHIK PARRAT. Son of Mr NEMAI PARRAT, REK, CANL PARRAT. PARA P.O. REK, CANL PARRAT. North 24-Perganas. WEST BENGAL, holes PM, 700135. by reets Hindu.

Indulfied by Mr NEMA/ PARBAT. Social Mr VANDO PARBAT, REKJOANI, PARBAT PARA P.O. REKJOANI. Thintis Rapitial. North 24 Pargettes. WEST BENGAL, India PtN - 700135, by casts Hindu, by profession Others.

Payment of Fees

Serified that required Registration Field payone for the document is Ha 43.233 | Act; 4 Ha 43.2181 H | Re No. 1 | Act; 5 Ha 43.2331 | Act; 6 Ha 43.2331 | Act; 7 Ha 43.2331 | Act; 8 Ha 43.2331 | Act; 9 Ha 43

Description of Onthe Payment using Sovernment Recept Podal System (SRIPS). Financia Capathrent, Gost of W6 Ontoe on 12/12/2016. If £09M with Gost Ref. No. 192016170035028761 on 12-12-2016. Amount Rs. 43-2331- Bank Blank of Index (\$80100000001). Ref. No. CK91388165 on 12-12-2016, Head of Account 0030-03-104-001-16.

Payment of Stamp Duty

Certified that required Storry Duty payable for this occurrent a Rs. 1.95 5207- and Stemp Duty paid by Stamp Rs. 1001 by Online + Rs. 1.96 4207-

Description of Stamus

If Shared Type Impresent Serial to 28453 Amount Rx 1001. Date of Purchase 30/11/2005, Ventor name 5.

Description of Online Payment Leing Government Receipt Portal System (GRIPS). Finance Opportment, Coxt. of Well Other print/2/12/2018 5 90PM with Govt. Hat No. 192016110030028761 pri 12-12-2018. Amount Re. 1-95-420-8am State Barris of India I SB/N00000011. Hef No. CKB 1356155 pp. 12-12-2019. Head of Account 2030-02-103-203-02-103

ADDITIONAL DISTRICT SUB-REGISTRAN
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganes, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2016. Page from 371809 to 371830 being No 152312301 for the year 2016.



سيالا

Digitally signed by DEBASISH DMAR Date: 2016-12-15-17-03-36-+05-36 Reason: Digital Signing of Dead

(Debasish Dhar) 15-12-2016 17:03:35 ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. RAJARHAT West Bengal.

(This document is digitally signed.)

मारतीय गैर न्यायिक एक सो रुपये का Rs. 100 ONE रु=100 HUNDRED RUPEES

INDIA NON JUDICIAL

शन्द्रिमवक्त पश्चिम बंगाल WEST BENGAL

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Dertified that the decument is admitted a regulation for agreement sheet/sheets afformed with the second of she top and all sh



THIS INDENTURE made this the 15 tay of December, 2016
BETWEEN KOUSHIK PARBAT, non of (Sri) Nemni Purbat, residing at
Village- Rekjoom, Partnet Para, Post & P.S.- Rajurbat, Distract- North 24





Nemau Pakkaz SIO-Lt. Vandu Pakkat VIII-Rockjasni, Kal-IST Busivans



Parginnes, Kelkata-700 135, heremafter referred to and called as "the VENDOR' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, representatives and/or assigns of the ONE PART AND CAPRICON ENCLAVE PRIVATE LIMITED & Company (PAN- AADCC1182B). registered under the Companies Act 1956 having its registered uffice at DC-9/28, Shantri Bogon, Deshhandhu Nagur, Kolkata 700 059, represented by its Authorised Signatory (Mr.) Sikram Kumar Jha, (PAN-AFSPJ4367Cl, a/o Sri Chandi Churan Jha, residing at Flat No. 3A, 3rd Ploor, Indire Aparinent, 379/L. Bhagwati Charan Chatterier Street, Belgharia, Kolkata 700 056, hereinafter referred to as "the PURCHASER" which expression shall unless excluded by or repugnant to the subject or coutext be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assignal of the OTHER PART

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AND WHEREAS while thus the said [1] Sri Satish Chandra Mondal and [2] Sri Jatindru Nath Mondal jointly seised and possessed of or otherwise well and sufficiently entitled to the aforesaid land, the said Satish Chandra Mondal died intestate leaving behind him, his 2 [two] sens namely [1] Sri Sunii Kumar Mondal and [2] Sri Sudhir Kumar Mondal as the only legal heirs and successors towards the estate of

deceased Satisfy Chandra Mondal, by virtue of law of inheritance as per Hindu Succession Act, 1956;

AND WHEREAS while thus the said [1] Sri Jatindra Nath Mondal [2] Sri Sunii Kumar Mondal, [3] So Sudhir Kumar Mondal, jointly seized and passessed of or otherwise well and sufficiently entitled to the aforesaid. land, by a Sale Deed dated 2nd day of July, 1976 sold, transferred and conveyed ALL THAT piece or parcel of land measuring about 5 (Pive) Cottah, 14 (Fourteen) Chitrack and 15 (Sixteen) Square Feet, equivalent. to 9.7475 Decimal, more or less, lying and attuated at Mouza- Rekjount. J.L. no.13, comprised in C.S. Dag No. 427/1698, which is corresponding to R.S. Dag No. 455, recorded under R.S. Khatian No. 1870, under Police Station Rajarbat, District North 24-Parguinss, hereinafter referred as "the Said Land", unto and in favour of one (Sri) Hari Charan Karmakar atias Gohind Charan Karmakar, which was duly registered in the office of the Sub-Registrar at Cossipore, Dum Dum and recorded into Book-1, Volume No. 73, Pages from 197 to 200, Being No. 4495 for the year 1976, against the valuable consideration mentioned thorein, absolutely and forever:

AND WHEREAS the said (Sei) Hari Charan Karmakar alias Gobind Charan Karmakar, by virtue of a Sale Deed dated 14th day of November, 1977 sold, transferred and conveyed Att. THAT peops or purced of land measuring 2 (Two) Cottah 15 (Fifteen) Chittuck and 8 (Eight) Square Feet, more or less, heing 50% (Fifty Percent) nortion of the Said Land, more fully detailed in the aforesaid Sale Deed, anto and in invour of one (Srimati) Mina Basu, which was duly registered in the office of the Sub-Registrer at Cossipore, Dum Dum, recorded into Book-1, Volume No. 155; Pages from 5 to 8, Being No. 6501 for the year 1977, against the valuable unnaideration mentioned therein, absolutely and forever.

AND WHEREAS the said [Sri] Hari Charan Karmakar alias Gobind Charan Karmakar, by virtue of a Sale Deed dated 14th day of November,

1977 sold, transferred and conveyed ALL THAT poor or parcel of land measuring 2 (Two) Cottah 15 (Fifteen) Chittark and 8 (Eight) Square Feet, more or less, being 50% (Fifty Percent) portion of the Said Land, more fields detailed in the aforesaid Sale Deed, unto and in favour of one Kamari Mira Mitra, which was duly registered in the office of the Sub-Registrar at Cossipore, Dum Dum, recorded into Book I, Volume No. 146. Pages from 56 to 59, Being No. 6500 for the year 1977, against the valuable consideration mentioned therein, absolutely and forever;

AND WHEREAS in the span of time, said Kumari Mira Mitra died unmarried, leaving behind her involvers namely (1) (Srit Surbit Mitra alias Subart Mitra, (2) (Srit Serum Mitra, and (3) (Srit Sujov Mitra alias Sujay Mitra, and her three sisters, namely (4) (Srimati) Bela Sarkar, (5) (Srimati) Sita Roy, and (6) (Srimati) Krishna Mitra, as her only legal heirs towards the estates left by her, including her right, title and interest in the 50% (Pilty Percent) portion of the Said Property, as aforesaid.

