

5014/16

RG-324

5588/2016

भारतीय गैर न्यायिक

दस
रुपये
₹.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

97AA 273723

535
9.6.16
C.No-1456/16
300-
5/6/16



Certified that the Document is admitted to Registration. The Signatures Sheet and the endorsement sheet attached to the document are the part of the Document.

[Signature]
Additional Registrar
of Assurance-IV, Kolkata

16 JUN 2016

[Signature]
Additional Registrar of
Assurances-IV, Kolkata

CONVEYANCE

1. Date: 9th June, 2016

2. Place: Kolkata

3. Parties

[Signature]

Partha Guri

[Signature] Partha Guri
B Thapa
S. Banerjee
S. Banerjee
[Signature]

[Signature]
B Thapa
S. Banerjee
M. Banerjee
S. Banerjee
[Signature]

172 101

SAHA & RAY

Advocates
3A/1, 3rd Floor, Hastings Chambers
7C, Kiran Shankar Roy Road
Kolkata - 700001

NAME.....
ADD.....
Rs.....
- 7 MAR 2016
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C.C. Court
2 & 3 R.S. Roy Road, N.C.R.S.

- 7 MAR 2016
- 7 MAR 2016

Anand Guha's



Se
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 9 JUN 2016



ভারত সরকার
Unique Identification Authority of India
সংগঠিত ভারত

তালিকাভুক্তির আইডি / Enrollment No.: 1111/75487/02188

To
Rahdha Khadkachhetri
রহধা খড়কাচহেট্রি
25/01/2014
SUBHASH PALLY 2
SOUTH HATIARA
Rajshahi Gopaipur(M)
Hatiara, North 24 Parganas
West Bengal - 700157



KL741025425FT
74102542



আপনার আধার সংখ্যা / Your Aadhaar No. :

3182 5898 9692

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



রহধা খড়কাচহেট্রি
Rahdha Khadkachhetri
পিতা : মোহন চহেট্রি
Father : Mohan Chhetri

জন্মতারিখ/DOB: 01/01/1949
লিঙ্গ / Female

3182 5898 9692



আধার - সাধারণ মানুষের অধিকার

ডেপুটি কমিশনার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



উদ্যোগ পরিচালনা
আধার
ঠিকানা: সুভাষ পল্লী
দক্ষিণ হাতিয়ারা
রাজহাট গোপালপুর (এম), হাতিয়ারা
উত্তর ২৪ পরগণা, পশ্চিম বঙ্গ

উদ্যোগ পরিচালনা
আধার
Authentication Authority of India


Address: SUBHASH PALLY
2, SOUTH HATIARA
Rajarhat Gopalpur(M), North
24 Parganas, Hatiera, West
Bengal, 700157

3182 5898 9692


1947
toll free 1947


help@uidai.gov.in


www.uidai.gov.in


Additional Registrar of
Assurance & Uda



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/171044

পরিচয় পত্র



Elector's Name : DANLAN-CHIRANJIT

নির্বাচকের নাম : ডানলান চিরঞ্জিত

Father/Mother/
Husband's Name : PRATAP

পিতা/মাতা/স্বামীর নাম : প্রতাপ

Sex : M

সিঙ্গল : পুরুষ

Age as on 1.1.1995 : 48

১১.১.৯৫-এ বয়স : ৪৮

চীরঞ্জি ১৭২-১১

Address PART NO : 58
RAJARHAT GOPALPUR
NORTH, 24 - PARGANAS

ঠিকানা
পার্ট নং: ৫৮
রাজারহাট গোপালপুর
উত্তর ২৪ - পরগনা

Facsimile Signature
Electoral Registration Officer

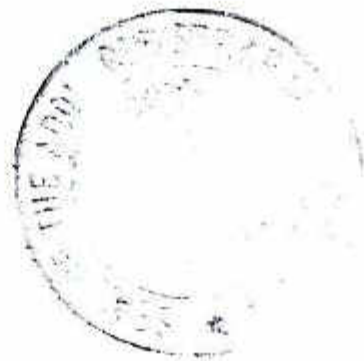
নির্বাচক-নিবন্ধন অধিকারিক
For 091-RAJARHAT(S.C) Assembly Constituency
০৯১-রাজারহাট (স.স.) বিধানসভা নির্বাচন ক্ষেত্র

Place : BARASAT

স্থান : বারাসাত

Date : 29/03/95

তারিখ : ২৯/০৩/৯৫



Additional Registrar of
Assurances in Ontario



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/171204

পরিচয় পত্র



Elector's Name : DANLAN SAMBHU

নির্বাচকের নাম : ডানলান শম্ভু

Father/Mother/

Husband's Name : CHIRANJIT

পিতা/মাতা/স্বামীর নাম: চিরঞ্জিত

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 23

১১১৯৯৫-এ বয়স : ২৩

Sambhu Dasgupta

Address PART NO: 58
RAJARHAT GOPALPUR
NORTH 24 - PARGANAS

ঠিকানা
পাট নং: ৫৮
রাজারহাট গোপালপুর
উত্তর ২৪ পরগনা

Facsimile Signature

Electoral Registration Officer

নির্বাচক নিবন্ধন অধিকারিক

For 091-RAJARHAT(S.C) Assembly Constituency

০৯১-রাজারহাট (স.স.) বিধানসভা নির্বাচন কেন্দ্র

Place : BARASAT

স্থান : বারাসাত

Date : 29/03/95

তারিখ : ২৯/০৩/৯৫



J



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/171205

পরিচয় পত্র



Elector's Name : DANLAN MANI

নির্বাচকের নাম : ডানলান মনি

Father/Mother/

Husband's Name : CHIRANJIT

পিতা/মাতা/স্বামীর নাম : চিরজিত

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 21

১১১৯৯৫-এ বয়স : ২১

Mani Dazmal

Mani Dazmal

Address PART NO 58

RAJARHAT GOPALPUR

NORTH 24 - PARGANAS

ঠিকানা

পার্ট নং ৫৮

রাজারহাট গোপালপুর

উত্তর ২৪ পর্গানা

Facsimile Signature

Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক

For 091-RAJARHAT(S.C) Assembly Constituency

০৯১-রাজারহাট (স.স) বিধানসভা নির্বাচন ক্ষেত্র

Place : BARASAT

স্থান : বারাসাত

Date : 29/03/95

তারিখ : ২৯/০৩/৯৫

Mani Dazmal

7



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/171136

পরিচয় পত্র



Elector's Name : DANLAN SANJIB

নির্বাচকের নাম : ডানলান সঞ্জিব

Father/Mother/

Husband's Name : CHIRANJIT

পিতা/মাতা/স্বামীর নাম : চিরঞ্জিত

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 20

১.১.১৯৯৫-এ বয়স : ২০

Sanjib Darnal

SANJIB DARNAL

Address PART NO: 58
RAJARHAT GOPALPUR
NORTH 24 - PARGANAS

ঠিকানা
পাট নং: ৫৮
রাজারহাট গোপালপুর
উত্তর ২৪: পরগনা

Facsimile Signature
Electoral Registration Officer

নির্বাচক নিবন্ধন অফিসার ক

For 091-RAJARHAT(S.C) Assembly Constituency

০৯১-রাজারহাট (স.প.) বিধানসভা নির্বাচন ক্ষেত্র

Place : BARASAT


স্থান : বারাসাত

Date : 29/03/95


তারিখ : ২৯/০৩/৯৫

Handwritten scribbles and a signature-like mark.




ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/171085
পরিচয় পত্র



Elector's Name : DANLAN BEAUTI
নির্বাচকের নাম : ডানলান বিহুটি
Father/Mother/
Husband's Name : CHIRANJIT
পিতা/মাতা/স্বামীর নাম : চিরঞ্জিৎ
Sex : F
লিঙ্গ : স্ত্রী
Age as on 1.1.1995 : 18
১১১১১১-এ বয়স : ১৮

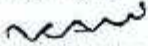


Beauty Thapa

Beauty Thapa

Address PART NO 58
RAJARHAT GOPALPUR
NORTH 24 - PARGANAS

ঠিকানা : পল্টন নং ৫৮
রাজারহাট গোপালপুর
উত্তর ২৪ পরগনা


Facsimile Signature
Electoral Registration Officer

নির্বাচক নিবন্ধন অধিকারিক
For 091-RAJARHAT(S.C) Assembly Constituency
০৯১-রাজারহাট (স.স.) বিধানসভা নির্বাচন কেন্দ্র

Place : BARASAT

স্থান : বরাসাত

Date : 29/03/95

তারিখ : ২৯/০৩/৯৫





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

GGC3868924

পরিচয় পত্র



Elector's Name Partha Giri

নির্বাচকের নাম পাৰ্থ গিৰি

Mother's Name Shashi Giri

মাতার নাম শশী গিৰি

Sex M
লিঙ্গ পুং
Date of Birth 1.1.2005
১ জানুৱাৰী ২০০৫ এ বছৰ

Partha Giri

Address:

Narayanata (Paschim) 20 Rajarhat North 24 Parganas
700059

ঠিকানা:

নারায়নতা (পশ্চিম) ২০ রাজহাট উত্তর ২৪ পরগণা ৭০০০৫৯



Facsimile Signature
Ejector Registration Officer
নির্বাসক নিবন্ধন অফিসার

Assembly Constituency: 91-Rajarhat (SC)

নির্বাসক নিবন্ধন কেন্দ্র: রাজহাট (সি.সি.)

District: North 24 Parganas জেলা উত্তর ২৪ পরগণা



Date: 24.05.2006 তারিখ: ২৪.০৫.২০০৬

111942



↑
Ejector Registration Officer


 ভারতের নির্বাচন কমিশন
 परिचय पत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD
 YCW0776559

নির্বাচকের নাম : ওয়াসিম আলি
 Elector's Name : Waseem Ali
 পিতার নাম : নিয়ামত আলি
 Father's Name : Niyamat Ali
 লিঙ্গ / Sex : পুরু / M
 জন্ম তারিখ : 25/08/1980
 Date of Birth :

Waseem Ali

YCW0776559
 ঠিকানা:
 চণ্ডীগড়, গঙ্গানগর বারাসাত উত্তর 24 পরগণা
 700132

Address:
CHANDIGARH GANGA-NAGAR
BARASAT NORTH 24 PARGANAS
 700132

Date: 13/04/2009
 118-মধ্যগ্রাম নির্বাচন ক্ষেত্রে নির্বাচক নিবন্ধন
 আধিকারিকের স্বাক্ষরের অনুকৃতি
 Facsimile Signature of the Electoral
 Registration Officer for
 118-Madhyamgram Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় কোটার সিনে নাম
 রোলস ও একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার
 জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নথিটি উল্লেখ করুন।
 In case of change in address mention the Card No.
 In the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

185-2681




Additional Registrar of
Assurances-IV, Kolkata

ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/540405

পরিচয় পত্র



Elector's Name : JAFAR

নির্বাচকের নাম : জাফর

Father/Mother/

Husband's Name : SAHEB

পিতা/মাতা/স্বামীর নাম : সাহেব

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 25

১.১.১৯৯৫-এ বয়স : ২৫

ডায়েরী নং ১৯৯৫

Address PART NO: 181
RAJARHAT BISHNUPUR 1
NORTH 24 - PARGANAS

ঠিকানা পট নং: ১৮১
রাজারহাট বিষ্ণুপুর ১নং
উত্তর ২৪ - পরগনা

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অফিসার

For 091-RAJARHAT(S.C) Assembly Constituency
০৯১-রাজারহাট (ত.পঃ) বিধানসভা নির্বাচন ক্ষেত্র

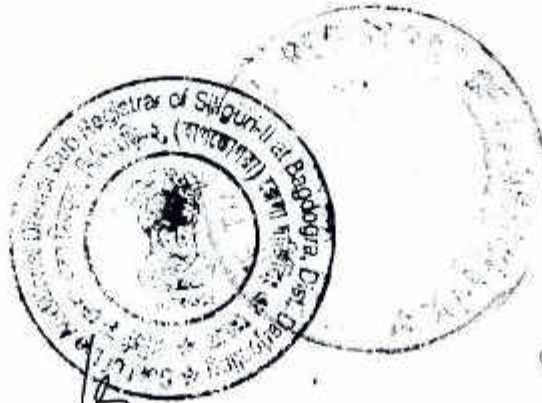
Place : BARASAT

স্থান : বারাসাত

Date : 06/04/95

তারিখ : ০৬/০৪/৯৫

ডায়েরী নং ১৮১



Additional Registrar
Siliguri-II at Baraboga, Dist. Darjeeling

Additional Registrar of
Assurances, Kolkata

9-DEC-2014

9-DEC 2014





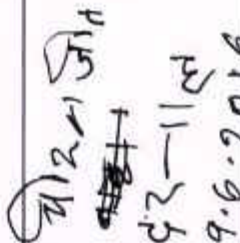


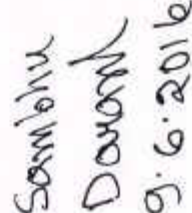


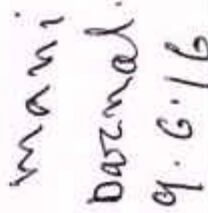
Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19040000795838/2016









