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ADDITIONAL DISTRICT SUB-REGISTRAR,
Kolkata, New Town, North-24 Parganas

01 FEB 2019

DEED OF CONVEYANCE

1. Date : 15th February 20
2. Place : Kolkata
3. Parties :
 - 3.1 BLUE DISHA DEVELOPERS

162694

Sl. No. :

Name :

Pinaki Chattopadhyay, Advocate

Address :

Barasat Judges' Court,
Reg. No: WB/501/94

.....

Re. :

Kolkata-1

11, Netaji Subhas Road,
Kolkata-1

Date :

21 DEC 2018

Amal Kr. Saha
Licensed Stamp
Vendor



01 FEB 2019

PRIVATE LIMITED [PAN NO. AAECB9805F], a Private Limited Company, incorporated under the provisions of the Companies Act, 1956, having its Registered Office at Atghara, Chinar Park, P.O. R. Gopalpur, P.S. Baguiati, Kolkata - 700 136, District North 24 Parganas, West Bengal, represented by its Directors (1) KUTUB UDDIN TARAFDAR [PAN NO. AKZPT4064G] & [MOBILE NO. 9830427655], son of Saifulla Tarafdar, by faith - Muslim, by occupation - Business, by nationality - Indian, residing at Atghara, Chinar Park, P.O. R. Gopalpur, P.S. Baguiati, Kolkata - 700 136, District North 24 Parganas, West Bengal & (2) SABIR HOSSAIN MONDAL [PAN NO. AJWPM6871A] & [MOBILE NO. 9830330856], son of Late Fazlur Rahaman, by faith - Muslim, by occupation - Business, by nationality - Indian, residing at Atghara, P.O. R. Gopalpur, P.S. Baguiati, Kolkata - 700 136, District North 24 Parganas, West Bengal.

Hereinafter called and referred to as the "OWNER/VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their director in office, office bearers, administrators, executors, representatives and assigns) of the ONE PART.

AND

3.2 MD. AIJUDDIN MONDAL [PAN NO. AJRPM3139Q] & [MOBILE NO. 9434000946], son of Abdul Mojid Mondal, by faith - Muslim, by occupation - Business, by nationality - Indian, presently residing at Vill. Tikitiki Para, P.O. Nagrajole, P.S. Berhampore, District - Murshidabad, Pin - 742102, West Bengal.

3.2.1 MOHAMMAD ABDUL HALIM MONDAL [PAN NO. CEUPM4261F] & [MOBILE NO. 8373063889], son of Aijuddin Mondal @ Md. Aijuddin Mondal, by faith - Muslim, by occupation - Business, by nationality - Indian, presently residing at Vill. Tikitiki Para, P.O. Nagrajole, P.S. Berhampore, District - Murshidabad, Pin - 742102, West Bengal.

- 3.2.2 MD. SALIM MONDAL [PAN NO. CRKPM0375H] & [MOBILE NO. 8373063883], son of Mohd Aijuddin Mondal @ Md. Aijuddin Mondal, by faith - Muslim, by occupation - Business, by nationality - Indian, presently residing at Vill. Tikitiki Para, P.O. Nagrajole, P.S. Berhampore, District - Murshidabad, Pin - 742102, West Bengal.

Hereinafter jointly and collectively called and referred to as the "PURCHASERS" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the OTHER PART.

Owner/Vendor and the Purchasers collectively Parties and individually Party.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS :-

4. **Subject Matter of Conveyance :**

- 4.1 **Said Property :** ALL THAT piece and parcel of vendor's undivided 50% share in the total plot of Danga land measuring 26 (Twenty Six) Decimals more or less, i.e. land measuring 13 (Thirteen) Decimals be the same a little more or less, lying and situated at Mouza - Kalikapur J.L. No. 40, Re.Sa. No. 143, Touzi No. 10, Pargana - Kalikata, P.S. formerly Rajarhat (now New Town), comprised in C.S. Dag No. 1276, R.S./L.R. Dag No. 1142, under R.S. Khatian No. 418, L.R. Khatian No. 3242, A.D.S.R.O. Rajarhat, New Town, within the local limit of Partharghata Gram Panchayet, Pin - 700136, in the District North 24 Parganas, in the State of West Bengal [SAID PROPERTY/SOLD PROPERTY].

The total plot of land measuring 26 (Twenty Six) Decimals more or less is morefully described in the First Schedule hereunder written and Sold Property/Said Property is morefully described in the Second Schedule hereunder written. A Site Plan of the total property is enclosed herewith and the said site plan is/will be treated as part and parcel of this present Deed of Conveyance.

5. **Background, Representations, Warranties and Covenants :**

5.1 **Representations and Warranties Regarding Title :** The Owner/Vendor has/have made the following representations and given the following warranties to the Purchasers regarding title.

5.1.1 **Absolute Recorded Ownership of Safar Ali Molla :** One Safar Ali Molla was the absolute recorded owner of land measuring 72 (Seventy Two) Decimals more or less which included land measuring 52 (Fifty Two) Decimals more or less, comprised in C.S. Dag No. 1276 corresponding to R.S. Dag No. 1142, under R.S. Khatian No. 418, L.R. Khatian No. 498, in Mouza - Kalikapur, J.L. No. 40, Re.Sa. No. 143, Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, within the local limit of Partharghata Gram Panchayet, in the District North 24 Parganas.

5.1.2 **Demise of Safar Ali Molla :** While in absolute possession and absolute ownership over the aforesaid property, the said Safar Ali Molla died intestate, leaving behind his six sons namely (1) Kalam Ali Molla, (2) Alam Ali Molla, (3) Sabur Ali Molla, (4) Jamshed Molla, (5) Jamir Molla & (6) Abur Ali Molla, as his heirs and successors in interest in respect of the aforesaid property, left by the said Safar Ali Molla, since deceased, in accordance with Muslim Law of Inheritance i.e. Farayez.

