

a.c.

149/5

PC-1384/3 /-c 4366/13



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 834023

Handwritten notes in Bengali script, including 'মা' and 'মি'.

THIS DEED OF CONVEYANCE

Made this the 10th day of May

Two Thousand and Thirteen

BETWEEN

of Registration under section 60 and Rule 60.

Registered in Book - I
Volume number - 9
Page from 4059 to 4109
being No 04566 for the year 2013.



(Signature)
(Rajendra Prasad Upadhyay) 16-May-2013
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal
Alipore, South 24-Parganas



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 04566 of 2013
(Serial No. 04743 of 2013 and Query No. L000008770 of 2013)

On 10/05/2013

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

Presented for registration at 22:40 hrs on 10/05/2013, at the Private residence by Bishu Ajarwal, one of the Claimants.

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

Execution is admitted on 10/05/2013 by

1. Saru Khatik Alias Saru Devi, wife of Lt Murari Mohan Khatik, 12a/v/12, Gobinda Khatik Road, Kolkata Thana-Tangra, District-South 24-Parganas, WEST BENGAL, India. By Caste Hindu, By Profession Others
2. Ram Krishna Khatik, son of Lt Murari Mohan Khatik, 12a/v/12, Gobinda Khatik Road, Kolkata Thana-Tangra, District-South 24-Parganas, WEST BENGAL, India. By Caste Hindu, By Profession Others
3. Bharat Khatik, son of Lt Murari Mohan Khatik, 12a/v/12, Gobinda Khatik Road, Kolkata Thana-Tangra, District-South 24-Parganas, WEST BENGAL, India. By Caste Hindu, By Profession Others
4. Savitri Devi Sankar, daughter of Lt Murari Mohan Khatik, 12a/v/12, Gobinda Khatik Road, Kolkata Thana-Tangra, District-South 24-Parganas, WEST BENGAL, India. By Caste Hindu, By Profession Others
5. Deepa Devi Sankar, daughter of Lt Murari Mohan Khatik, H No. 518, Nagar Nigam, Saha Tar, Rajendra Nagar Dist-Sahibganj, India. By Caste Hindu, By Profession Others
6. Purnima Devi Sankar, daughter of Lt Murari Mohan Khatik, 225, Saha Nagar, Ward Kr B, Mukta Rajendra, Dist-Sahibganj, India. By Caste Hindu, By Profession Others
7. Anusara Khatik, daughter of Lt Murari Mohan Khatik, 12a/v/12, Gobinda Khatik Road, Kolkata Thana-Tangra, District-South 24-Parganas, WEST BENGAL, India. By Caste Hindu, By Profession Others
8. Swati Sankar, daughter of Lt Murari Mohan Khatik, 12a/v/12, Gobinda Khatik Road, Kolkata Thana-Tangra, District-South 24-Parganas, WEST BENGAL, India. By Caste Hindu, By Profession Others
9. Satrajit Khatik, son of Lt Murari Mohan Khatik, 12a/v/12, Gobinda Khatik Road, Kolkata Thana-Tangra, District-South 24-Parganas, WEST BENGAL, India. By Caste Hindu, By Profession Others



(Signature)
District Sub-Registrar-III
Alinore, South 24-Parganas
(Rajendra Prasad Upadhyay)

15/05/2013 15:58:00

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Endorsement Page 1 of 5



Government of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:South 24-Parganas

Endorsement For Deed Number : I - 04566 of 2013
(Serial No. 04743 of 2013 and Query No. L000008770 of 2013)

- 11 Durjoy Khatick, son of Lt Murari Mohan Khatick, 12a/h/12, Gobinda Khatick Road, Kolkata, Thana Tangra, District-South 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession Others
- 11 Shyamliha Khatick, son of Lt Murari Mohan Khatick, 12a/h/12, Gobinda Khatick Road, Kolkata, Thana Tangra, District-South 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession Others
- 12 Gouri Prata Khatick, son of Lt Murari Mohan Khatick, 12a/h/12, Gobinda Khatick Road, Kolkata, Thana Tangra, District-South 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession Others
- 13 Kamala Khatick, daughter of Lt Murari Mohan Khatick, 19a, Shib Sankar Mullik Lane, Kolkata, Thana Shyampukur, District-Kolkata, WEST BENGAL, India, Pin :-700004. By Caste Hindu, By Profession Others
- 14 Uma Devi, daughter of Lt Murari Mohan Khatick, H. No. 50, Vill: Patharaha, Teh: Bhadohi, Dist: Bhadohi, India, . By Caste Hindu, By Profession : Others
- 15 Usha Rana, daughter of Lt Murari Mohan Khatick, 69/h, Debendra Chandra Dey Road, Kolkata, Thana Tangra, District-South 24-Parganas, WEST BENGAL, India, Pin :-700015. By Caste Hindu, By Profession Others
- 16 Tara Jonkar, daughter of Lt Murari Mohan Khatick, 12a/h/12, Gobinda Khatick Road, Kolkata, Thana Tangra, District-South 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession Others
- 17 Lakshmi Khatick, daughter of Lt Murari Mohan Khatick, 12a/h/12, Gobinda Khatick Road, Kolkata, Thana Tangra, District-South 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession Others
- 18 Lata Khatick, daughter of Lt Murari Mohan Khatick, 12a/h/12, Gobinda Khatick Road, Kolkata, Thana Tangra, District-South 24-Parganas, WEST BENGAL, India, Pin :-741494. By Caste Hindu, By Profession : Others
- 19 Sita Khatick, wife of Lt Madan Mohan Khatick, 12a/h/12, Gobinda Khatick Road, Kolkata, Thana Tangra, District-South 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession Others
- 20 Anjal Khatick, wife of Lt Madan Mohan Khatick, 12a/h/12, Gobinda Khatick Road, Kolkata, Thana Tangra, District-South 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession Others
- 21 Gopal Khatick, son of Lt Madan Mohan Khatick, 12a/h/12, Gobinda Khatick Road, Kolkata, Thana Tangra, District-South 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession Others



(Signature)
District Sub-Registrar-III
(Rajendra Kumar Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Endorsement Page 2 of 3



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District-South 24-Parganas

Endorsement For Deed Number : 1 - 04566 of 2013

Serial No. 04743 of 2013 and Query No. L000008770 of 2013)

1. Sarinwati Sankar, daughter of Lt Madan Mohan Khatick , 619, Satananagar, Raghuraj Nagar, Satana, India . By Caste Hindu, By Profession : Others
2. Chaya Khatick, daughter of Lt Madan Mohan Khatick , Debalapur, Kharagpur, Kharagpur Town, District -Paschim Midnapore, WEST BENGAL, India, Pin : 721301, By Caste Hindu, By Profession : Others
3. Mira Khatick, wife of Lt Kamal Khatick , 12a/h/12, Gobinda Khatick Road, Kolkata, Thana-Tangra, District -South 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession : Others
4. Biswaji Khatick, son of Lt Kamal Khatick , 12a/h/12, Gobinda Khatick Road, Kolkata, Thana-Tangra, District -South 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession : Others
5. Arjun Khatick, son of Lt Kamal Khatick , 12a/h/12, Gobinda Khatick Road, Kolkata, Thana-Tangra, District -South 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession : Others
6. Rita Khatick, wife of Lt Bimal Khatick , 12a/h/12, Gobinda Khatick Road, Kolkata, Thana-Tangra, District-South 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession : Others
7. Supriya Khatick, daughter of Lt Bimal Khatick , 12a/h/12, Gobinda Khatick Road, Kolkata, Thana-Tangra, District-South 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession : Others
8. Rajen Khatick, son of Lt Netukul Khatick , 12, Gobinda Khatick Road, Kolkata, Thana-Tangra, District -South 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession : Others
9. Bijen Khatick, son of Lt Nebulal Khatick , 12, Gobinda Khatick Road, Kolkata, Thana-Tangra, District -South 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession : Others
10. Subhas Khatick, son of Lt Nebulal Khatick , 12, Gobinda Khatick Road, Kolkata, Thana-Tangra, District -South 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession : Others
11. Tanuja Khatick, wife of Lt Nebulal Khatick , 12, Gobinda Khatick Road, Kolkata, Thana-Tangra, District -South 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession : Others
12. Gauri Sankar, daughter of Lt Nebulal Khatick , T.E.H. - Allahabad Sadar, Dist. -Allahabad, India, . By Caste Hindu, By Profession : Others
13. Gayatri Khatick, daughter of Lt Nebulal Khatick , 12, Gobinda Khatick Road, Kolkata, Thana-Tangra, District -South 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession : Others
14. Sima Khatick, daughter of Lt Nebulal Khatick , 12, Gobinda Khatick Road, Kolkata, Thana-Tangra, District -South 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession : Others
15. Sabiti Khatick, wife of Lt Utpal Khatick , 12a/h/12, Gobinda Khatick Road, Kolkata, Thana-Tangra, District -South 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession : Others