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

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|----------|---|--|---|
| 1 | Chiranjit Darnal Alias Chiranjeet Darnal Hatiara, Arunachal, P.O:- Ghuni, P.S:- New Town, District:-North 24- Parganas, West Bengal, India, PIN - 700059 | Seller |  | 3123  |  9.6.2016 |
| 2 | Sambhu Darnal Alias Shambhu Darani Hatiara, Arunachal, P.O:- Ghuni, P.S:- New Town, District:-North 24- Parganas, West Bengal, India, PIN - 700059 | Seller |  | 3129  |  9.6.2016 |
| 3 | Mani Darnal Alias Moni Darnal Hatiara, Arunachal, P.O:- Ghuni, P.S:- New Town, District:-North 24- Parganas, West Bengal, India, PIN - 700059 | Seller |  | 3125  |  9.6.16 |



ADDITIONAL RECEIPT
OF ARTS & SPECIAL SERVICES
- 9 JUN 2016



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

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|--|---|--|------------------------------|
| 4 | Beauty Thapa Alias Beauti Thapa Hatiara, Arunachal, P.O:- Ghuni, P.S:- New Town, District:-North 24- Parganas, West Bengal, India, PIN - 700059 | Seller |  | 3126  | Beauty Thapa 9.6.16 |
| 5 | Partha Giri Baguiati, Desh Bandhu Nagar (Near Durga Bhaban), W, P.O:- Desh Bandhu Nagar, P.S:- New Town, District:-North 24- Parganas, West Bengal, India, PIN - 700059 | Seller |  | 3127  | Partha Giri 9/6/16 |
| 6 | Amal Guchait 22, Seth Bagan Road, P.O:- Seth Bagan, P.S:- Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700030 | Represent ative of Buyer [Samridhip uran Nirman Private Limited] |  | 3128  | Amal Guchait 09/06/16 |
| 7 | Jafar Ali Mondal Raigachi, Gayenpara, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 | Attorney of Seller [Radha Chetri] |  | 3122  | Jafar Ali Mondal 09/06/16 |

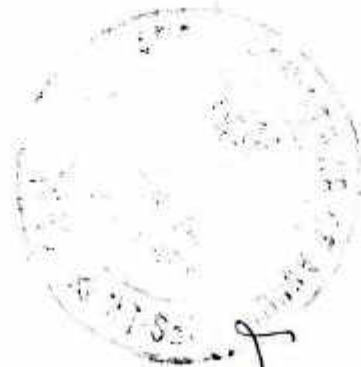


ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
- 9 JUN 2016

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

| SI No. | Name of the Executant | Category | | Finger Print | Signature with date |
|--------|--|---|---|--|-------------------------------|
| 8 | Mr Sanjib Damal Alias Mr Danlan Sanjib Hatiara, arunachal, P.O:- Ghuni, P.S:- New Town, District:-North 24- Parganas, West Bengal, India, PIN - 700059 | Seller |  | 3129  | Sanjib D Damal 5.6.2016 |
| SI No. | Name and Address of identifier | Identifier of | | Signature with date | |
| 1 | Waseem Ali Son of Niyamat Ali Chandigarh, P.O:- Ganganagar, P.S:- Barasat, District:-North 24- Parganas, West Bengal, India, PIN - 700132 | Chiranjit Darnal, Sambhu Darnal, Mani Darnal, Beauty Thapa, Partha Giri, Amal Guchait, Jafar Ali Mondal, Mr Sanjib Darnal | | Waseem Ali 9/6/16 | |

(Asit Kumar Joarder)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 9 JUN 2016

- 3.1 **Radha Chetri alias Radha Chhetri alias Radha Khadkachhetri**, wife of Late Balaram Chetri and daughter of Late Mohanlal Chetri *alias* Mohan Lal Chetri, by faith Hindu, by nationality Indian, by occupation Housewife, residing at Subhash Pally 2, South Hatiara, Post Office Ghuni, Kolkata-700157, Police Station New Town, District North 24 Parganas, represented by his constituted attorney, **Jafar Ali Mondal**, son of Saheb Ali Mondal, by faith Muslim, by nationality Indian, by occupation Business, residing at Raigachi, Gayenpara, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas (**PAN ASQPM0213R**)
- 3.2 **Chiranjit Darnal alias Chiranjeet Darnal**, son of Pratap Darnal, by faith Hindu, by nationality Indian, by occupation Retired Person, residing at Hatiara, Arunachal, Post Office Ghuni, Kolkata-700059, Police Station New Town, District North 24 Parganas
- 3.3 **Sambhu Darnal alias Danlan Sambhu alias Shambhu Darnal**, son of Chiranjit Darnal *alias* Chiranjeet Darnal, by faith Hindu, by nationality Indian, by occupation Service, residing at Hatiara, Arunachal, Post Office Ghuni, Kolkata-700059, Police Station New Town, District North 24 Parganas (**PAN AOGPD4414H**)
- 3.4 **Mani Darnal alias Moni Darnal alias Danlan Mani**, son of Chiranjit Darnal *alias* Chiranjeet Darnal, by faith Hindu, by nationality Indian, by occupation Service, residing at Hatiara, Arunachal, Post Office Ghuni, Kolkata-700059, Police Station New Town, District North 24 Parganas
- 3.5 **Sanjib Darnal alias Danlan Sanjib**, son of Chiranjit Darnal *alias* Chiranjeet Darnal, by faith Hindu, by nationality Indian, by occupation Business, residing at Hatiara, Arunachal, Post Office Ghuni, Kolkata-700059, Police Station New Town, District North 24 Parganas
- 3.6 **Beauty Thapa alias Beauti Thapa nee Darnal**, wife of Shyam Thapa and daughter of Chiranjit Darnal *alias* Chiranjeet Darnal, by faith Hindu, by nationality Indian, by occupation Housewife, residing at Hatiara, Arunachal, Post Office Ghuni, Kolkata-700059, Police Station New Town, District North 24 Parganas
- 3.7 **Partha Giri**, son of Late Chandī Charan Giri and Late Shashi Giri *alias* Sashi Giri *alias* Sasi Giri, by faith Hindu, by nationality Indian, by occupation Self Employed, residing at Baguiati, Desh Bandhu Nagar (Near Durga Bhaban), West Narayan Tala, Post Office Desh Bandhu Nagar; Kolkata-700059, Police Station New Town, District North 24 Parganas (**PAN ALMPG6086D**)

(collectively **Vendors**, includes successors-in-interest)

And

- 3.8 **Samridhipuran Nirman Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 27, Biplabi Trailakya Maharaj Sarani, Post Office Hare Street, Kolkata-700001, Police Station Hare Street (**PAN AATCS2445M**), represented by its authorized signatory, **Amal Guchait**, son of Madan Mohan Guchait, by faith Hindu, by nationality Indian, by occupation Service, of 22, Seth Bagan Road, Post Office Seth Bagan, Kolkata-700030, Police Station Dum Dum (**PAN BCZPG3000Q**)

(**Purchaser**, includes successors-in-interest).

