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42/10/4537/13NC-1383/13 1-04565/13



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 834021

Handwritten notes in the left margin, including '10/5/13' and other illegible scribbles.

Certified to be a true and correct copy of the original as submitted to me by the parties to this deed and verified by me on the date and at the place mentioned in this document.

Signature of the official and the date '15/05/13'.

THIS DEED OF CONVEYANCE

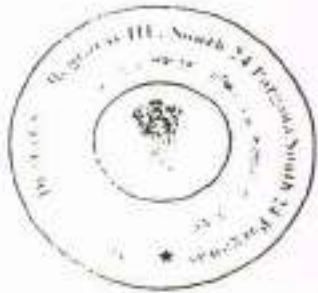
Made this the 10th day of May

Two Thousand and Thirteen

BETWEEN

Date of Registration under section 60 and Rule 69.

Registered in Book - I
D Volume number 9
Page from 4214 to 4264
Serial No 04597 for the year 2013.



(Signature)
16 May 2013
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal



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

Endorsement For Deed Number : I - 04597 of 2013
(Serial No. 04742 of 2013 and Query No. L000008769 of 2013)

10/05/2013

Registration (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)
Presented for registration at 22.30 hrs on 10/05/2013, at the Private residence by Bikash Agarwal,
one of the Claimants.

Mission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Mission is admitted on 10/05/2013 by

Saro Khatik Alias Saru Devi, wife of Lt Murari Mohan Khatik, 12a/h/12, Gobinda Khatik Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession : Others

Ram Krishna Khatik, son of Lt Murari Mohan Khatik, 12a/h/12, Gobinda Khatik Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession : Others

Bharat Khatik, son of Lt Murari Mohan Khatik, 12a/h/12, Gobinda Khatik Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession : Others

Savitri Devi Sonkar, daughter of Lt Murari Mohan Khatik, 12a/h/12, Gobinda Khatik Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession : Others

Deepa Devi Sonkar, daughter of Lt Murari Mohan Khatik, H. No 518, Nagar Nigam, Satna, Teh. Hoshangabad, Dist - Satna, India, . By Caste Hindu, By Profession : Others

Pankaj Devi Sonkar, daughter of Lt Murari Mohan Khatik, 226, Satna Nagar, Ward Ki. 9, Mukhya Raghuraj, Dist - Satnam, India, . By Caste Hindu, By Profession : Others

Anusree Khatik, daughter of Lt Murari Mohan Khatik, 12a/h/12, Gobinda Khatik Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession : Others

Gandhi Agarwal, daughter of Lt Murari Mohan Khatik, 12a/h/12, Gobinda Khatik Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession : Others

Satrugan Khatik, son of Lt Murari Mohan Khatik, 12a/h/12, Gobinda Khatik Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession : Others



(Signature)
(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Endorsement Page 1 of 1
District Sub-Registrar-III
Alipora, South 24-Parganas

15/05/2013 14:09:00



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

Endorsement For Deed Number : I - 04597 of 2013
(Serial No. 04742 of 2013 and Query No. L000008769 of 2013)

- Durga 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. Shambhu 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. Guru Pada 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 Sonkar, 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 Prasad, daughter of Lt Murari Mohan Khatick , Krishnagar Road (Sadar) Ward No. 2 Shantipur, District-Nadia, WEST BENGAL, India, Pin :-741404, 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. Amal 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
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



(Rajendra Prasad Dasgupta)
District Sub-Registrar - III SOUTH 24-PARGANAS
Endorsement Page 2 of 5

15/05/2013 19:09:00



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

Endorsement For Deed Number : I - 04597 of 2013
(Serial No. 04742 of 2013 and Query No. L000008769 of 2013)

- 37 Chandan Khatri, 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 : Others
38. Kaushalya Das, wife of Labulal Khatick, 22/1/a, Pulin Khatick Road, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700015, By Caste Hindu, By Profession : Others
39. Purnima Hari, daughter of Bhutorana, 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 : Others
- 41 Mr. Sujit Arya, son of Sri Dayanand 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, Shivmahima Developers Pvt Ltd., 15b, Armenian Street, District:-Kolkata, WEST BENGAL, India,
By Profession : Business
44. Mahendra Kr Choudhury
Director, Shri Rama Developers Pvt Ltd., 15b, Armenian Street, District:-Kolkata, WEST BENGAL, India,
By Profession : Business
Identified By Kishor Singh Boyed, son of Lt Tilak Singh Baid, 119a, Motilal Nehru Road, Kolkata, 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. 104,03,452/-