(Rajendra Prasad Upadhyay ;
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Endorsement Page 3 of 5 of 1-04566-III

Alipore, South 24-Parganas

15/05/2013 15:58:00



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 04566 of 2013
(Serial No. 04743 of 2013 and Query No. L000008770 of 2013)

- 37. Chankon Khasick, son of Lt Ratan Khatick , 12a/h/12, Gobinda Khatick Road, Kolkata, Thana:-Tangra, District -South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Hindu, By Profession : Other.
- 38. Kaushalya Das, wife of Subulal Khatick , 22/1/a, Pulin Khatick Road, Kolkata, District -South 24-Parganas, WEST BENGAL, India, Pin :-700015, By Caste Hindu, By Profession : Others
- 39. Panora Han, daughter of Uhuorana , 25/2, Pulin Khatick Road, Kolkata, District -South 24-Parganas, WEST BENGAL, India, Pin :-700015, By Caste Hindu, By Profession : Others
- 40. Gokul Khatick, son of Lt Nanda Kumar Khatick , 12a/h/12, Gobinda Khatick Road, Kolkata Thana:-Tangra, District -South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Other.
- 41. Mr. Sujit Arya, son of Sri Dayumand Arya , P-3, New C. I. T. Road, Kolkata, District -South 24-Parganas, WEST BENGAL, India, Pin :-700073, By Caste Hindu, By Profession : Others
- 42. Sri Sujit Arya
 Director, Heritage Apartments Pvt Ltd , P-3, New C. I. T. Road, Kolkata, District -South 24-Parganas, WEST BENGAL, India, Pin :-700073
 By Profession : Business
- 43. Bikash Agarwal
 Director, Panchkoti Heights Pvt Ltd, 15b, Armenian Street, District -Kolkata, WEST BENGAL, India
 By Profession : Business
- 44. Mahendra Ki Choudhary
 Director, Panchkoti Heights Pvt Ltd, 15b, Armenian Street, District -Kolkata, WEST BENGAL, India
 By Profession : Business
- 45. Madan Mohan Das, son of Lt Teak Singh Baird, 119a, Motilal Bazar, District -South 24-Parganas, WEST BENGAL, India, Pin :-700029, By Caste Hindu, By Profession : Professionals

(Rajendra Prasad Upadhyay)
 DISTRICT SUB-REGISTRAR-III OF SOUTH
 24-PARGANAS

On 13/05/2013

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 -1,94,03,452/-

Certified that the required stamp duty of this document is Rs - 1358263/- and the Stamp duty paid as Impresario Rs - 5000/-



(Signature)
 District Sub-Registrar-III of South 24-Parganas
 (Rajendra Prasad Upadhyay)

15/05/2013 15:58:00



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 04566 of 2013
(Serial No. 04743 of 2013 and Query No. L000008770 of 2013)

(Smitikana Panda)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 15/05/2013

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

Admissible under rule 71 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number: 23, 4 of Indian Stamp Act 1899

Payment of Fees:

Amount by Draft

- 1. Rs. 10989/- is paid, by the draft number 998987, Draft Date 10/05/2013, Bank Name State Bank of India, Kolkata Main Br., received on 15/05/2013
- 2. Rs. 213479/- is paid, by the draft number 998973, Draft Date 10/05/2013, Bank Name State Bank of India, Kolkata Main Br., received on 15/05/2013

(Under Article - A(1) = 213433/-, E = 14/-, H = 28/-, M(b) = 4/- on 15/05/2013)

Deficit stamp duty

Deficit stamp duty Rs. 100000/- is paid, by the draft number 998966, Draft Date 10/05/2013, Bank State Bank of India, Kolkata Main Br., received on 15/05/2013

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS



(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

15/05/2013 15:58:00

Endorsement Page 5 of 7
District Sub-Registrar-III
Alipore, South 24-Parganas

- 1) Saro Khatick @ Saru Devi wife of late Murari Mohan Khatick residing at 12A/H/12, Gobinda Khatick Road, P.S. Tangra, Kolkata. (PAN MLFUM61)
- 2) Ram Krishna Khauck son of late Murari Mohan Khatick residing at 12A/H/12, Gobinda Khatick Road, P.S. Tangra, Kolkata (PAN AGFPPK5048K)
- 3) Bharat Khatick son of late Murari Mohan Khatick residing at 12A/H/12, Gobinda Khatick Road, P.S. Tangra, Kolkata (PAN CRUPK3878H)
- 4) Savitree Devi Sonkar daughter of late Murari Mohan Khatick wife of RoshanLal Sonker residing at 12A/H/12, Gobinda Khatick Road, P.S. Tangra, Kolkata (PAN DSN24607)
- 5) Deepa Devi Sonkar daughter of late Murari Mohan Khatick wife of Suresh Chandra Sonker residing at H. No. 518, Ward No. 3 Nagar Nigam, Satna, Teh Raghuraj nagar, Dist. Satna (PAN BETCS9626A)
- 6) Punam Devi Sonkar daughter of late Murari Mohan Khatick wife of Sambhu Khatick residing at 226, Satna Nagar, Ward KR 9, Mukhya Raghuraj, Dist. Satnam (PAN BNVPS8642P)
- 7) Anusuea Khatick daughter of late Murari Mohan Khatick wife of Sambhu Khatick residing at 12A/H/12, Gobinda Khatick Road, P.S. Tangra, Kolkata (PAN CUEPK4178F)
- 8) Sunita Agarwal daughter of late Murari Mohan Khatick wife of Ramesh Agarwal residing at 12A/H/12, Gobinda Khatick Road, P.S. Tangra, Kolkata (PAN WPA2610C)
- 9) Satrughan Khatick son of late Murari Mohan Khatick residing at 12A/H/12, Gobinda Khatick Road, P.S. Tangra, Kolkata (PAN APJPK9423K)
- 10) Durga Khatick son of late Murari Mohan Khatick residing at 12A/H/12, Gobinda Khatick Road, P.S. Tangra, Kolkata (PAN ASCPK9684M)
- 11) Shambhu Khatick son of late Murari Mohan Khatick residing at 12A/H/12, Gobinda Khatick Road, P.S. Tangra, Kolkata (PAN CRUPR3877J)
- 12) Guru Pada Khatick son of late Murari Mohan Khatick residing at 12A/H/12, Gobinda Khatick Road, P.S. Tangra, Kolkata (PAN CKUPK4081K)
- 13) Kamala Khatick daughter of late Murari Mohan Khatick wife of Shambhu Khatick residing at 19A, Sib Shankar Mallick Lane, Shyampukur, Kolkata - 700 004 (PAN CVYPK2256C)