AND WHEREAS the said (Srimati) Mina Basu along with (1) (Srii Surhii Mitra. (2) (Srii Srirup Mitra. and (3) (Srii Sujov Mitra alias Sujay Mitra. and her three sisters, damely (4) (Srimati) Bela Sarkar. (5) (Srimati) Sita Roy, and (6) (Srimati) Krishna Mitra. being only legal heirs of Kumari Mira Mitra, through their constituted attorney (Sri) Surhit Mitra alias Sulmi Mitra, one among themselves, (appointed through a power of attorney dated 24th September, 2005, duly registered in the office of the Additional Registrar of Assurances-III, Kolkara, recorded into Book-IV. Volume No. 95, Fages from 71 to 78, Being No. 5166 for the year 2005), by virtue of a Sale Deed dated 22nd day of February, 2006, jointly sold, transferred and conveyed ALL THAT the Said Land, time and in favour of one (Master) Koushik Parbat, a minor at that time, which was duly registered. In the office of thes Additional District Sub-registrar, Bidhammagar, (Sait Lake City), recorded into Book I, Volume No. 614,

Pages from 132 to 153, Being No. 10193 for the year 2006, against the valuable consideration mentioned therein, absolutely and forever:

AND WHEREAS after the aforesaid purchases of the Said Land, the Vendor becein recorded his name in Record Of Rights in respect of the Said Land, vide L.R. Khatian No. 5141. Be it recorded that erroneously, a very small portion of the Said Property could not be recorded in the L.R. Khatian No. 5141 and is still lying in the name of Satish Chandra Mondal (L.R. Khatian No. 4348) and Jaundra Nath Mondal (L.R. Khatian No. 4393). The Vendor is an adult major now.

AND WHEREAS the Vendor due to paucity of funds and mability to administer and maintain the Said Land, has agreed to sale undivided 1/3rd share in the Said Land, hereafter called the Said Property, more fully described in the SCHEDULE hereunder written and the Purchaser herein has agreed to Purchase the same at and for a Total Consideration of Ra 39.30.000/- (Rupees Thirty Nine Lan And Thirty Thousand) only, which according to the purpose herein is fair and reasonable market value.

NOW THIS INDENTURE WITNESSETH as follows:

In pursuance of agreements and in consolidated consideration of sum of Rs.39,30,000/- [Rupees Thirty Nine Lac And Thirty Thousand] only, duly paid by the Purchaser to the Vendor at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser at also every portion of the demised plot of land free from the same) the Vendor doth hereby grant self-convey transfer assign and assure unto the Purchaser ALL THAT piece and parcel of land measuring about 1 (One) Cottab. 15 (Pifteen) Chittack and

20.33 (Twenty point double Three) Square Feet, equivalent to 3.2492 Decimal, more or less, theing 1/3rd undivided share in the Said Landi, lying and situated at Mouza Reicjoani, J.L. No. 13, comprised in R.S. Dag No. 455, recorded under R.S. Khatian No. 1870, corresponding to L.R. Khatian Nos. 5141, 4348 and 4393, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat. District North 24-Parganas TOGETHER WITH rights and properties appurtenant thereto, more fully and particularly described in the Schedule hereunder written and which is hereinbefore as well as beremaiter referred to as "the Said Property" OR HOWSOEVER OTHERWISE the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known. numbered described distinguished TOGETHER WITH all rights, liberties. title, interest, easements, profilegee, appurtonances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appermining to or usually held, used occupied or enjoyed therevoth or reputed to belong or be appurtenant thereto AND the reversion or reversions reminder or reminders and all rents issues: and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be AND all the estate, rights , liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vender and procure the same without any action or suit either in law or in equity TO HAVE AND TO HOLD the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtmances unto the Purchaser absolutely and lovever, free from all encumbrances, trust,

liens, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER

- (i) THAT notwithstanding any act, deed, marter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or loowingly suffered to the contrary, the Vendor is fully and absolutely suized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any mariner or condition, use, trust or other thing whatsoever to after or make yold the same; and
- (ii) TRAT notwithstanding any such act, deed or thing whatsoever addressed, the Vendor new have good right, full lewful and absolute authority and indefeasible title to grant, conveytransfer and essign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the apportenances unto and to the use of the Purchaser in the manner aforesed and according to the true intent and meaning of these presents; and
- (III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and major the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or

demand whatsoever from or by the Vendor or any person or persons whatsoever; and

- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times bereafter at the requests and costs of the Furchaser do and execute or cause to be executed or done all such sets, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and
- (VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and

- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VIII) THAT the Vendor have not yet received any notice of requisition or acquisition of the property described in the achedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the said property and all other rights of sustements at law and in equity; and

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- THAT the Vendor shall and will, at all times bereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispendense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property brooditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- (XII) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;

- (XII) THAT the Vendor doth hereby declare that the said property is free from all sorts of uncumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and
- (NIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser's name in the records of rights as well as in the records of local authority.

THE SCHEDULE

(the Said Property)

ALL THAT piece and parcel of land measuring about I (One) Cottalt, 15 (Fifteen) Chittack and 20.33 (Twenty point double Three) Square Feet, equivalent to 3.2492 Decimal, more or less, (being 1/3rd andivided share in the Said Land), lying and situated at Mouss-Relgoani, J.L. No.13, comprised in R.S. Dag No. 455, recorded under R.S. Khatian No. 1870, corresponding to L.R. Ehatian Nos. 5141, 4348 and 4393, within the limit of Rajarbat Hishnupur I No. Gram Panchayat, under Police Station- Rajarbat, District North 24-Parganas TOGETHER WITH all sorts of rights, ensuments, privileges and appurtenances whatanever belonging to as unjoyed therewith and appurtenant thereto. The Said Land is butted and bounded as follows:

ON THE NORTH Land under R.S. Dag No. 455 (Part)

ON THE SOUTH | Lund under R.S. Dag No. 455 (Part)

ON THE EAST Lund under R.S. Dag No. 449;

ON THE WEST 12 feet wide Common Passage,

IN WITNESS WHEREOF the VENDOR has set and subscribed his hands on the day month and year above written.

SIGNED, SEALED & DELIVERED

by the VENDOR at Kolkat

Skaushik Pinibat

in the presence of Nazznat Paridar. Recksjooni , Koli 155

> Remarks Remarks

Property and a particular of the parties Reached to the parties Reached to the parties of the pa

RECEIPT & MEMO OF CONSIDERATION

RECEIVED a sum of Rs.39.30,000/- Rupees Thirty Nine Lac And Thirty Thousand) only, from the within named Purchaser, according to Memo of Consideration, stated herein below

Amount (Rs.)	Date	Cheque/ Banker's Cheque No.	Bank/ Branch	Issued In Favour of
3.00.000/-	29.11.2016	Cheque No. 703692	Corporation Bank Baguisti Branch	Koushik Parhat
17,00,000/-	08.12.2016	Cheque No. 703693	-00-	Koushik Parbat
19,30,000/-	08.12.2016	B/ Cheque No. 3\$6385	-do-	Koushis Parbat
39,30,000/-	Rupeea Thirt	y Nime Lac And	Thirty Thousand or	ily.

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Kawhik Porbat



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Govt. of West Bengal. Directorate of Registration & Stamp Revenue e-Chatlan

GRN:

119-201617-003502982-1

Payment Mode

Onine Payment

GRN Date: 12/12/2016 17:56:10

State Bank of India

BRN:

CKB1358511

BRN Date: 12/12/2016 17:56:11

DEPOSITOR'S DETAILS

Mo. 15230001593569/1/2018

Story McKley Yest

Name ...

capricon englave private leaned.