5.1.3 **Joint Sale by the said (1) Jamshed Molla, (2) Jamir Molla & (3) Abur Ali Molla to their brothers/co-owners, the said (1) Kalam Ali Molla, (2) Alam Ali Molla & (3) Sabur Ali Molla :** The said (1) Jamshed Molla, (2) Jamir Molla & (3) Abur Ali Molla, jointly sold, transferred and conveyed their undivided 3/6th share in the aforesaid property i.e. in the estate of the said Safar Ali Molla, since deceased, in favour of their brothers/co-owners, the said (1) Kalam Ali Molla, (2) Alam Ali Molla & (3) Sabur Ali Molla, by the strength of a Registered Deed of Conveyance.

5.1.4 **Absolute Joint Ownership of (1) Kalam Ali Molla, (2) Alam Ali Molla & (3) Sabur Ali Molla :** Thus on the basis of the aforementioned facts and circumstances and on the basis of their own undivided 3/6th share and on the basis of the aforementioned deed, the said (1) Kalam Ali Molla, (2) Alam Ali Molla & (3) Sabur Ali Molla, became the absolute joint owners of the aforesaid plot of land measuring 72

(Seventy Two) Decimals more or less which included land measuring 52 (Fifty Two) Decimals more or less, comprised in C.S. Dag No. 1276 corresponding to R.S. Dag No. 1142, under R.S. Khatian No. 418, L.R. Khatian No. 498, in Mouza - Kalikapur, J.L. No. 40, Re.Sa. No. 143, Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, within the local limit of Partharghata Gram Panchayet, in the District North 24 Parganas.

5.1.5 **Joint Sale by the said (1) Kalam Ali Molla, (2) Alam Ali Molla & (3) Sabur Ali Molla to (1) Chittaranjan Mitra, (2) Nikhil Mitra @ Nikhil Chandra Mitra & (3) Dipak Mitra :** While in absolute possession and absolute ownership over the aforesaid property, the said (1) Kalam Ali Molla, (2) Alam Ali Molla & (3) Sabur Ali Molla, jointly sold, transferred and conveyed a demarcated plot of land measuring 28.51 (Twenty Eight Point Five One) Decimals equivalent to land measuring 17 (Seventeen) Cottahs 4 (Four) Chittacks 0 (Zero) sq.ft. more or less out of their aforesaid plot of land, comprised in C.S. Dag No. 1276 corresponding to R.S./L.R. Dag No. 1142, under R.S. Khatian No. 418, L.R. Khatian No. 498, in Mouza - Kalikapur, J.L. No. 40, Re.Sa. No. 143, Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, within the local limit of Partharghata Gram Panchayet, in the District North 24 Parganas, to one (1) Chittaranjan Mitra, (2) Nikhil Mitra @ Nikhil Chandra Mitra & (3) Dipak Mitra, all sons of Mukunda Lal Mitra, by the strength of a Registered Deed of Conveyance, registered on 12.05.2003, registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 394, Pages 134 to 142, being Deed No. 06620 for the year 2004.

5.1.6 **Absolute Joint Ownership of (1) Chittaranjan Mitra, (2) Nikhil Mitra @ Nikhil Chandra Mitra & (3) Dipak Mitra under Deed No. 06620 for the year 2004 :** Thus on the basis of the aforementioned Registered Deed of Conveyance, bearing Deed No. 06620 for the year 2004, the said (1) Chittaranjan Mitra, (2) Nikhil Mitra @ Nikhil Chandra Mitra & (3) Dipak Mitra, became the absolute joint owners of the aforesaid plot of land measuring 28.51 (Twenty Eight Point Five One) Decimals equivalent to land measuring 17 (Seventeen) Cottahs 4 (Four) Chittacks 0 (Zero) sq.ft. more or less, comprised in C.S. Dag No. 1276 corresponding to R.S./L.R. Dag No. 1142, under R.S. Khatian No. 418, L.R. Khatian No. 498, in Mouza - Kalikapur, J.L. No. 40, Re.Sa. No. 143, Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, within the local limit of Partharghata Gram Panchayet, in the District North 24 Parganas.

- 5.1.7 **L.R. Records :** After purchasing the aforesaid property, the said (1) Chittaranjan Mitra, (2) Nikhil Mitra @ Nikhil Chandra Mitra & (3) Dipak Mitra, duly recorded their names in the record of the L.R. Settlement, as follows :-

<u>Name</u>	<u>L.R. Khatian</u>	<u>Total Land in Dag</u>	<u>Share in Dag</u>	<u>Recorded Ownership</u>
	<u>No.</u>	<u>[In Decimal]</u>		<u>[In Decimal]</u>
Chittaranjan Mitra	1539	52	0.1667	09
Nikhil Mitra	1540	52	0.1667	09
Dipak Mitra	1541	52	0.1666	08
				<u>26</u>

It is to be mentioned here that as per L.R. Record, the said (1) Chittaranjan Mitra, (2) Nikhil Mitra @ Nikhil Chandra Mitra & (3) Dipak Mitra, became the absolute joint owners of 26 (Twenty Six) Decimals more or less instead of their purchased land measuring land measuring 28.51 (Twenty Eight Point Five One) Decimals more or less and each having undivided 1/3rd share in the said property.

- 5.1.8 **Sale by the said Dipak Mitra to (1) Blue Disha Developers Private Limited & (2) Bengal Constructions Private Limited :** The said Dipak Mitra sold, transferred and conveyed his recorded ownership of land measuring 8 (Eight) Decimals more or less, being undivided 1/3rd share in the aforesaid total land measuring 26 (Twenty Six) Decimals more or less, comprised in C.S. Dag No. 1276, R.S./L.R. Dag No. 1142, under R.S. Khatian No. 418, L.R. Khatian No. 498 corresponding to L.R. Khatian No. 1541, in Mouza - Kalikapur, J.L. No. 40, Re.Sa. No. 143, Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, within the local limit of Partharghata Gram Panchayet, in the District North 24 Parganas, to one (1) Blue Disha Developers Private Limited & (2) Bengal Constructions Private Limited, by the strength of a Registered Deed of Conveyance, registered on 28.02.2015, registered in the office of the Additional Registrar of Assurance-II, Kolkata and recorded in Book No. I, Volume No. 1902-2015, Pages 21661 to 21687, being Deed No. 190206163 for the year 2015.

