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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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25/07.19
 Q-10/1173/07

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

Additional District Sub-Registrar,
 Garia South 24 Pargana

25 JUL 2019

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 25th day of July Two Thousand Nineteen(2019) Anno Domini

BETWEEN

নং 1309 তার 15-07-19

খরিদার

সং

শঙ্কর কুমার সরকার
সহকারী জেজ
মেমোরান্ডাম এম. ডি. এম. অফিস
সং ১ নং কলকাতা

T. K. Chakraborti
Advocate
Baruipur Court



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57, 1st Mile Churni
Baruipur Civil Court

Additional District Sub-Registrar
Garia South 24 Parganas

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ATAS PROJECTS PRIVATE LIMITED, (having PAN-AAECA8024D) a Company incorporated under the Indian Companies Act, 1956, having its registered office at 330/2 Kendua Main Road, P.O. Garia, P.S. Patuli, Kolkata-700084, being represented by its Managing Director, **MR. TAPAS CHOUDHURY** (having PAN-AELPC0767M and Phone No. 9007178758), son of Late Bhubaneswar Choudhury, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at 330/2 Kendua Main Road, P.O. Garia, P.S. Patuli, Kolkata-700084, hereinafter called and referred to as the "**VENDOR**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors- in office interest,, executors, administrators, legal representatives and assigns) of the **ONE PART**.

A N D

M/S. PARADISE LAND & HOUSING CO. (having PAN-AIEPK9983A) a proprietorship Firm, having its office at 1D, Milan Park, P.O. Garia, P.S. Patuli, District-South 24-Parganas, Kolkata-700084, being represented by its sold proprietor, **SRI DIPAK KARMAKAR**, (having PAN-AIEPK9983A & Phone-9831007742), son of Late Gopal Chandra Karmakar, by faith-Hindu, by Nationality- Indian, by occupation- Business, residing at 1/11A, Ekta Heights, 56 Raja S.C. Mallick Road, P.O. & P.S. Jadavpur, Kolkata-700032, hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS the Vendor is lawfully seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land measuring more or less 31 Cottahs 14 Chattaks 30 Sq. ft but as per L.R. Records and also Municipal assessment records land measures more or less **50.5 decimals** (the split up of the land being :- 7 decimals (



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as per R.O.R share- 0.5833) out of 12 decimals of Danga Land of R.S.Dag No.170, **L.R.Dag No.183**, R.S.Khatian No.620 plus **6 decimals** (as per R.O.R.share-10000) of Danga of R.S.Dag No.171, **L.R.Dag No.184**, R.S.Khatian No.1317 plus **21 decimals** (as per R.O.R.share-0.8400) out of 25 decimals of Danga of R.S.Dag No.172, **L.R.Dag No.185**, C.S.Khatian No.592, R.S.Khatian No.1232 plus **4.5 decimals** (as per R.O.R.share-0.5000) out of 9 decimals of Danga of R.S.Dag No.173, **L.R.Dag No.186**, R.S.Khatian No.708 plus **3 decimals** (as per R.O.R.share-0.3333) out of 9 decimals of Danga of R.S.Dag No.173/2191, **L.R.Dag No.191**, R.S.Khatian No.1306 plus **4 decimals** (as per R.O.R.share-10000) of Danga of R.S.Dag No.178, **L.R.Dag No.192**, R.S.Khatian No.813 plus **5 decimals** (as per R.O.R.share-10000) of Sali of R.S.Dag No.179, **L.R.Dag No.193**, R.S.Khatian No.817) along with 500 Sq. ft. Tin Shed structure standing thereon situate and lying at **Mouza-Kumrakhali, J.L.No.48, R.S.No.131 Touzi No.260, Pargana-Medanmolla, Police Station at Narendrapur, (Previously Sonarpur) A.D.S.R.office at Garia** comprising in R.S. Nos. 170, 171, 172, 173, 173/2191, 178 & 179, L.R.Dag Nos.183, 184, 185, 186, 191, 192 & 192, appertaining C.S.Khatian No.592, R.S. Khatian Nos.620, 1317, 1232, 708,813,817 & 1306 L.R.Khatian No.2830, Holding No.2102, Dakshin Kumrakhali, Ward No.27 of Rajpur-Sonarpur Municipality, P.S.Sonarpur, District-South 24-Parganas(hereinafter called the SAID PREMISES) fully described in the Schedule A hereunder written and also shown in the map or plan annexed hereto by RED border.

AND WHEREAS One Abdul Rahaman Dhali sold, transferre and conveyed the Danga land measuring 25 decimals in Dag No. 172, Khatian No.592 of Kumrakhali Mouza, J.L.No.48 on 14/12/1948 to Adhar Chandra Ghosal, Tarini Kumar Sarkar and Abul Hasem Sardar, registered at S.R.Baruipur office and recorded in Book No.I, Volume No.66, Pages-143 to 149, being No.5681 for the year 1948.