Contact No.:

191 9836495200

Mobile Na.

E-mail :

Address :

DC-9/28, snastn Bagan, Kol-69

Applicant Name:

MY BIKRAM KUMAR JHA

Office Name:

Office Address :

Status of Depositor .

Buyer/Claim

Purpose of payment / Remarks :

PAYMENT DETAILS

SI. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[et
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Total

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In Words

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Major Information of the Deed

Deed No :	1-1623-12302/2016	Date of Registration 13/12/2016	
Query No : Year	1523-0001593669/2016	Office whose gend is registered.	
Query Date	08/12/2018 3:50:57 PM	A D S R. RAJARHAT, District North 24 Ferganes	
Applicant Name, Attiress & Other Octave	employee and the control of the cont		

Transaction	Additional Transaction
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Land Details :

District, North 24 Pargarus, P.S.: Rejerner, Grain Panchuyel, RAZARHAY BISHWUFUR II, Mouze, Flekovan

Suh No	Number	Khammer Nummer	Proposed				Market Value (In Rs.)	Other Details
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=	Orand	Tetal			3-24920ac	38,30,000 /-	19.39.000 H	

Seller Details

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Name Address, Photo, Finger print and Signature No

ñ	Name	Prooto	Fringerprint:	Signature
	Mr Koushik PARBAT Sett of Mr. Remai PARBAT Executed by: Bell: Dete of Exemple: 13/15/2016 Admission 13/12/2016 Plane 13/99	6		Skeligg Output
	THEE	1010100	OF THE REAL PROPERTY.	process.

REVIOANI, PARBAT PARA, F.O. BERICANI, P.S. - Rependet Discret Trocks 24-Pargards, West Bengal, India, PIN - 780132 Sax, Hate: By Casta Hindu, Document Others, Other of India, 9A5 No. CLOPPSASSA, Shirtur Anthony

Guyer Detrils

81 Name, Address, Photo, Finger print and Signature Mb.

CAPRICON ENCLAVE PRIVATE LIMITED

DC-576 SHASTRI BABAN P.O - DESHBANDHU KAGAR F.S. Bagunti. District No. 24 Parameter No. Beingel India WIN / 700058 PAN No. AACCC1 (828) Status Organization

Representative Details :

Si teams Address Photo Finger artiff and Signature No.

MI BIKRAM KUMAR JHA

Bon of Mr. CHANDI CHARAN JHA FLAT NO. 3A. INDIRA APARTMENT, 379/1 BHAGWATI CHARAN CHATTERJEE STREET, P.O. KAMARHATI, P.S. Belghara, District, North 24 Parganes, Wirel Bangai India, PIN - 700000, Sex. Mete, By Cawie, Hindu, Deception: Service, Citizen of India, Status, Representative Representative of CAPRICON ENCLAVE PRIVATE LIMITED.

Identifier Details

Name & address

MCNEMA PARBAT

Son of MI VANDU PARBAT

REKUDANI, PARBAT PARA, P.O. REKJOANI, P.S. Rejurtat, District North 24 Parganies, West Sergis, India, PW. 700135. Sex. Male. By Caste: Hindu. Occupation. Others. Citizen of India. Userifies Of Mr Koushii PARBAT

13/12/2016

- 14004

Land Details as per Land Record

Dissert Nation 24 Plantainea P.S. Recurrat Gram Participant MAJARINAT BIBRINGPUR I. Moula Reviouen

Sch- No	Plot & Khattan Number	Details Of Land					
E4.	Control of the Contro	Owner (#75e #65, Gurolan = 8, Address Frit, Classification #75-) Amarit 16000000 Acre					

Endorsement For Deed Number: 1 - 152352302 / 2016

Dn 13-12-2018

Contificate of Admissibility(Rule 43,W B. Registration Rules 1982)

Agriculum under run 21 of Wood Sengal Registration Role 1962 (bills element) under school le 1A. Ancie number 33 of Julius States Act 1998.

Presentation/Under Section 52 & Russ 22A(3) 46(1), W.B. Registration Rules, 1963)

Presented for registration at 11 30 firs on 15-12-2016 or the Office of the A.D.E.H. RAJARNAT by Mr. Kolatini. PARSAT. Executed)

Certificate of Market Value(WB PUVI rules of 2001)

Certhed that the market water of this property which is the subject histor of the past has been assessed at the 59.70 cool-

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

Execution is admitted on 13/12/2018 by Mr Koushik PARBAT. Son of Mr Alemai PARBAT, REKUXANI: PARBAT PARBAT. P.O. REKUXANI: Thoma. Rejector. North 24 Perganus. WEST BENGAL, India. PIN. 100136. by cause Handle by Profession Discrete.

There Remite Note 24 Perganes WEST BENGAL tribe (No. 700135 by code Hode by professor Othere

Payment of Fees

Certified that lengthed Registration Field paydote for the document is Rs 42 213 - (A/1) = Rs 43 213/- (- Rs /in) and Registration Field paid by Cays Rs 0: by angle - Rs 43,233/-

Dustription of Onine Payment using Government Recept Portal Sylvem (GRIPS): Finance Department, Govt of VAI Online on 12/12/2018 - 5:56PM with Govt Ref. No. 1920181/0036029821 on 12-12-2018. Amount Re. 43:2337. Bank State Bank of India (SBIN0000001), Ref. No. CKB1358511 on 12-12-2016. Head of Account 0030-00-104-001-16.

Payment of Stamp Duty.

Certifical that required States Duty payable to this accument a Ris 1,36,520/- and States Duty and by States Ris 100/- by sitting 1 Ris 1,36,420/-

Description of Stamp

Status Type Impressed Serum a 28455 Amount Re IIII): Date of Populate Scriptiff Status Status

Description of Oracle Payment using Government Record Portal System (GRIRS), Finance Department, Gov. of Will. Drives or 12/12/2018. II.56PM with Govt. Ref. No. 182018170239028821 on 12-12-2018. Amount Re. 1-96-420/-Burk Blank Bank at India.) ISBN 00000211. Hall No. CKST36881T on 12-12-2018. Helet of Account 0030-02-103-803-02-

Debes in Disa ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE & D.S.R. RAJARHAT North 24-Pargessa, West Bengal Certificate of Registration under section 60 and Rule 69. Registered in Book - I

Volume number 1523-2016, Page from 371786 to 371808 being No 152312302 for the year 2016.



Digitally signed by OEBASISH DHAR Date: 2016 12:15 17:01:34:105:30 Reason Digital Signing of Deet

(Debasish Dhar) 15-12-2016 17:01:33 ADDITIONAL DISTRICT SUB-REGISTRAR DEFICE OF THE A.D.S.R. RAJARHAT West Bengal.

(This document is digitally signed.)



निक्रमवका पश्चिम बंगाल WEST BENGAL

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1 3 DEC 201F

THIS INDENTURE made this the 13 14 day of December, 2016
HETWEEN KOUSHIK PARBAT, [PAN-CLOPP5466N], son of (Sri) Nemai
Parbat, residing at Village- Nekjoani, Parbat Para, Post & P.S.- Rajarbat,

2 9 NOV 2016

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SERVICE PROPERTY.



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vill - Reckjoani vol-7011553 DEC 2016

Orr- Guirers.