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

Endorsement Page 4 of 5
District Sub-Registrar III
Alipore, South 24-Parganas

15/05/2013 19:09:00



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

Endorsement For Deed Number : I - 04597 of 2013
(Serial No. 04742 of 2013 and Query No. L000008769 of 2013)

22. Saraswati Sonkar, daughter of Lt Madan Mohan Khatick , 619, Satananagar, Raghuraj Nagar, Satana, India, , By Caste Hindu, By Profession : Others
23. 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
24. Mina 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
25. 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
26. 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
27. 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
28. 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
29. Rajen 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
30. 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
31. 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
32. Sanjay 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
33. Gauri Sonkar, daughter of Lt Nebulal Khatick , T E H - Allahabad Sadar, Dist - Allahabad, India, , By Caste Hindu, By Profession : Others
34. 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
35. 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
36. Sabitri Khatick, wife of Lt Ratan 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 Base of I-III
District Sub-Registrar-III
Alipore, South 24-Parganas

15/05/2013 09:00



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

Endorsement For Deed Number : I - 04597 of 2013
(Serial No. 04742 of 2013 and Query No. L000008769 of 2013)

Justified that the required stamp duty of this document is Rs.- 1358263/- and the Stamp duty paid as
Impresive Rs.- 5000/-

(Smritikana 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 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,
Article number 23, 4, 53 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

- Rs. 213479/- is paid, by the draft number 998993, Draft Date 10/05/2013, Bank Name State Bank of India, Kolkata Main Br., received on 15/05/2013
- Rs. 109899/- is paid, by the draft number 998988, 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. 1353300/- is paid, by the draft number 998991, 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

15/05/2013 19:09:00

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Endorsement Page 5 of 5
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 Nil - Form 60.)
- 2) Ram Krishna Khatick son of late Murari Mohan Khatick residing at 12A/H/12, Gobinda Khatick Road, P.S. Tangra, Kolkata (PAN AGFPK5048K)
- 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 BHAFDABKX.)
- 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 ALVPA2610C)
- 9) Satrugan 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

- 14) Uma Devi daughter of late Murari Mohan Khatick wife of Mahender Sonker residing at H. No. 50, Vill: Patharaha, Teh: Bhadohi, Dist: Bhadohi (PAN -Vik-Form 60-)
- 15) Usha Rana daughter of late Murari Mohan Khatick wife of Joylal Rana residing at 69/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 CXWPK 99474-)
- 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) Amal Khatick son of late Madan Mohan Khatick residing at 12A/H/12, Gobinda Khatick Road, P.S. Tangra, Kolkata (PAN BXWPK1919C)
- 21) Gopal Khatick son of late Madan Mohan Khatick residing at 12A/H/12, Gobinda Khatick Road, P.S. Tangra, Kolkata (PAN AZRPK8669D)
- 22) Sarasvati Sonkar daughter of late Madan Mohan Khatick and wife of Angad Prasad Sonkar residing at 619, Satananagar, 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 C3HPL51272)
- 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)

NETI-3024

Pargakhatick

NETI-3025

Shambhu Khatick

NETI-3026

Guru Pado Khatick

NETI-3027

मंगल (24 ही का)

NETI-3028

उमा वि सोवतार

NETI-3029

Usha Rama

NETI-3030

Tarda Sonkar

NETI-3031

Rakshat Khatick

NETI-3032

Lala Prasad

NETI-3033

List of Site Khatick by the name of Rakshat Khatick

NETI-3034


Amal Khatick



District Sub-Registration Office
Alipore, South


10 MAY 2013


- 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 BP2PK2197B)
- 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 CQHPK8469E)
- 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) Gauri Sonkar daughter of late Nebulal Khatick wife of Vinod Sonkar residing at Sohavatiyadagh, TEH - Allahabad Sadar, District - Allahabad (PAN EHUPS2341F)
- 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 CQHPK8468F)
- 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. 12A - 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