AND WHEREAS the Santimay Sarkar, son of Late Tarini Kumar Sarkar was seized and possessed of or other wise well and sufficiently entitled to the property in Mouza-



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Kumrakhali, J.L.No.48 comprising in Dag Nos. 170, 171, 172, 173, 173/2191, 178 & 179 appertaining to Khatian Nos. 592, 620, 1317, 1232, 708, 1306, 813 & 817, P.S.Sonarpur, District-South 24-Parganas by purchase through separate sale deed (the split up of the deeds which registered being :- i) on 26/02/1955, Book No.1, being No.1226 for the year 1955 from Uma Sankar Sural, registered at S.R.Baruipur office,(ii) on 18/06/1955, Book No.I, Volume No.58, Pages- 35 to 37, being No.4394 for the year 1955 from Adhar Chandra Ghosal, registered at S.R.Baruipur office, (ii) on 18/06/1955, Book No.I, Volume No.58, Pages- 38 to 41, being No.4395 for the year 1955 from Abdul Hasem Sardar, registered at S.R.Baruipur office,(iv) in the year 1957, Book No.I, being No.1281 for the year 1957 from Parijan Bibi , registered at S.R.Baruipur office , (v) in the year 1958 Book No.I, being No.4916 for the year 1958 from Abdul Rahaman registered at S.R.Baruipur office) and also (vi) the said Tarini Kumar Sarkar,gifted some portion on 4/12/1974 Book No.I, Volume No.75, Pages-246 to 255, being No.4767 for the year 1974, registered at S.R.Sonarpur office.

AND WHEREAS the Santimay Sarkar sold, transferred and conveyed the land measuring more or less 4 Cottahs 14 chattaks 42 Sq.ft. comprising in Dag Nos.172, 178 & 173/2191 appertaining to C.S.Khatian No.592, R.S.Khatian Nos. 1232, 813 & 1306 of Kumrakhali Mouza, J.L.No.48 which was executed on 04/11/1994 also registered to **Sri Asish Chowdhury**,egistered at Sonarpur office and recorded in Book No.I, Volume No.90, Pages 98 to 103, Being No.6151 for the 1994.

AND WHEREAS the Santimay Sarkar sold, transferred and conveyed the land measuring more or less 2 Cottahs 5 chattaks 43 Sq.ft. comprising in Dag Nos.172, 173 & 173/2191 appertaining to C.S.Khatian No.592, R.S.Khatian Nos. 1232, 708 & 1306 of Kumrakhali Mouza, J.L.No.48 which was executed on 09/12/1994 to **Smt. Sanchita Mukherjee**, registered on 06/01/1995 and registered at Sonarpur office and recorded in Book No.I, Volume No.04, Pages- 195 to 200, Being No.216 for the year1995.



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AND WHEREAS the Santimay Sarkar sold, transferred and conveyed the land measuring more or less 6 cottahs 6 Chattaks 40 Sq.ft. comprising in Dag No.172, C.S.Khatian No.592,R.S.Khatian No.1232 of Kumrakhali Mouza, J.L.No.48 on 18/01/1994 to **Sri Debasish Chowdhury**, executed and registered at Sonarpur office and recorded in Book No.I, Being No.219 for the year 1994.

AND WHEREAS the Santimay Sarkar sold, transferred and conveyed the land measuring more or less 5 Cottahs 4 chattaks 1 Sq.ft. comprising in Dag Nos.170, 171, 172 178 & 179 appertaining to C.S.Khatian No.592, R.S.Khatian Nos. 620, 1317,1232, 813 & 817 of Kumrakhali Mouza, J.L.No.48 on 04/11/1994 to **Sri Narayan Chowdhury**, executed and registered at Sonarpur office and recorded in Book No.I, Volume No.90, Pages 104 to 110, Being No.6152 for the year 1994.

AND WHEREAS the Santimay Sarkar sold, transferred and conveyed the land measuring more or less 3 Cottahs 7 chattaks 37 Sq.ft. comprising in Dag Nos.173 & 173/2191 appertaining to C.S.Khatian No.592, R.S.Khatian Nos. 708 & 1306 of Kumrakhali Mouza, J.L.No.48 executed on 09/16/1994 to **Sri Debasish Chowdhury & Sri Ashish Chowdhury** registered on 6/1/1995 and registered at Sonarpur office and recorded in Book No.I, Volume No.4, Pages-206 to 211, Being No.218 for the year 1994.

AND WHEREAS the Santimay Sarkar sold, transferred and conveyed the land measuring more or less 6 Cottahs 8 chattaks 39 Sq.ft. comprising in Dag Nos.170, 171 & 172 appertaining to C.S.Khatian No.592, R.S.Khatian Nos. 620, 1317 & 1232 of Kumrakhali Mouza, J.L.No.48 on 07/10/1994 to **Smt. Gouri Chowdhury**, executed and registered at Sonarpur office and recorded in Book No.I, Volume No.53, Pages-354 to 359, Being No.6070 for the year 1994.