District- North 24 Parganss, Kolkata-700-135, hereinafter referred to and called as "the VENDOR" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heira, successors-in-interest, trustees, executors, miministrators, legal representatives and/or assigns] of the ONE PART AND ANNAPURNA APARTMENT PVT LTD, a Company, (PAN- AAGCA4564L), registered under the Companies Act 1956 having its registered affice at DC-9/28. Shasers Hagan, Deshbandhu Nagar, Kulkuta 700 059, represented by its Authorised Signatory (Mr.) Bikram Kumar Jhn. (PAN: APSPJ4367C), son of Sri Chandi Charan Jha. residing at Flat No. 3A, 3rd Floor, Indira Aparment, 37971, filhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, bereinafter referred to as "the PURCHASER" which expression shall unless excluded by or repugning to the subject or context be deemed to mean and include its successors in office, executors, administrators, legal representatives and/or assigns; of the OTHER PART

WHEREAS one [1] Sri Satish Chandra Mondal and [2] Sri Jatindra Nath Mondal, were recorded owner of ALL THAT piece or parcel of land measuring 48 Decimal, more or less, lying and airmated at Mouza-Rekjoani, J.L. no.13, comprised in C.S. Dag No. 427/1698, which is corresponding to R. S. Dag No. 455, recorded under R.S. Khatian No. 1870, under Police Station - Rejurbat, District North 24-Perganas,

AND WHEREAS while thus the said [1] Sri Satish Chandra Mondal and [2] Sri Jatindra Nath Mondal jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid land, the said Satish Chandra Mondal died intestate leaving behind him, his 2 [two] sons namely [1] Sri Suntl Kumar Mondal and [2] Sri Sudhir Kumar Mondal as the only legal heirs and successors towards the estate of

deceased Satish Chandra Mondal, by virtue of law of inheritance as per

AND WHEREAS while thus the said (1) Sri Jatindra Nath Mondal (2) Sri Small Rumar Mondal, [3] Sri Sudhir Kumar Mondal, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid land, by a Sale Deed dated 2nd day of July, 1976 sold, transferred and conveyed ALL THAT piece or parcel of land measuring about 5 (Five) Cottah, 14 (Fourteen) Chittack and 16 (Sixtem) Square Feet, equivalent to 9.7475 Decimal, more or less, lying and situated at Mauza-Rekjoant. J.L. pa.13, comprised in C.S. Dag No. 427/1698, which is corresponding to R.S. Dag No. 455, recorded under R.S. Khaman No. 1870, under Police Station Rajarhat, District North 24-Parganas, heremafter referred as "the Said Land", unto and in favour of one (Sri) Hari Charan Karmakas alias Gobind Cheran Karmakar, which was duly registered in the office of the Sub-Registrur at Constpore, them Dum and recorded into Book- I, Volume No. 73, Pages from 197 to 200, Being No. 4493 for the year 1976, against the valuable consideration mentioned therein, absolutely and Spreyet.

AND WHEREAS the said (Sci) Hari Charan Karmakar alias Gobind Charan Karmakar, by virtue of a Sale Deed dated 14th day of November, 1977 sold, transferred and conveyed Ala THAT piece or parcel of land measuring 2 (Two) Cottab 15 (Pifteen) Chittack and 8 (Eighti Square Feet, more or less, being 50% (Pifty Percent) portion of the Said Land, more fully detailed in the alorested Sale Deed, onto and in favour of one (Srimati) Mins Basu, which was duly registered in the office of the Sub-Registrar at Cossipore, Dum Dum, recorded into Book I, Volume No. 155, Pages from 5 to 8, Being No. 6501 for the year 1977, against the valuable consideration mentioned therein, absolutely and forever;

AND WHEREAS the said (Srl) Hari Charan Karmakar alias Gobind Charan Karmakar, by virtue of a Sale Deed dated 14th day of November,

1977 sold, transferred and conveyed ALL TRAT piece or parcel of land measuring 2 (Two) Cottah 15 (Fifteen) Chittack and 8 (Eight) Square Feet, more or less, being 50% (Fifty Percent) portion of the Said Land, more fully detailed in the aforesaid Sale Deed, unto and in favour of one Kumari Mira Mitra, which was duly registered in the office of the Sub-Registrar at Cossipore, Dum Dum, recorded into Book I, Volume No. 146, Pages from 50 to 59, Being No. 6500 for the year 1977, against the valuable consideration mentioned therein, absolutely and forever;

AND WHEREAS in the spon of time, said Kumari Mira Mitra died unmarried, leaving behind her brothers namely (1) (Sril Surhit Mitra alias Suhrit Mitra, (2) (Sril Stroup Mitra, and (3) (Sril Sujoy Mitra alias Sujay Mitra, and her three sisters, namely (4) (Srimati) Bela Sarkar, (5) (Srimani) Situ Roy, and (b) (Srimati) Krishna Mitra, as her only legal heirs towards the estates left by her, including her right, title and interest in the 50% (Fifty Fercent) portion of the Said Property, as aforesaid;

AND WHEREAS the said (Srimati) Mina Bash along with (1) (Sri) Suthit Mitra. (2) (Sci) Srirup Mitra, and (3) (Sri) Sujay Mitra alias Sujay Mitra, and her three sisters, namely (4) (Srimati) Bela Sarkar, (5) (Srimati) Sita Boy, and (6) (Srimati) Krishna Mitra, being only legal heirs of Ruman Mira Mitra, through their constituted attorney (Sri) Surhit Mitra alias Submit Mitra, one among themselves, appointed through a power of attorney dated 24th September, 2005, duly registered in the office of the Additional Registrar of Assurances-III, Kolkata, recorded into Book (V., Volume No. 95, Pages from 71 to 78, Being No. 5156 for the year 2005), by sixtue of a Sale Dent dated 22nd day of February, 2006, jointly sold, transferred and conveyed ALL THAT the Said Land, tiette and in favour of one (Master) Roushik Parbat, a minor at that time, which was duly registered in the office of the Additional District Sub-registrar, Bishammagar, (Salt Lake City), recorded into Book-I, Volume No. 614.

Pages from 132 to 153, Being No. 10193 for the year 2006, against the valuable consideration mentioned therein, absolutely and forever.

AND WHEREAS after the adoresaid purchases of the Said Land, the Vendor berein recorded his make in Second Of Rights in respect of the Said Land, side L.R. Khatian No. 5141. Be it recorded that erroneously, a very small portion of the Said Property could not be recorded in the L.R. Khatian No. 5141 and is still lying in the name of Satish Chandra Mondal (L.R. Khatian No. 4348) and Joundra Nath Mondal (L.R. Khatian No. 4393). The Vendor is an adult major now.

AND WHEREAS the Vendor due to paucity of funds and imphility to administer and maintain the Said Land, has agreed to sale undivided 1/3rd share in the Said Land, hereafter called "the Said Property", more fully described in the SCHEDULE hereunder written and the Purchaser burein has agreed to Purchase the same at and for a Total Consideration of Rs.39,30,000/. [Rupors Thirty Nine Lac And Thirty Thousand] only, which according to the parties herein is fair and reasonable market value.