5/2/2023

Partha Giri

2

R

B Thapa

S.D.

M. Darnal

S. Darnal

7/2-15/11/23



ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
- 9 JUN 2016

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 1.08 (one point zero eight) decimal [equivalent to (1) 0.6534 (zero point six five three four) *cottah* and (2) 43.7055 (forty three point seven zero five five) square meter], more or less, out of 18 (eighteen) decimal, being a portion of R.S./L.R. *Dag* No. 627, recorded in L.R. *Khatian* No. 2969, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet* (RBGP), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Said Property**) and more fully described in the **Schedule** below and the said *Dag* No. 627 is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendors represent and warrant to and covenant with the Purchaser regarding title as follows:

- 5.1.1 **Purchase of Larger Property:** By a Deed of Sale in Bengali language (*Bikroy Kobala*), registered in the Office of the Sub Registrar, Bhangore, South 24 Parganas, in Book No. I, Volume No. 120, at Pages 23 to 27, being Deed No. 7399 for the year 1989, Mohanlal Chetri *alias* Mohan Lal Chetri, son of Lal Bir Chetri *alias* Nambir Chetri purchased from (1) Nazrul Islam and (2) Golapnechha Bibi, land classified as *sali* (agricultural) measuring 3.6 (three point six) decimal, more or less, out of 18 (eighteen) decimal, being a portion of R.S./L.R. *Dag* No. 627, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Larger Property**), free from all encumbrances.

- 5.1.2 **Mutation:** Mohanlal Chetri *alias* Mohan Lal Chetri, got his name mutated in the records of Block Land and Land Reforms Office, Rajarhat, in L.R. *Khatian* No. 2969.

- 5.1.3 **Demise of Mohanlal Chetri *alias* Mohan Lal Chetri:** On 7th September, 2002, Mohanlal Chetri *alias* Mohan Lal Chetri, a Hindu, governed by the Hindu Law of inheritance, died *intestate*, leaving behind him surviving, his 3 (three) sons, namely, (1) Dipak Chetri *alias* Chhtry Dipu *alias* Dipu Chhetri (2) Kundan Chetri and (3) Keshab Chetri and his 7 (seven) daughters, namely, (1) Radha Chetri *alias* Radha Chhetri *alias* Radha Khadkachhetri (Vendor No. 3.1 herein) (2) Shobha Singh *alias* Sobha Singh *alias* Sova Singh (3) Ratna Maya Gurung (4) Mina Gurung (5) Bulu Darnal (6) Shashi Giri *alias* Sashi Giri *alias* Sasi Giri and (7) Ruma Sharma, as his only legal heirs and heiresses, who jointly and in equal share, inherited the right, title and interest of Late Mohanlal Chetri *alias* Mohan Lal Chetri in the Larger Property, free from all encumbrances.

5/12/20

Partha Giri

3



B. Thapa

SP

M. Darnal

S. Darnal





1885
- 9

- 5.1.4 **Demise of Bulu Darnal:** On 20th October, 2008, Bulu Darnal, a Hindu, governed by the Hindu Law of inheritance, died *intestate*, leaving behind her surviving, her husband, Chiranjit Darnal *alias* Chiranjeet Darnal (Vendor No. 3.2 herein), her 3 (three) sons, namely, (1) Sambhu Darnal *alias* Danlan Sambhu *alias* Shambhu Daranl (Vendor No. 3.3 herein) (2) Mani Darnal *alias* Moni Darnal *alias* Danlan Mani (Vendor No. 3.4 herein) and (3) Sanjib Darnal *alias* Danlan Sanjib (Vendor No. 3.5 herein) and her only daughter, Beauty Thapa *alias* Beauti Thapa *nee* Darnal (Vendor No. 3.6 herein), as her only legal heirs and heiress, who jointly and in equal share, inherited the right, title and interest of Late Bulu Darnal in the Larger Property, free from all encumbrances.
- 5.1.5 **Demise of Shashi Giri *alias* Sashi Giri *alias* Sasi Giri:** On 19th June, 2009, Shashi Giri *alias* Sashi Giri *alias* Sasi Giri, a Hindu, governed by the Hindu Law of inheritance, died *intestate*, leaving behind her surviving, her only son, Partha Giri (Vendor No. 3.7 herein), as her only legal heir, who solely inherited the right, title and interest of Late Shashi Giri *alias* Sashi Giri *alias* Sasi Giri in the Larger Property, free from all encumbrances.
- 5.1.6 **Absolute Ownership of Vendors:** In the abovementioned circumstances, the Vendors have become the joint and absolute owners of the Said Property out of the Larger Property, free from all encumbrances.
- 5.1.7 **Grant of Said POA:** By a Power of Attorney in Bengali language (*Aamoktamama*) dated 27th April, 2016, registered in the Office of the Additional District Sub-Registrar, Rajarhat, New Town, in Book No. IV, Volume No. 1523-2016, at Pages 6213 to 6227, being Deed No. 152300332 for the year 2016 (**Said POA**), Radha Chetri *alias* Radha Chhetri *alias* Radha Khadkachhetri (Vendor No. 3.1 herein) appointed Jafar Ali Mondal as her constituted attorney to sell her share in the Larger Property vis-à-vis the Said Property and the Said POA is still valid and subsisting and has not been revoked or rescinded by the grantor of the Said POA.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.

13/2/2018 Partha Giri

B Thapa

S. Darnal
M. Darnal
S. Darnal

15/12/18



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 9 JUN 2016

- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchaser is that the Vendors shall sell the Said Property to the Purchaser, free from all encumbrances of any, and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.
- 6.2 **Surrender of Rights by Ms. Vinita Jain:** Ms. Vinita Jain of 99A, Park Street, Kolkata-700016 has agreement and possessory right over the Said Property and the Purchaser agrees to settle all rights/claims of Ms. Vinita Jain at own cost and responsibility and confirms and assures that the Vendors shall have no responsibility or obligation in this regard.