AND WHEREAS the Sanchita Mukherjee sold, transferred and conveyed the land measuring more or less 2 Cottahs 5 chattaks 43 Sq.ft. comprising in Dag Nos.172, 173 & 173/2191 appertaining to C.S.Khatian No.592, R.S.Khatian Nos. 1232, 708 &



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1306 of Kumrakhali Mouza, J.L.No.48 which was executed on 12/12/2007 and completion on 12/12/2007 to **ATAS PROJECTS PRIVATE LIMITED(Vendor herein)** and registered at Sonarpur office and recorded in Book No.I, **Being No.7835 for the year2007.**

AND WHEREAS the Smt. Gouri Chowdhury executed a agreement for sale regarding the land measuring more or less 6 Cottahs 8 chattaks 39 Sq.ft. comprising in Dag Nos.170, 171 & 172 appertaining to C.S.Khatian No.592, R.S.Khatian Nos. 620, 1317 & 1232 of Kumrakhali Mouza, J.L.No.48 which was executed on 17/10/2007 and completion on 12/12/2007 with **ATAS PROJECTS PRIVATE LIMITED(Vendor herein)** registered at Sonarpur office and recorded in Book No.I, **Being No.7836 for year 2007**

AND WHEREAS the Sri Debasish Chowdhury and Sri Aasish Chowdhry executed a agreement for sale regarding the land measuring more or less 3 Cottahs 7 chattaks 37 Sq.ft. comprising in Dag Nos.173 & 173/2191 appertaining to C.S.Khatian No.592, R.S.Khatian Nos. 708 & 1306 of Kumrakhali Mouza, J.L.No.48 which was executed on 17/10/2007 and completion on 12/12/2007 with **ATAS PROJECTS PRIVATE LIMITED(Vendor herein)** registered at Sonarpur office and recorded in Book No.I, **Being No.7837 for year 2007.**

AND WHEREAS the Sri Debasish Chowdhury executed a agreement for sale regarding the land measuring more or less more or less 6 cottahs 6 Chattaks 40 Sq.ft. comprising in Dag No.172, C.S.Khatian No.592,R.S.Khatian no.1232 of Kumrakhali Mouza, J.L.No.48 . which was executed on 17/10/2007 and completion on 12/12/2007 with **ATAS PROJECTS PRIVATE LIMITED(Vendor herein)** registered at Sonarpur office and recorded in Book No.I, **Being No.7838 for year 2007.**

AND WHEREAS the Sri Aasish Chowdhury executed a agreement for sale regarding the land measuring more or less 4 Cottahs 14 chattaks 42 Sq.ft. comprising in Dag Nos.172, 178 & 173/2191 appertaining to C.S.Khatian No.592, R.S.Khatian Nos. 1232, 813 & 1306 of Kumrakhali Mouza, J.L.No.48 which was executed on 17/10/2007



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and completion on 12/12/2007 with **ATAS PROJECTS PRIVATE LIMITED**(Vendor herein) registered at Sonarpur office and recorded in Book No.I, Being No.7839 for year 2007.

AND WHEREAS the Sri Narayan Chowdhury executed a agreement for sale regarding the land measuring more or less 5 Cottahs 4 chattaks 1 Sq.ft. comprising in Dag Nos.170, 171, 172 178 & 179 appertaining to C.S.Khatian No.592, R.S.Khatian Nos. 620, 1317,1232, 813 & 817 of Kumrakhali Mouza, J.L.No.48 which was executed on 17/10/2007 and completion in 2008 with **ATAS PROJECTS PRIVATE LIMITED**(Vendor herein) registered at Sonarpur office and recorded in Book No.I, Being No.421 for year 2008.

AND WHEREAS as per registered agreement for sale the said **SRI AASISH CHOWDHURU** sold, transferred and conveyed the land more ior less 4 Cottahs 14 chattaks 42 Sq.ft. comprising in Dag Nos.172, 178 & 173/2191 appertaining to C.S.Khatian No.592, R.S.Khatian Nos. 1232, 813 & 1306 of Kumrakhali Mouza, J.L.No.48 which was executed on 30/9/2008 and completion on 01/10/2008 to **ATAS PROJECTS PRIVATE LIMITED**(Vendor herein) registered at Sonarpur office and ecoreded in Book No.I, C.D. Volume No.28, Pages- 2507 to 2519, Being No.10133 for year 2008.

AND WHEREAS as per registered agreement for sale the said **SRI DEBASISH CHOWDHURY** sold, transferred and conveyed the land more or less 6 cottahs 6 Chattaks 40 Sq.ft. comprising in Dag No.172, C.S.Khatian No.592,R.S.Khatian no.1232 of Kumrakhali Mouza, J.L.No.48 which was executed on 30/9/2008 and completion on 01/10/2008 to **ATAS PROJECTS PRIVATE LIMITED**(Vendor herein) registered at Sonarpur office and recorded in Book No.I, C.D. Volume No.28, Pages- 2520 to 2532, Being No.10140 for year 2008.