- 5.1.9 **Sale by the said Chittaranjan Mitra to the said (1) Blue Disha Developers Private Limited & (2) Bengal Constructions Private Limited :** The said Chittaranjan Mitra sold, transferred and conveyed his recorded ownership of land

measuring 9 (Nine) Decimals more or less, being undivided 1/3rd share in the aforesaid total land measuring 26 (Twenty Six) Decimals more or less, comprised in C.S. Dag No. 1276, R.S./L.R. Dag No. 1142, under R.S. Khatian No. 418, L.R. Khatian No. 498 corresponding to L.R. Khatian No. 1539, in Mouza - Kalikapur, J.L. No. 40, Re.Sa. No. 143, Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, within the local limit of Partharghata Gram Panchayet, in the District North 24 Parganas, to the said (1) Blue Disha Developers Private Limited & (2) Bengal Constructions Private Limited, by the strength of a Registered Deed of Conveyance, registered on 28.02.2015, registered in the office of the Additional Registrar of Assurance-II, Kolkata and recorded in Book No. I, Volume No. 1902-2015, Pages 24394 to 24420, being Deed No. 190206189 for the year 2015.

- 5.1.10 **Sale by the said Nikhil Mitra @ Nikhil Chandra Mitra to the said (1) Blue Disha Developers Private Limited & (2) Bengal Constructions Private Limited** : The said Nikhil Mitra @ Nikhil Chandra Mitra sold, transferred and conveyed his recorded ownership of land measuring 9 (Nine) Decimals more or less, being undivided 1/3rd share in the aforesaid total land measuring 26 (Twenty Six) Decimals more or less, comprised in C.S. Dag No. 1276, R.S./L.R. Dag No. 1142, under R.S. Khatian No. 418, L.R. Khatian No. 498 corresponding to L.R. Khatian No. 1540, in Mouza - Kalikapur, J.L. No. 40, Re.Sa. No. 143, Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, within the local limit of Partharghata Gram Panchayet, in the District North 24 Parganas, to the said (1) Blue Disha Developers Private Limited & (2) Bengal Constructions Private Limited, by the strength of a Registered Deed of Conveyance, registered on 28.02.2015, registered in the office of the Additional Registrar of Assurance-II, Kolkata and recorded in Book No. I, Volume No. 1902-2015, Pages 46039 to 46063, being Deed No. 190207476 for the year 2015.
- 5.1.11 **Absolute Joint Ownership of (1) Blue Disha Developers Private Limited & (2) Bengal Constructions Private Limited under (1) Deed No. 190206163 for the year 2015, (2) Deed No. 190206189 for the year 2015 & (3) Deed No. 190207476 for the year 2015** : Thus on the basis of the aforementioned three Registered Deeds of Conveyance, bearing (1) Deed No. 190206163 for the year 2015, (2) Deed No. 190206189 for the year 2015 & (3) Deed No. 190207476 for the year 2015, the said (1) Blue Disha Developers Private Limited & (2) Bengal Constructions Private

Limited, became the absolute joint owners of the aforesaid total demarcated plot of Danga land measuring 26 (Twenty Six) Decimals more or less, comprised in C.S. Dag No. 1276, R.S./L.R. Dag No. 1142, under R.S. Khatian No. 418, L.R. Khatian No. 498 corresponding to L.R. Khatian Nos. 1539, 1540 & 1541, in Mouza - Kalikapur, J.L. No. 40, Re.Sa. No. 143, Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, within the local limit of Partharghata Gram Panchayet, in the District North 24 Parganas, and the said total plot of land is morefully described in the First Schedule hereunder written, and each having undivided fifty percent share in the said property.

5.1.12 L.R. Records : After purchasing the aforesaid property, the said (1) **Blue Disha Developers Private Limited** & (2) **Bengal Constructions Private Limited**, duly recorded its/their names in the record of the L.R. Settlement, in following manners :

Name	L.R. Khatian No.	Total Land in Dag [In Decimal]	Share in Dag out of 1.0000 share	Recorded Ownership [In Decimal]	Actual Ownership [In Decimal]
Blue Disha Developers Pvt. Ltd	3242	52	0.2500	13	13
Bengal Construction Pvt. Ltd	3243	52	0.0834	04	04.3368
Bengal Construction Pvt. Ltd	3246	52	0.1666	09	08.6632

6. **Desire of Sale by Blue Disha Developers Private Limited to the present Purchasers :** The said Blue Disha Developers Private Limited, Owner/Vendor herein, decides to sell its/their ALL THAT piece and parcel of undivided 50% share in the aforesaid total plot of Danga land measuring 26 (Twenty Six) Decimals more or less, i.e. land measuring 13 (Thirteen) Decimals be the same a little more or less, comprised in C.S. Dag No. 1276, R.S./L.R. Dag No. 1142, under R.S. Khatian No. 418, L.R. Khatian No. 3242, lying and situated at Mouza - Kalikapur, J.L. No. 40, Re.Sa. No. 143, Touzi No. 10, Pargana - Kalikata, P.S. formerly Rajarhat now New Town, A.D.S.R.O. Rajarhat, New Town, within the local limit of Partharghata Gram

Panchayet, in the District North 24 Parganas, Pin - 700136, in the State of West Bengal [Hereinafter called and referred to as the SAID PROPERTY and which is morefully described in the Second Schedule hereunder written], to the present Purchasers, at a total consideration of Rs.75,00,000.00 (Rupees Seventy Five Lakh) only.

The total plot of land measuring 26 (Twenty Six) Decimals more or less is morefully described in the First Schedule hereunder written and Sold Property/Said Property is morefully described in the Second Schedule hereunder written. A Site Plan of the total property is enclosed herewith and the said site plan is/will be treated as part and parcel of this present Deed of Conveyance.