 VE/TI-3035
Gopal Khatick

 VE/TI-3036
Sri 7 032


 VE/TI-3037
Chang Khatick


 VE/TI-3038
L.T. of Alina Khatick by Hepon
of Gopal Khatick

 VE/TI-3039
Biswajit Khatick

 VE/TI-3040
Arjun Khatick

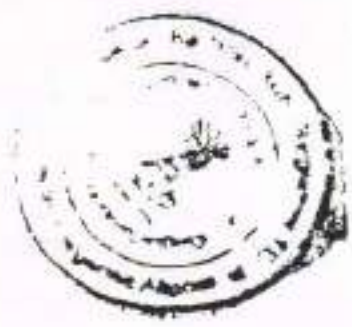
VE/TI-3041
Ramesh Khatick OK

 VE/TI-3042
Supriya Khatick

 VE/TI-3043
of Rajan Khatick by Hepon
of Gopal Khatick

 VE/TI-3044
Bhaskar Khatick

 VE/TI-3045
Subhas Khatick



District Registrar-169
Alipore, South 24 Parganas

10 MAY 2013

- 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 Sujit Arya son of Sri D. 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, his heirs, administrators, executors, legal representatives, agents and assigns) of the SECOND PART

AND

SHIVMAHIMA DEVELOPERS PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 15B, Armenian Street, Kolkata (PAN AASCS7009Q) 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



veti-3046

30 Sanyal Khatak



veti-3047

31 गौरी मोनकर



veti-3048

32 Gajotani Khatak



veti-3049

33 सीमा खटिक



veti-3050

34 L.T.I of Sabitri Khatak by the pen of Gokul Khatak



veti-3051

35 Chandra Khatak



veti-3052

36 L.T.I OF Kausalya Das by the pen of Gokul Khatak



veti-3053

37 Purnima - Havi



veti-3054

38 Gokul Khatak



District Superintendent-III
Alipora, South West Parganas

10 MAY 2013

Rishon Singh Roy

- 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 together with 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 compromise 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. I 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. I 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. I 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. I Volume No. 10 Pages 288 to 292 Being No. 546 of 1953, the said Manmotho Nath Das sold and transferred an

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 him 2 (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), Anusuya 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 Kamal 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 *Cont. 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), Sanjay 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 Bhaghwan 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 Gobbell 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.

1,60,00,000/- (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. Topsis 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, lispensens (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;

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, pattaahs, 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 equality;

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, lispensens, 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

+ ...mentary 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:


Mamuk Chatterjee

1st Floor, 1st Street, K.R. 15



CTI of Saro Khatri
by the pen of
Gohar Khatri

1. _____
2. Ram Kusuma Khatri
3. भरत खट्टिक
4. शारदा देवी खट्टिक
5. दीपा देवी
6. पुनम खट्टिक
7. अनुसुमा खट्टिक
8. Sumita Agarwal
9. Sabir Khan Khatri
10. Pooja Khatri

11. Shambhu Khatick
12. Guru Pitakhatik
13. अमला खतीक
14. उमा देवी सोनकार
15. Usha Rama
16. Tara Sonkar
17. Lakshmi Khatick
18. Lata Prasad
19.  LTI of Sita
Khatick by the
of
Rohini Khatick
20. Amal Khatick

21. Gopal Khatick

22. सरस्वती सोनकार

23. Chaya Khatick



LTI of Mina
Khatick by the pen
of
Gokul Khatick

24. _____

25. Priswajit Khatick

26. Arjun Khatick

27. Rhta Khatick

28. Supriya Khatick

LTI of Rajen Khatick
by the pen of

29. _____
Gokul Khatick

30. Bijon Khatick

31. Sulhas Khatik

32. Sanjoy Khatik

33. गौरी सोनकर

34. Geetabari Khatik

35. सीमा रवटिक

35.



LTI of Simitri
Khatik by the
pen of
Gokul Khatik

37. Chandon Khatik

38.



LTI of Khatik
Khatikya bas
by the pen of
Gokul Khatik

39. Parina - Harin

40. Gokul Khatik

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

HERITAGE APARTMENT PVT. LTD.



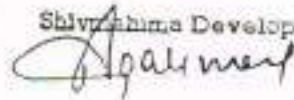
Director

(SUJIT ARYA)



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

Shivashima Developers Pvt. Ltd.