AND WHEREAS as per registered agreement for sale the said **SRI NARAYAN CHOWDHURY** sold, transferred and conveyed the land more or less 5 Cottahs 4 chattaks



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1 Sq. ft. comprising in Dag Nos. 170, 171, 172 178 & 179 appertaining to C.S.Khatian No.592, R.S.Khatian Nos. 620, 1317,1232, 813 & 817 of Kumrakhali Mouza, J.L.No.48 which was executed on 30/09/2008 and completion on 01/10/2008 to **ATAS PROJECTS PRIVATE LIMITED(Vendor herein)** registered at Sonarpur office and ecoreded in Book No.I, C.D. Volume No.28, Pages- 2533 to 2545, **Being No.10142 for year 2008.**

AND WHEREAS as per registered agreement for sale the said **SRI DEBASISH CHOWDHURY** and **SRI AASHISH CHOWDHURU** jointly sold, transferred and conveyed the land more or less 3 Cottahs 7 chattaks 37 Sq. ft. comprising in Dag Nos.173 & 173/2191 appertaining to C.S.Khatian No.592, R.S.Khatian Nos. 708 & 1306 of Kumrakhali Mouza, J.L.No.48 which was executed on 30/9/2008 and completion on 01/10/2008 to **ATAS PROJECTS PRIVATE LIMITED(Vendor herein)** registered at Sonarpur office and ecoreded in Book No.I, C.D. Volume No.28, Pages- 2546 to 2558, **Being No.10143 for year 2008.**

AND WHEREAS as per registered agreement for sale the said **SMT. GOURI CHOWDHURY** sold, transferred and conveyed the land more or less 6 Cottahs 8 chattaks 39 Sq.ft. comprising in Dag Nos. 170, 171 & 172 appertaining to C.S.Khatian No.592, R.S.Khatian Nos. 620, 1317 & 1232 of Kumrakhali Mouza, J.L.No.48 which to to **ATAS PROJECTS PRIVATE LIMITED(Vendor herein)** registered at Sonarpur office and ecoreded in Book No.I, C.D. Volume No.28, Pages- 2559 to 2571, **Being No.10144 for year 2008.**

AND WHEREAS the said **Santimay Sarkar**, son of Late Tarini Kumar Sarkar alias Tarini Sarkar transferred and conveyed the land more or less 2 Cottahs 14 chattaks 8 Sq.ft. comprising in Dag No.172 appertaining to C.S.Khatian No.592, R.S.Khatian No.1232 of Kumrakhali Mouza, J.L.No.48 which was executed on 19/11/2008 to **ATAS PROJECTS PRIVATE LIMITED(Vendor herein)** registered at Sonarpur office and ecoreded in Book No.I, C.D. Volume No.40, Pages- 264 to 278, **Being No.11187 for year 2008.**

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AND WHEREAS by virtue of aforesaid Seven sale deeds, the said the said **ATAS PROJECTS PRIVATE LIMITED (Vendor herein)** became the absolute owner of the land measuring more or less 31 Cottahs 14 Chattaks 30 Sq.ft. situated and lying at Mouza-Kumrakhali, J.L.No.48, comprising in R.S.Dag Nos. 170, 171, 172, 173, 173/2191, 178 & 179 appertaining to C.S.Khatian No.592, R.S.Khatian Nos. 620, 1317, 1232, 708, 1306, 813 & 817, District-South 24-Parganas.

AND WHEREAS the said Vendor got the aforesaid property recorded in its name in L.R.Records of rights(vide L.R.Khatian No.2830) where land measuring about 50.5 decimals instead of 31 Cottahs 14 Chattaks 30 Sq.ft. of land and paid the rent upto date and also the vendor got the land measuring about 50 decimals recorded in its name Municipal office (vide Holding No.2102) and paid the tax upto date.)

AND WHEREAS thus the Vendor became the absolute owner of the land measuring more or less 31 Cottahs 14 Chattaks 30 Sq.ft but as per L.R.Records land measures more or less **50.5 decimals** (the split up of the land being :- **7 decimals** (as per R.O.R share-0.5833) out of 12 decimals of Danga Land of **R.S.Dag No.170, L.R.Dag No.183**, R.S.Khatian No.620 plus **6 decimals** (as per R.O.R.share-10000) of Danga of **R.S.Dag No.171, L.R.Dag No.184**, R.S.Khatian No.1317 plus **21 decimals** (as per R.O.R.share-0.8400) out of 25 decimals of Danga of **R.S.Dag No.172, L.R.Dag No.185**, C.S.Khatian No.592, R.S.Khatian No.1232 plus **4.5 decimals** (as per R.O.R.share-0.5000) out of 9 decimals of Danga of **R.S.Dag No.173, L.R.Dag No.186**, R.S.Khatian No.708 plus **3 decimals** (as per R.O.R.share-0.3333) out of 9 decimals of Danga of **R.S.Dag No. 173/2191, L.R.Dag No.191**, R.S.Khatian No.1306 plus **4 decimals** (as per R.O.R.share-10000) of Danga of **R.S.Dag No.178, L.R.Dag No.192**, R.S.Khatian No.813 plus **5 decimals** (as per R.O.R.share-10000) of Sali of **R.S.Dag No.179, L.R.Dag No.193**, R.S.Khatian No.817) along with 500 Sq.ft. Tin Shed structure standing thereon situate and lying at **Mouza-Kumrakhali, J.L.No.48, R.S.No.131 Touzi No.260, Pargana-Medanmolla,**

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Police Station at Narendrapur, (Previously Sonarpur) A.D.S.R.office at Garia comprising in R.S. Nos. 170, 171, 172, 173, 173/2191, 178 & 179 , L.R.Dag Nos.183, 184, 185, 186, 191, 192 & 192, appertaining C.S.Khatian No.592, R.S. Khatian Nos.620, 1317, 1232, 708, 813, 817,1306 L.R.Khatian No.2830, Holding No.2102, Dakshin Kumrakhali, Ward No.27 of Rajpur-Sonarpur Municipality, P.S.Sonarpur, District-South 24-Parganas, Kolkata-700103(hereinafter called the SAID PREMISES) fully described in the Schedule A hereunder written and also shown in the map or plan annexed hereto by RED border.