- 6.1 **Acceptance by Purchasers :** The Purchasers herein have accepted the aforesaid proposal of the Owner/Vendor herein and agreed to purchase the SAID PROPERTY morefully described in the Second Schedule hereunder written, at an agreed consideration of Rs.75,00,000.00 (Rupees Seventy Five Lakh) only.
- 6.1.1 **Title of the Owner/Vendor :** Thus in the abovementioned facts and circumstances and on the basis of the aforesaid Registered Deed of Conveyance and on the basis of L.R. Record, the Owner/Vendor herein has/have become the absolute Owner of the Said Property.
- 6.1.2 **True and Correct Representations :** The Owner/Vendor herein is the absolute and undisputed Owner of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.
- 6.2 **Representations, Warranties and Covenants regarding Encumbrances :** The Owner/Vendor represents, warrants and covenants regarding encumbrances as follows :
- 6.2.1 **No Acquisition/Requisition :** The Owner/Vendor has/have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the Panchayet Authority or Government or any Statutory Body.

- 6.2.2 **No Excess Land** : The Owner/Vendor does not hold any excess vacant land under the urban land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- 6.2.3 **No Encumbrance** : The Owner/Vendor has/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.
- 6.2.4 **Right, Power and Authority to Sell** : The Owner/Vendor has/have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 6.2.5 **No Dues** : No tax in respect of the Said Property is due to the concerned authority or authorities and no Certificate Case is pending for realisation of any taxes from the Owner/Vendor herein.
- 6.2.6 **No Right of Preemption** : No person or persons whosoever has/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 6.2.7 **No Mortgage** : No mortgage or charge has been created by the Owner/Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 6.2.8 **Free From All Encumbrances** : The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars and liabilities whatsoever or howsoever made or suffered by the Owner/Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Owner/Vendor or its/their predecessors-in-title and the title of the Owner/Vendor to the Said Property is free, clear and marketable.

- 6.2.9 **No Personal Guarantee :** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 6.2.10 **No Bar by Court Order or Statutory Authority :** There is no order of Court or any other statutory authority prohibiting the Owner/Vendor from selling, transferring and/or alienating the Said Property or any part thereof.
7. **Basic Understanding :**
- 7.1 **Agreement to Sell and Purchase :** The Owner/Vendor has/have approached the Purchasers and offered to sell the **SAID PROPERTY** morefully described in the Second Schedule hereunder written, to the Purchasers and the Purchasers based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively Representations), have agreed to purchase the Said Property from the Owner/Vendor herein.
8. **Transfer :**
- 8.1 **Hereby Made :** The Owner/Vendor hereby sell, convey and transfer to the Purchasers the entirety of its/their right, title and interest of whatsoever or howsoever nature in the **SAID PROPERTY** morefully described in the Second Schedule below free from all encumbrances.
- 8.2 **Consideration :** The aforesaid transfer is being made in consideration of a sum of **Rs.75,00,000.00 (Rupees Seventy Five Lakh)** only paid by the Purchasers to the Owner/Vendor herein, receipt of which the Owner/Vendor hereby and by the Memo and Receipt hereunder written admits and acknowledges.
9. **Terms of Transfer :**
- 9.1 **Salient Terms :** The transfer being effected by this Conveyance is :

- 9.1.1 **Sale** : A sale within the meaning of the Transfer of Property Act, 1882.
- 9.1.2 **Absolute** : Absolute, irreversible and perpetual.
- 9.1.3 **Together with All Other Appurtenances** : Together with all other rights the Owner/Vendor has/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, which includes all unrecorded/non-mutated lands purchased by the Owner/Vendor as mentioned in the various sub-clauses of Clause 5 above.
- 9.2 **Subject to** : The transfer being effected by this Conveyance is subject to :
- 9.2.1 **Indemnification** : Indemnification by the Owner/Vendor about the correctness of its/their title and authority to sell and this Conveyance is being accepted by the Purchasers on such express indemnification by the Owner/Vendor about the correctness of its/their title and the representations and authority to sell, which if found defective or untrue at any time, the Owner/Vendor shall, at the cost of the Purchasers, forthwith take all necessary steps to remove and/or rectify.
- 9.2.2 **Transfer of Property Act** : All obligations and duties of Owner/Vendor and the Purchasers as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 9.2.3 **Delivery of Possession** : Khas, vacant and peaceful possession of the Said Property has been handed over by the Owner/Vendor to the Purchasers, which the Purchasers admit, acknowledge and accept.
- 9.2.4 **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 Owner/Vendor, with regard to which the Owner/Vendor hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.

- 9.2.5 **Holding Possession :** The Owner/Vendor hereby covenants that the Purchasers and their heirs, executors, administrators, representatives and 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 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 Owner/Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Owner/Vendor.
- 9.2.6 **Indemnity :** The Owner/Vendor hereby covenants that the Owner/Vendor or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers and their heirs, executors, administrators, representatives and assigns and/or their successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and their heirs, executors, administrators, representatives and assigns and/or their successors-in-interest by reason of any defect in title of the Owner/Vendor or any of the representations being found to be untrue.
- 9.2.7 **No Objection to Mutation :** The Owner/Vendor declares that the Purchasers can fully be entitled to mutate their names in the record of the B.L. & L.R.O. and also in the record of the concerned Panchayat Municipal Authority and/or any other respective authority/authorities and to pay tax or taxes and all other impositions in their own names. The Owner/Vendor undertakes to co-operate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 9.2.8 **Further Acts :** The Owner/Vendor hereby covenants that the Owner/Vendor or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchasers and/or their successors-in-interest, 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.

THE FIRST SCHEDULE ABOVE REFERRED TO
[DESCRIPTION OF TOTAL PLOT OF LAND]

ALL THAT piece and parcel of a demarcated plot of Danga land measuring 26 (Twenty Six) Decimals be the same a little more or less, lying and situated at Mouza - Kalikapur, J.L. No. 40, Re.Sa. No. 143, Touzi No. 10, Pargana - Kalikata, P.S. formerly Rajarhat now New Town, comprised in C.S. Dag No. 1276, R.S./L.R. Dag No. 1142, under R.S. Khatian No. 418, L.R. Khatian Nos. 3242, 3243 & 3246, A.D.S.R.O. Rajarhat, New Town, within the local limit of Partharghata Gram Panchayet, in the District North 24 Parganas, Pin - 700136, in the State of West Bengal. A Site Plan of the total land is enclosed herewith and the said Site Plan is/will be treated as part and parcel of this present Deed of Conveyance. The total plot of land is butted and bounded as follows :-

ON THE NORTH	: Part of R.S. Dag No. 1142.
ON THE SOUTH	: 20 ft. Wide Public Road.
ON THE EAST	: P.W.D.
ON THE WEST	: R.S. Dag No. 1146.

