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D-12501/16



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

X 595383

13.12.16
A-10/1592521

Certified that the document is admitted
in legal form. The signature, name, address
& the endorsement and other details attached
with this document are the part of this
document.

[Signature]
Additional District Sub-Registrar,
Rajarhat, West Bengal, North 24 Parganas

13 DEC 2016

THIS INDENTURE made this the 13th day of December, 2016
BETWEEN KOUSHIK PARBAT, son of (Sri) Nemat Parbat, residing at
Village- Reljoani, Parbat Para, Post & P.S.- Rajarhat, District- North 24

92453

SI NO.	
NAME	
ADD.	
AMOUNT	100
30 NOV 2016	
SOUNDIRA CHANDIA General Stamp Vendor 87, K. S. Roy Rd., KPH-1	



Nanna Pabli

S/o - Lt. Vande Pabli
viii - Reskjam, Xst-185
Business

NATIONAL LIBRARY AND ARCHIVES
Basant, New Town, North 24-Pgs

13 DEC 2016

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, legal 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, Deshbandhu Nagar, Kolkata 700 059, represented by its Authorised Signatory [Mr.] Bikram Kumar Jha, (PAN- AFSPJ4367C), s/o Sri Chandl Charan Jha, residing at Flat No. 3A, 3rd Floor, Indira Apartment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, hereinafter 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 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 situated at Moitza-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. Khailan No. 1870, under Police Station - Rajarhat, District North 24-Parganas;

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 **Sunil 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 Hindu Succession Act, 1956;

AND WHEREAS while thus the said (1) Sri Jatindra Nath Mondal (2) Sri Sunil Kumar 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 (Sixteen) Square Feet, equivalent to 9.7475 Decimal, more or less, lying and situated at Mouza- Rekjosi, 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- Rajarhat, District North 24-Parganna, hereinafter referred as "the **Said Land**", unto and in favour of one (Sri) Hari Charan Karmakar alias Gobind Charan Karmakar, which was duly registered in the office of the Sub-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 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** 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 (Srimati) Mina 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 (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** 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 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 brothers namely (1) (Sri) Surjit Mitra alias Surjit Mitra, (2) (Sri) Sripur Mitra, and (3) (Sri) Sujay 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% (Fifty Percent) portion of the Said Property, as aforesaid.

AND WHEREAS the said (Srimati) Mina Basu along with (1) (Sri) Surjit Mitra, (2) (Sri) Sripur Mitra, and (3) (Sri) Sujay Mitra alias Sujay Mitra, and her three sisters, namely (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) Surjit Mitra alias Surjit 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, 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, 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, Bidhanagar, (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 aforesaid 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. 4393). The Vendor is an adult major now.

AND WHEREAS the Vendor due to paucity of funds and inability 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 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 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 sum 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 sell convey transfer assign and assure unto the Purchaser **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 Decimal, more or less, (being 1/3rd undivided share in the Said Land), lying and situated at Mouza- Rekjeani, J.L. No.13, comprised in R.S. Dag No. 455, recorded under R.S. Khatian No. 1870, corresponding to L.R. Khatian Nos. 3141, 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 hereinafter 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 litted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever of 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 appurtenant thereto **AND** the reversion or reversions remainder or remainders 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 into 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 ⁷² 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 appurtenances into the Purchaser absolutely and forever, free from all encumbrances, trust,

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

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER:

- (I) THAT notwithstanding any act, 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 indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and

- (II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now have good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property 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 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 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 hereafter 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 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 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 persons 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 hereafter 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, incumbrance or any suit relating to the property any attachment either before or after decree by any court 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 have delivered peaceful vacant possession of the said property¹, 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 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 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 parcel 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-Reljouni, 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** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed 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 : Land under R.S. Dag 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 year above written.

SIGNED, SEALED & DELIVERED

by the **VENDOR** at Kolkata
in the presence of

Koushik Pabot

Nimai Pabot
Rachjani, Kal-195

[Signature]
Rajani
Kal-195

Drafted under instruction of
the parties hereto:-

Value of
Advocate
High Court, Calcutta
Films/2000

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, Begunah Branch	Koushik Parbat
19,30,000/-	09.12.2016	B/ Cheque No. 356356	-do-	Koushik Parbat
39,30,000/-	Rupees Thirty Nine Lac And Thirty Thousand only.			

Witnesses:

Nehar Parbat

M. K. Kaur

Koushik Parbat

✓

✓



Skoushik Parbat




 भारत सरकार
 Ministry of Election
ELECTION COMMISSION OF INDIA
IDENTITY CARD

पंजीकृत संख्या



नाम	पिता का नाम
पता	व्यवसाय
व्यवसाय	शैक्षणिक पाठ्यक्रम
व्यवसाय	व्यवसाय
व्यवसाय	व्यवसाय
व्यवसाय	व्यवसाय
व्यवसाय	व्यवसाय
व्यवसाय	व्यवसाय

शैक्षणिक पंजीकृत

पंजीकृत संख्या

पता

व्यवसाय

पंजीकृत संख्या

व्यवसाय

व्यवसाय



Koushik Parbhat

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
	<i>Kaushik Prabhat</i>	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

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

GRN: 19-201617-003502875-1 Payment Mode: Online Payment
 GRN Date: 12/12/2016 17:49:29 Bank: State Bank of India
 BRN: CKB1356165 BRN Date: 12/12/2016 17:50:35

DEPOSITOR'S DETAILS

Id No. 15230001593575/1/2016
(Only for Online Fee)

Name: DURGAVATI PROMOTERS PVT. LTD
 Contact No.: Mobile No.: +91 9836495200
 E-mail: Address: DC-8/28, SHASTRI BAGAN, KOL-59
 Applicant Name: Mr BIKRAM KUMAR JHA
 Office Name: Office Address: Status of Depositor: Buyer/Claimant
 Purpose of payment / Remarks: Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230001593575/1/2016	Mutation/Change of Record	0039-00-600-028-07	42
2	15230001593575/1/2016	Property Registration- Registration Fee	0030-05-104-001-16	42231
3	15230001593575/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	16440

Total 23865

In Words : Rupees Two Lakh Thirty Nine Thousand Six Hundred Ninety Five only

Major Information of the Deed

Deed No :	1-1623-12301/2016	Date of Registration :	13/12/2016
Query No / Year	1523-0001593878/2016	Office where deed is registered	
Query Date	08/12/2016 3:52:55 PM	A.O.S.H. RAJARHAT District North 24 Parganas	
Applicant Name, Address & Other Details	BIKRAM KUMAR JHA BELGHARIA Thana, Belgaria, District North 24 Parganas, WEST BENGAL, Mohur No. 9838475300, State Advocate		
Transaction	Additional Transaction		
(0101) Sale, Sale Document	(420) Other than Immovable Property Declaration (No of Declaration : 2)		
Set Form value	Market Value		
Rs. 38,30,000/-	Rs. 38,30,000/-		
Stamp duty Paid (₹)	Registration Fee Paid		
Rs. 1,18,520/- (Article 23)	Rs. 43,233/- (Article 61(1), 1)		
Remarks			