AND WHEREAS the Board of Directors Atas Projects Private Limited by its resolution dated 02/01/2018 decided to sell its land fully described in the Schedule A hereunder written to intending buyers for overcoming its financial difficulties and in pursuance of the said resolution , the said Vendor, i.e. Atas Projects Private Limited offered to sell the undivided 1/5th land measuring more or less 10.10 decimals out of said premises free from all encumbrances fully described in the Schedule B hereunder under written and made public announcement to this effect. .

AND WHEREAS the Purchaser herein, having come to know of such announcement, offered a consolidated value of the undivided 1/5th share ,i.e. 10.10 decimals of land out of said premises ,i.e. 50.5 decimals free from all encumbrances the sold area fully described in the Schedule B hereunder written for Rs.92,00,000/- (Rupees Ninety Two Lac) only.in lump sum and the said Vendor has accepted the offer of the Purchaser for an out and out sale of the Schedule B property at.Rs.92,00,000/- (Rupees Ninety Two Lac) only.

NOW THIS INDENTURE WITNESSETH :- that in pursuance of the said agreement and in consideration of the said sum of.Rs.92,00,000/- (Rupees Ninety Two Lac) only. fully paid by the Purchaser unto the Vendor (the receipt where of the Vendor doth hereby acknowledge and of and from the same and every part thereof release and forever discharge the Purchaser and the said premises hereby conveyed) the said Vendor



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do hereby absolutely and indefeasibly grant, convey, sell, transfer, assign and assure unto the said Purchaser **ALL THAT** below Schedule -B property free from all encumbrances **OR HOWSOEVER OTHERWISE** the below Schedule-A property butted and bounded, called known numbered described and distinguished **TOGETHER WITH** all homestead ways, paths, water course, lights, passage, advantages of ancient or other rights easements commodities appendages and appurtenances whatsoever in respect of the below Schedule property **AND** the rents, issues and profits of the Vendor in the below of the Schedule-B property **AND** all claim and demand whatsoever of the said Vendor into and upon the Schedule-B property or any or every part or parcel thereof **AND** all deeds, pattaahs, muniments, writings and evidences of title which in anywise relates to the Schedule property or any part or parts or parcel thereof and which now or hereafter shall or may be in the custody power of possession of the said vendor as aforesaid **AND TO HAVE AND TO HOLD** the Schedule-B property unto and to the use of the Purchaser absolutely and forever **AND** the Vendor do hereby covenant and agree with the Purchaser and their heirs that notwithstanding any act, deed, matter or thing by the Vendor made done committed or knowingly permitted or suffered to the contrary the Vendor now lawfully seized and possessed of the said property and have good right and lawful and absolute authority by these presents to grant, convey, transfer, assign and assure the property unto and to the use of the purchaser in the manner aforesaid **AND** the purchasers shall and may at all times hereafter enjoy the vendor's right, title and interest in the below Schedule-B property and receive the rents issues and profits thereof without any interruption, claims or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming through the Vendor **AND THAT** free and clear, freely and clearly and absolutely acquitted, exonerated and discharged from or by the Vendor and well and effectually saved defended kept harmless and indemnified or from and against all and manner or right, title, liens, charges and encumbrances whatsoever created made done occasioned or suffered by the Vendor of any person or persons rightfully claiming or to claim through under or in trust for him **AND**



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FURTHER the vendor and all other persons having or claiming any estate right, title, interest or demand whatsoever of into upon out of the Vendor's right and share of the below Schedule-B property from under through or in trust for them shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser do and execute or cause to be done and executed such further and other assurances, acts, deeds and matters whatsoever for further and more perfectly conveying and assuring the Vendor's share of the below Schedule-B property unto and to the use of the Purchasers in the manner as shall or may be reasonably required and **FURTHER THE VENDOR** do hereby covenant with the Purchasers as follows:-

AND the Purchaser shall have liberty to sell, gift, mortgage, lease, hypothecate the Schedule-B property or any part thereof in favour of any person or persons or institutions the Vendor shall have nothing to say in this respect.

AND the Purchaser shall have liberty to mutate their names in the records of the Local Municipality office and B.L. & L.R.O and to pay the necessary taxes and rents in their names after deleting the name of the Vendor.