7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *sali* (agricultural) measuring 1.08 (one point zero eight) decimal [equivalent to (1) 0.6534 (zero point six five three four) *cottah* and (2) 43.7055 (forty three point seven zero five five) square meter], more or less, out of 18 (eighteen) decimal, being a portion of R.S./L.R. *Dag* No. 627, recorded in L.R. *Khatian* No. 2969, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No. 627 is delineated and demarcated on the

32202 Partha Giri

B. Thapa
S.P.
M. Dasgupta
S. Banerjee

Prithvi



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 9 JUN 2010

Plan annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.6,53,397/- (Rupees six lac fifty three thousand three hundred and ninety seven) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt And Memo of Consideration hereunder written, admit and acknowledge.

8. Terms of Transfer

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

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

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

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

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

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Vendors.

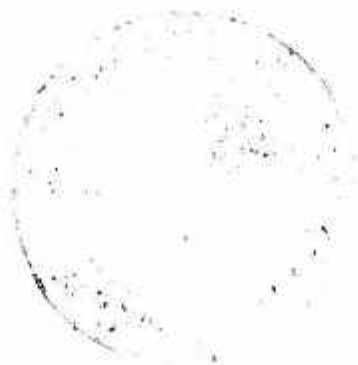
8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

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

By *Partha Giri*

B. Thapa
S.D.
M. Dey
S. Dey

21/2-1/5/14



9 2016

- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendors, the Vendors shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendors hereby expressly waive, surrender and give up each and every one of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property from agricultural to non-agricultural/housing for construction of a housing complex and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining agricultural and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof from agricultural to non-agricultural/housing and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Title Documents:** Simultaneously herewith, the Vendors have handed over all original title papers and documents in respect of the Said Property to the Purchaser.
- 8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times hereafter,

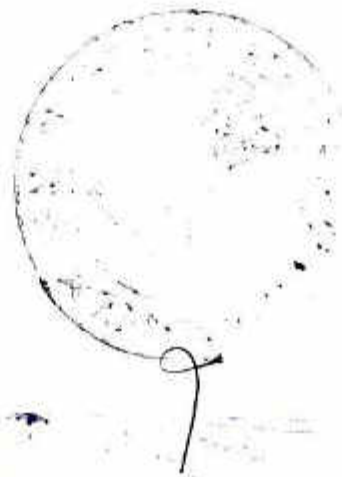
5/2/2025

Partha Giri ?

B Thapa

Sr
M. Saha
S. Dasgupta

4/2-1 5/1/25



- 9 Jun 2016

upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**Schedule
(Said Property)**

Land classified as *sali* (agricultural) measuring 1.08 (one point zero eight) decimal [equivalent to (1) 0.6534 (zero point six five three four) *cottah* and (2) 43.7055 (forty three point seven zero five five) square meter], more or less, out of 18 (eighteen) decimal, being a portion of R.S./L.R. *Dag* No. 627, recorded in L.R. *Khatian* No. 2969, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No. 627 is delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No. 1039 of *Mouza* Raigachi Sheet No. 2 and R.S./L.R. *Dag* Nos. 624 and 625
On the East : By R.S./L.R. *Dag* Nos. 625 and 628
On the South : By R.S./L.R. *Dag* No. 629
On the West : By R.S./L.R. *Dag* No. 1039 of *Mouza* Raigachi Sheet No. 2

Together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

| <i>Mouza</i> | R.S./ L.R. <i>Dag</i> No. | L.R. <i>Khatian</i> Nos. | Nature of Land | Total Area of <i>Dag</i> (In Decimal) | Total Area Sold (In Decimal) | Name of Recorded Owner |
|--------------|------------------------------------|--------------------------------|----------------------|--|---------------------------------------|------------------------------|
| Raigachi | 627 | 2969 | <i>Sali</i> | 18 | 1.08 | Mohanlal Chetri |

9. Execution and Delivery

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





[Jafar Ali Mondal, as constituted attorney
of
Radha Chetri *alias* Radha Chhetri *alias*
Radha Khadkachhetri]

[Chiranjit Darnal *alias* Chiranjeet
Darnal]



9 JUN 2010

Sambhu Darnal
[Sambhu Darnal alias Danlan Sambhu
alias Shambhu Darnal]

Mani Darnal
[Mani Darnal alias Moni Darnal alias
Danlan Mani]

Sanjib Darnal
[Sanjib Darnal alias Danlan Sanjib]

Beauty Thapa
[Beauty Thapa alias Beuti Thapa nee
Darnal]

Partha Giri

[Partha Giri]

[Vendors]

Read over and explained the contents of this document by me to the Vendors in their vernacular language, who after understanding the meaning and purport of this document, put their respective signature/LTI in my presence.

Signature Waseem Ali

Samridhipurn Nirman Pvt. Ltd.

Anil Guha

Director / Authorised Signatory

[Purchaser]

Drafted by:

Shuvodip
(Shuvodip Chakraborty)
Advocate
High Court, Calcutta
F/124/14

Witnesses:

Signature Waseem Ali

Name: Waseem Ali

Father's Name: Niyamat Ali

Address: vill - Daria P.O - Gran
ganagar P.S - Madhyamgram

Signature Swapan

Name: Swapan Kar

Father's Name: R.N. Kar

Address: 7C.K.S. Roy Road
Kolkata - 700001



[Handwritten signature]

- 9 Jan 2016

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 6,53,397/- (Rupees six lac fifty three thousand three hundred and ninety seven)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

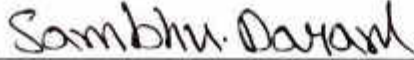
| Mode | Date | Bank | Amount (Rs.) |
|----------------------|------------|--|-------------------|
| Cheque No. 021396 | 09.06.2016 | ICICI Bank, Portuguese Church Street Branch | 4,53,397/- |
| Cheque No. 021395 | 09.06.2016 | ICICI Bank, Portuguese Church Street Branch | 1,00,000/- |
| Cash | 09.06.2016 | Not Applicable | 1,00,000/- |
| Total: | | | 6,53,397/- |



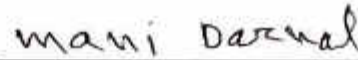
[Jafar Ali Mondal, as constituted attorney
of
Radha Chetri *alias* Radha Chhetri *alias*
Radha Khadkachhetri]