Director



(Kashore Singh Bajaj)
112 A, Netaji Subhas Road
Kolkata - 700029



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 | 205238 | 2,22,222-00 |
| 2 | Bharat Khatick | -do- | 205239 | 2,22,222-00 |
| 3 | Savitree Devi Sonkar | -do- | 054112 | 2,22,222-00 |
| 4 | Deepa Devi Sonkar | -do- | 054103 | 2,22,222-00 |
| 5 | Punam Devi Sonkar | -do- | 054109 | 2,22,222-00 |
| 6 | Anusuea Khatick | -do- | 205240 | 2,22,222-00 |
| 7 | Sunita Agarwal | -do- | 205241 | 2,22,222-00 |
| 8 | Saro Khatick | -do- | 205263 | 2,22,222-00 |
| 9 | Satrughan Khatick | -do- | 205217 | 2,22,222-00 |
| 10 | Durga Khatick | -do- | 205265 | 2,22,222-00 |
| 11 | Shambhu Khatick | -do- | 205266 | 2,22,222-00 |
| 12 | Guru Pada Khatick | -do- | 205233 | 2,22,222-00 |
| 13 | Kamala Khatick | -do- | 205247 | 2,22,222-00 |
| 14 | Uma Devi | -do- | 054105 | 2,22,222-00 |
| 15 | Usha Rana | -do- | 205248 | 2,22,222-00 |
| 16 | Tara Sonkar | -do- | 205223 | 2,22,222-00 |
| 17 | Lakshmi | -do- | 205271 | 2,22,222-00 |

| | khatick | | | |
|-----|------------------|------|--------|--------------|
| 18. | Lata Prasad | -do- | 054106 | 2,22,222-00 |
| 19. | Sita Khatick | -do- | 205341 | 11,66,667-00 |
| 20. | Mina Khatick | -do- | 205342 | 1,66,666-00 |
| 21. | Biswajit Khatick | -do- | 205343 | 1,66,666-00 |
| 22. | Arjun Khatick | -do- | 205305 | 1,66,666-00 |
| 23. | Amal Khatick | -do- | 205345 | 5,00,000-00 |
| 24. | Rita Khatick | -do- | 205354 | 1,66,666-00 |
| 25. | Supriya Khatick | -do- | 205355 | 1,66,666-00 |
| 26. | Gopal Khatick | -do- | 205309 | 5,00,000-00 |
| 27. | Sarasvati Sonkar | -do- | 054098 | 5,00,000-00 |
| 28. | Chaya Khatick | -do- | 054099 | 5,00,000-00 |
| 29. | Sabitri Khatick | -do- | 205272 | 3,75,000-00 |
| 30. | Chandan Khatick | -do- | 205293 | 1,00,000-00 |
| 31. | Rajen Khatick | -do- | 205312 | 4,75,000-00 |
| 32. | Bijen Khatick | -do- | 205361 | 4,75,000-00 |
| 33. | Subhas Khatick | -do- | 205362 | 4,75,000-00 |
| 34. | Sanjay Khatick | -do- | 205287 | 4,75,000-00 |
| 35. | Kaushalya Das | -do- | 205316 | 1,00,000-00 |
| 36. | Purnima Hari | -do- | 205365 | 1,00,000-00 |
| 37. | Gauri Sonkar | -do- | 054091 | 4,75,000-00 |
| 38. | Gyantri Khatick | -do- | 205366 | 4,75,000-00 |

| | | | | |
|-------|---------------|----------------------------------|---------|----------------|
| 39. | Sima Khatick | -do- | 205310 | 4,75,000-00 |
| 40. | Gokul Khatick | HDFC BANK DATED 10.05.2013 | 205439. | 40,00,000-00 |
| 41. | Cash | | | 7-00 |
| TOTAL | | | | 1,60,00,000-00 |