AND the Vendor further covenant that prior to execution and registration of the Deed of Conveyance Vendor doth hereby assure, represent and covenant with the Purchaser as follows:-a) The Vendor herein are absolutely seized and possessed of and otherwise sufficiently entitled to the property mentioned in the Schedule hereunder written and have been enjoying the same without any obstruction, interferences whatsoever and howsoever,

b) The said property mentioned in the Schedule hereunder written is free from all encumbrances, liens, lispens, charges, mortgages, acquisitions and requisition.

c) The Vendor has a marketable title in respect of the said Schedule property.

d) The said Schedule Property is not subject of any acquisition or requisition proceeding.



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e) The Vendor has not entered into any Agreement or encumbering, parting with, dealing with, disposing of the Schedule property or any portion thereof in any manner whatsoever.

g) The Vendor has not obtained any loan from any office and/or concern or person or Banks or financial Institutions keeping lien and/or charged and/or mortgaged the Schedule property.

AND the Vendor further covenant that he will at the request and cost of the purchaser do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part to the use of the purchaser to the true intent meaning of these present as shall or may reasonably be required..

SCHEDULE -A-PROPERTY REFERRED TO ABOVE

(DESCRIPTION OF THE TOTAL PROPERTY)

ALL THAT piece and parcel of land measuring more or less 31 Cottahs 14 Chattaks 30 Sq.ft but as per L.R.Records and also Municipal assessment records land measures more or less **50.5 decimals** (the split up of the land being :- **7 decimals** (as per R.O.R share- 0.5833) out of 12 decimals of Danga Land of R.S.Dag No.170, **L.R.Dag No.183**, R.S.Khatian No.620 plus **6 decimals** (as per R.O.R.share-10000) of Danga of R.S.Dag No.171, **L.R.Dag No.184**, R.S.Khatian No.1317 plus **21 decimals** (as per R.O.R.share-0.8400) out of 25 decimals of Danga of R.S.Dag No.172, **L.R.Dag No.185**, C.S.Khatian No.592, R.S.Khatian No.1232 plus **4.5 decimals** (as per R.O.R.share-0.5000) out of 9 decimals of Danga of R.S.Dag No.173, **L.R.Dag No.186**, R.S.Khatian No.708 plus **3 decimals** (as per R.O.R.share-0.3333) out of 9 decimals of Danga of R.S.Dag No.173/2191, **L.R.Dag No.191**, R.S.Khatian No.1306 plus **4 decimals** (as per R.O.R.share-



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10000) of Danga of R.S.Dag No.178, **L.R.Dag No.192**, R.S.Khatian No.813 plus **5 decimals** (as per R.O.R.share-10000) of Sali of R.S.Dag No.179, **L.R.Dag No.193**, R.S.Khatian No.817) along with 500 Sq.ft. Tin Shed structure standing thereon situate and lying at **Mouza-Kumrakhali, J.L.No.48, R.S.No.131 Touzi No.260**, Pargana-Medanmolla, Police Station at Narendrapur, (Previously Sonarpur) A.D.S.R. office at Garia comprising in R.S. Nos. 170, 171, 172, 173, 173/2191, 178 & 179, L.R.Dag Nos.183, 184, 185, 186, 191, 192 & 192, appertaining C.S.Khatian No.592, R.S. Khatian Nos.620, 1317, 1232, 708, 813, 817 & 1306, L.R.Khatian No.2830, Holding No.2102, Dakshin Kumrakhali, Ward No.27 of Rajpur-Sonarpur Municipality, P.S.Narendrapur (previously Sonarpur) District-South 24-Parganas, Kolkata-700103. The annual proportionate rent of 50.5 decimals as per present rate, which is payable to the collectorate, South 24-Parganas, Alipore, who is to receive it on behalf of the Govt. of West Bengal. **OR HOWSOEVER OTHERWISE** and particularly delineated in the map or plan annexed hereto by **RED** border. The said map or plan is part and parcel of this document. Nearest Masjid Bari Road.

BUTTED AND BOUNDED

ON THE NORTH :- R.S.Dag Nos. 174,177 & 181

ON THE SOUTH :- R.S.Dag Nos. 167, 168, 169

ON THE EAST :- R.S.Dag No.180 & R.S.Dag No.170(P)

ON THE WEST :- Common Passage Avg.16.5 & 20' ft

SCHEDULE -B-PROPERTY REFERRED TO ABOVE

(DESCRIPTION OF THE SOLD PROPERTY)

ALL THAT piece and parcel of undivided 1/5th share, i.e. more or less 10.10 decimals out of more or less **50.5 decimals** of decimals of land (the split up of the land