Land Details :

District North 24 Parganas, P.S. - Rajarhat, Gram Panchayat RAJARHAT BISHNUPURH, Moza- Rajjogani

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForm Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-485	LR/3141	Bestu	Shal	3.3492 Dec	38,30,000/-	38,30,000/-	Property is on Road. Adjacent to Meto. Road.
Grand Total					3.3492Dec	38,30,000/-	38,30,000/-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	Mr KUSHIK PARRAT Son of Mr. BEMAJ PARRAT Executed by: Self, Date of Execution: 13/12/2016 Admitted by: Self, Date of Admission: 13/12/2016, Place: office			
	REKICANI, PARRAT PARA, P. O. - REKICANI, P. S. - Rajarhat, District - North 24 Parganas, West Bengal, India, PIN - 700138 Sex - Male, By Caste - Hindu, Occupation: Others, Citizen of: India, PAN No. CLDPP5466N, Status: Individual			

Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	DURGAVATI PROMOTERS PRIVATE LIMITED DC-208, SHAKETI, BABAN P. O. - DEBIBANDHU NAGAR, P. S. - Rajarhat District North 24 Parganas, West Bengal, India, PIN - 700008 PAN No. AACCG8238M, Status: Organisation

Representative Details

Sl No	Name Address Photo, Finger print and Signature
1	<p>Mr BIKRAM KUMAR JHA Son of Mr. CHANDI CHARAN, 5th FLAT NO. 3A, (INDRA APARTMENT), 37th, BHAGAWATI CHARAN CHATTERJEE STREET, P.O. BELDHAR, P.S. Belgharia, District North 24 Parganas, West Bengal, India. PIN - 700055. Sex Male, By Caste Hindu, Occupation: Service, Citizen of India. Status Representative. Representative of: DURGAVATI PROMOTERS PRIVATE LIMITED</p>

Identifier Details

Name & address	
<p>W NEMAI PARBAT Son of Mr. VANDU PARBAT REKJOANI, PARBAT PARA, P.O. REKJOANI, P.S. Rajarhat, District North 24 Parganas, West Bengal, India. PIN - 700135. Sex Male, By Caste Hindu, Occupation: Others, Citizen of India. Identifier Of Mr. KOLUSHK PARBAT</p>	13/12/2018

Land Details as per Land Record

District North 24 Parganas, P. S. Rajarhat, Gram Panchayat RAJARHAT BISHNUPUR I, Mouza: Rekowan

Sch No	Plot & Khatian Number	Details Of Land
1	LR Plot No - 455 (Corresponding RS Plot No - 455), LR Khatian No - 5141	Dwara (P) Ra. Ydg. Gurdan (W) B. Address (W). Classification (W). Area 0 (0000000) Acres.

Endorsement For Deed Number () - 152312301 / 2018

On 13-12-2018

Certificate of Admissibility (Rule 41, W.B. Registration Rules 1962)

Admissible under rule 41 of West Bengal Registration Rules 1962 duly stamped under schedule 1A, Article number 21 of Indian Stamp Act 1952

Presentation (Under Section 52 & Rule 22A(7) 46(1), W.B. Registration Rules 1962)

Presented for registration at 11:34 hrs. on 13-12-2018, at the Office of the A.D.E.R. RAJARHAT by Mr. KOLUSHK PARBAT, Exequent

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of the property which is the subject matter of the deed has been assessed at Rs. 10,00,000.

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

Execution is admitted on 13/12/2018 by Mr KOLUSHK PARBAT, Son of Mr NEMAI PARBAT, REKJOANI, PARBAT PARA, P.O. REKJOANI Thana Rajarhat, North 24 Parganas, WEST BENGAL, India PIN / 700135, by caste Hindu, by Profession Others

Identified by Mr NEMAI PARBAT, Son of Mr VANDU PARBAT, REKJOANI, PARBAT PARA, P.O. REKJOANI Thana Rajarhat, North 24 Parganas, WEST BENGAL, India PIN - 700135, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 43,233/- (A) + Rs 43,216/- B + Rs 74/- C and Registration Fee paid by Cash Rs 0/- by online = Rs 43,233/-

Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB
Online on 12/12/2018 @ 5:00PM with Govt. Ref. No: 192018170035028761 on 12-12-2018, Amount Rs. 43,233/- Bank
State Bank of India (SBIN0000001), Ref. No. CK91388168 on 12-12-2018, Head of Account 0030-03-104-001-1E

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs 1,96,420/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 1,96,420/-

Description of Stamp

1. Stamp Type: Imposition Serial No 28453, Amount: Rs 100/-, Date of Purchase: 30/11/2018, Vendor name: S Chandra

Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB
Online on 12/12/2018 @ 5:00PM with Govt. Ref. No: 192018170035028761 on 12-12-2018, Amount Rs. 1,96,420/-
Bank, State Bank of India (SBIN0000001), Ref. No. CK91388168 on 12-12-2018, Head of Account 0030-03-103-001-02

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24 Parganas, 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.



Debasish Dhar

Digitally signed by DEBASISH DHAR
Date: 2016.12.15 17:03:36 +05:30
Reason: Digital Signing of Deed

(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.)

12837

8-12-2016



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

X 595385

✓
13.12.16
G-9/1593589

Certified that the document is admitted & registered. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

✓

Additional District Sub-Registrar
Bardhaman, West Bengal, India - 741001

13 DEC 2016

THIS INDENTURE made this the 15th day of December, 2016
 BETWEEN **KOUSHIK PARBAT**, son of (Sri) Nemas Parbat, residing at
 Village- Rekjoomi, Parbat Para, Post & P.S.- Rajurhat, District- North 24

22411

Sl. No.	
Date	
To	
By	
30 NOV 2018	
SOMITRA CHANDA	
Licensed Stamp Vendor	
B2 K. S. Roy Rd - Kol-1	



Nermal Palit
 S/O - Lt. Vande Parbat
 VIII - Reckjeani, Kol-135
 Business

13 DEC 2018

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, legal representatives and/or assigns) of the **ONE PART AND CAPRICON ENCLAVE PRIVATE LIMITED**, a Company (PAN- AADCC1182B), registered under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its Authorized Signatory (Mr.) Bikram Kumar Jha, (PAN- AFSPJ4367C), s/o Sri Chandri Charan Jha, residing at Flat No. 3A, 3rd Floor, Indira Apartment, 379/L, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, hereinafter 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 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 situated at Mouza-Reljoant, 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 - Rajarhat, District North 24-Parganas;