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property.

THE SECOND SCHEDULE ABOVE REFERRED TO

[SOLD PROPERTY/SAID PROPERTY]

ALL THAT piece and parcel of vendor's undivided 50% share in the aforesaid total plot of Danga land measuring 26 (Twenty Six) Decimals more or less, i.e. land measuring 13 (Thirteen) Decimals be the same a little more or less, lying and situated at Mouza - Kalikapur, J.L. No. 40, Re.Sa. No. 143, Touzi No. 10, Pargana - Kalikata, P.S. formerly Rajarhat now New Town, comprised in C.S. Dag No. 1276, R.S./L.R. Dag No. 1142, under R.S. Khatian No. 418, L.R. Khatian No. 3242, A.D.S.R.O. Rajarhat, New Town, within the local limit of Partharghata Gram Panchayet, in the District North 24 Parganas, Pin - 700136, in the State of West Bengal.

Together with all easement rights and all other rights, appertenances and inheritances for access and user of the Said Property.

The Sold Property/Said Property, being undivided fifty percent share of the total property, which is morefully described in the First Schedule hereinabove written.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

1. *Nabir Hossain Mondal*
Advocate
Kolkata 700136

Blue Disha Developers Private Limited
Represented by its Directors,

Kutub Uddin Tarafdar
Kutub Uddin Tarafdar

2. *Hoishman Das*
Advocate
District Court

Sabir Hossain Mondal
Sabir Hossain Mondal
Owner/Vendor

Drafted By:
Panish Narayan Sharmah
Adv.
F/1305/2011
Judge's Court, Binnadi.
For Pinaki Chattopadhyay & Associates,
Advocates,
Sangita Apartment, Ground Floor,
Teghoria Main Road,
Kolkata - 700 157.
Ph.: 2570 8471.

Md. Aijuddin Mondal
Md. Aijuddin Mondal

Md. Abdul Halim Mondal
Md. Abdul Halim Mondal

Composed By:
Gopa Dasgupta
Gopa Dasgupta,
Teghoria Main Road,
Kolkata - 700 157.

Md. Salim Mondal
Md. Salim Mondal
Purchasers

MEMO OF CONSIDERATION

Received a sum of Rs.75,00,000.00 (Rupees Seventy Five Lakh) only as full and final consideration money against the schedule land morefully mentioned in the Second Schedule hereinbefore written, from the above named purchasers.

<u>Transfer/Cheque No.</u>	<u>Date</u>	<u>Bank's Name</u>	<u>Issued By</u>	<u>Amount</u>
015894	28.02.2018	Bank of India	Md. Salim Mondal	Rs.15,00,000.00
648245	28.02.2018	State Bank of India	Md. Abdul Halim Mondal	Rs.15,00,000.00
Transfer	12.07.2018		Md. Aijuddin Mondal	Rs.5,00,000.00
Transfer	13.07.2018		Md. Aijuddin Mondal	Rs.10,00,000.00
073309	23.01.2019	Bank of India	Md. Aijuddin Mondal	Rs.5,00,000.00
078265	23.01.2019	Bank of India	Md. Salim Mondal	Rs.5,00,000.00
073310	23.01.2019	Bank of India	Md. Aijuddin Mondal	Rs.5,00,000.00
246706	23.01.2019	State Bank of India	Md. Abdul Halim Mondal	Rs.5,00,000.00
246717	23.01.2019	State Bank of India	Md. Abdul Halim Mondal	Rs.5,00,000.00
038266	23.01.2019	Bank of India	Md. Salim Mondal	<u>Rs.5,00,000.00</u>
TOTAL :				<u>Rs.75,00,000.00</u>

Witnesses :-

1. *Najib Hossain Mondal*
Algham Khatun Mondal











2. *Hossain Mondal*

Blue Disha Developers Private Limited
 Represented by its Directors,

Kutubuddin Tarafdar
 Kutub Uddin Tarafdar

Sabir Hossain Mondal
 Sabir Hossain Mondal
Owner/Vendor

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

	L.H.					
	R.H.					

Extremities visible in photograph

ATTESTED :- Kartish uday in Tarkhiz.



	L.H.					
	R.H.					

Attested : *[Signature]*
For Home Ministry

ATTESTED :- *Sahar Hossain* *Notary*

	L.H.					
	R.H.					

ATTESTED :- Maheshwar Mohan




	L.H.					
	R.H.					

no. Abdul Halim Mansoor

ATTESTED :- *Md Abdul Halim Mondal*

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 <i>M. K. Moudal</i>	L.H.					
	R.H.					

ATTESTED :- *M. K. Moudal*

	L.H.					
	R.H.					

ATTESTED :-

	L.H.					
	R.H.					