- 14) Uma Devi daughter of late Murari Mohan Khatick wife of Mahender Sonker residing at H. No. 50, Vill: Patharaha, Teh: Bhadola, Dist: Bhadrabi (PAN ~~_____~~)
- 15) Usha Rana daughter of late Murari Mohan Khatick wife of Joylal Rana residing at 60/H, Debendra Chandra Dey Road, Tangra, Kolkata - 700 015 (PAN BLUPR5085C), Voter ID no. WB/21/154/315525.
- 16) Tara Sonkar daughter of late Murari Mohan Khatick wife of Lt. Tarak Sonker residing at 12A/H/12, Gobinda Khatick Road, P.S. Tangra, Kolkata (PAN DQTPS1271M)
- 17) Lakshmi Khatick daughter of late Murari Mohan Khatick wife of Nandu Khatick residing at 12A/H/12, Gobinda Khatick Road, P.S. Tangra, Kolkata (PAN CAW2N7751)
- 18) Lata Prasad daughter of late Murari Mohan Khatick wife of Umesh Prasad residing at Krishnagar Road (Sadar) Ward No. - 2 Shantipur, Nadia - 741404 (PAN BWTPP5226K)
- 19) Sita Khatick wife of late Madan Mohan Khatick residing at 12A/H/12, Gobinda Khatick Road, P.S. Tangra, Kolkata (PAN CUGPK8254G)
- 20) Anil Khatick son of late Madan Mohan Khatick residing at 12A/H/12, Gobinda Khatick Road, P.S. Tangra, Kolkata (PAN ~~_____~~)
- 21) Gopal Khatick son of late Madan Mohan Khatick residing at 12A/H/12, Gobinda Khatick Road, P.S. Tangra, Kolkata (PAN AZRPK8251D)
- 22) Parvati Khatick daughter of late Madan Mohan Khatick and wife of Anand Prasad Sonkar residing at 619, Satana nagar, Raghuraj Nagar, Satana (PAN EKOPS7183C)
- 23) Chaya Khatick daughter of late Madan Mohan Khatick and wife of Sankar Prasad Khatick residing at Debalapur, Kharagpur, Kharagpur Town, Paschim Medinipur - 721301 (PAN ~~_____~~)
- 24) Mina Khatick wife of late Kamal Khatick residing at 12A/H/12, Gobinda Khatick Road, P.S. Tangra, Kolkata (PAN CVOPK0556Q)
- 25) Biswajit Khatick son of late Kamal Khatick residing at 12, Gobinda Khatick Road, P.S. Tangra, Kolkata (PAN CVOPK0557R)

- 26) Arjun Khatick son of Late Kamal Khatick residing at 12, Gobinda Khatick Road, P.S. Tangra, Kolkata (PAN CVOPK0558A)
- 27) Rita Khatick wife of late Bimal Khatick residing at 12A/H/12, Gobinda Khatick Road, P.S. Tangra, Kolkata (PAN BPZPK2197B)
- 28) Supriya Khatick daughter of Late Bimal Khatick residing at 12A/H/12, Gobinda Khatick Road, P.S. Tangra, Kolkata - 700046 (PAN CVTPK1286L)
- 29) Rajen Khatick son of late Nebulal Khatick residing at 12, Gobinda Khatick Road, P.S. Tangra, Kolkata (PAN CQHHPK8469E)
- 30) Bijen Khatick son of late Nebulal Khatick, mother Late Phul Kumari Khatick residing at 12, Gobinda Khatick Road, P.S. Tangra, Kolkata (PAN AQXPK1156G)
- 31) Subhas Khatick son of late Nebulal Khatick residing at 12, Gobinda Khatick Road, P.S. Tangra, Kolkata (PAN CQOPK5557L)
- 32) Sanjay Khatick son of late Nebulal Khatick residing at 12, Gobinda Khatick Road, P.S. Tangra, Kolkata (PAN BFOPK1579N)
- 33) Gauni Sonkar daughter of late Nebulal Khatick wife of Vinod Sonkar residing at Sohavatyadagh, TEH - Allahabad Sadar, District - Allahabad (PAN L113PS2341F)
- 34) Gayatri Khatick daughter of late Nebulal Khatick father of Shyam residing at 12, Gobinda Khatick Road, P.S. Tangra, Kolkata (PAN BOSP1143M)
- 35) Sima Khatick daughter of late Nebulal Khatick wife of Nand Kishore Khatick residing at 12, Gobinda Khatick Road, P.S. Tangra, Kolkata (PAN CQHHPK8458F)
- 36) Sabitri Khatick wife of late Ratan Khatick residing at 12A/H/12, Gobinda Khatick Road, P.S. Tangra, Kolkata (PAN CQVPK9309P)
- 37) Chandan Khatick son of late Ratan Khatick residing at 12A/H/12, Gobinda Khatick Road (Premises No. 12 A - 51/1 except 14) 58 Tangra, P.S. Tangra, Kolkata - 700046 (PAN BUWPK6980E)
- 38) Kaushalya Das wife of Labulal Khatik residing at 22/1/A, Pulin Khatick Road, Kolkata 700 015 (PAN BLPPD0973G)

- 39) Purnima Hari daughter/wife of Bhutorana residing at 25/2, Pulin Khatick Road, Kolkata 700 015 (PAN AISP8560Q)
- 40) Gokul Khatick son of late Nanda Kumar Khatick residing at 12A/H/12, Gobinda Khatick Road, P.S. Tangra, Kolkata (PAN CQOPK5556M)

hereinafter jointly referred to as the VENDORS (which expression shall unless repugnant to the subject or context be deemed to mean and include their respective heirs, administrators, executors, legal representatives, agents and assigns) of the FIRST PART

AND

1. HERITAGE APARTMENTS PRIVATE LIMITED, a company having its registered office at P-3, New CIT Road, Kolkata - 700 073 (PAN AABCH7614P) *through Sri L. Arya son of Sri L. Arya*
2. MR. SUJIT ARYA son of Sri Dayanand Arya having his office at P-3, New CIT Road, Kolkata - 700 073 (PAN ACTPA8796J)

Hereinafter jointly referred to as the CONFIRMING PARTIES (which expression shall unless repugnant to the subject or context be deemed to mean and include in case of the company its successors in office, successors in interest, agents and assigns and in case of the individual its heirs, administrators, executors, legal representatives, agents and assigns) of the SECOND PART

AND

PANCHKOTI HEIGHTS PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 15B, Armenian Street, Kolkata (PAN AAHGPO162C) hereinafter referred to as the PURCHASER (which expression shall unless repugnant to the subject or context be deemed to mean and include its successors in office, successors in interest, agents and assigns) of the OTHER PART

WHEREAS:

A. The Vendors and the Confirming Parties herein have jointly held out and represented to the Purchaser as follows:

- i. One Munsif Mojahar Ali and Ahmed Ali were joint owners of land measuring about 1 Bigha 14 Cottahs 12 Square Feet be the same a little more or less togetherwith structures standing therein comprised in Mouza Gobra, Dihi Panchannogram, P. S. Beniapur, Division IV, Sub Division 'O', Sub Registry Office Sealdah, District 24 Parganas.
- ii. Sometimes in the year 1919 the said Minshi Mojar Ali and Ahmed Ali sold and transferred the said entire plot of land to one Tinkari De Sarkar and Nagendra Nath De Sarkar who upon becoming the owners thereof also applied for mutation and caused their names to be recorded in the office of the Collector, 24 Parganas.
- iii. By a Deed of Partition dated March 29, 1932 made and executed by and between the said Tinkari De Sarkar and Nagendra Nath De Sarkar, various properties including the aforesaid land were partitioned and pursuant to such partition the said plot of land came to be exclusively allotted to Tinkari De Sarkar who became the sole and absolute owner thereof.
- iv. By a deed of sale dated 9th March, 1932 the said Tinkari De Sarkar sold and transferred the said plot of land to one Bata Krishna Das who upon such purchase became the absolute owner thereof and also applied for mutation and caused his name to be recorded with the concerned land and revenue authorities.
- v. The said Bata Krishna Das during his life time transferred a portion of the said land to one of his sons Manmotho Das and retained the balance in his own name.
- vi. The said Bata Krishna Das, died intestate in the year 1939, leaving behind his two sons, the said Manmotho Das and one Gopi Nath Das as his only legal heirs and successors.
- vii. In a suit for partition being T. S. No. 42 of 1942 between the said two sons of Manmotho Das and Gopi Nath Das, a comprise decree dated 21st December, 1942 came to be passed whereby and whereunder the said entire plots of land was demarcated and partitioned into two lots being

Lots A & B and a common passage measuring about 2 Cottahs 04 Chittacks and 12 Square Feet was carved out for access, use and enjoyment of the said two lots, one each of the said lots being allotted to the said two sons.

- viii. Subsequent thereto, the said Manmotho Das and Gopi Nath Das sold various portions of their respective allotments to one Prabhawati Dasi, one Sk. Sentu Sardar and one Panu Bhuiyan.
- ix. By a Bengali sale deed dated 22nd March, 1948 and registered at the office of the S. R. Sealdah in Book No. 1 Volume No. 20 at pages 158 to 163 Being No. 792 of 1948, the said Prabhawati Dasi wife of Lalit Mohan Kumar sold and transferred an area of 14 Cottahs 8 Chittacks forming part of Premises No. 25, Huges Road, Kolkata together with the proportionate share or interest common passage under the said compromise decree unto and in favour of one Bhagwan Chandra Khatick.
- x. By another Bengali sale deed dated 23rd February, 1949 and registered at the office of the S. R. Sealdah in Book No. 1 Volume No. 2 Pages 1210 to 1215 Being No. 292 of 1949, the said Sk. Sentu Sardar sold and transferred an area of 10 Cottahs forming part of Premises No. 25, Huges Road, Kolkata together with the proportionate share or interest common passage under the said compromise decree unto and in favour of the said Bhagwan Chandra Khatick.
- xi. By another Bengali sale deed dated 23rd February, 1949 and registered at the office of the S. R. Sealdah in Book No. 1 Volume No. 10 Pages 74 to 77 Being No. 293 of 1949, the said Panu Bhuiyan sold and transferred an area of 02 Cottahs forming part of Premises No. 25, Huges Road, Kolkata together with the proportionate share or interest common passage under the said compromise decree unto and in favour of the said Bhagwan Chandra Khatick.
- xii. By another Bengali sale deed dated 5th march, 1953 and registered at the office of the S. R. Sealdah in Book No. 1 Volume No. 10 Pages 288 to 292 Being No. 546 of 1953, the said Manmotho Nath Das sold and transferred an area of 05 Cottahs forming part of Premises No. 25/1,

- Huges Road, Kolkata together with the proportionate share or interest common passage under the said compromise decree unto and in favour of the said Bhagwan Chandra Khatick.
- xiii. Thus the said Bhagwan Chandra Khatick became the absolute owners of the entire plot of land measuring about 34 Cottahs 00 Chittack 12 Square Feet be the same a little more or less together with the structures standing thereon and also including the common passage so earmarked under the compromised decree dated 21st December, 1942.
- xiv. The said Bhagwan Das Khatick died intestate on 20th February 1969 leaving behind surviving him 2 sons namely Murari Mohan Khatick, Madan Mohan Khatick, one daughter namely Phul Kumar Khatick and the heirs of his pre-deceased daughter Jay Laxmi Khatick who inherited his entire estate including the said property.
- xv. The said Murari Mohan Khatick had two wives namely Piyari Khatick (since deceased) and Saro Khatick. The said Murari Mohan Khatick died intestate on 31st July, 1984 leaving behind surviving, out of the wedlock of the first wife Piyari Khatick, since deceased, two sons namely Ram Krishna Khatick (Vendor No. 2) and Bharat Khatick (Vendor No. 3) and 5 (five) daughters namely Sabitri Sonker (Vendor No. 4), Deepa Sonker (Vendor No. 5), Punam Sonker (Vendor No. 6), Ananya Khatick (Vendor No. 7) and Sunita Agarwal (Vendor No. 8) AND his second wife the said Smt. Saro Khatick (Vendor No. 1) and from such wedlock 4 (four) sons and 6 (six) daughters namely, Satrugan Khatick (Vendor No. 9), Durga Khatick (Vendor No. 10), Shambhu Khatick (Vendor No. 11), Guru Pado Khatick (Vendor No. 12), Kamla Khatick (Vendor No. 13), Uma Sonker (Vendor No. 14), Usha Rana (Vendor No. 15), Tara Sonker (Vendor No. 16), Lakshmi Khatick (Vendor No. 17) and Lata Prasad (Vendor No. 18).
- xvi. The said Madan Mohan Khatick died intestate on 23rd March, 1992, leaving behind surviving him his wife Sita Khatick (Vendor No. 19), 2 sons namely Amal Khatick (Vendor No. 20) and Gopal Khatick (Vendor No. 21) and 2

(two) daughters Saraswati Sonkar (Vendor No. 22) and Chaya Khatick (Vendor No. 23) and also the heirs of his predeceased son Kamal Khatick and Bimal Khatick. The said Kamak Khatick had died intestate on 3rd May, 2011, leaving behind surviving him his wife Mina Khatick (Vendor No. 24) and two sons Biswajit Khatick (Vendor No. 25) and Arjun Khatick (Vendor No. 26). The said Bimal Khatick had died intestate on 2nd June, 2001 leaving behind surviving him his wife Rita Khatick (Vendor No. 27) and one daughter Supriya Khatick (Vendor No. 28) and his mother Smt. Sita Khatick (Vendor No. 19)

xvii. The said Phul Kumari Khatick died on 26th November, 2011 intestate leaving behind surviving her Rajen Khatick (Vendor No. 29), Bijen Khatick (Vendor No. 30), Subhash Khatick (Vendor No. 31), Sarjay Khatick (Vendor No. 32), Gouri Sonkar (Vendor No. 33), Gayatri Khatick (Vendor No. 34), Sima Khatick (Vendor No. 35), the heirs of her predeceased son Ratank Khatick namely Savitri Khatick (Vendor No. 36) and Chandan Khatick (Vendor No. 37) and also Kaushalya Das (Vendor No. 38) as also the heir of her predeceased daughter Sumitra Rana namely Purnima Hari (Vendor No. 39).

xviii. The said Jay Laxmi Khatick had predeceased her father, the said Bhagwan Khatick on 9th April, 1968, intestate, and is survived by her only son, Gokul Khatick (Vendor No. 40) as her only legal heir, her husband late Nanda Kumar Khatick having died intestate on 31st January, 1998.

xix. Thus the Vendors herein are the absolute owners and/or otherwise sufficiently entitled to the said property ALL THAT the piece and parcel of land measuring about 34 Cottahs 00 Chittacks 12 Square Feet be the same a little comprised in or forming Municipal Premises Nos. 25, Dr. Ambedkar Sarani (previously known as Huges Road) Kolkata and 25/1, Dr. Ambedkar Sarani (previously known as Huges Road) Kolkata both within P. S. Topsia under Ward No. 59 (previously Ward No. 61) of the Kolkata Municipal Corporation together with the brick built and other structures standing thereon in aggregate comprising of 7200 square feet be the same a little more

or less including the common passage in between the said two premises measuring about 02 Cottahs 04 Chittacks.