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being :- **1.4 decimals out of 7 decimals** (as per R.O.R share- 0.5833) out of 12 decimals of Danga Land of **R.S.Dag No.170, L.R.Dag No.183, R.S.Khatian No.620** plus **1.2 decimals out of 6 decimals** (as per R.O.R.share-10000) of Danga of **R.S.Dag No.171, L.R.Dag No.184, R.S.Khatian No.1317** plus **4.2 decimals out of 21 decimals** (as per R.O.R.share-0.8400) out of 25 decimals of Danga of **R.S.Dag No.172, L.R.Dag No.185, C.S.Khatian No.592, R.S.Khatian No.1232** plus **0.9 decimals out of 4.5 decimals** (as per R.O.R.share-0.5000) out of 9 decimals of Danga of **R.S.Dag No.173, L.R.Dag No.186, R.S.Khatian No.708** plus **0.6 decimals out of 3 decimals** (as per R.O.R.share-0.3333) out of 9 decimals of Danga of **R.S.Dag No.173/2191, L.R.Dag No.191, R.S.Khatian No.1306** plus **0.8 decimals out of 4 decimals** (as per R.O.R.share-10000) of Danga of **R.S.Dag No.178, L.R.Dag No.192, R.S.Khatian No.813** plus **1 decimal out of 5 decimals** (as per R.O.R.share-10000) of Sali of **R.S.Dag No.179, L.R.Dag No.193, R.S.Khatian No.817** along with **100 Sq.ft.** out of **500 Sq.ft.** Tin Shed structure standing thereon situate and lying at **Mouza-Kumrakhali, J.L.No.48, R.S.No.131** Touzi No.260, Pargana-Medanmolla, Police Station at Narendrapur, (Previously Sonarpur) A.D.S.R.office at Garia comprising in R.S. Nos. 170, 171, 172, 173, 173/2191, 178 & 179, L.R.Dag Nos.183, 184, 185, 186, 191, 192 & 192, appertaining C.S.Khatian No.592, R.S.Khatian Nos.620,1317, 1232, 708, 813, 817,1306, L.R.Khatian No. 2830, Holding No.2102, Dakshin Kumrakhali, Ward No.27 of Rajpur-Sonarpur Municipality, P.S.Sonarpur, District-South 24-Parganas, Kolkata-700103. The annual proportionate rent of **10.10 decimals** as per present rate, which is payable to the collectorate, South 24-Parganas, Alipore, who is to receive it on behalf of the Govt. of West Bengal. is the subject matter of the aforesaid deed of conveyance.




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IN WITNESS WHEREOF the Parties have hereunto set and subscribed their hands, seals and signatures on the day, month and year first above written.

SIGNED, SEALED AND DELIVERY

In Presence of WITNESSES :-

1. 
Banwari Lal (son)
2. Sathi Lal (son)
Banwari Lal (son)

ATAS PROJECTS PRIVATE LIMITED

Managing Director

SIGNATURE OF THE VENDOR

For PARADISE LAND & HOUSING CO.

Proprietor

SIGNATURE OF THE PURCHASER



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MEMO OF CONSIDERATION

RECEIVED of and from within named PURCHASER within mentioned the said sum of Rs.92,00,000/- (Rupees Ninety Two Lac) only including T.D.S..Rs.92,000/- being the full and final consideration money paid the following manner herein the full and final consideration money paid the following manner herein below:-

DATED	BY	AMOUNT	REFERENCE NO.	DRAWEE BANK
18-12-18	Trf.	20,00,000/-	CBINR 03886	C BI, Jadavpur Br.
04-01-19	CH	10,00,000/-	Ch.No.166505	UCO Bank Madhyamgram Br
08-01-19	CH	10,00,000/-	Ch No.166506	UCO Bank Madhyamgram Br
18-01-19	CH.	10,00,000/-	Ch No.166511	UCO Bank Madhyamgram Br
19-03-19	Trf	05,00,000/-	CBINR 3686	C BI, Jadavpur Br.
19-03-19	Trf	04,99,000/-	CBINR 3786	C BI, Jadavpur Br.
26-03-19	Trf	05,00,000/-	CBINR 10821	C BI, Jadavpur Br.
22-07-19	CH	26,09,000/-	Ch No.166522	UCO Bank Madhyamgram Br
20-7-19	T.D.S.	0,92,000/-		
Total Rs.92,00,000/-				

(Total Rupees Ninety Two Lac) only

WITNESSES:-

1. *Manu Kant Chakrabarti*
Baruipur Civil Court
2. *Sathi Kar (Adv)*
Baruipur civil court

ATAS PROJECTS PRIVATE LIMITED

Pranab
Managing Director

SIGNATURE OF THE VENDOR

Drafted by me:

Manu Kant Chakrabarti
(TARUN KANTI CHAKRABARTI)

F.No. 853/95, Advocate, Baruipur Civil Court.

Printed by :-

Pranab

Sonarpur, Kolkata-700 150.



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SITE PLAN AT MOUZA - KUMRAKHALI, J. L. NO.- 48, R. S. DAG NOS.- 170, 171, 172, 173, 173/2191, 178 & 179, L. R. DAG NOS.- 183, 184, 185, 186, 191, 192 & 193, R. S. KHATIAN NO.- 620, 1317, 1232, 708, 813 & 817, R. KHATIAN NO.- 2830, WARD NO.- 27, HOLDING NO.- 2102, P. S. SONARPUR, DIST.- SOUTH 24 PARGANAS, UNDER RAJPUR SONARPUR MUNICIPALITY.



TOTAL LAND AREA SHOWN IN RED BORDER

SCALE = 1" INCH = 40' FT.