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 **Sunil 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 Hindu Succession Act, 1956;

AND WHEREAS while thus the said [1] Sri Jatindra Nath Mondal [2] Sri Sunil Kumar 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 (Sixteen) Square Feet, equivalent to 9.7475 Decimal, more or less, lying and situated at Mouza- Rekjouri, 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- Rajarhat, District North 24-Fargana, hereinafter referred as "the Said Land", unto and in favour of one (Sri) Hari Charan Karmakar alias Gobind 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 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** 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 (Srimati) Mina Basu, which was duly registered in the office of the Sub-Registrar 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 consideration 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** plot 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 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 brothers namely (1) (Sri) Surjit Mitra alias Surjit Mitra, (2) (Sri) Scirup Mitra, and (3) (Sri) Sujoy 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% (Fifty Percent) portion of the Said Property, as aforesaid;

AND WHEREAS the said (Srimati) Mina Basu along with (1) (Sri) Surjit Mitra, (2) (Sri) Scirup Mitra, and (3) (Sri) Sujoy Mitra alias Sujay Mitra, and her three sisters, namely (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) Surjit Mitra alias Surjit 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, 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, 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, Bidhanagar, (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 aforesaid 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. 4393). The Vendor is an adult major now.

AND WHEREAS the Vendor due to paucity of funds and inability 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 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 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 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 (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- Rekjoani, J.L. No.13, comprised in R.S. Dug No. 455, recorded under R.S. Khatian No. 1870, corresponding to L.R. Khatian Nos. 5141, 434B 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 hereinafter 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, privileges, appurtenances and appendages whatsoever of 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 appurtenant thereto **AND** the reversion or reversions remainder or remainders 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 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 appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust,

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

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER:

- (i) THAT notwithstanding any act, 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 indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- (ii) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now have good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property 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 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 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 hereafter 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 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 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 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 hereafter 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 court 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 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 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 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 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 Mouss-Rekjoani, J.L. No.13, comprised in R.S. Dag No. 455, recorded under R.S. Khatian No. 1870, corresponding to L.R. Khatian Nos. 3141, 4348 and 4393, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed 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 : Land under R.S. ²Dag 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 year above written.

SIGNED, SEALED & DELIVERED

by the **VENDOR** at Kolkata

Kaushik Pribat

in the presence of

Nerna Pribat

Reckhani, Kot 155

*Mr. K. K. Pribat
Rajmudi
Rajmudi
20/11/23*

✓
✓

Drafted under instructions of
the parties hereto

*V. S. Pribat
Advocate
17/2, Lane 19, Calcutta
Fl 23/2023*

•••••

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 Bagmati Branch	Koushik Parbat
17,00,000/-	08.12.2016	Cheque No. 703693	-do-	Koushik Parbat
19,30,000/-	08.12.2016	B/ Cheque No. 356355	-do-	Koushik Parbat
39,30,000/-	Rupees Thirty Nine Lac And Thirty Thousand only.			

Witnesses

Nimal Parbat

[Signature]

Koushik Parbat

✓

✓



भारतीय निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WMA172002



नाम : [Name]
 पता : [Address]
 जिला : [District]
 तहसील : [Tehsil]
 मतदान केंद्र : [Polling Station]
 मतदाता क्रमांक : [Voter ID]

Sambhik Parbat

WMA172002

नाम : [Name]

पता : [Address]

[Handwritten Signature]

नाम : [Name]
 [Signature]
 [Title]

आपका मतदान करने का अधिकार है।
 मतदान करने से पहले मतदान केंद्र पर जाएं।
 मतदान करने के लिए मतदान बूथ पर जाएं।
 मतदान करने के लिए मतदान बूथ पर जाएं।
 मतदान करने के लिए मतदान बूथ पर जाएं।



शुक्रेश विनायक

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
	<i>Kaushik Parbat</i>					
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
	<i>[Signature]</i>					
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

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

GRN: 19-201617-003602982-1 Payment Mode: Online Payment
 GRN Date: 12/12/2016 17:56:10 Bank: State Bank of India
 BRN: CKB1358511 BRN Date: 12/12/2016 17:56:11

DEPOSITOR'S DETAILS

Id No. : 15230001593569/1/2016
(Query M./Query Year)

Name : capricorn enslave private limited.
 Contact No. : Mobile No. : +91 9836495200
 E-mail :
 Address : DC-8/28, shastri Bagari, Kol-59
 Applicant Name : Mr BIKRAM KUMAR JHA
 Office Name :
 Office Address :
 Status of Depositor : Buyer/Claimant
 Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount(₹)
1	15230001593569/1/2016	Mutation Fee	0000-00-000-000-00	41
3	15230001593569/1/2016	Property Registration-Registration Fee	0000-00-104-001-18	60200
3	15230001593569/1/2016	Property Registration-Stamp duty	0000-00-103-000-02	196420
Total				256661

In Words : Rupees Two Lakh Thirty Nine Thousand Six Hundred Ninety Five only

Major Information of the Deed

Deed No :	I-1523-12302/2016	Date of Registration :	13/12/2016
Query No / Year	1523-0001593569/2016	Office where deed is registered	
Query Date	08/12/2016 3:50:57 PM	A O S R RAJARHAT, District North 24 Parganas	
Applicant Name, Address & Other Details	BIKRAM KUMAR JHA BELDHORIA Thana, Belgachia District North 24 Parganas WEST BENGAL, Mobile No. 9826475200, Status Buyer/Careerist		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	4305 Other than immovable Property Declaration (No of Declaration : 2)		
Set Form value	Market Value		
Rs. 38,30,000/-	Rs. 38,30,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 1,50,520/- (Article 23)	Rs. 43,220/- (Article A(1) E)		
Remarks			

Land Details :

District North 24 Parganas, P.S - Rajarhat, Gram Panchayat RAJARHAT BISHNUPUR, Mouza Rajarhat

Sch No.	Plot Number	Khasra Number	Land Use Proposed	Land Use ROR	Area of Land	Set/forth Value (In Rs.)	Market Value (In Rs.)	Other Details
LT	LR-455	LR-5147	Bamhi	Khar	3.3492 Dec	38,30,000/-	38,30,000/-	Width of Approach Road: 12 Ft. Adjacent to Main Road.
Grand Total :					3.3492Dec	38,30,000/-	38,30,000/-	

Seller Details

Sl No	Name Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Koushik PARBAT Sell of Mr. Nema PARBAT Executed by: Sell, Date of Execution: 13/12/2016 Admitted by: Sell, Date of Admission: 13/12/2016, Place: Jharkhand			
	REKICANI, PARBAT PARA, P.O - REKICANI, P.S - Rajarhat, District: North 24 Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No. CLORPS456N, Status: Individual			