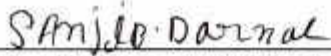
[Chiranjit Darnal *alias* Chiranjeet
Darnal]



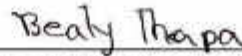
[Sambhu Darnal *alias* Danlan Sambhu
alias Shambhu Daran]



[Mani Darnal *alias* Moni Darnal *alias*
Danlan Mani]



[Sanjib Darnal *alias* Danlan Sanjib]



[Beauty Thapa *alias* Beauti Thapa *nee*
Darnal]



[Partha Giri]

[Vendors]

Witnesses:

Signature Waseem Ali

Name Waseem Ali

Signature Swapan

Name Swapan Khan



— 9 Jun 2018

Plan

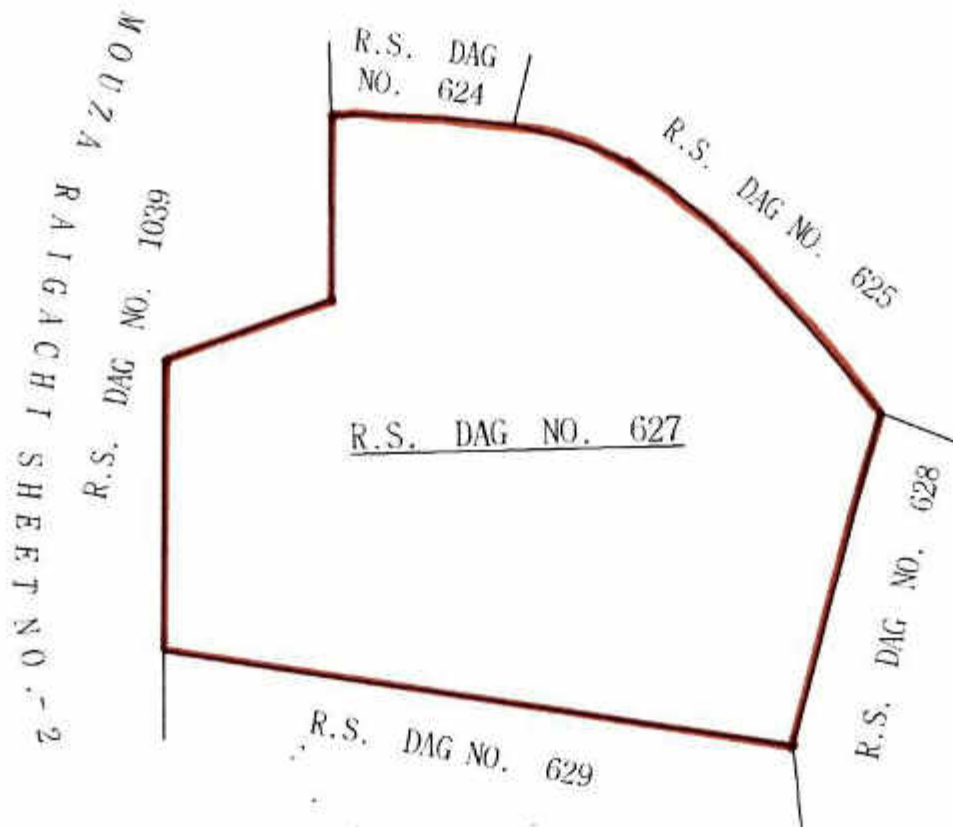
SITE PLAN OF R.S./L.R. DAG NO.- 627, L.R. KHATIAN NO.-2969, MOUZA- RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

Samridhipurn Nirman Pvt. Ltd.

Anand Guha

Director/ Authorised Signatory

TOTAL AREA OF DAG NO. 627 is 18 DECIMAL



Partha Giri

as constituted attorney of
Radha Chettri alias Radha Chettri
alias Radha Khadkanchettri

Partha Giri

NAME & SIGNATURE OF THE VENDOR/S :

Beauty Thapa
Sanjeeb Darnal
mani Darnal
Sambhu Darnal

Sanjeeb Darnal


































LEGEND : 1.0800 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 18 DECIMAL OF R.S./L.R. DAG NO.- 627.

SHOWN THUS :-



ADDITIONAL REGISTRAR
OF ASSURANCES KOLKATA
- 9 JUN 2016

SPECIMEN FORM TEN FINGER PRINTS

| Sl. No. | Signature of the executants and/or purchaser Presentants | | | | | |
|---------|--|---|---|---|---|---|
| |  <i>Anand Suresh</i> |  Little |  Ring |  Middle |  Fore |  Thumb |
| | |  Thumb |  Fore |  Middle |  Ring |  Little |
| |  यशराज यश राज |  Little |  Ring |  Middle |  Fore |  Thumb |
| | |  Thumb |  Fore |  Middle |  Ring |  Little |
| |  Sambhu Daram |  Little |  Ring |  Middle |  Fore |  Thumb |
| | |  Thumb |  Fore |  Middle |  Ring |  Little |



ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
- 9 JUN 2016

SPECIMEN FORM TEN FINGER PRINTS

| | |
|---------|--|
| Sl. No. | Signature of the executants and/or purchaser Presentants |
|---------|--|



Signature
Signature
Signature

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



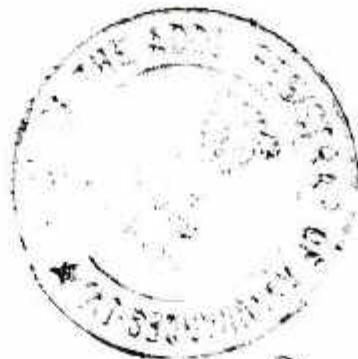
mani
Darnal

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

























Sonjals
Darnal

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



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 9 JUN 2010

SPECIMEN FORM TEN FINGER PRINTS

| Sl. No. | Signature of the executants and/or purchaser Presentants | | | | | |
|---|--|---|---|---|---|--|
|  Beauty Thapa |  Little |  Ring |  Middle |  Fore |  Thumb | |
| | (Left Hand) | | | | | |
| |  Thumb |  Fore |  Middle |  Ring |  Little | |
| | (Right Hand) | | | | | |
|  Partha Giri |  Little |  Ring |  Middle |  Fore |  Thumb | |
| | (Left Hand) | | | | | |
| |  Thumb |  Fore |  Middle |  Ring |  Little | |
| | (Right Hand) | | | | | |
| | | | | | | |
| | (Left Hand) | | | | | |
| | Thumb | Fore | Middle | Ring | Little | |
| | (Right Hand) | | | | | |



ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
- 9 JUN 2010

Dated this 9th day of June, 2016

Between

**Radha Chetri *alias* Radha Chhetri *alias* Radha Khadkachhetri & Ors.
... Vendors**

And

**Samridhipuran Nirman Private Limited
... Purchaser**

CONVEYANCE

Land Measuring
1.08 (one point zero eight) decimal
Portion of
R.S./L.R. Dag No. 627
Mouza Raigachi
Police Station Rajarhat
District North 24 Parganas

Saha & Ray

Advocates
3A/1, 3rd floor
Hastings Chambers
7C, Kiran Sankar Roy Road
Kolkata-700001

Seller, Buyer and Property Details

A. Seller & Buyer Details

| Presentant Details | |
|--------------------|---|
| SL No. | Name and Address of Presentant |
| 1 | Amal Guhait 22, Seth Bagan Road, P.O:- Seth Bagan, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030 |

| Seller Details | |
|----------------|---|
| SL No. | Name, Address, Photo, Finger print and Signature |
| 1 | Chiranjit Darnal (Alias: Chiranjeet Darnal) Son of Pratap Darnal Hatiara, Arunachal, P.O:- Ghuni, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India,; Status : Individual; Date of Execution : 09/06/2016; Date of Admission : 09/06/2016; Place of Admission of Execution : Pvt. Residence |
| 2 | Sambhu Darnal (Alias: Shambhu Daranl) Son of Chiranjit Darnal Hatiara, Arunachal, P.O:- Ghuni, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AOGPD4414H,; Status : Individual; Date of Execution : 09/06/2016; Date of Admission : 09/06/2016; Place of Admission of Execution : Pvt. Residence |
| 3 | Mani Darnal (Alias: Moni Darnal) Son of Chiranjit Darnal Hatiara, Arunachal, P.O:- Ghuni, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,; Status : Individual; Date of Execution : 09/06/2016; Date of Admission : 09/06/2016; Place of Admission of Execution : Pvt. Residence |
| 4 | Beauty Thapa (Alias: Beauti Thapa) Wife of Shyam Thapa Hatiara, Arunachal, P.O:- Ghuni, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,; Status : Individual; Date of Execution : 09/06/2016; Date of Admission : 09/06/2016; Place of Admission of Execution : Pvt. Residence |

Seller Details

| SL No. | Name, Address, Photo, Finger print and Signature |
|------------|--|
| 5 | <p>Partha Giri Son of Late Chandu Charan Giri Baguiati, Desh Bandhu Nagar (Near Durga Bhaban), W, P.O:- Desh Bandhu Nagar, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,; Status : Individual; Date of Execution : 09/06/2016; Date of Admission : 09/06/2016; Place of Admission of Execution : Pvt. Residence</p> |
| 6 | <p>Radha Chetri (Alias: Radha Chhetri) Wife of Balaram Chetri Subhash Pally 2, South Hatiara, P.O:- Ghuni, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,; Status : Individual; Represented by her (1-6) constituted attorney as given below:-</p> |
| 1-6 (1) | <p>Jafar Ali Mondal Son of Saheb Ali Mondal Raigachi, Gayenpara, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ASQPM0213R,; Status : Attorney; Date of Execution : 09/06/2016; Date of Admission : 09/06/2016; Place of Admission of Execution : Pvt. Residence</p> |
| 7 | <p>Mr Sanjib Darnal (Alias: Mr Danlan Sanjib) Son of Chiranjit Darnal Hatiara, arunachal, P.O:- Ghuni, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Individual; Date of Execution : 09/06/2016; Date of Admission : 09/06/2016; Place of Admission of Execution : Pvt. Residence</p> |

| Buyer Details | |
|---------------|--|
| SL No. | Name, Address, Photo, Finger print and Signature |
| 1 | Samridhipuran Nirman Private Limited 27, Biplabi Trailakya Maharaj Sarani, P.O:- Hare Sreet, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AATCS2445M.; Status : Organization; Represented by representative as given below:- |
| 1(1) | Amal Guchait 22, Seth Bagan Road, P.O:- Seth Bagan, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BCZPG3000Q.; Status : Representative; Date of Execution : 09/06/2016; Date of Admission : 09/06/2016; Place of Admission of Execution : Pvt. Residence |

B. Identifire Details

| Identifier Details | | | |
|--------------------|--|---|-----------|
| SL No. | Identifier Name & Address | Identifier of | Signature |
| 1 | Waseem Ali Son of Niyamat Ali Chandigarh, P.O:- Ganganagar, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700132 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, | Chiranjit Darnal, Sambhu Darnal, Mani Darnal, Beauty Thapa, Partha Giri, Amal Guchait, Jafar Ali Mondal, Mr Sanjib Darnal | |

C. Transacted Property Details

| Land Details | | | | | | |
|--------------|---|--|--------------|------------------------|----------------------|---------------------------------|
| Sch No. | Property Location | Plot No & Khatian No/ Road Zone | Area of Land | Setforth Value(In Rs.) | Market Value(In Rs.) | Other Details |
| L1 | District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Raigachhi | LR Plot No:- 627 , LR Khatian No:- 2969 | 1,08 Dec. | 6,53,397/- | 7,65,818/- | Proposed Use: Bastu, ROR: Shali |

| Transfer of Property from Seller to Buyer | | | | |
|---|--------------------|-------------------|------------------|------------------------|
| Sch No. | Name of the Seller | Name of the Buyer | Transferred Area | Transferred Area in(%) |
| | | | | |

| Transfer of Property from Seller to Buyer | | | | |
|---|--------------------|--------------------------------------|------------------|------------------------|
| Sch No. | Name of the Seller | Name of the Buyer | Transferred Area | Transferred Area in(%) |
| L1 | Chiranjit Darnal | Samridhipuran Nirman Private Limited | 0.154286 | 14.2857 |
| | Sambhu Darnal | Samridhipuran Nirman Private Limited | 0.154286 | 14.2857 |
| | Mani Darnal | Samridhipuran Nirman Private Limited | 0.154286 | 14.2857 |
| | Beauty Thapa | Samridhipuran Nirman Private Limited | 0.154286 | 14.2857 |
| | Partha Giri | Samridhipuran Nirman Private Limited | 0.154286 | 14.2857 |
| | Radha Chetri | Samridhipuran Nirman Private Limited | 0.154286 | 14.2857 |
| | Mr Sanjib Darnal | Samridhipuran Nirman Private Limited | 0.154286 | 14.2857 |