NOW THIS INDENTURE WITNESSETH as follows:

In pursuance of agreements and in consolidated consideration of sum of Rs.39,30,000/- [Rupecs Thirty Nine Lac And Thirty Thousand] only, duly paid by the Purchaser to the Vendor at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo bereumder written admit and acknowledge and of and from the payment of the same or every port thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same; the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser ALL, THAT piece and parcel of land measuring about 1 (Ose) Cottab, 15 (Fifteen) Chittack and

20.33 (Twenty point double Three, Square Feet, equivalent to 3.2492 Decimal, more or less, (being 1/3rd undivided abure in the Said Land); lying and situated at Mouze-Relgiount, J.L. No.13, comprised in R.S. Day No. 455, recorded under R.S. Khatian No. 1870, corresponding to L.E. Khatian Nos. 5141, 4348 and 4393, within the limit of Rajurhat Bishnupur I No. Gram Panchayat, under Police Station- Rejarhat, District North 24-Parganes TOGETHER WITH rights and properties apportenant thereto, more fully and particularly described in the Schedule immunder written and which is hereinbefore as well as hereinafter referred to as "the Said Property" OR HOWSOEVER OTHERWISE the Said Property and every part thereof now are or in hereto before were or was situated butted and bounded called known numbered described distinguished TOGETHER WITH all rights, liberties. ritle, interest, easements, prinleges, appairtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be apputtement thereto AND the reversion or reversions reminder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be AND all the estate, rights , liberties, tifle, interest, inheritance. use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity TO HAVE AND TO HOLD the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so in be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust,

liens, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whoosever.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER

- THAT notwithstanding any set, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary. The Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefensible estate or intended so to be for a perfect indefensible estate or intended without any mapner or condition, use, trust or other thing whatsoever to after or make yold the same; and
- (III) THAT notwithstanding any such act, deed or thing whatsoever afterward, the Vendor now have good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said properly hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents, and
- (III) THAT the Purchaser shall and may from time to time and at all times hereafter penceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rosts, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person evicion or

demand whatsoever from or by the Vendor or any person or persons whatsoever, and

- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, inspendences and attachments whatsoever; and
- (V) THAT further the Vender and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times beteafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property bereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof into and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and
- (VI) THAT the said property is any or every part thereof is most attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and

- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published, and
- (VIII) THAT the Vendor have not yet received any notice of requisition or acquisition of the property described in the achedule below and the said property has not been affected by any scheme of read alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity, and
- (X) THAT the Vendor shall and will, at all times bereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispendense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property bereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;

- (NII) THAT the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below, and
- (XIII) THAT the Vendor shall and will make such allidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser's name in the Record Of Rights as well as in the records of local authority.

THE SCHEDULE

the Said Property)

ALL THAT piece and parcel of land measuring about 1 (One) Cottah, 15 (Fifteen) Chittack and 20.33 (Twenty point double Three; Square Feet, equivalent to 3.2492 Documal, more at less, (being 1/3rd undivided above in the Saul Land), lying and situated at Mouza-Relgiami, J.L. No.13, comprised in R.S. Dag No. 455, recorded under R.S. Khatian No. 1870, corresponding to L.R. Khatian Nos. 5141, 4348 and 4393, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station-Rajarhat, Districts North 24-Parganas TOGETHER WITH all sorts of rights, examinate, principges and appartenances whatanever belonging to or enjoyed therewith and appartenances. The Said Land is butted and bounded as follows:

ON THE NORTH : Lond under R.S. Dag No. 455 (Part),

ON THE SOUTH : Land lander R.S. Dog No. 455 (Part).

ON THE EAST : Land under R.S. Dag No. 449:

ON THE WEST : 12 feet wide Common Passage;

IN WITNESS WHEREOF the VENDOR has set and subscribed his hands on the day month and your above written.

SIGNED, SEALED & DELIVERED

by the **VENDOR** at Kelloute

Stoublik Ponbat

in the presence of

Nemai Podel.

Reckjoon, Kol-135

england Carpento Unit you 135

The parks the sales

View Seyl County

Market County

Printed Lange County

Printed Lange County

RECEIPT & MEMO OF CONSIDERATION

RECEIVED II sum of Rs.39,30,000// [Rupoes Thirty Nine Lac And Thirty Thousand) only, from the within named Purchaser, according to Memo of Consideration, stated berein below:

	Amount (Rs.)	Date	Cheque/ Banker's Cheque No.	Bunk/ Branch	Issued In Favour of
	20,00,000/-	68.12.2016	Cheque No. 054851	Corporation Bank, Baguisti Beamili	Koushik Purhai
	19.30,000/-	09.12.2016	B/ Cheque No. 356357	ida:	Koushik Parbat
j	39,30.000/-	Rupors Thirt	y Nine Lac And	Thirty Thousand on	bec.

Nomal Podat,

skowskik Parbat



Koushik Ponbat





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Send From Name of Parties

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Maushik Panbat

YEAR STATE

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ALBERT TURE RECIDENCE RESIDENT: SCHOOL SECTION AND DESCRIPTION

Am BITTEL

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Kownik Postat

FORM FOR TEN FINGERPRINTS

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1500	Thumb	Fore	Middle	Ring Hand)	Little

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Govt. of West Bengal Directorate of Registration & Stamp Revenue e-Challan

GRN:

19-201617-003503174-1

Payment Mode:

Online Payment

GRN Date: 12/12/2016 18:05:08

State Bank of India

BRN:

CKB1359100

BRN Date: 12/12/2016 18:06:07

DEPOSITOR'S DETAILS

d No. 15230001593584/1/2016

(Sony Inches Yes)

Name

ahoapuma aparment pvc. Ito.

Contact No.:

Mobile No.

+81 1836 175200

E-mail

Address:

dc-9/28, shash bagan Kol-59

Applicant Name:

Mr BIKRAM KUMAR JHA

Office Name :

Office Address :

Burer/Claretaum

Status of Depositor Purpose of payment / Remarks

Me Sale Decument.

PAYMENT DETAILS

SI. No.	Identification No.	Head of A/C Description		Head of A/C	Amount +
11	152300018935N/12616	Hados Charles - Ricon	_	2025-00-009-009-27	: 42
2	16030001603584/10916	Projecty Registration Registration		0000-93-104-001-18	10000
23	1529000169008W1/2018	Projetly Registrator-Stein skily	63	0000-02-109-009-02	196420

Total

239695

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Riggment Two Land Thirty New Trouwing Six Highdred Nowing Five Goly

Major information of the Deed

David No :	1-1523-12303/2015	Date of Registration	13/12/2016
Query No (Year .	1523-0001693684/2016	Office where deed is to	egistered
Query Date	08/12/2016 3:54:56 PM	ADSE RAJABUAT D	land from 34-Pargaras
Applicant Name, Address & Other Details	BIRRAM FLAMAR JHA BELLINSAAA, Thana Barynara I		WEST BENGAL Moore

Transaction	Additional Transaction
[0101] Sale. Sale Document	(4305) Other than terroceate Property. Declaration (No of Declaration 2)
Set Forth-virtue	Starket Value
Rs. 39.30,000F	Flu. 39.30.000
Stemptuty Paid(SE)	Registration Fee Paid
Rs 1 90,520/ Jameie 231	Ra. 43 (233) (Arrigie A(1): E)

No. Aike

Land Details :

Sch No	Plot Number		Land. Proposed				Market Value (In Bs.)	Other Details
	1. 1.00	A-Elat	Basile	814	3 2492 Dec	38.30,000	20 30 000	Property a pri Rose Appoint to Metal Rose

Setter Details :

Name,Aminusa,Photo,Forger print and Signature				
7004	Photo	Fringerprint	Signature	
Mr KOUSHIK PARBAT Sail of Nr. NEMAI PARBA Executed by Self, Owle of Execution (3/12/2016) Admitted by Self, Date of Admission: 13/13/2016 (%) Office	NE P		Community of the last	
N. Taratti	- SELECTION .	100000	1000000	

RENDOANI, PARBET PARA, P.O. RENDANI, P.S. Rajurtas, District North 24-Parpare, West Bengs, India, PSV - 700:135 Sex: Male. By Easter modul, Occupation: Others, Occupation No. CLOPPS4669, Status (Individual)

Buyer Details :

	Tr. H. P. Hilliam C.
31	Name Address Photo-Finger print and Signature
No.	