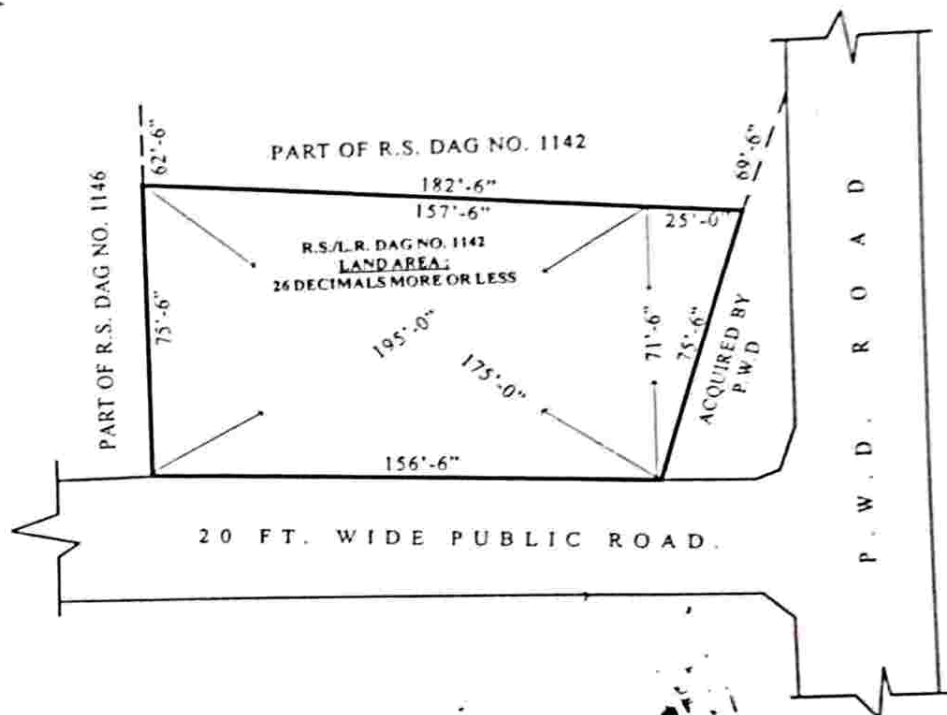
ATTESTED :-

	L.H.					
	R.H.					

ATTESTED :-

SITE PLAN OF DEMARCATED PLOT OF DANGA LAND MEASURING 26 (TWENTY SIX) DECIMALS MORE OR LESS, SITUATED AT MOUZA - KALIKAPUR, J.L. NO. 49, P.S. NEW TOWN, R.S./L.R. DAG NO. 1142, R.S. KHATIAN NO. 418, L.R. KHATIAN NOS. 3242, 3243 & 3245, PARTHARGHATA GRAM PANCHAYET, DISTRICT NORTH 24 PARGANAS, PIN-700136, WEST BENGAL.

OWNER/VENDOR : BLUE DISHA DEVELOPERS PVT. LTD
PURCHASERS : (1) MD. AIJUDDIN MONDAL, (2) MD. ABDUL HALIM MONDAL
& (3) MD. SALIM MONDAL
SOLDER PROPERTY : UNDIVIDED 50% OF THE TOTAL LAND MEASURING 26 DECIMALS I.E. 13 DECIMALS MORE OR LESS IN R.S./L.R. DAG NO. 1142 UNDER L.R. KHATIAN NO. 3242



NOT IN SCALE
DRAWN BY :
GOPA DASGUPTA

Kuntal Kumar Mondal
Sahar Mondal

SIGNATURE OF VENDOR

MD. Salim Mondal
MD. Abdul Halim Mondal
MD. Aijuddin Mondal

SIGNATURE OF PURCHASERS



Unique Identification Authority of India



আধার - সাধারণ মানুষের অধিকার



- आधार सार्वत्रिक रूप से मान्य।
- आधार तबियते सरकारी ० बेसरकारी परिषेवा प्रारिप्त सहायक हवे।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



2012 5255 9213



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1800 200 1947



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Md Salim Mondal



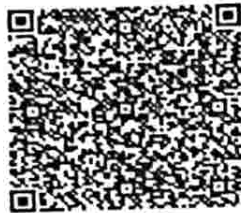
E-Aadhaar Letter

ভানিকাড়ুর নম্বর/Enrolment No.: 1062/77422/04143

Md.Ajuddin Mondal (মদ: আইজুদ্দিন মন্ডল)
80/2, EXHIBITIONBAGAN ROAD, BERHAMPORE,
GORABAZAR, Berhampore, Murshidabad,
West Bengal - 742101

আপনার আধার সংখ্যা/Your Aadhaar No.:

6072 2096 5817



আধার-সাধারণ মানুষের অধিকার



Validity unknown
Digitally signed by Ajuddin Mondal
Date: 2014.12.31 10:22 IST

- আধার সারা দেশে মান্য।
- আধার আধারের অলা আপনার একবারই ভানিকাড়ুরি করার আবশ্যকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষা করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ হবে।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



মদ: আইজুদ্দিন মন্ডল
Md.Ajuddin Mondal
জন্মতারিখ/ DOB: 05/02/1967
পুরুষ / MALE



ঠিকানা:
80/2, একজিবিশন বাগান
রোড, বহরমপুর, গোরাবাজার,
বেরহামপুরে, মুর্শিদাবাদ,
পশ্চিমবঙ্গ - 742101

Address:
80/2, EXHIBITIONBAGAN ROAD,
BERHAMPORE, GORABAZAR,
Berhampore, Murshidabad,
West Bengal - 742101

6072 2096 5817

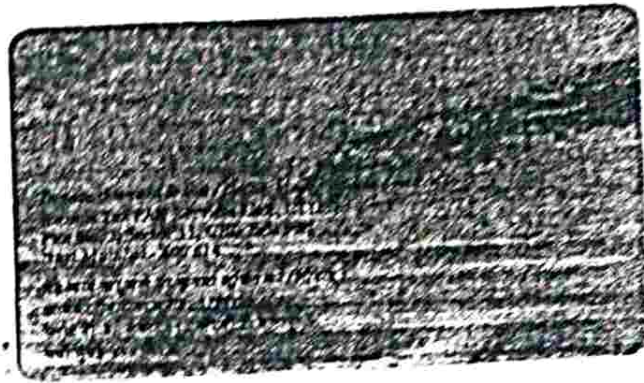
6072 2096 5817

আধার-সাধারণ মানুষের অধিকার

Aadhaar-Aam Admi ka Adhikar

Md.Ajuddin Mondal

श्रीलंका रिपब्लिक
INCOME TAX DEPARTMENT
MO ALI UDDIN MONDAL
ABDUL HOJIB MONDAL
05/02/1967
Permanent Account Number
AJRPM3138Q
Signature



Handwritten signature



ভারত সরকার
Unique Identification Authority of India

আধার আইডি / Enrollment No.: 1062/77422/04144

To
Abdul Halim Mondal
আব্দুল হালিম মন্ডল
80/2
EXHIBITION BAGAN ROAD
BERHAMPORE
GORABAZAR
Berhampore
Berhampore (wb), Murshidabad
West Bengal - 742101
9434000948



KL677232197FT

87723219



আপনার আধার সংখ্যা / Your Aadhaar No. :

3106 6115 0526

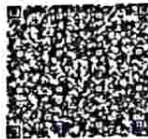
আধার - সাধারণ মানুষের অধিকার



আব্দুল হালিম মন্ডল
Abdul Halim Mondal
পিতা : মোঃ আহম্মদ মন্ডল
Father : MD. AJUDDIN MONDAL

জন্মতারিখ/DOB: 18/05/1993
লিঙ্গ / Male

3106 6115 0526



আধার - সাধারণ মানুষের অধিকার

MO Abdul Halim Mondal



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.