D. Applicant Details

| Details of the applicant who has submitted the requisition form | |
|---|--|
| Applicant's Name | Jautush Chaudhuri |
| Address | 7C, Kiran Shankar Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001 |
| Applicant's Status | Advocate |

Office of the A.R.A. - IV KOLKATA, District: Kolkata

Endorsement For Deed Number : I - 190405588 / 2016

| | | | |
|--------------------|----------------------------|----------------------|-------------------|
| Query No/Year | 19040000795838/2016 | Serial no/Year | 1904005014 / 2016 |
| Deed No/Year | I - 190405588 / 2016 | | |
| Transaction | [0101] Sale, Sale Document | | |
| Name of Presentant | Amal Guhait | Presented At | Private Residence |
| Date of Execution | 09-06-2016 | Date of Presentation | 09-06-2016 |

Remarks

On 09/06/2016

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

Presented for registration at 17:35 hrs on : 09/06/2016, at the Private residence by Amal Guhait ,.

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 7,65,818/-

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

Execution is admitted on 09/06/2016 by

Chiranjit Darnal, Alias Chiranjeet Darnal, Son of Pratap Darnal, Hatiara, Arunachal, P.O: Ghuni, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, By caste Hindu, By Profession Retired Person

Indetified by Waseem Ali, Son of Niyamat Ali, Chandigarh, P.O: Ganganagar, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700132, By caste Hindu, By Profession Service

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

Execution is admitted on 09/06/2016 by

Sambhu Darnal, Alias Shambhu Darani, Son of Chiranjit Darnal, Hatiara, Arunachal, P.O: Ghuni, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, By caste Hindu, By Profession Service
Indetified by Waseem Ali, Son of Niyamat Ali, Chandigarh, P.O: Ganganagar, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700132, By caste Hindu, By Profession Service

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

Execution is admitted on 09/06/2016 by

Mani Darnal, Alias Moni Darnal, Son of Chiranjit Darnal, Hatiara, Arunachal, P.O: Ghuni, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, By caste Hindu, By Profession Service
Indetified by Waseem Ali, Son of Niyamat Ali, Chandigarh, P.O: Ganganagar, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700132, By caste Hindu, By Profession Service

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

Execution is admitted on 09/06/2016 by

Beauty Thapa, Alias Beauti Thapa, Wife of Shyam Thapa, Hatiara, Arunachal, P.O: Ghuni, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, By caste Hindu, By Profession House wife

Indetified by Waseem Ali, Son of Niyamat Ali, Chandigarh, P.O: Ganganagar, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700132, By caste Hindu, By Profession Service

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

Execution is admitted on 09/06/2016 by

Partha Giri, Son of Late Chandī Charan Giri, Baguiati, Desh Bandhu Nagar (Near Durga Bhaban), W, P.O: Desh Bandhu Nagar, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, By caste Hindu, By Profession Others

Indetified by Waseem Ali, Son of Niyamat Ali, Chandigarh, P.O: Ganganagar, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700132, By caste Hindu, By Profession Service

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

Execution is admitted on 09/06/2016 by

Mr Sanjib Darnal, Alias Mr Danlan Sanjib, Son of Chiranjit Darnal, Hatiara, arunachal, P.O: Ghuni, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, By caste Hindu, By Profession Business

Indetified by Waseem Ali, Son of Niyamat Ali, Chandigarh, P.O: Ganganagar, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700132, By caste Hindu, By Profession Service

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

Execution is admitted on 09/06/2016 by

Amal Guchait Authorized Signatory, Samridhipuran Nirman Private Limited, 27, Biplabi Trailakya Maharaj Sarani, P.O:- Hare Sreet, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001 Amal Guchait, Son of Madan Mohan Guchait, 22, Seth Bagan Road, P.O: Seth Bagan, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, By caste Hindu, By profession Service

Indetified by Waseem Ali, Son of Niyamat Ali, Chandigarh, P.O: Ganganagar, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700132, By caste Hindu, By Profession Service

Executed by Attorney

Execution by

Jafar Ali Mondal, Raigachi, Gayenpara, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135 Jafar Ali Mondal, Son of Saheb Ali Mondal, Raigachi, Gayenpara, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By profession Business as the constituted attorney of

1. Radha ChetriAlias , Radha Chhetri, Subhash Pally 2, South Hatiara, P.O: Ghuni, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157

Indetified by Waseem Ali, Son of Niyamat Ali, Chandigarh, P.O: Ganganagar, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700132, By caste Hindu, By Profession Service is admitted by him

(Asit Kumar Joarder)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA

On 16/06/2016

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 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,513/- (A(1) = Rs 8,415/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 8,513/-

Description of Draft

1. Rs 8,513/- is paid, by the Draft(8554-16) No: 016118000442, Date: 13/06/2016, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 38,311/- and Stamp Duty paid by Draft Rs 38,311/-, by Stamp Rs 10/-

Description of Stamp

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 172101, Purchased on 07/03/2016, Vendor named S MUKHERJEE.

Description of Draft

1. Rs 38,311/- is paid, by the Draft(8554-16) No: 016117000442, Date: 13/06/2016, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.



(Asit Kumar Joarder)

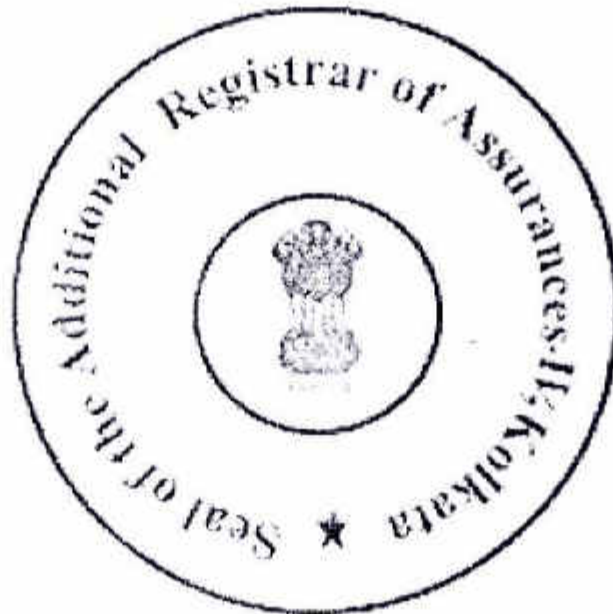
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 211312 to 211353

being No 190405588 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.06.22 10:58:54 +05:30
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 22-06-2016 10:58:53
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)