- xx. The said Madan Mohan Khatick had, claiming to be an inter meddler to the estate of the said Bhagwan Chandra Khatick) granted a lease of a portion of premises No. 25/1, Ambedkar Sarani (earlier known as Huges Road), Kolkata together with the brick built and other structures standing thereon, unto and in favour of one P. V. Kuruvilla by virtue of a deed of lease dated 29th June, 1973 registered at the Office of the Sub-Registrar, Sealdah in Book No. 1, Volume No. 39 at pages 148 to 154 Being No. 1096 of 1973 for the period of 30 years commencing from 1st May, 1973.
- xxi. A deed of rectification dated 28th March, 1981 was executed by the said Madan Mohan Khatick and the said lessee and was registered at the office of the Sub-Registrar, Sealdah in Book No. 1, Volume No. 1 Being No. 346 of 1981.
- xxii. The said lease dated 29th June, 1973 came to an end by efflux of time but the said lessee and his heirs and also sub-tenants continued to occupy the said demised premises inspite of being obliged to surrender and deliver up khas peaceful actual and vacant possession of such demised land.
- xxiii. The Confirm Parties herein thereafter negotiated with the heirs of the said P. V. Kuruvilla (who died intestate on 16th January, 2001) namely George Kuruvilla, Philip Kuruvilla and Miriam Gobdell and also with the other occupants of the said demised portion of land and obtained khas possession of the said demised premises. The Confirming Parties thus came into possession of the entire premises No. 25/1, Ambedkar Sarani, Kolkata.
- B. The Confirming Parties thereafter further negotiated with the Vendors and arrived at a mutual understanding whereby and whereunder the Confirming Parties obtained vacant possession of the entire premises and came into actual physical possession of the said Premises.

- C. The Vendors and the Confirming Parties thereafter approached the Purchaser and negotiated for sale of the said plot of land upon making the foregoing representations and assurances.
- D. The Purchaser herein upon preliminary negotiations with the Vendors and the Confirming Parties herein, issued a public notice in the leading news papers of Kolkata and in response to such public notice, the Purchaser was put to notice of a suit having been filed by one Sushil Poddar against the said heirs of P. V. Kuruvilla claiming to be in occupation of a small room at 25/1, Ambedkar Sarani, Kolkata. The heirs of the said P. V. Kuruvilla as also the Confirming Parties have negotiated with the said Sushil Poddar and have arrived at a mutual agreement whereby and whereunder the said Sushil Poddar has relinquished all his claims and demands absolutely and forever and has also unconditionally withdrawn such proceedings filed in the Sealdah Court.
- E. It further came to notice that one Seema Sharma, claiming to be a tenant in respect of a portion of the premises No. 25, Gobinda Khatick Road (now Ambedkar Sarani), has filed a suit for declaration and injunction being T. S. No. 91 of 2013 before the Learned Second Civil Judge, Junior Division at Sealdah and is in occupation of a small portion. The said suit is pending but there are no interim orders passed in the said suit against the Vendors. The Vendors have confirmed that neither is Seema Sharma a tenant nor has been paying rent and that she is a mere trespasser.
- F. The Vendors and the Confirming Parties have assured, represented and confirmed as follows:
- i. That the Vendors are the absolute owners of the said premises;
 - ii. That the representations made by the Vendors as to the succession are all true and correct and that there are no other legal heirs save and except the Vendors herein who have inherited the said premises;
 - iii. That the entire premises is under occupation and possession of the Confirming Parties save and except a portion of 25, Dr. Ambedkar Sarani, Kolkata which is occupied by the said Smt. Seema Sharma.
 - iv. That save as aforesaid, the said premises is free from all encumbrances, liens, lis pendences, mortgages, trusts.

charges, vesting, acquisition, requisitions whatsoever and howsoever.

- v. That the said premises is not affected by any proceedings or provisions under the Urban Land Ceiling (Acquisition & Regulation) Act, or Thika Tenancy.
 - vi. That the vendors have not received any notices for acquisition or requisitions.
 - vii. That there are no recovery proceedings pending against the Vendors or in respect of the said premises.
- G. The Purchaser relying upon the aforesaid representations and believing the same to be all true and correct has agreed to purchase 1/5th undivided share or interest in the said premises being ALL THAT the piece and parcel of land measuring about 34 Cottahs 00 Chittacks 12 Square Feet be the same a little comprised in or forming Municipal Premises Nos. 25, Dr. Ambedkar Sarani (previously known as Huges Road) Kolkata and 25/1, Dr. Ambedkar Sarani (previously known as Huges Road) Kolkata both within P. S. Topsia under Ward No. 59 (previously Ward No. 61) of the Kolkata Municipal Corporation together with the brick built and other structures standing thereon in aggregate comprising of 7200 square feet be the same a little more or less including the common passage in between the said two premises (the said entire plot of land comprising of two municipal premises is hereinafter referred to as the said premises). The Confirming Parties herein have also relinquished all their right title interest claim and demand whatsoever and howsoever in respect of the said premises and every part thereof proportionately in favour of the Purchaser herein.
- H. The purchaser has at or before execution of this deed of sale paid to the Vendors the entire amount of the said mutually agreed consideration and has called upon the Vendor to grant this conveyance in its favour. The Confirming parties have also joined these presents to confirm the aforesaid.

NOW THIS INDENTURE WITNESSETH

that in the premises aforesaid and in pursuance of the Agreement arrived at between the parties and in consideration of the sum of Rs.

1,60,00,026/- (Rupees One Crore Sixty Lacs & Twenty Six) only of the lawful money of the Union of India well and truly paid by the Purchaser unto the Vendors herein and also a sum of Rs. 10,00,000/ (Rupees Ten Lacs) only paid to the Confirming parties, the receipt whereof the Vendors and the Confirming Parties do and each of them doth hereby and also by the receipt granted hereunder admit and acknowledge and of and from the payment of the same and every part thereof acquit, release and discharge the Purchaser as also the said premises, the Vendors do and each one of them doth hereby grant sell transfer convey assign and assure unto and in favour of the Purchaser above named 1/5th undivided share or interest ALL THAT the piece and parcel of land measuring about 34 Cottahs 00 Chittacks 12 Square Feet be the same a little comprised in or forming Municipal Premises Nos. 25, Dr. Ambedkar Sarani (previously known as Huges Road), Kolkata and 25/1, Dr. Ambedkar Sarani (previously known as Huges Road), Kolkata both within P. S. Topsia under Ward No. 59 (previously Ward No. 61) of the Kolkata Municipal Corporation together with the brick built and other structures standing thereon in aggregate comprising of 7200 square feet be the same a little more or less including the common passage in between the said two premises which is more fully described in the Schedule hereunder written free from all encumbrances, mortgages, charges, liens, lispendens (save and except as stated hereinbefore), claims, demands, liabilities, Bargas, attachments, acquisitions, requisitions and alignments whatsoever.

OR HOWSOEVER OTHERWISE the said premises or any part or portion thereof now are or heretofore were or was situated butted bounded called known numbered described and distinguished;

charges, vesting, acquisition, requisitions whatsoever and howsoever.