Buyer Details

Sl No	Name Address, Photo, Finger print and Signature
-	CARRICON ENCLAVE PRIVATE LIMITED DC-828, SHASTRI BAGAN, P.O - DASHBANDHU NAGAR, P.S - Baguati, District: North 24 Parganas, West Bengal, India, PIN - 700059 PAN No. AACCC182B, Status: Organization

Representative Details :

Sl. No.	Name, Address, Photo, Finger print and Signature
	Mr BIKRAM KUMAR JHA Son of Mr. CHANDI CHARAN JHA FLAT NO. 3A, INDIRA APARTMENT, 37/91 BHAGWATI CHARAN CHATTERJEE STREET, P.O. - KAMARHATI, P.S. - Belghara, District, North 24-Parganas, West Bengal, India. PIN - 700008. Sex: Male. By Case: Hindu. Occupation: Service. Citizen of India. Status: Representative. Representative of: CAPRICON ENCLAVE PRIVATE LIMITED

Identifier Details**Name & address**

Mr NEMAI PARBAT
 Son of Mr. VANDU PARBAT
 REKJOANI, PARBAT PARA, P.O. - REKJOANI, P.S. - Rajarhat, District, North 24-Parganas, West Bengal, India. PIN - 700135. Sex: Male. By Case: Hindu. Occupation: Others. Citizen of India. Identifier Of Mr Koushik PARBAT

13/12/2018

Land Details as per Land Record

District: North 24-Parganas, P.S. Rajarhat Gram Panchayat, RAJARHAT BISHNUPUR-I, Mouza: Rekjoani

Sch. No.	Plot & Khatian Number	Details Of Land
L1	LR Plot No. - 455 (Corresponding RS Plot No. - 453), LR Khatian No. - 524	Owner (পরিষ্কৃত) - ১৫৯, Curdian (কুর্দান) - ১৫৯, Address (ঠিকানা) - Classification (শ্রেণী) - Area: 0.16000000 Acre

Endorsement For Deed Number :) - 152312302 / 2018

On 13-12-2018

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

Admissible under rule 21 of West Bengal Registration Rules, 1962 and admitted under schedule 1A. Article number - 33 of Indian Stamp Act, 1899.

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

Presented for registration at 11:30 hrs. on 13-12-2018 at the Office of the A.D.S.M. RAJARHAT by Mr. Koushik PARBAT (Executive)

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 29,30,000/-

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 NEMAI PARBAT, REKJOANI, PARBAT PARA, P.O. REKJOANI, Thana Rajarhat, North 24-Parganas, WEST BENGAL, India. PIN - 700135. by case Hindu by Profession Others

Initiated by Mr NEMAI PARBAT, Son of Mr VANDU PARBAT, REKJOANI, PARBAT PARA, P.O. REKJOANI, Thana Rajarhat, North 24-Parganas, WEST BENGAL, India. PIN - 700135. by case Hindu by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 43,233/- (A) + Rs 43,216/- (B) = Rs 86,449/- and Registration Fees paid by Cash Rs 0/- by online = Rs 43,233/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/12/2018 : 5:56PM with Govt. Ref. No: 192018170035029821 on 12-12-2018. Amount Rs. 43,233/- Bank
State Bank of India (SBIN0000001), Ref. No. CKB1368611 on 12-12-2018. Head of Account 0030-00-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs 1,96,420/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 1,96,420/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 28455, Amount: Rs 100/-, Date of Purchase: 20/11/2018, Vendor name: S
Chande

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/12/2018 : 5:56PM with Govt. Ref. No: 192018170035029821 on 12-12-2018. Amount Rs. 1,96,420/-
Bank: State Bank of India (SBIN0000001), Ref. No. CKB1368611 on 12-12-2018. Head of Account 0030-00-100-003-00

Debashish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, 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 DEBASISH DHAR
Date: 2016.12.15 17:01:34 +05:30
Reason: Digital Signing of Deed

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

(This document is digitally signed.)

12838

G. 12303/16



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

X 595380

✓
13/12/16
a no/1593584

Confirmed that the document is admitted & registered. The signature sheet/stamps & the admission sheet/stamps attached with the document are the part of the document.

Additional District Sub-Divisionary Registrar, New Town, North 24 Parganas

13 DEC 2016

THIS INDENTURE made this the 13th day of December, 2016 BETWEEN **KOUSHIK PARBAT**, (PAN- ELOPF5466N), son of (Sri) Nemas Parbat, residing at Village- Rekjoani, Parbat Para, Post & P.S.- Fajarhat,

29 NOV 2016

NR. 20594 / Dirip

REVISI: _____

ADIL: _____

AMT 1001



REVISI: _____
KEMENTERIAN KESEHATAN RI
RUMAH SAKIT GIGI DAN MULUT, LANTAR



→ Nermai Pabiat

s/o: Lt Vardu Panbat

vill - Reckjoani kot-7011353 DEC 2016

Off - Business

District- North 24 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, 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 office at DC-9/28, Shanti Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its Authorised Signatory (Mr.) Bikram Kumar Jha, (PAN- AFSPJ4367C), son of Sri Chand Charan Jha, residing at Flat No. 3A, 3rd Floor, Indira Apartment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, hereinafter 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 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 4# Decimal, more or less, lying and situated at Mouza- Rejjuani, 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. 1879, under Police Station - Rajarhat, District North 24-Parganas;

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 **Sunil 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 Hindu Succession Act, 1956;

AND WHEREAS while thus the said (1) Sri Jatindra Nath Mondal (2) Sri Sunil Kumar 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 (Sixteen) Square Feet, equivalent to 9.7475 Decimal, more or less, lying and situated 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- Rajarhat, District North 24-Parganas, hereinafter referred as "the **Said Land**", unto and in favour of one (Sri) Hari Charan Karmakar alias Gobind 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 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** 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 (Srimati) Mina Basu, which was duly registered in the office of the Sub-Registrar 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 consideration 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** 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-1, 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 span of time, said **Kumari Mira Mitra** died unmarried, leaving behind her brothers namely (1) **[Sri] Surjit Mitra** alias **Suhrit Mitra**, (2) **[Sri] Srirup Mitra**, and (3) **[Sri] Sujoy 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% (Fifty Percent) portion of the Said Property, as aforesaid;

AND WHEREAS the said **[Srimati] Mina Bhanu** along with (1) **[Sri] Surjit Mitra**, (2) **[Sri] Srirup Mitra**, and (3) **[Sri] Sujoy Mitra** alias **Sujay Mitra**, and her three sisters, namely (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] Surjit Mitra** alias **Suhrit 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, 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, 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, (Salt Lake City), recorded into Book-1, 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 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 Sattish Chandra 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 inability 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 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 or before the execution of this instrumenta (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 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 (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- Reljoani, J.L. No.13, comprised in R.S. Dag No. 455, recorded under R.S. Khatian No. 1870, corresponding to L.R. Khatian Nos. 4141, 4348 and 4393, within the limit of Rajarhat Bishnupur I 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 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, title, interest, easements, privileges, appurtenances and appendages whatsoever of 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 appurtenant thereto **AND** the reversion or reversions remainder or remainders 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 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 appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust,

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

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER:

- (i) THAT notwithstanding any act, 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 inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and

- (ii) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now have good right, full lawful and absolute authority and indefensible title to grant, convey, transfer and assign the said property 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 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 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, incumbrances 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 hereafter 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 hereby granted, surveyed, 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 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 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 hereafter 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, liaspense or any suit relating to the property any attachment either before or after decree by any court 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 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 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 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 parcel of land measuring about 1 (One) Cotah, 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-Reljouni, 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 Balmupur I No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed 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 : Land under R.S. Dag 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 year above written.