ANNAPURNA APARTMENT PRIVATE LIMITED

DC-8/28 SHASTRI RAGAN, P.C. DESHBANDRU NAGAR, P.S. Beguni Dalici Norto 24 Perganas West temps: India, Phy. T00038 Ren NV, AACCA4584, Brand Organization

Representative Details

SI Name, Apriless, Photo, Finger print and Signature

1 Mr HIKRAM KUMAR JHA

Son of Mr. CHANDI CHARAN JHA PLATING, 3A, INDIRA APARTMENT, 379/1. BHAGAWATI CHARAN CHATTERJEE STREET, P.O.-BELGHARIA, P.S.-Belghana, District North 24-Parganes, West Bengal, India, P.N.-700058, Sex. Maie. By Caste, Hindu. Gotupation, Service, Citizen tri. India. Status. Representative, Representative of ANNAPURNA APARTMENT PRIVATE LIMITED.

identifier Details :

Name & address

Mr MF MAL PARKAT

Son of VANDU PARBAT

THE LANGE

RESJOAN: PARRAT PARA P.D.: HEXUDANI P.S.: Hajertet: Distruct front 24-Pargaries. West Berger, India. PN - TROTES: See: Mail: Sy. Casta Hinter. Occupation Others. Citypology little. Quantities Of Mr. KIJUSTOK PARRAT

*5.12/2019

Land Details as per Land Record

Duling Novel 24-Parguine P.S. Rassinal Court Recolugat BAJARSAT BISHNOPUR., Moura Responsi

Sch No	Plot & Khatian Number	Getalis Of Land
10	LR Plot No 455(Carresporting RS Plot No 455), LR Krignan	Owner (977) 1937, Outside Burt, Adjuste Bur, Casarinatus IIIIC. Area (1.10000000) Acre.

Endorsement For Deed Number 1 - 152312302 / 2018

Oil 13-12-2016

Certificate of Administratility (Rule 43.W.S. Registration Roles 1962)

Admissible order rule 21 of West Bengal Registration Rule. 1952 duty samped and extractile 1A. Article humber 23 of Impair Stemp Act 1999.

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

Presented for registration at 11.39 line on 13-12-2016 at the Other of the A.D.S.R. RAJARIHAT by Mr. KOUSHIM, PARBAT Translature.

Certificate of Market Value/WB PUVI rules of 2001).

Certified that the medial value of the property which is the subject matter of the occur has been passessed at Ra. 38 30 3004

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

Execution a sometime on Participate by Mr KQUSHIK PARBAT, Son of Mr NEMA) PARBAT, REKUDAN, PARBAT, (MARA, P.D. REKUDAN), Thank Reparties: Appropriate WEST RENGAL, India, Phys. 700130, by case frincing Profession Offices

Hosther by Mr. NEMA: PARSAT - Son of VANOU PARSAT REKUDAN: PARSAT PARA P.O. (IEX.) CAN Trans.
Hwatter - North 24-Pargonia - WEST BENGAL Hole: P.N. - (10013). by calls Hints: by biolession Driefs

Payment of Pees

Centiled that incomed Regalishon Face quaetra for this occurrence is Rs. 41 23(iii / A/I) + Rs. 43 21bi. E + Bs. 14- I and Registration Face part by Cash Rs. 51, by prime + Rs. 43 235.

Description of Otione Payment using Government Recent Fortal System (GR:PS). Eletance Department, Govt of MB (Diffice pin 12/12/2019 IS DEFM with Govt Ref. Nov. 1930/16/170036031741 pm 12/12/2019 Amount Rs. 45/2332 Bank State Bank or India: 1 Seth 0000000071 Ref. Nov. CKB1369100 do 12/12/2018 Hasto of Account 2030-03/104-001 16

Payment of Starms Duty

Certified that required Martin Duty improve for this consument is Re. 1 35 575; and States Guly and by States Re. 1100 by orders 4.85 1.95 4200

Description of Starto

1. Stamp: Type Impresent Serial ent 27536. Arraigni. Rs. 1001: Date of Purchase. 35/11/2015. Varidor name. S. Chanda

Description of Online Payment Laing Government Recept Portal System (DRIPS). Finance Department, Govt. of Will Unline on 13/12/2015. 5.06PM with Gold. Ref. No. 1920181700350317W1 on 12-12-2016. Amount Re. 1.86.4200-fishes. Blake Bank of India / BBIN000000011. Ref. No. CKB1358190 on 12-12-2016. Head of Account 0238-02-103-02015.

Debesish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.O.S.R. RAJARHAT
North 24 Pargenes, World Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2015. Page from 371732 to 371753
being No 152312303 for the year 2016.