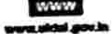


সংসদীয় প্রতিনিধিত্ব

প্রিয়দর্শী, / একাধিকজন বাগান রোড
মহম্মদপুর, গোরাবাজার, বেরহামপুর
মহম্মদপুর (পশ্চিমবঙ্গ), পশ্চিমবঙ্গ
পশ্চিমবঙ্গ,

Address: 80/2, EXHIBITION
BAGAN ROAD,
BERHAMPORE,
GORABAZAR, Berhampore,
Berhampore (wb),
Murshidabad, West Bengal,
742101



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आयकर विभाग
INCOME TAX DEPARTMENT
MD ABDUL HALIM MONDAL
AIJUDDIN MONDAL
22/01/1994
Pan/Income Account Number
CEUPM4261F
Signature
भारत सरकार
GOVT. OF INDIA



यदि आपका PAN / पैन नंबर / PAN number / पैन नंबर
आयकर विभाग के पास है तो आप इसे
आयकर विभाग के पास भेज सकते हैं।
पैन - 411 0100
If this card is lost / पाइडोस / lost card is found
पैन - 411 0100
Income Tax PAN Services Unit, NSDL,
4th Floor, Mahanagar, 4th Floor,
Post No. 411, Survey No. 497/10,
Model Colony, New Delhi, India, New Delhi, India
Pain - 411 0100
Toll-free 1800 121 1211 / 1800 121 1211
e-mail: pan@nsdl.co.in

MD Abdul Halim Mondal



Kutub udin Tahir.



Sabri Hossain mery



Antarabandhi & Partners.
Sahar Hassan Mehta

Govt. of West Bengal *1st W Dist. / Nazim*
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-033758555-1

Payment Mode Online Payment

GRN Date: 31/01/2019 15:58:48

Bank : State Bank of India

BRN : CKI4291589

BRN Date: 31/01/2019 15:59:52

DEPOSITOR'S DETAILS

Id No. : 15230000166828/5/2019
(Query No./Query Year)

Name : PINAKI CHATTOPADHYAY
Contact No. :
E-mail :
Address : Sangeeta Apt. Gr. D, Technia Main Rd
Applicant Name : Mr PINAKI CHATTOPADHYAY
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount <input type="checkbox"/>
1	15230000166828/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	390020
2	15230000166828/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	78014
Total				468034

In Words : Rupees Four Lakh Sixty Eight Thousand Thirty Four only

Major Information of the Deed

Deed No :	I-1523-01188/2019	Date of Registration :- 01/02/2019
Query No / Year	1523-0000166828/2019	Office where deed is registered :-
Query Date	30/01/2019 3:32:44 PM	A D S R RAJARHAT, District North 24-Pargan
Applicant Name, Address & Other Details	PINAKI CHATTOPADHYAY Sangeeta Apt, Gr Fl, Teghoria Main Rd, Thana : Baguiati, District : North 24-Pargana WEST BENGAL, Mobile No : 9830061809, Status Advocate	
Transaction	[0101] Sale, Sale Document	
Set Forth value	Rs 75,00,000/-	Market Value :-
Stamp duty Paid(SD)	Rs 3,90,120/- (Article 23)	Registration Fee Paid :-
Remarks	Rs 78,014/- (Article A(1), E)	

Land Details :






District North 24-Parganas, P S - Rajarhat, Gram Panchayat PATHARGHATA, Mouza: Kalikapur Pin Code : 700112						Set Forth Value (In Rs)	Market Value (In Rs)	Other Details
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Value (In Rs)	Value (In Rs)	
L1	LR-1142	LR-3242	Bastu	Danga	13 Dec	75,00,000/-	78,00,000/-	Width of Appro Road 20 Ft. Adjacent to Me Road.
Grand Total :						13Dec 75,00,000 /-	78,00,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	BLUE DISHA DEVELOPERS PRIVATE LIMITED ATGHARA, CHINAR PARK, P.O - R GOPALPUR, P S - Baguiati, District -North 24-Parganas, West Bengal, India. PIN - 700136 . PAN No : AAECB9805F, Status :Organization, Executed by: Representative, Executed Representative


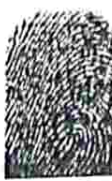




Major Information of the Deed :- I-1523-01188/2019-01/02/2019

Buyer Details :


Sl. No.	Name/Address/Photo/Finger print and Signature
1	<p>Md AJUDDIN MONDAL Son of Mr. ABDUL MOJID MONDAL Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office</p>    <p>Son of Mr. ABDUL MOJID MONDAL Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: AJRPM3139Q, Status :Individual, Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office</p>
2	<p>Mr MOHAMMAD ABDUL HALIM MONDAL Son of Mr. AJUDDIN MONDAL Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office</p>    <p>Son of Mr. AJUDDIN MONDAL Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: CEUPM4261F, Status :Individual, Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office</p>
3	<p>Mr MD SALIM MONDAL Son of Mr. MOHD AJUDDIN MONDAL Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office</p>    <p>Son of Mr. MOHD AJUDDIN MONDAL Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: CRKPM0375H, Status :Individual, Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office</p>