SIGNED, SEALED & DELIVERED

by the **VENDOR** at Kolkata
in the presence of

Koushik Parbat

Nimai Palit.

Rachjani, Kol-135

[Handwritten signature]
Rachjani
Kol-135

Witnessed under instructions of
the parties hereto:
Vijay Singh
Rachjani
Highland, Kolkata
Pin-743004

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. 054851	Corporation Bank, Bagmati Branch	Koushik Parbat
19,30,000/-	09.12.2016	B/ Cheque No. 356357	do	Koushik Parbat
39,30,000/-	Rupees Thirty Nine Lac And Thirty Thousand only.			

Witnesses:

N. Meher Parbat

M. K. Parbat

Koushik Parbat

✓
✓



Koushik Parbat



5

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Hand)	Thumb
	<i>Kushik Parbat</i>					
		Thumb	Fore	Middle (Right Hand)	Ring (Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore (Hand)	Thumb
	<i>Singh</i>					
		Thumb	Fore	Middle (Right Hand)	Ring (Hand)	Little

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 16:05:06 Bank: State Bank of India
BRN: CKB1359100 BRN Date: 12/12/2016 16:06:07

DEPOSITOR'S DETAILS

Name: whapurna apartment pvt. ltd. Id No.: 15230001593584/1/2016
(Every 100 Days Year)
Contact No.: Mobile No.: +91-9836475200
E-mail:
Address: dc-9/28, shastri bagan, Kol-59
Applicant Name: Mr BIKRAM KUMAR JHA
Office Name:
Office Address:
Status of Depositor: Buyer/Claimant
Purpose of payment / Remarks: Sale- Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	15230001593584/1/2016	Mutation/Change of Possession - Receipt	0025-00-000-009-27	42
2	15230001593584/1/2016	Property Registration- Registration Fee	0000-03-104-061-18	62200
3	15230001593584/1/2016	Property Registration- Stamp duty	0000-02-100-003-02	196420

Total

238662

In Words: Rupees Two Lakh Thirty Nine Thousand Six Hundred Sixty Five only

Major information of the Deed

Deed No :	I-1523-12303/2016	Date of Registration	13/12/2016
Query No / Year :	1523-0001693684/2016	Office where deed is registered	
Query Date :	08/12/2016 3:54:56 PM	A.D.S.R. RAJARHAT District North 24-Parganas	
Applicant Name, Address & Other Details :	BIKRAM KUMAR JHA SHELCHWARA Thana, Bagmara District North 24-Parganas WEST BENGAL, Mobile No - 9856476300, Status Buyer/Claimant		
Transaction :	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property Declaration (No of Declaration - 2)		
Set Forth value	Market Value		
Rs. 39,30,000/-	Rs. 39,30,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,96,520/- (Article 23)	Rs. 43,233/- (Article A(1)-E)		
Remarks :			

Land Details :

District North 24-Parganas, P.B. - Rajarhat Gram Panchayat RAJARHAT BISHNUPUR, Mouza Rejodani

Sch. No	Plot Number	Khatian Number	Land Use Proposed	Land Use BOR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-405	LR-3141	Basic	Shal	3.2492 Dec	39,30,000/-	39,30,000/-	Property is on Road Adjacent to Main Road
Grand Total :					3.2492Dec	39,30,000/-	39,30,000/-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	Mr. Koushik Parbat Son of Mr. REMAI PARBAT Executed by: Self, Date of Execution: 13/12/2016 Admitted by: Self, Date of Admission: 13/12/2016, Place: Office			
	REJODANI, PARBAT PARA, P.O. - REJODANI, P.S. - Rajarhat, District - North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No. UJOPP546R, Status: Individual			

Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	ANNAPURNA APARTMENT PRIVATE LIMITED DC-8/2B, SHASTRI BAGAN, P.O. - DESHBANDHU NAGAR P.B. - Begula District North 24-Parganas West Bengal India, PIN - 700055 PAN No. AACCA4554L Status Organization			

Representative Details

Sl. No.	Name, Address, Photo, Finger print and Signature
1	<p>Mr BIKRAM KUMAR JHA Son of Mr. CHANDI CHARAN JHA FLAT NO- 3A, INDIRA APARTMENT, 379/1, BHAGAWATI CHARAN CHATTERJEE STREET, P.O.-BELGHARIA, P.S.- Belgharia, District-North 24-Parganas, West Bengal, India, PIN - 700058, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India. Status Representative, Representative of ANNAPURNA APARTMENT PRIVATE LIMITED</p>

Identifier Details

Name & address
<p>Mr NEMAI PARBAT Son of VANOU PARBAT REKJANI PARBAT PARA, P.O. REKJANI, P.S.- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India. Identifier Of Mr KOUUSHIK PARBAT</p>
13/12/2018

Land Details as per Land Record

District-North 24-Parganas, P.S.- Rajarhat, Gram Panchayat- RAJARHAT BISHNUPUR, Mouza- Rekjani

Sch. No.	Plot & Khata Number	Details Of Land
L1	LR Plot No- 455/Corresponding RD Plot No- 455, LR Khata No- 5141	Owner (R/R) Mr. Goudar, Date Address No. Classification Area 0.10000000 Acre

Endorsement For Deed Number I - 152312303 / 2018

On 13-12-2018

Certificate of Admissibility (Rule 43, W.B. Registration Rules, 1962)
 Admissible under rule 21 of West Bengal Registration Rules, 1962 duly stamped under schedule 1A, A/size number 22 of Indian Stamp Act 1989.

Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)
 Presented for registration at 11.30 hrs on 13-12-2018 at the Office of the A.D.S.R. RAJARHAT by Mr. KOUUSHIK PARBAT, Assistant.