- v. That the said premises is not affected by any proceedings or provisions under the Urban Land Ceiling (Acquisition & Regulation) Act, or Thika Tenancy.
 - vi. That the vendors have not received any notices for acquisition or requisitions.
 - vii. That there are no recovery proceedings pending against the Vendors or in respect of the said premises.
- G. The Purchaser relying upon the aforesaid representations and believing the same to be all true and correct has agreed to purchase 1/5th undivided share or interest in the said premises being ALL THAT the piece and parcel of land measuring about 34 Cottahs 00 Chittacks 12 Square Feet be the same a little comprised in or forming Municipal Premises Nos. 25, Dr. Ambedkar Sarani (previously known as Huges Road) Kolkata and 25/1, Dr. Ambedkar Sarani (previously known as Huges Road) Kolkata both within P. S. Topsia under Ward No. 59 (previously Ward No. 61) of the Kolkata Municipal Corporation together with the brick built and other structures standing thereon in aggregate comprising of 7200 square feet be the same a little more or less including the common passage in between the said two premises (the said entire plot of land comprising of two municipal premises is hereinafter referred to as the said premises). The Confirming Parties herein have also relinquished all their right title interest claim and demand whatsoever and howsoever in respect of the said premises and every part thereof proportionately in favour of the Purchaser herein.
- H. The purchaser has at or before execution of this deed of sale paid to the Vendors the entire amount of the said mutually agreed consideration and has called upon the Vendor to grant this conveyance in its favour. The Confirming parties have also joined these presents to confirm the aforesaid.

NOW THIS INDENTURE WITNESSETH

that in the premises aforesaid and in pursuance of the Agreement arrived at between the parties and in consideration of the sum of Rs.

TOGETHER WITH all paths, passages, ways, structures, yards, courts, areas, gardens, trees, fences, hedges, ditches, sewers, drains, water, water courses, rights, liberties, privileges, easements, benefits, advantages and appurtenances whatsoever thereto belonging or in anywise appertaining to or usually held or occupied therewith AND the reversion or reversions, remainder or remainders and all rents issues and profits thereof and every part thereof AND All the estate, right, title, interest, claim and demand whatsoever of the Vendors and the Confirming Parties in to upon or in respect of the said premises and every part thereof AND all deeds, pattahs, writings, muniments and evidences of title relating thereto or any part thereof, which now are or may hereafter be in the possession or custody of the Vendors and the Confirming Parties or any person or persons from whom the vendors and the Confirming Parties may procure the same without any action either at law or in equity.

TO HAVE AND TO HOLD the said 1/5th undivided share or interest in the said premises which is hereby granted, assigned, assured and confirmed or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever for an absolute indefeasible and perfect estate of inheritance thereof in fee simple or an estate equivalent thereto without any manner of condition use trust and other things whatsoever to alter, defeat, encumber or make void the same and free from all encumbrances, mortgages, charges, liens, lispendens, Bargas, claims, demands, liabilities, acquisitions, requisitions, alignments and attachment whatsoever.

AND the Vendors and also the Confirming Parties above named do and each of them doth hereby covenant with the Purchaser above named as follows:-

- A. THAT notwithstanding any act deed matter or thing whatsoever by the Vendors and the Confirming Parties or their predecessors in title done, committed, executed or knowingly suffered to the contrary the Vendors are now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the respective said premises transferred, assigned and assured, without any manner of condition use, trust or other things whatsoever to alter defeat encumber or make void the same;
- B. AND THAT notwithstanding any act deed matter or thing whatsoever as aforesaid, the Vendors have good right, full power and absolute authority and indefeasible title to grant assign and assure the said plots of land respectively hereby granted assigned and assured/sold conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents;
- C. AND THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy the said premises without any lawful eviction interruption, hindrance, claim or demand whatsoever from or by the Vendors and the Confirming Parties, or any person or

persons lawfully or equitably claiming any estate or interest or right in the said premises and every part thereof;

- D. AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged by and at the costs and expenses of Vendors and the Confirming Parties and well and sufficiently indemnified of from and against all and all manner of claims charges, mortgages and encumbrances whatsoever made suffered, created, done, executed or occasioned by the Vendors and the Confirming parties or any other person or persons whomsoever lawfully or equitably or rightfully claiming any estate or interest or right as aforesaid;
- E. AND THAT the said premises is not affected by any attachment including attachment under any certificate case or any proceeding started at the instance of the Income Tax authorities or the Estate Duty Authorities or other Government authorities under the Public Demands Recovery Act or any other acts or otherwise nor is affected by any proceedings under the Urban Land Ceiling (Acquisition and Regulation Act);
- F. AND THAT no declaration has been made nor any notice published nor any proceeding commenced for acquisition or requisition of the said plots of land or the said dwelling unit or any part thereof under the Land Acquisition Act and/or the W. B. Land Reforms Act or any other acts or laws for the time being in force;

- G. AND ALSO THAT the Vendors and the Confirming Parties and all other persons having or lawfully or equitably claiming any estate, right, title, interest, trust, property, claim and demand whatsoever in the said premises hereby granted and assigned or any part thereof from under or in trust for the Vendors and the Confirming Parties shall and will from time to time and at all times hereafter at the requests and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds matters and things whatsoever for further better and more perfectly assuring the said premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid, as shall or may be reasonably required;
- H. AND THE Vendors and the Confirming Parties do and each one of them doth hereby indemnify and covenant to keep the Purchaser indemnified against any claim or demand arising in respect of the said premises or any part thereof by reason of any act or deed or misrepresentation on the part of the Vendors or the Confirming Parties
- I. AND THE Vendors and/or the Confirming Parties herein shall bear and pay the rents, Municipal Rates and Taxes, Land revenue and all other rates, taxes and outgoings in respect of the said premises for the period up to the date of this Deed and in this regard, the Vendors and the Confirming Parties shall keep the Purchaser as also the said premises and every part thereof absolutely indemnified and harmless.

- J. AND THE Purchaser has been put into absolute khas actual legal and physical possession of the said premises jointly with the other purchasers in respect of the entire premises.
- K. AND THAT the Vendors and the Confirming Parties have handed over all documents and papers in their possession in respect of the said premises unto the Purchaser. The Vendors and Confirming Parties have further assured and confirmed that there are no other documents or papers in their possession and in case any such document is subsequently found, the Vendors and Confirming Parties shall deliver the same to the Purchaser and in the mean time continue to hold such documents as trustees of the Purchaser.

THE SCHEDULE ABOVE REFERRED TO

1/5th UNDIVIDED SHARE OR INTEREST IN ALL THAT the piece and parcel of land measuring about 34 Cottahs 00 Chittacks 12 Square Feet be the same a little comprised in or forming Municipal Premises Nos. 25, Dr. Ambedkar Sarani (previously known as Huges Road) Kolkata and 25/1, Dr. Ambedkar Sarani (previously known as Huges Road) Kolkata both within P. S. Topsia under Ward No. 59 (previously Ward No. 61) of the Kolkata Municipal Corporation (equivalent to 4894.40 sq. ft.) together with the brick built and other structures standing thereon in aggregate comprising of 7200 square feet be the same a little more or less including the proportionate share or interest in the common passage in between the said two premises having an area of 02 Cottahs 04 Chittacks and also all easmentary and quasi-easmentary rights, the said premises more

fully mentioned and described in a map attached hereto bordered in RED Colour partly occupied by Tenants and occupiers.