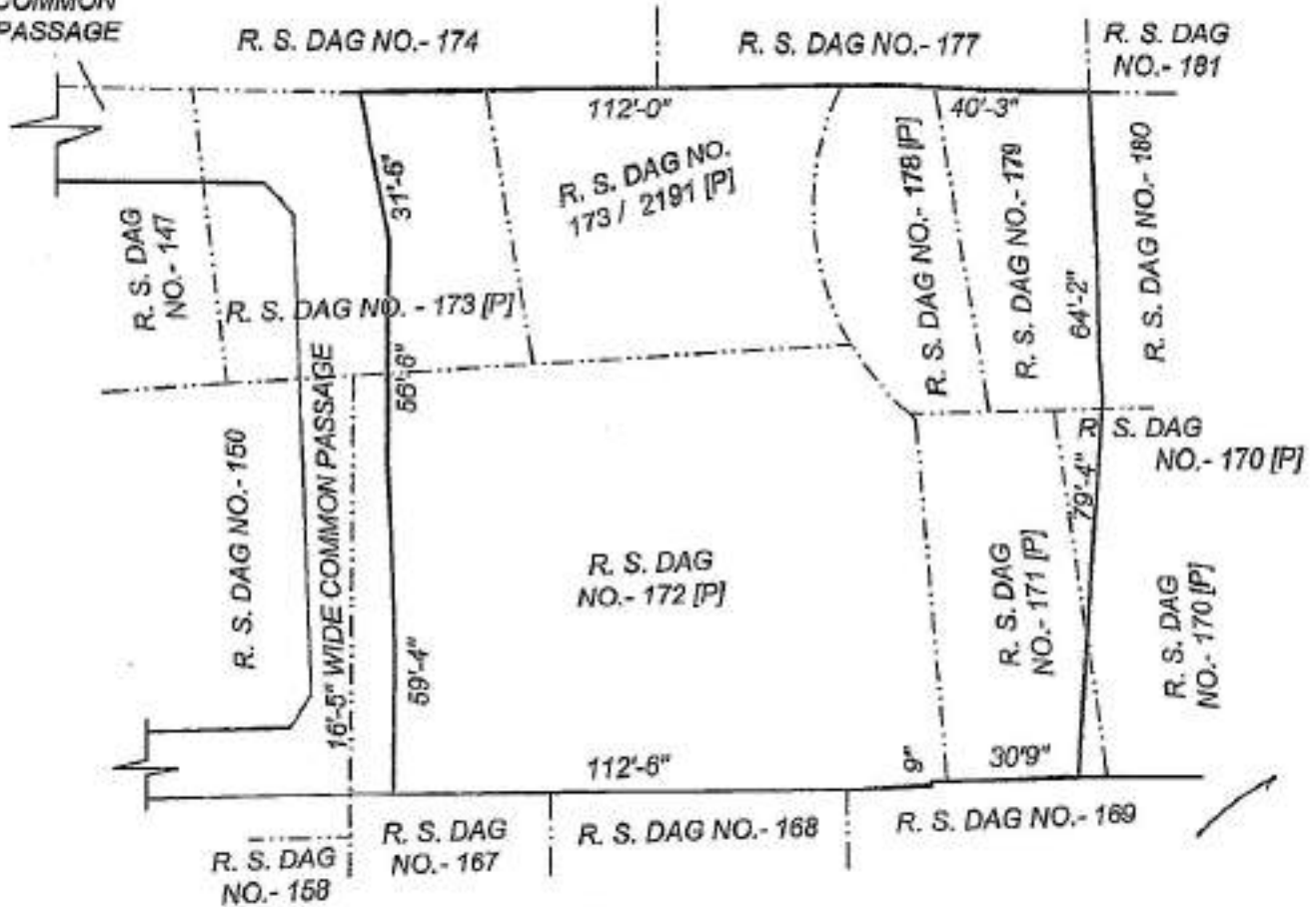
R. S. DAG NO.	L. R. DAG NO.	LAND AREA
170	183	7 DECIMAL [M/L]
171	184	6 DECIMAL [M/L]
172	185	21 DECIMAL [M/L]
173	186	4.5 DECIMAL [M/L]
173/2191	191	3 DECIMAL [M/L]
178	192	4 DECIMAL [M/L]
179	193	5 DECIMAL [M/L]
TOTAL LAND AREA		50.5 DECIMAL [M/L]



For PARADISE LAND & HOUSING CO.

Chandran Kumar Jana
Proprietor

20'-0" WIDE
COMMON
PASSAGE



ATAS PROJECTS PRIVATE LIMITED

Pranab Kumar
Managing Director


Chandran Kumar Jana
CHANDAN KUMAR JANA
Civil Engineer, E.B.S. (Class-I)
Lic. No.-284, Rjpsn
Rajpur-Sonarpur Municipality






Additional District Sub-Registrar,
Garia South 24 Parganas

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	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger

Name TAPAS CHOUDHURY

Signature 

	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger

Name Dipak Karmakar

Signature For PARADISE LAND & HOUSING CO.

Photo	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger

Name

Signature

Photo	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger



Name

Signature



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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2019, Page from 116207 to 116276
being No 162903613 for the year 2019.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2019.08.01 11:40:06 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 01-Aug-19 11:38:43 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)