LT1 of Soma Khatick
Gokul Khatick

2. P. n. K. Chandra Khatick
3. मरुत खटिक
4. श्री विजय देवी सोनकर

5. दीपा देवी

6. श्रीमती राजेश

7. श्रीमती सुदीपा खटिक

8. Anvita Agarwal

9. S. Anshu Khatick

10. Chirag Khatick

11. Shambhu Khatick

12. G. Anshu Khatick

13. श्रीमती शशीका

14. श्रीमती देवी सोनकर

15. Usha Rama

16. Tara Sonkar

17. Lakshmi Khatick

18. Lata Prasad

19. LT2 of Soma Khatick
Gokul Khatick

20. Anil Khatick

21. Gopal Khatick

22. सरस्वती सोनकर

23. Chanya Khatick

24. LT2 of Mina Khatick
Gokul Khatick

26. Arjun Khatick

27. Rishi Khatick

28. Supriya Khatick

29. LT2 of Rajen Khatick
Gokul Khatick

30. Bijesh Khatick

31. Sulekha Khatick

32. Santoy Khatick

33. गौरी सोनकर

34. Anjali Khatick

35. सीमा खटिक

36. LT2 of Smita Khatick
Gokul Khatick

37. Chandan Khatick

38. LT2 of Kanchan Khatick
Gokul Khatick

39. Purnima Han

40. Gokul 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:

- 
(*Prakash Singh Broyal*)
119k, Bhat Kal Behm Rd
Kot - 99029

Drafted by me.


(Aditya Kanodia)
Advocate.

Name of the executant
or purchaser /
presentant

SPECIMEN FORM FOR TEN FINGER PRINTS

L.T. of Anna Matha
Pm of



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

S. M. Krishna Khatrik



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H.R. Zafar



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27/05/2018 21/9/2018



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| RIGHT HAND | | | | |

of the executor
purchaser /
tenant

SPECIMEN FORM FOR TEN FINGER PRINTS

Handwritten name



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Handwritten name



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SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the executant
/or purchaser/
presentant

Sabirgha Khaliq



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Qurgakhtich



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Shamshu Khaliq



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Gemal Khan



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SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the executant
or purchaser /
tenant

श्रीमती सुशीला



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श्रीमती सुशीला



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Usha Rama



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Usha Sankar



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| RIGHT HAND | | | | |

Signature of the executant
or purchaser/
agent

SPECIMEN FORM FOR TEN FINGER PRINTS

Lalson Khafik



LITTLE RING MIDDLE FORE THUMB
LEFT HAND

THUMB FORE MIDDLE RING LITTLE
RIGHT HAND

Lata Prayad



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

Signature of the executant
and/or purchaser /
presentant

SPECIMEN FORM FOR TEN FINGER PRINTS

21 Gopal Khatri



22 श्रीमती अश्विनी



23 Chaya Khatri



24 श्रीमती मन्मथ कुमारी



Signature of the executant
or purchaser /
representative

SPECIMEN FORM FOR TEN FINGER PRINTS

Prisurajit Khatiw



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Arjun Khatiw



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Prisurajit Khatiw



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Supriya Khatiw



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SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the executive
or purchaser/
agent

L-71 of Enam Khichu
Rm of



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30
Bijendra Nath



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Subhash Chandra



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Sanjay Kumar



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Signature of the examinee
for purchaser /
applicant

SPECIMEN FORM FOR TEN FINGER PRINTS

Chit



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Chit















































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Share of the cost
for purchase of
arsenal

SPECIMEN FORM FOR TEN FINGER PRINTS

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|---------------------------------------|---|---|---|---|--|---|--|
| 44 Chander Khattik |  |  |  |  |  |  | |
| | | LEFT HAND | | | | | |
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| | | RIGHT HAND | | | | | |
| 45 L.T. of Kanchappa Das pen of |  |  |  |  |  |  | |
| | | LEFT HAND | | | | | |
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| | | RIGHT HAND | | | | | |
| 46 Purima - Han |  |  |  |  |  |  | |
| | | LEFT HAND | | | | | |
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| | | RIGHT HAND | | | | | |
| 47 Gokul Khalsa |  |  |  |  |  |  | |
| | | LEFT HAND | | | | | |
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| | | RIGHT HAND | | | | | |
| 50 | | | | | | | |

DATED THIS 10th DAY OF MAY, 2013.

BETWEEN

SARO KHATICK & ORS.
- Vendors

AND
HERITAGE APARTMENTS PVT. LTD.
& ANR.

- Confirming Parties

AND

M/S. SHIVMAHIMA DEVELOPERS
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. Topsia, Kolkata

ADITYA KANODIA

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