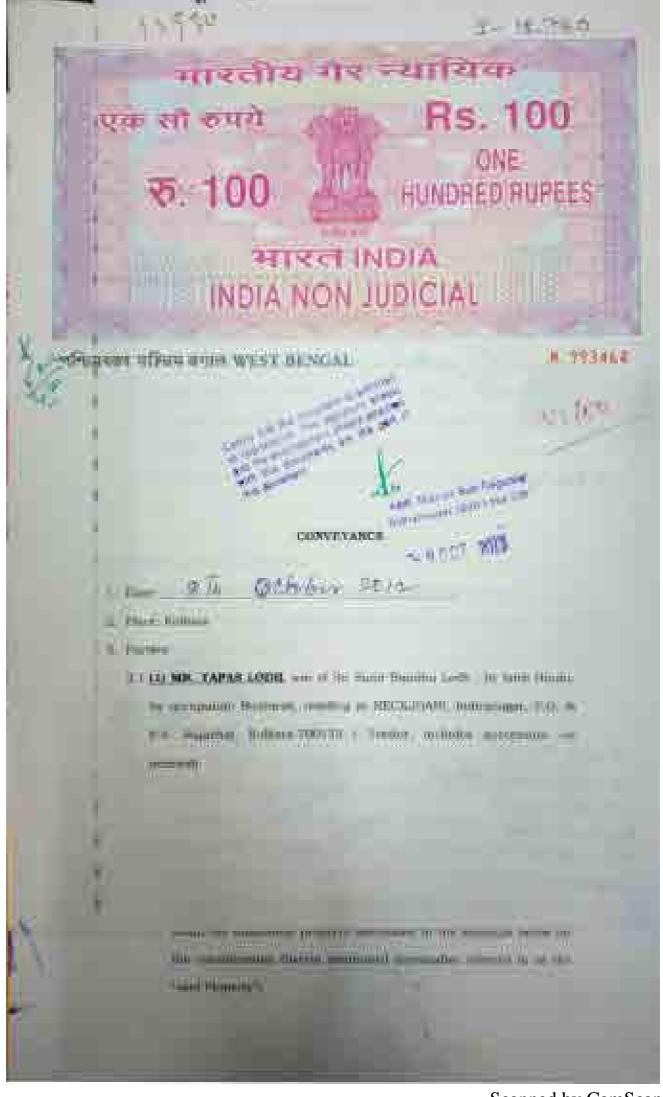


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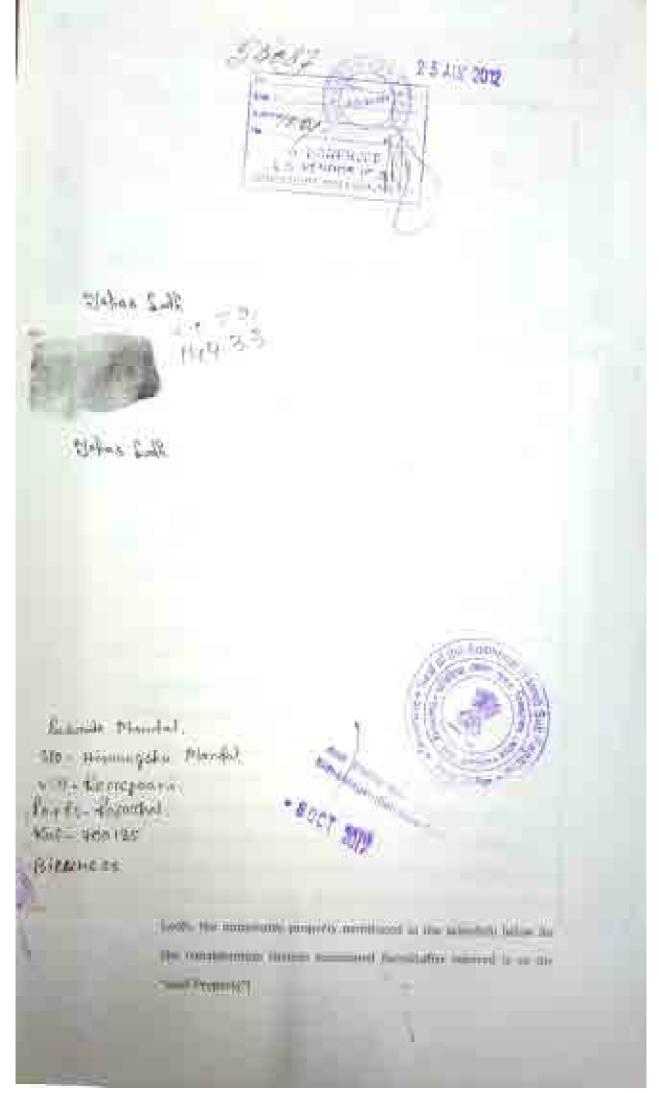
Digitally signed by DEBASISH DHAR Date: 2016.12.15 16:54-26 +05:30 Reason: Digital Signing of Deed

(Debasish Dhar) 15-12-2016 16:54:25 ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. RAJARHAT West Bengal.

(This document is digitally signed.)



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PRIVATED LIMITED Companies interpolated under The Companies

And 1986; represented by their Director Mr. Annah Loharuha harting that

represented office of CA. McJA Executive Palace, Recipional Research Science (Cambridge State)

700039 (Princhase, memodes succession in contract)

NOW THIS CONVEYANCE WITHERSES AS FOLLOWS

- # Tithera Matter of Conveyance
 - 4.1 Sand Property: N.L. TRAT proof not inneed of Biograp Land measuring 8. Commit more on their which is account in Mount. See Square Grams. Presquent: Volume nature 2 & Conservation Line 2 & Pict (No. J.L. No. J.A. S. S. See, J.W. 1998) and S. Sing See, Alle (No. J.L. No. J.A. S. S. See, J.W. 1998) respectively. Sing See, Alle (No. J.L. See, J.A. S. S. Kimman, No. 1977); Tunes for Prop. 3.1245 S.A. Sudmannager Sant Laker City.
- 5. Black Ground, Supersonations
 - 31.1. Depresentations and Workshiper remaining First. The Sendor has made the following representations and gives the following machines to the prochase regarding out-
 - DOUGHOUSE Some Dank of Justin Errors of Mil, human Mobberger Model, Manuschuse Darrachpeer Schman, represented to See Manuschuse Route being sufficiented officer and union the Security Education of Francis of Assets and Assets and Security Education of Francis Assets and Education of Security Education of Francis of the person of the security Education Security Indicates weaton Library with a facility of the Tomas of the Security Indicates the security Education of the security Indicates and the security Indicates the security Indicates and the security Indicates the security Indicates and Indicat

- A. L.D. Albertain Concerning of Variable to the athresis) structuations as the Vendor has become the understand and uttached reserve of Sact.

 Property
- in Proposed and Acceptance: While their sessed and processed of or otherwise level and sealle-study credited to the Subject Property and sequences the same to annual entering the same by the founder due to norm valid and level transmit, the Parchaset proposed to the Ventor to purchase the Subject Property unit the Vendor accepted the said proposed.

* Agreement

- T. 1. The Vendor: The Vendor has agreed to sell corons and transfer to the Purchaser duc Salgers Property, described in the Salgers Indian.
- Property from the Vendor on the mutilities or provided below.
- S. Representations and Warranties of the Yendor-
 - Property
 - powers, administration of materials and the Vendor has good tight, hit powers, administration and inderworks take to well the Subject.

 Disputed to the Powerset
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 or discovery made or sufficient by the trender or and present clausing

- If all the Propositional data by the Yesting This Verplay has been at seen time down or executively or knowlingly audiened as been paster or process to seen out, when it makes on thoug whereby the Subject Property or may joint thereof can in may be impossibled, encountered or affected in time.
- H.S. S. Personal Communities The School Perspecty is not affected by in succession to many personal governments for securing any floaring strummental communities.
- Be Urban Land Ceiling to Regulation Act, 1970: That there is an impediment limiter the promising of any for the vendors to grant transfer convey, will assign and means the intelligent limit die publishmen in the manner absence.
- S.T. No that hy Court Griffer or only other Simmory Authority There is no open of Court or any other statutory methority prevalence the Weinter from selling and/or allerancing the Subsect Property or any part Record
- 6.8 Permission & Chestonica: The Vendor has obtained all simulate and permissions required. If any, to transfer the Subject Property to the Parchases
- O Conveyance to the Purchaser to proviously of the stormed Agreement and returning an the attenual representations and warmings of the bonder, the Purchaser at an hallow the secretarion bound has paid to the bonder the sense among the part of Ss. 20,00,000; Bragesse Terraty Fine Let 1 min the fire

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 A.D. R.D. Bulliamought Sall Lake Cont. serve field described in
 the Scientists before and remaining in order Sall and the Plan
 whiched become
- 13 Other Bights: European and all other rights binaries provinges and amadia approximation to the Sold Players.
- 12 Consideration; The abstractal number of the Subject Presents is being made
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Trems of Transfer

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- a Other Higher regimes and benefits apparentiated to the fault Property.
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printer Acts The Vender shift hereby increment that the Vender of any presents a change points him, shall and will from time in humanic at all terms increases upon every request and at the same of the Paretuser motival sourcessors in process of the Paretusers and a sourcessors in process of the Paretusers and and executive states to be charge and executed all much acts, decembed the lings for familiar or many professive assuming the next or the Paretusers in the Sant Property.

ii kareprebassiii

- Routier: Woma arming the simples manifes and addition.
 Marin the colorest presents and requires the phase another and very verse.
- is demonstrated by the branchings to the Convergence and insected by convergence and insected by appropriate and appropriate a
- Terromanne Winter and primare have been delined at the Governmen for being jump and he partial them whiten he what we won't it proves to extract solver parts of appears or greenmations better of that worth or primary hand.

SCHEDULE ABOVE REFERED TO

Band PROPERTY.

(Wohers Measured Color)

ALL THAT piece and pure) of fragati Land measuring 5 Certals more at term moved or summaries of Marcon Serispons (Hunt. Puragano, Serian node, P.S. Smartini, Disc. 34 Fgs. (St. J.L. No. 13, R.S. No. 158, companies in Dog No. 426, whill that roog Sto. 458, marier S.R. Shortas No. 1277 Toost No. 2500, AJLS R. Inc. and Talk Lake Cay, which property and bounded as belowy.

Until Storm: Dog No. 411.