Or Howsoever otherwise the said premises or part thereof now are or heretofore were or was situated butted bounded called known numbered described and distinguished;

IN WITNESS WHEREOF the parties hereto have hereunto put their hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED by the VENDORS abovenamed at Kolkata in the presence of:

M/INTER (Governing Body)
3/3/11 (Tender No. 2)
Kolkata-15



LT107 Suro
Khatrik by Ripen
of
Gohel Khatrik

1. _____

2. Ram Koushna Khatrik

3. शरत शर्मा

4. श्रीवती देवी शर्मा

5. दीपा देवी

6. प्रमोद शर्मा

7. श्रीवती देवी शर्मा

8. Sumita Agarwal

9. Sachin Kumar Khatrik

10. Durga Khatrik

11. Shambhu Khatik

12. Gaur Anu Khatik

13. मंजरी शहील

14. उमा देवी स्नेहकर

15. Usha Rama

16. Tara Sankar

17. Lalita Khatik

18. Lata Prasad


19. by the poet
 LTI of Sitakhatik
 Lakul Khatik

20. Amal Khatik

21. Gopal Khatick

22. सरस्वती मोनकर

23. Chaya Khatick


24.  LTI of Mina
by the ^{name of} Khatick
Gopal Khatick

25. Prisunjit Khatick

26. Arjun Khatick

27. Rita Khatick

28. Supriya Khatick

29.  LTI of Ravi
by the ^{name of} Khatick
Gopal Khatick

30. Bijan Khatick

31. Sulhas Khatick

32. Sanjay Khatick

33. गौरी सोनकर

34. Chaitanji Khatick

35. झीता खटिक

36. LIT of Sanjay Khatick in the pen of Gokul Khatick

37. Chandni Khatick

38. LIT of Kaveri by Khatick by the pen of Gokul Khatick

39. Purnima - 1942

40. Gokul Khatick

SIGNED SEALED AND
DELIVERED by the Confirming
Parties abovenamed at Kolkata
in presence of:

[Handwritten signature]

[Handwritten signature]
Director
(S. V. J. R. A. R. A.)

[Handwritten signature]

SIGNED SEALED AND
DELIVERED by the Purchaser
abovenamed at Kolkata in the
presence of:

[Handwritten signature]
Director

[Handwritten signature]
(Director Sign by you)
112/2, Block 2, 1st Floor
Net - 2000000

[Handwritten signature]

[Handwritten signature]
D. ...
R. ...
11-69

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser a sum of Rs. 1,60,00,000/- (Rupees One Crore & Sixty Lacs) only towards the cost or price of the said premises hereby being sold as per Memo below:

Serial No.	Payee	Bank & Date	Demand Draft No.	Amount
1.	Ram Krishna Khatick	HDFC BANK DATED 08.05.2013	205212	2,22,222-00
2.	Bharat Khatick	-do-	205260	2,22,222-00
3.	Savitree Devi Sonkar	-do-	054117	2,22,222-00
4.	Deepa Devi Sonkar	-do-	054113	2,22,222-00
5.	Punam Devi Sonkar	-do-	054119	2,22,222-00
6.	Anusua Khatick	-do-	205261	2,22,222-00
7.	Sunita Agarwal	-do-	205262	2,22,222-00
8.	Saro Khatick	-do-	205229	2,22,222-00
9.	Satughan Khatick	-do-	205230	2,22,222-00
10.	Durga Khatick	-do-	205244	2,22,222-00
11.	Shambhu Khatick	-do-	205245	2,22,222-00
12.	Guru Pada Khatick	-do-	205220	2,22,222-00
13.	Kamala Khatick	-do-	205268	2,22,222-00
14.	Uma Devi	-do-	054110	2,22,222-00
15.	Usha Rana	-do-	205269	2,22,222-00
16.	Tara Sonkar	-do-	205236	2,22,222-00

17.	Lakshmi Khatick	-do-	205250	2,22,222-00
18.	Lata Prasad	-do-	054121	2,22,222-00
19.	Sita Khatick	-do-	205251	11,66,667-00
20.	Mina Khatick	-do-	205350	1,66,666-00
21.	Biswajit Khatick	-do-	205351	1,66,666-00
22.	Arjun Khatick	-do-	205352	1,66,666-00
23.	Amal Khatick	-do-	205324	5,00,000-00
24.	Rita Khatick	-do-	205346	1,66,666-00
25.	Supriya Khatick	-do-	205347	1,66,666-00
26.	Gopal Khatick	-do-	205348	5,00,000-00
27.	Sarasvati Sonkar	-do-	054094	5,00,000-00
28.	Chaya Khatick	-do-	054095	5,00,000-00
29.	Sabitra Khatick	-do-	205292	3,75,000-00
30.	Chandan Khatick	-do-	205359	1,00,000-00
31.	Rajen Khatick	-do-	205294	4,75,000-00
32.	Bijen Khatick	-do-	205295	4,75,000-00
33.	Suhas Khatick	-do-	205296	4,75,000-00
34.	Sanjay Khatick	-do-	205297	4,75,000-00
35.	Kaushalya Das	-do-	205298	1,00,000-00
36.	Purnima Hari	-do-	205289	1,00,000-00
37.	Gauri Sonkar	-do-	054087	4,75,000-00
38.	Gayatri Khatick	-do-	205290	4,75,000-00

39.	Sima Khatick	-do-	205291	4,75,000-00
40.	Gokul Khatick	HDFC BANK DATED 10.05.2013	205440	40,00,000-00
41.	Cash			7-00
TOTAL				1,60,00,000-00

L.T.I of Sonakhatick

Gokul Khatick

2. Anam Khatick
3. Anurag Khatick
4. Anurag Khatick
5. Anurag Khatick
6. Anurag Khatick
7. Anurag Khatick
8. Anurag Khatick
9. Anurag Khatick
10. Anurag Khatick
11. Anurag Khatick
12. Anurag Khatick
13. Anurag Khatick
14. Anurag Khatick
15. Anurag Khatick
16. Anurag Khatick
17. Anurag Khatick
18. Anurag Khatick
19. Anurag Khatick

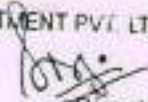
30. Anurag Khatick
31. Anurag Khatick
32. Anurag Khatick
33. Anurag Khatick
34. Anurag Khatick
35. Anurag Khatick
36. Anurag Khatick
37. Anurag Khatick
38. Anurag Khatick
39. Anurag Khatick
40. Anurag Khatick


20. Anurag Khatick
21. Anurag Khatick
22. Anurag Khatick
23. Anurag Khatick
24. Anurag Khatick
25. Anurag Khatick
26. Anurag Khatick
27. Anurag Khatick
28. Anurag Khatick
29. Anurag Khatick

RECEIVED of and from the within named Purchaser a sum of Rs. 10,00,000/- (Rupees Ten Lacs) only in terms of these presents as per Memo below:

Serial No.	Cheque / Draft No.	Date	Bank	Amount in Rs.
1.	357675 (part)	04.02.2013	HDFC BANK	10,00,000-00
TOTAL				10,00,000-00


HERITAGE APARTMENT PVT. LTD.


Director


(Confirming Parties)

Witnesses:

Drafted by me.


(Aditya Kanodia)

Advocate.

19/04/11
Director

21/4

[Signature]
Director

[Signature]
Director

[Signature]



श्री २०३३
Gokul Khatri
Sobhraj Khatri

श्री २०३३
Gokul Khatri
Sobhraj Khatri

श्री २०३३
Gokul Khatri
Sobhraj Khatri

श्री २०३३
Gokul Khatri
Sobhraj Khatri

श्री २०३३
Gokul Khatri
Sobhraj Khatri

श्री २०३३
Gokul Khatri
Sobhraj Khatri



SPECIMEN FORM FOR TEN FINGER PRINTS

Name of the exculant
for purchaser /
exculant

U.S. of Sam Khattin
of Gokul Khattin



LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

U.S. of Sam Khattin



LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

U.S. of Sam Khattin



LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				





U.S. of Sam Khattin



LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the executant
and/or purchaser/
presentant