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 (i.e., been assessed at Rs 38,30,000/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
 Execution is admitted on 13/12/2018 by Mr KOUUSHIK PARBAT, Son of Mr NEMAI PARBAT, REKJANI PARBAT PARA, P.O. REKJANI, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Witnessed by Mr NEMAI PARBAT, Son of VANOU PARBAT, REKJANI PARBAT PARA, P.O. REKJANI Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 43,233/- (A) + Rs 43,218/- (E) + Rs 14/- (I) and Registration Fees paid by Cash Rs 0/-, by online = Rs 43,233/-

Description of Online Payment using Government Receipt Portal System (GRIPS): Finance Department, Govt. of WB Online on 12/12/2018 5:08PM with Govt. Ref. No: 192018170035031741 on 12-12-2018, Amount Rs. 43,233/- Bank: State Bank of India (SBIN0000001), Ref. No. CKB1359190 on 12-12-2018, Head of Account 0030-02-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,86,420/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 1,86,420/-

Description of Stamp

1 Stamp Type: Impressed, Serial no. 27536, Amount: Rs 100/-, Date of Purchase: 30/11/2018, Vendor name: B Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS): Finance Department, Govt. of WB Online on 12/12/2018 5:08PM with Govt. Ref. No: 192018170035031741 on 12-12-2018, Amount Rs. 1,86,420/- Bank: State Bank of India (SBIN0000001), Ref. No. CKB1359190 on 12-12-2018, Head of Account 0030-02-103-000-02

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24 Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2016. Page from 371732 to 371753
being No 152312303 for the year 2016.



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.)

10000

2-16-2016



पश्चिम बंगाल WEST BENGAL

N 993442

पश्चिम बंगाल सरकार
पश्चिम बंगाल सरकार
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पश्चिम बंगाल सरकार

CONFIDANCE
29/07/2016

1. श्री अशोक शर्मा
2. श्री अशोक शर्मा
3. श्री अशोक शर्मा

I, SHRI ASHOK SHARMA son of SHRI ASHOK SHARMA do hereby declare
that the above mentioned names, residing at RECONTHAN, DISTRICT: PURBANGLA
are the actual owners of the land situated at ...
...

...

50437
25 AUG 2012
[Stamp]

Stasiun 5043



11/4/133

Stasiun 5043

Kantor Mandat,
30 - Himpunan Mandat,
40 - Kumpulan
Pusat - Mandat,
Kut - 400 125

BIDANG

[Circular Stamp]
[Signature]
2007 2012

[Faint text at the bottom of the page, possibly a footer or disclaimer]

1.2.11) **LIGHT RETAIL PRIVATE LIMITED** and **Dr. HELAN RETAIL PRIVATE LIMITED**, Companies incorporated under The Companies Act, 1956, represented by their Director Mr. Anshu Lakshika having their Registered Office at C-8, HUDA Extension Phase, Badli Road Post Kirti, 700009 (Purchase includes successions to interest)

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

1. Subject Matter of Conveyance

1.1 **Said Property:** **ALL THAT** 1000 sqm parcel of Tapes Land measuring 40' x 25' more or less which is situated at Wazirpur Extension, Gurgaon, Haryana follows under P.C. Number, Dist 24 P/2 (R), J.L. No. 13, R.R. No. 146 registered in Reg No. 921/1981 Dist Reg No. 434, under R.R. Number No. 1777, Town No. 2008, K.T.A.P.C. Badli Road Post Kirti City.

2. Basic Ground Representations

2.1 **Representations and Warranties regarding Title:** The Vendor has made the following representations and given the following warranties to the purchaser regarding title:

2.1.1 **Ownership of Tapes Land:** By a Registered Sale Certificate dated 09.05.2012, State Bank of India, Branch at 30, Kamal Mahal Road, Manesar, Gurgaon, Haryana, represented by Sri Rajesh Chandra Kauria being authorized officer and under the Securities and Administration of Financial Assets and Enforcement of Security Interest Act, 2001 (SFAESI Act) and in pursuance of the power conferred under section 13 read with rule 12 of the Security Interest Enforcement Rules, 2002 to the Tapes Land, the immovable property mentioned in the certificate above for the said purpose, which immovable property is known as the "Said Property".

6.1.1. **Absolute Ownership of Vendor:** In the abovesaid circumstances, the Vendor has become the undisputed and ultimate owner of the Subject Property.

6.1.2. **Proposal and Acceptance:** While this vendor and possessed of or otherwise well and lawfully entitled to the Subject Property and knowing the same, on announcement of sale of the same by the Vendor due to some valid and legal reasons, the Purchaser proposed to the Vendor to purchase the Subject Property and the Vendor accepted the said proposal.

7. Agreements

7.1. **The Vendor:** The Vendor has agreed to sell, convey and transfer to the Purchaser the Subject Property, described in the Schedule hereto.

7.2. **The Purchaser:** The Purchaser has agreed to purchase the Subject Property from the Vendor on the conditions/provisions provided below.

8. Representations and Warranties of the Vendor:

8.1. **Absolute Ownership:** The Vendor is the absolute owner of the Subject Property.

8.2. **Right, Power and Authority to Sell:** The Vendor has good title, full powers, absolute authority and indefeasible title to sell the Subject Property to the Purchaser.

8.3. **Free from Encumbrances:** The Subject Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, in general, writs, trusts, provisions, equities, mortgages, liens, etc. The Attachments, Financial Institutions Charges and liabilities whatsoever or whatsoever made or suffered by the Vendor or any person claiming

through the Vendor and the title of the Vendor to the Subject Property is free, clear and unincumbered.

8.4 No Prejudicial Act by the Vendor: The Vendor has not at any time done or omitted or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Subject Property or any part thereof (in all) may be impeached, encumbered or affected in title.

8.5 No Personal Guarantees: The Subject Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

8.6 Urban Land Ceiling & Regulation Act, 1976: That there is no impediment under the provisions of act for the Vendor to grant transfer, convey, sell, assign and execute the land land unto the purchaser in the manner aforesaid.

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

8.8 Permission & Consents: The Vendor has obtained all notices and other clearances, permits and permissions required, if any, to transfer the Subject Property to the Purchaser.

9. **Conveyance to the Purchaser:** In pursuance of the aforesaid Agreement and relying on the aforesaid representations and warranties of the Vendor, the Purchaser has before the execution hereof paid to the Vendor the sum of Rs. 20,00,000/- (Twenty Ten Lakhs) and has the

... in ... of the ...
... ..

10. Transfer

a. **Transfer Made** The Vendor with hereby and hereby and
transfer to and unto the Purchaser, absolutely and forever, free
from all encumbrances of title and every nature whatsoever, the
subject property described in the Schedule below, being:

b. **Said Property** ALL THAT piece and parcel of Ragan Land
measuring 4 Acre more or less which is situated at Manan
Bhagwan Temple, Paragpur, Khamgaon under P.S. Rajarhat, Dist. 24
Pps 100, S.L. No. 11, S.S. No. 100, (mentioned in Reg. No. 436/1982,
Hd. Reg. No. 436, under P.S. Khamgaon, No. 1177 - Trans. No. 2098,
A.D. 1983) Khamgaon, Salf Land Cst., more fully described in
the Schedule below and hereinafter is shown &c. on the Plan
attached hereto.