1000 file Smooth Deg Sto. 154

Norther Elies Dag the, will i

Cre the West Life with Compose Principal

IN WITNESS WHEREOF the VENDOR has all and subscribed the hands on the

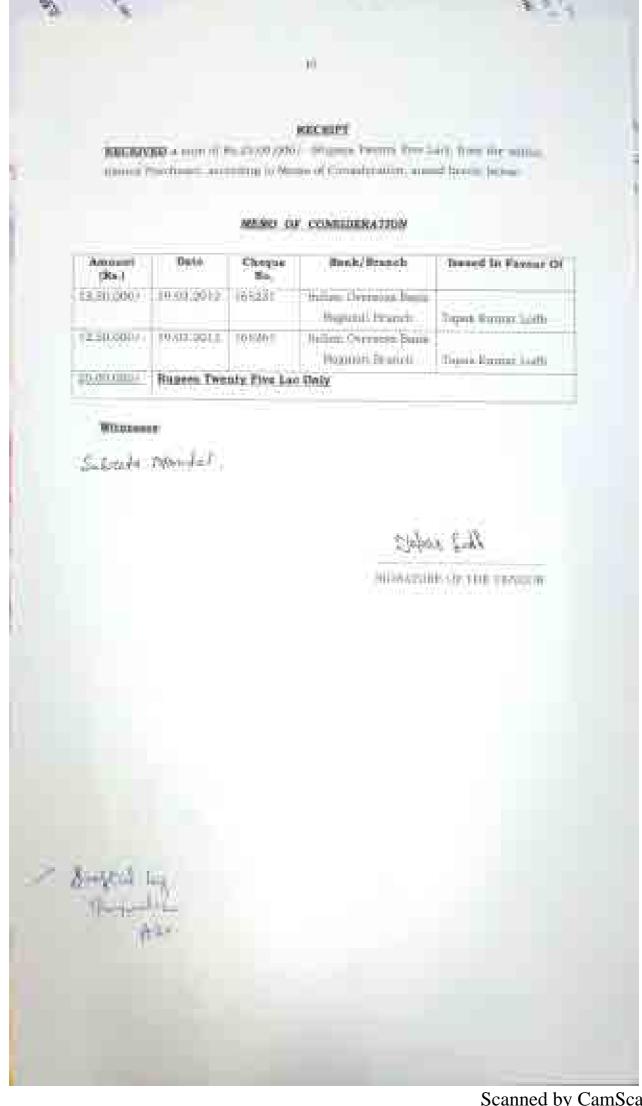
SIGNED, SEALED & DELIVERED

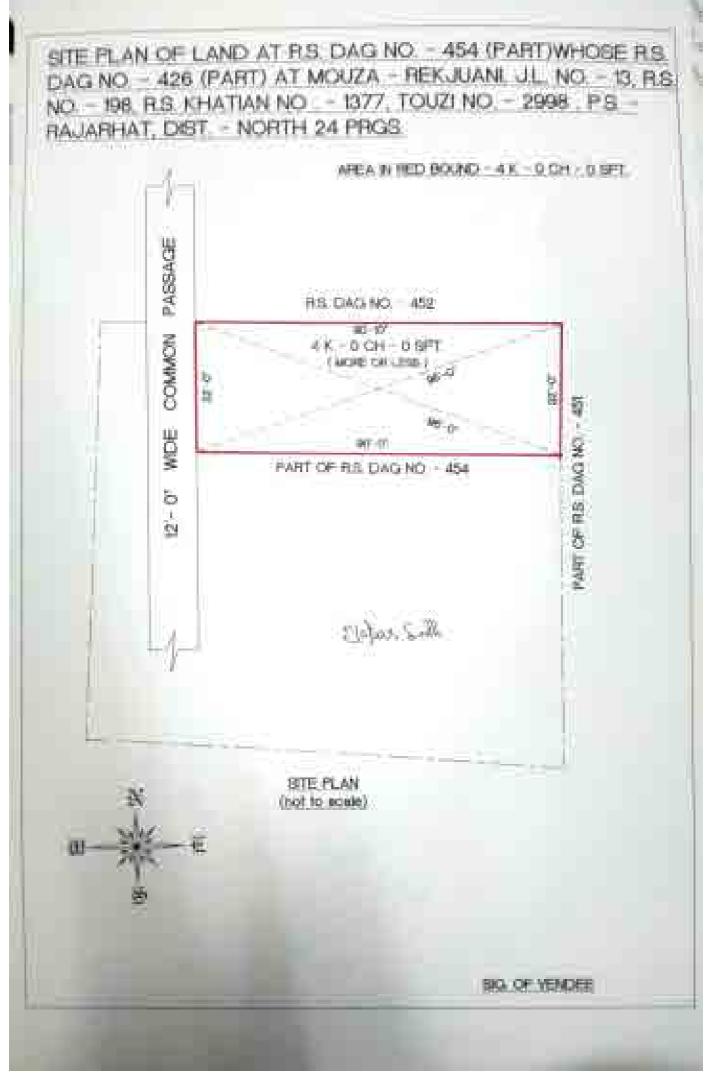
by hir VENDOR or Robins

in the presence of

Substanta Diametral -VIII - Recognimi Be + Po - Reputhal -KII - 30155

BEODATURE OF VENDOR





FORM FOR TEN FINGERPRINTS. Little Ring Middle Thumb Fore Holds Heinily These sides Ebianda Fore Middle iddle Ring illight Hants Little. Middle Little: Ring Fore Thornt 2 If all (Bird) Lhumb Madathe Fore Ring Little 100gb([0]=0



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

Endorsement For Deed Number: 1 - 12760 of 2012 (Serial No. 13930 of 2012)

On

Payment of Fees

On 06/10/2012

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

Pleasanted for empatrament at 16.20 line on HR/16/2012, or the Private envidence by Capes Locky.

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

Execution is introffed on 98/10/2012 by

1 Tapes Lodh son of Sunt Bendhu Lorin , Recigory Instrumental There Regimes, P.O. District-North 24 Pergonal WEST BENGAL India, Por 2001.35, By Caste Minks By Profession Business.

Ministed By S Manday, son of H Mental, Reckjoin There Repeties P.O. Detrict North JA Parganes, WEST BENGAL, India, Pin. 700135, By Cartie Hindu. By Profession Business.

> (Debasiah Dhor) ADEKTONAL DISTRECT SUB-REGISTRARI -

On 09/10/2012

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rum 21 of West Benga Regismatico Role: 1962 duly stamped under schedule 1A; Article number: 23, 4,01 kidion Stamp Ad 1899

Payment of Fees:

Amount By Carin

Rt 2750 x 00 - un 09/10/2012

| Uniter Article | A(1) = 27489/ (£ = 14/100n 09/10/2012)

Certificate of Market Value(WB PUVI rules of 2001)

Cemfod that the market value of the property which is the subject metter of the deed has been assessed at Re-25.00.000-

Certified must the required stamp duty of mis occurrent is Ru.- 125020 /- and the Stamp duty cold in temperature. Rs - 1007

Deficit stamp duty

Called stomp duty

Pa 35,000 in paid, by the draft number 1551137, Draft Claim 08/15/2012. Back March State Bank of hutin, CHRAIR PARK, RAJARDIAT, received on 09/15/2012

400 TOO

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsomentPage 1 at 2



Office Of the A.D.S.R. BIDHAN NAGAR District: North 24-Pargenet

Endorsement For Deed Number : 1 - 12760 of 2012 (Serial No. 13936 of 2012)

- 2. Hs. 95000V-19 paid, by the draft number 981338, thatf Cate 08/10/2012, Barw Name Stone Berly M. Sville; CHINAR PARK, RAJARRAT, incolved on 99/10/2012
- 3 Rs. \$55000 is point, by that draft number: \$81338, Erraft Date 08/10/2012, Blank Name State Blank of India, CHINAR PARK, RAJARHAT, received on 09/10/2012.

914 101

mar 10,750 a 1 107/00

(Debusish Dhisi) ADDITIONAL DISTRICT BUB-REGISTRAR.



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