<p style="font-size: small;">Signature of the executant and/or purchaser/ presentant</p>		<p style="font-size: x-small;">LITTLE RING MIDDLE FORE THUMB</p> <p style="font-size: x-small;">LEFT HAND</p>			
<p style="font-size: x-small;">THUMB FORE MIDDLE RING LITTLE</p> <p style="font-size: x-small;">RIGHT HAND</p>					
<p style="font-size: x-small;">LITTLE RING MIDDLE FORE THUMB</p> <p style="font-size: x-small;">LEFT HAND</p>		<p style="font-size: x-small;">LITTLE RING MIDDLE FORE THUMB</p> <p style="font-size: x-small;">LEFT HAND</p>			
<p style="font-size: x-small;">THUMB FORE MIDDLE RING LITTLE</p> <p style="font-size: x-small;">RIGHT HAND</p>					
<p style="font-size: x-small;">LITTLE RING MIDDLE FORE THUMB</p> <p style="font-size: x-small;">LEFT HAND</p>		<p style="font-size: x-small;">LITTLE RING MIDDLE FORE THUMB</p> <p style="font-size: x-small;">LEFT HAND</p>			
<p style="font-size: x-small;">THUMB FORE MIDDLE RING LITTLE</p> <p style="font-size: x-small;">RIGHT HAND</p>					
<p style="font-size: x-small;">LITTLE RING MIDDLE FORE THUMB</p> <p style="font-size: x-small;">LEFT HAND</p>		<p style="font-size: x-small;">LITTLE RING MIDDLE FORE THUMB</p> <p style="font-size: x-small;">LEFT HAND</p>			
<p style="font-size: x-small;">THUMB FORE MIDDLE RING LITTLE</p> <p style="font-size: x-small;">RIGHT HAND</p>					

G. H. D. S.

G. H. D. S.

G. H. D. S.

Smita Agarwal

SPECIMEN FORM FOR TEN FINGER PRINTS

status of the executant
 /or purchaser/
 /resident/

Sabin Singh Khosla



LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

Durgam Khosla



LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

Shambhu Khosla



LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

Gaurav Khosla





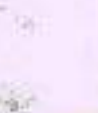



















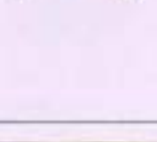

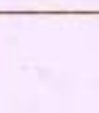

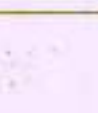
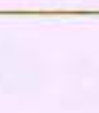


LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

P














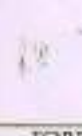

Signature of the executant/
and/or purchaser/
presentant

SPECIMEN FORM FOR TEN FINGER PRINTS

1						
		LITTLE	RING	MIDDLE	FORE	THUMB
		LEFT HAND				
						
2		THUMB	FORE	MIDDLE	RING	LITTLE
		RIGHT HAND				
						
		LITTLE	RING	MIDDLE	FORE	THUMB
3		THUMB	FORE	MIDDLE	RING	LITTLE
		RIGHT HAND				
						
		LITTLE	RING	MIDDLE	FORE	THUMB
4		THUMB	FORE	MIDDLE	RING	LITTLE
		RIGHT HAND				
						
		LITTLE	RING	MIDDLE	FORE	THUMB
5		THUMB	FORE	MIDDLE	RING	LITTLE
		RIGHT HAND				
						
		LITTLE	RING	MIDDLE	FORE	THUMB

Signature of the executant
and/or purchaser/
presentant

SPECIMEN FORM FOR TEN FINGER PRINTS

<p>7</p> <p>Lakshmi Kundu</p>							
		LITTLE	RING	MIDDLE	FORE	THUMB	
		LEFT HAND					
		THUMB	FORE	MIDDLE	RING	LITTLE	
		RIGHT HAND					
<p>8</p> <p>Lata Poojari</p>							
		LITTLE	RING	MIDDLE	FORE	THUMB	
		LEFT HAND					
		THUMB	FORE	MIDDLE	RING	LITTLE	
		RIGHT HAND					
<p>9</p> <p>L. T. of Sita Khatri Sister of Gopal Khatri</p>							
		LITTLE	RING	MIDDLE	FORE	THUMB	
		LEFT HAND					
		THUMB	FORE	MIDDLE	RING	LITTLE	
		RIGHT HAND					
<p>10</p> <p>Anil Khatri</p>							
		LITTLE	RING	MIDDLE	FORE	THUMB	
		LEFT HAND					
		THUMB	FORE	MIDDLE	RING	LITTLE	
		RIGHT HAND					
<p>8</p>							

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the executant
and/or purchaser /
presentant

Gopal Khatri



LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

सरस्वती सोनकर



LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

Chayantini



LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

L.T. of Panna District by
the name of Gopal Khatri







LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

24

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the executant/
and/or purchaser/
personnel

29 Musawjit Khatiek						
		LITTLE	RING	MIDDLE	FORE	THUMB
		LEFT HAND				
		THUMB	FORE	MIDDLE	RING	LITTLE
		RIGHT HAND				
28 Arjun Khatiek						
		LITTLE	RING	MIDDLE	FORE	THUMB
		LEFT HAND				
		THUMB	FORE	MIDDLE	RING	LITTLE
		RIGHT HAND				
27 Rishi Khatiek						
		LITTLE	RING	MIDDLE	FORE	THUMB
		LEFT HAND				
		THUMB	FORE	MIDDLE	RING	LITTLE
		RIGHT HAND				
26 Supriya Khatiek						
		LITTLE	RING	MIDDLE	FORE	THUMB
		LEFT HAND				
		THUMB	FORE	MIDDLE	RING	LITTLE
		RIGHT HAND				

Signature of the executor
and/or purchaser/
presentant

SPECIMEN FORM FOR TEN FINGER PRINTS

*L.I.S. of paper written
by the son of Gopal Khatke*



LITTLE	RING	MIDDLE	FORE	THUMB	
LEFT HAND					
THUMB	FORE	MIDDLE	RING	LITTLE	
RIGHT HAND					

B. J. Khatke



LITTLE	RING	MIDDLE	FORE	THUMB	
LEFT HAND					
THUMB	FORE	MIDDLE	RING	LITTLE	
RIGHT HAND					

Sulhan Khatke



LITTLE	RING	MIDDLE	FORE	THUMB	
LEFT HAND					
THUMB	FORE	MIDDLE	RING	LITTLE	
RIGHT HAND					

Sanjog Khatke



LITTLE	RING	MIDDLE	FORE	THUMB	
LEFT HAND					
THUMB	FORE	MIDDLE	RING	LITTLE	
RIGHT HAND					

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the executant
and/or purchaser/
presentant

श्री श्री शर्मा



LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

C. S. Khatri



LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

श्री श्री शर्मा



LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

L. T. of S. Khatri Khatri



LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the executive/
Police personnel/
presenting

Chander Khatri



37

1st of May 1974
in the name of Chand Khatri



38

Priyamvada



39

Gobind Khatri



40

LITTLE	RING	MIDDLE	FORE	THUMB	
LEFT HAND					
THUMB	FORE	MIDDLE	RING	LITTLE	
RIGHT HAND					
LITTLE	RING	MIDDLE	FORE	THUMB	
LEFT HAND					
THUMB	FORE	MIDDLE	RING	LITTLE	
RIGHT HAND					
LITTLE	RING	MIDDLE	FORE	THUMB	
LEFT HAND					
THUMB	FORE	MIDDLE	RING	LITTLE	
RIGHT HAND					
LITTLE	RING	MIDDLE	FORE	THUMB	
LEFT HAND					
THUMB	FORE	MIDDLE	RING	LITTLE	
RIGHT HAND					

DATED THIS 10th DAY OF MAY, 2013.

BETWEEN

SARO KHATICK & ORS.
- Vendors

AND
HERITAGE APARTMENTS PVT. LTD.
& ANR.

- Confirming Parties

AND

M/S. PANCHKOTI HEIGHTS PVT.
LTD.
- Purchaser

DEED OF
CONVEYANCE

in respect of 1/5th undivided share and
interest in premises nos. 25 & 25/1, Dr.
Ambedkar Sarani, P. S. Tupsia, Kolkata

ADITYA KANODIA

KANODIA & CO.,
Solicitors & Advocates,
6, Old Post Office Street,
KOLKATA - 700001.