11. **Other Rights** Encumbrances and all other rights, interests, privileges and
benefits appertaining to the said Property.

12. **Consideration** The aforesaid transfer of the Subject Property is being made
in consideration of sum of Rs. 2,00,000/- (Rupees Twenty Two Lacs only)
and the Vendor with hereby and by the Receipt and Memo below signed
and acknowledged the same.

13. Terms of Transfer

a. **Said Terms** The transfer of the Subject Property being effective
by and from the date of this

- d. Shall be and shall be deemed to be the Vendor of Property Act, 1983.
- e. Absolute, absolute, irrevocable and so on.
- 4. Free from encumbrances free from all encumbrances of any and every nature whatsoever including but not limited to the penalties, attachments, liens, charges, mortgages, leases, tenancies, rights, usufruct rights, claims and statutory prohibitions.
- e. Other Rights together with easements and all other rights, licenses, privileges and benefits appurtenant to the said Property.
- f. Miscellaneous

- a. Delivery of Possession Simultaneously with the execution of these presents when vacant and peaceful possession of the Subject Property is handed over by the Vendor to the Purchaser (Possession Date)

- a. Quiet Enjoyment: The Vendor hereby covenants that the Purchaser shall and may, from time to time and at all times hereafter, peaceably and quietly enter into, hold, possess, use and enjoy the Subject Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties thereto granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be made and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person lawfully or expressly claiming any right or estate therein from under or in trust from the Vendor

c. Outstanding Taxes, Mortgages, and Other Liabilities. All taxes, mortgages, liens, and other liabilities and claims of any kind or nature on the Subject Property (all the Possession Date, whether or not demanded or not, shall be borne, paid and discharged by the Vendor and all Mortgages and other taxes, mortgages, liens, and claims of any kind or nature on the Subject Property from the Possession Date, whether or not demanded or not, shall be borne, paid and discharged by the Purchaser.

d. No Objected to Matters. The Vendor shall declare that the Purchaser is fully entitled to purchase the same in all points and matters, records and the Vendor hereby expressly and irrevocably warrants to the same. The Vendor shall also undertake to co-operate with the Purchaser in all respect to cause matters of the Subject Property in the name of the Purchaser and in this regard shall sign all documents and execute as required; (i) the Purchaser from time to time.

e. Further Aids. The Vendor shall hereby warrant that the Vendor or any person's 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 successors-in-interest of the Purchaser, do and execute or cause to be done and executed all such acts, deeds and things by law or justly necessary to carry the title to the Purchaser to the said Property.

II. Interpretation

- a. Boundary Words meaning the singular number include where the context permits and requires, the plural number and vice versa.
- b. Headings, The headings to this Certificate are inserted for convenience only and shall be ignored in construing the provisions of this Certificate.
- c. Definitions. Words and phrases have been defined in this Certificate to best give and to giving them ordinary meaning. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

SCHEDULE ABOVE REFERED TO

Said PROPERTY

(Subject Matter of Sale)

ALL THAT piece and parts of Bogus Land measuring 9 Cordals more or less which is situated in Mirna Subsector (from Paragona Kikaha north P.N. Kuzuhai, Dist 24 Pgs (N), J.L. No. 13, R.S. No. 158, comprised in Dag No. 429 and 126 Pgs No. 438, under E.R. Section No. 1507 Total No. 2000, A.T.S.H.) Belonging to Salt Lake City, which is bounded and bounded as follows:

- On the North - Dag No. 413
- On the South - Dag No. 454
- On the East - Dag No. 411
- On the West - I.F.P. with Common Passage

IN WITNESS WHEREOF the VENDOR has set and submitted its hands on the
day month and year above written

SIGNED, SEALED & DELIVERED
by the VENDOR in witness
in the presence of

Substate Florida
VIII- Reception
10 + 10 - Lyndal
KJ - 70125

James Bell

SIGNATURE OF VENDOR

RECEIPT

RECEIVED a sum of **₹25,00,000/-** (Rupees Twenty Five Lacs) from the sum of **₹25,00,000/-** according to Memo of Consideration, as per below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
₹10,00,000/-	19.03.2012	65331	HDFC Overseas Bank Mumbai Branch	Tapak Kumar Jadhav
₹15,00,000/-	19.03.2012	105007	HDFC Overseas Bank Mumbai Branch	Tapak Kumar Jadhav
₹25,00,000/-	Rupees Twenty Five Lacs Only			