Major Information of the Deed :- I-1523-01188/2019-01/02/2019

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Mr KUTUB UDDIN TARAFDAR (Presentant) Son of Date of Execution - 01/02/2019, , Admitted by: Self, Date of Admission: 01/02/2019, Place of Admission of Execution: Office	Photo  Feb 1 2019 11:57AM	Finger Print  LTI 01/02/2019	Signature  01/02/2019
ATGHARA, CHINAR PARK, P.O:- R GOPALPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700136, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: AKZPT4064G Status : Representative, Representative of : BLUE DISHA DEVELOPERS PRIVATE LIMITED (as DIRECTOR)				
2	Name Mr SABIR HOSSAIN MONDAL Son of Date of Execution - 01/02/2019, , Admitted by: Self, Date of Admission: 01/02/2019, Place of Admission of Execution: Office	Photo  Feb 1 2019 11:59AM	Finger Print  LTI 01/02/2019	Signature  01/02/2019
ATGHARA, P.O:- R GOPALPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700136, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: AJWPM6871A Status : Representative, Representative of : BLUE DISHA DEVELOPERS PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name & address
Mr KRISHNA DAS Son of Late H DAS PD-7, ARJUNPUR, P.O:- ARJUNPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Md AIJUDDIN MONDAL, Mr MOHAMMAD ABDUL HALIM MONDAL, Mr MD SALIM MONDAL, Mr KUTUB UDDIN TARAFDAR, Mr SABIR HOSSA MONDAL
 01/02/2019

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	BLUE DISHA DEVELOPERS PRIVATE LIMITED	Md AIJUDDIN MONDAL-4.33333 Dec, Mr MOHAMMAD ABDUL HALIM MONDAL 4.33333 Dec, Mr MD SALIM MONDAL-4.33333 Dec

Major Information of the Deed :- I-1523-01188/2019-01/02/2019

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur Pin Code : 70013

Sch No	Plot & Khatian Number	Details of Land	Owner Name in English as selected by Applicant
L1	LR Plot No:- 1142, LR Khatian No:- 3242	Owner: ব্লু দিশা ডেভেলপার্স প্রা. লি., Gurdian: ডিরেক্টর , Address: ATGHARA, CHINER PARK , Classification: ডাঙ্গা, Area: 0.13000000 Acre,	BLUE DISHA DEVELOPERS PRIVATE LIMITED

Endorsement For Deed Number : I - 152301188 / 2019

On 31-01-2019

Certificate of Market Value (WB FUV Rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 78,00,000/-

Sanjoy Basak

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

On 01-02-2019

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 : of Indian Stamp Act 1899.

Presentation (Under Section 52 & Rule 22A(3) & (4) W.B. Registration Rules 1962)

Presented for registration at 11:36 hrs on 01-02-2019, at the Office of the A.D.S.R. RAJARHAT by Mr KUTUB UDDIN TARAFDAR.

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

Execution is admitted on 01/02/2019 by 1. Md AIJUDDIN MONDAL, Son of Mr ABDUL MOJID MONDAL, VILL TIKITIKI PARA, P.O: NAGRAJOLE, Thana: Berhampore, Murshidabad, WEST BENGAL, India, PIN - 742102, by caste Muslim, by Profession Business, 2. Mr MOHAMMAD ABDUL HALIM MONDAL, Son of Mr AIJUDDIN MONDAL, VILL TIKITIKI PARA, P.O: NAGRAJOLE, Thana: Berhampore, Murshidabad, WEST BENGAL, India, PIN - 742102 by caste Muslim, by Profession Business, 3. Mr MD SALIM MONDAL, Son of Mr MOHD AIJUDDIN MONDAL, VILL TIKITIKI PARA, P.O: NAGRAJOLE, Thana: Berhampore, Murshidabad, WEST BENGAL, India, PIN - 742102, by caste Muslim, by Profession Business

Indetified by Mr KRISHNA DAS, Son of Late H DAS, PD-7, ARJUNPUR, P.O: ARJUNPUR, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Advocate

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

Execution is admitted on 01-02-2019 by Mr KUTUB UDDIN TARAFDAR, DIRECTOR, BLUE DISHA DEVELOPERS PRIVATE LIMITED (Private Limited Company), ATGHARA, CHINAR PARK, P.O:- R GOPALPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700136

Major Information of the Deed :- I-1523-01188/2019-01/02/2019

Indetified by Mr KRISHNA DAS, , Son of Late H DAS, PD-7, ARJUNPUR, P.O: ARJUNPUR, Thana: Baguiati, , 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Advocate

Execution is admitted on 01-02-2019 by Mr SABIR HOSSAIN MONDAL, DIRECTOR, BLUE DISHA DEVELOPE PRIVATE LIMITED (Private Limited Company), ATGHARA, CHINAR PARK, P.O:- R GOPALPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700136

Indetified by Mr KRISHNA DAS, , Son of Late H DAS, PD-7, ARJUNPUR, P.O: ARJUNPUR, Thana: Baguiati, , 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 78,014/- (A(1) = Rs 78,000/- , E = Rs 14/- and Registration Fees paid by Cash Rs 0/-, by online = Rs 78,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of Online on 31/01/2019 3:59PM with Govt. Ref. No: 192018190337585551 on 31-01-2019, Amount Rs: 78,014/-, State Bank of India (SBIN0000001), Ref. No. CKI4291589 on 31-01-2019, Head of Account 0030-03-104-001-16

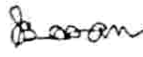
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,90,020/- and Stamp Duty paid by Stamp Rs by online = Rs 3,90,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 162694, Amount: Rs. 100/-, Date of Purchase: 21/12/2018, Vendor name: A Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of Online on 31/01/2019 3:59PM with Govt. Ref. No: 192018190337585551 on 31-01-2019, Amount Rs: 3,90,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKI4291589 on 31-01-2019, Head of Account 0030-02-103-C


Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGIST
OFFICE OF THE A.D.S.R. RAJARHA
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1523-01188/2019-01/02/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2019, Page from 53900 to 53936
being No 152301188 for the year 2019.



Digitally signed by SANJOY BASAK
Date: 2019.02.05 16:42:47 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 05-02-2019 4:42:11 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

DATED THE DAY OF 2019

DEED OF CONVEYANCE

BETWEEN

Blue Disha Developers Pvt. Ltd.

Owner/Vendor

Md. Aijuddin Mondal

Md. Abdul Halim Mondal

Md. Salim Mondal

Purchasers

Drafted By

Pinaki Chattopadhyay & Associates

Advocates

Sangita Apartment, Ground Floor

Teghoria Main Road

Kolkata - 700 157

Ph : 2570 8471

Composed By

Gopa Dasgupta

Teghoria Main Road

Kolkata - 700 157