WITNESSES

Suresh Mandel

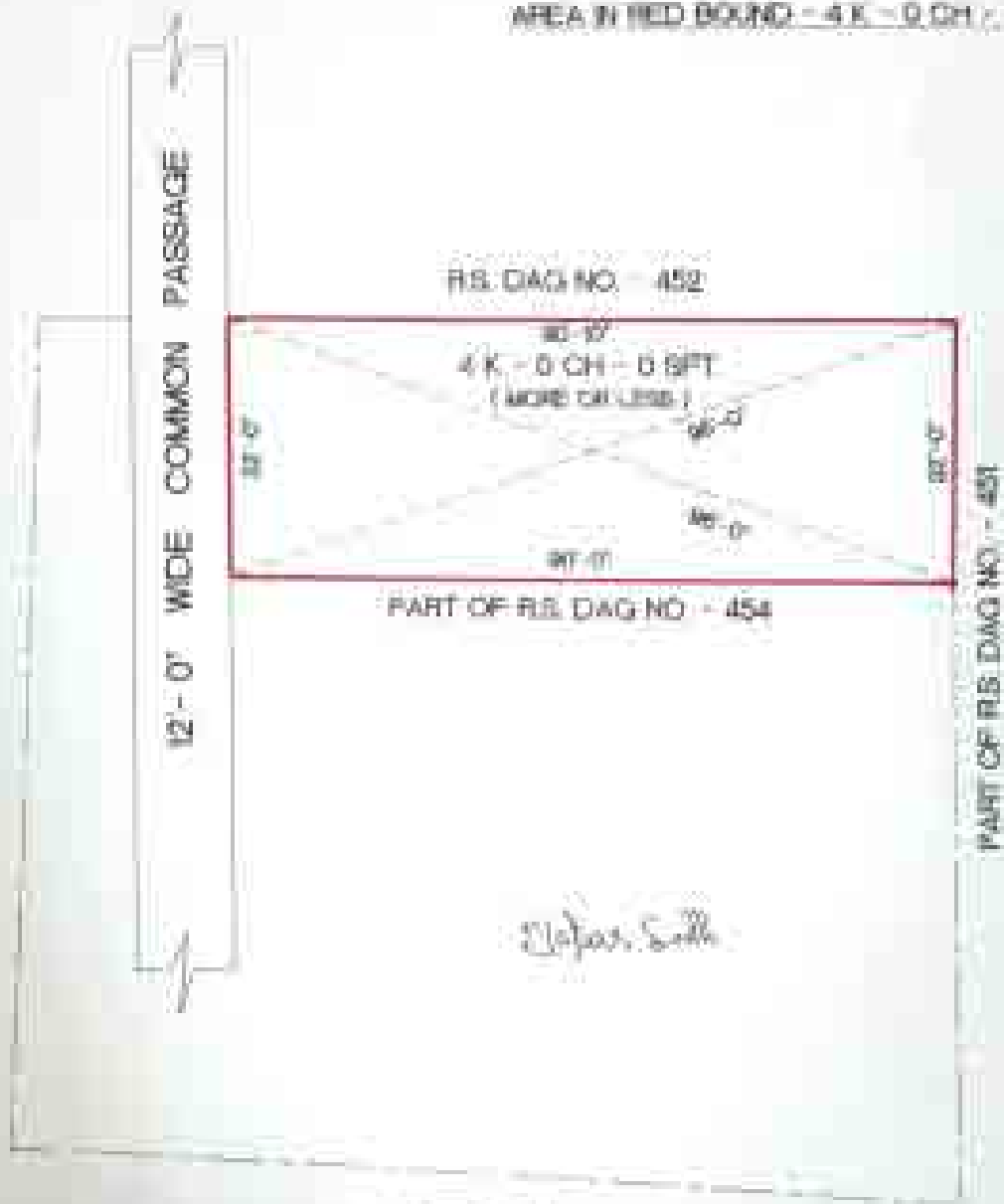
Tapak Jadhav

SIGNATURE OF THE DEBTEE

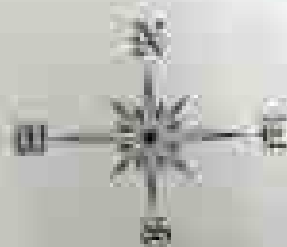
*✓ Signed by
Tapak Jadhav
19/3/12*

SITE PLAN OF LAND AT R.S. DAG NO. - 454 (PART) WHOSE R.S. DAG NO. - 426 (PART) AT MOUZA - REKJUANI J.L. NO. - 13, R.S. NO. - 198, R.S. KHATIAN NO. - 1377, TOUZI NO. - 2998, P.S. - RAJARHAT, DIST. - NORTH 24 PRGS.

AREA IN RED BOUND - 4 K - 0 CH - 0 SFT.



SITE PLAN
(not to scale)



BIG. OF YENDRE

FORM FOR TEN FINGERPRINTS

1						
	<p><i>Ulfias Sult</i></p>	Little	Ring	Middle <small>(Left)</small>	Fore <small>(Left)</small>	Thumb
						
		Thumb	Fore	Middle <small>(Right)</small>	Ring <small>(Right)</small>	Little
2						
	<p><i>Ulfias Sult</i></p>	Little	Ring	Middle <small>(Left)</small>	Fore <small>(Left)</small>	Thumb
						
		Thumb	Fore	Middle <small>(Right)</small>	Ring <small>(Right)</small>	Little



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

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

On

Payment of Fees:

On 08/10/2012

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

Presented for registration at 16.20 hrs on 08/10/2012, at the Private residence by Tapas Lochi
 Executive

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

Execution is admitted on 08/10/2012 by

1. Tapas Lochi son of Sanku Bandhu Lochi, Pochpore, Indrapur, Thana-Rajarhat, P.O. =
 District-North 24-Parganas, WEST BENGAL, India, Pin - 700135. By Caste Hindu. By Profession
 Business

Identified By S Mandal, son of H Mandal, Pochpore, Thana-Rajarhat, P.O. = District-North
 24-Parganas, WEST BENGAL, India, Pin - 700135. By Caste Hindu. By Profession Business.

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

On 09/10/2012

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,
 Article number - 23, 4 of Indian Stamp Act 1899

Payment of Fees:

Amount By Cash

Rs. 2750/- on 08/10/2012

(Under Article - A(1) = 27489/- & E = 14/- on 09/10/2012)

Certificate of Market Value(WB PUVI rules of 2001)

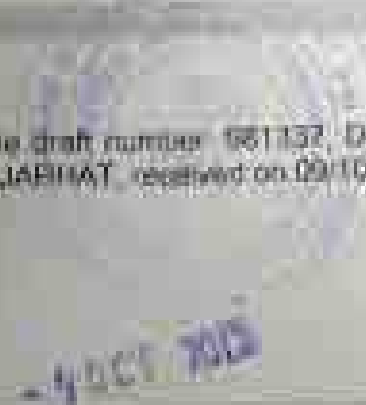
Certified that the market value of the property which is the subject matter of the deed has been
 assessed at Rs. 25,00,000/-

Certified that the required stamp duty of this document is Rs. - 125000/- and the Stamp duty paid as
 Impresive Rs. - 100/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 35000/- is paid by the draft number - 681132, Draft Date 08/10/2012, Bank Name State Bank of
 India, CHINAI PARK, RAJARHAT, received on 09/10/2012



(Debasish Dhar)
 ADDITIONAL DISTRICT SUB-REGISTRAR

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

Endorsement Page 1 of 2

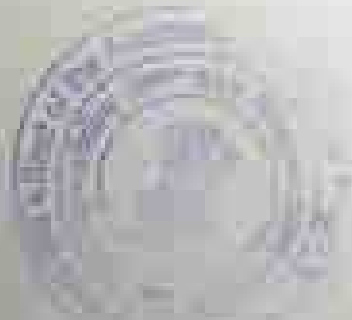


Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District-North 24 Parganas

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

2. Rs. 45000/- in full, by the draft number- 981338, Draft Date 08/10/2012, Bank Name: State Bank of India, CHINAR PARK, RAJARHAT, received on 08/10/2012.
3. Rs. 45000/- in part, by the draft number- 981338, Draft Date 08/10/2012, Bank Name: State Bank of India, CHINAR PARK, RAJARHAT, received on 08/10/2012.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



- 9 OCT 2012

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR
Endorsement Page 2 of 2

Certificate of Registration under sections 69 and 70B, 111

Registered to State : J
CD Number issued to :
Page No. (as per) : 2007
Issued for : 12000 for the year 2013.




Sub-Registrar, 08-October-2012
NATIONAL DISTRICT SUB-REGISTRAR
Office of the S.D. S.P. BISHNUPUR
Barr Bangle