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पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL
 Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

K 672834

Addl. District Sub-Registrar
 Bidhannagar, (Salt Lake City)
 23 FEB 2012

THIS INDENTURE made this 22nd day of February Two Thousand Twelve BETWEEN **JOYNAL ABEDIN MONDAL** son of Late Rahimbux Mondal of Mouza Basina Gramme ; P.O. & Thana Rajarhat Dist. North 24 Parganas by faith Muslim by occupation Landowner (hereafter referred to as the "VENDOR") (Which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, legal representative ,executors, administrators and /or assigns) of the FIRST PART AND M/S. **ORCHID DEVELOPERS PRIVATE LIMITED** (PAN NO. AAACO9497L) a company incorporated under the companies act, 1956 and having its registered office at No.9/12 ,Lal Bazar Street,3rd Floor ,Block -'C' Kolkata 700 001

1/c case no 779 year 2012

147205

Sold to.....
 Address.....
21 FEB 2012
 Value.....
 L. S. A.
 High Cost A. S.

ORCHID DEVELOPERS PVT. LTD.
 9/12, Lal Bazar Street, 3rd Floor
 Block 'D' Kolkata-700001

ORCHID DEVELOPERS PVT. LTD.
Basab Dasgupta
 Authorised Signatory



1510

ORCHID DEVELOPERS PVT. LTD.
Basab Dasgupta
 Authorised Signatory

Jaymal Hoodhin Mondal



1512

Handwritten text in Odia script, likely a declaration or statement.



Addl. District Sub-Registrar
 Bidhanagar, (Salt Lake City)

22 FEB 2012

represented by its authorised representative Shri Basab Das Gupta (herein after referred to as the "**PURCHASER**") (Which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office , administrators and/or Assigns) of the SECOND PART:

WHEREAS it has been represented to and assured by the vendor to Mr. Basab Dasgupta the authorized representative of the purchaser as follows:-

- A. That the vendor is seized and possessed of and otherwise well and sufficiently entitled to as sole and absolute owner of ALL THAT piece and parcel of Mokarari Mourashi Sali Land containing by estimation a total area of about 6.4 (Four) Satak more or less situate and lying at District North 24 Parganas Additional Sub -Registry Office - Bidhan Nagar (Salt Lake City) Under Kolkata Pargana and Rajarhat Bishnupur -2 Number Gramme Panchayat ; Mouza - Basina Gramme ;J.L.No.31 ; Touzi No. 37 (Hall - 10) and comprised in R. S. Dag Numbers 940 (containing by estimation an area of about 1.9 Satak) and Dag No. 999 (containing by estimation an area of about 2.1 Satak) respectively Khatian No. 910 ; P. S. Rajarhat and respectively shown and delineated in Red in the Map or Plan annexed hereto and more fully described in Schedule 'A' hereunder written (hereinafter collectively referred to as the "said plot"/ "said property");
- B. That the title of the vendors in respect of the said plot is good clear and marketable and that the said plot is free from all encumbrances,charges, demands lispens ,attachment and/or trust whatsoever and that save and except the vendor on one is authorized and /or empowered to deal with the said plot in any manner whatsoever ;
- C. That neither the said plot nor any part thereof is affected by the provisions of The West Bengal Thika Tenancy (Acquisition & Regulation) Act, 2001 or the erstwhile Calcutta Thika Tenancies (Acquisition & Regulation) Act,1981;

- D. That there is no impediment of any nature whatsoever by or under which the vendor is or may be prevented from selling or transferring the said plot or any part or portion thereof in favour of the purchaser;
- E. That the said plot is neither affected by any attachment in any execution case or any attachment under any certificate case nor any proceeding have been started or pending or filed at the instance of the Income Tax Authorities or at the instance of any other Government or Semi Government or Quasi Government Authorities under the public demand Recovery Act or Laws whatsoever ;
- F. That neither the said plot nor any portion thereof is affected by any notice or scheme of alignment of the Local Municipality or Local Panchayat, Kolkata Metropolitan Development Authority or the Kolkata Improvement Trust or the Government ,Quasi Government or Semi Government Authorities or any other Public Body Or Authority Whomsoever nor any notice of Acquisition or Requisition or Alignment Under any Act has been published or issued by any Government or Semi Government Authorities ;
- G. That the said plot or any part thereof is neither affected by or subject to any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act nor with any charge or lien or any annuity , or any right of residence or maintenance under any testamentary disposition , settlement or other documents or under any law nor by any trust resulting or constructive arising under any debutter name ,benami transactions or otherwise nor by any debutter, wakf, devpuja or devseva charge nor any lispensens nor any lease in law or in equity or any agreement to lease nor any agreement for sale nor any attachment including attachment before Judgment of any Court or Authority nor any right of any person under any agreement or otherwise or any burden or obligation other than payment of municipal rates and taxes or payment of any Government charges and dues nor any restrictive

covenant or any preemption agreement or any other encumbrance of any kind whatsoever nor by any decree or order including any injunction or prohibitory order ;

- H. That the said plot is not affected by any right of way ,water ,light ,support ,drainage or any other easement with any other person or property ;
- I. That the said plot or any part thereof is not affected by any partition wall, common wall, drains ways , paths or passages ;
- J. That only the vendor is in uninterrupted exclusive and peaceful possession of the said plot as absolute owner thereof ;
- K. That the said plot never vested in Official Assignee or in the Receiver in Insolvency or any other Receiver ;
- L. That there is no legal bar or impediment or any other difficulty in the vendor's selling the said plot to the purchaser ;
- M. That no suit or appeal or any litigation is pending in any court by any person against the vendor relating to the said plot or any portion thereof ;

AND WHEREAS relying on the aforesaid representations made and assurances given by the Vendor to the purchaser's said authorized representative and believing the same to be true and correct and acting on faith thereof, the purchaser has agreed to purchase the said plot containing by estimation a total area of about 4 Satak of land (Dag No.940 measuring 1.9 Satak and Dag No 999 containing an area of about 2.1 Satak respectively) and respectively shown and delineated in Red in the Map or Plan annexed hereto and more fully described in schedule 'A' hereunder written from the Vendor absolutely and forever, free from all encumbrances, lispendens, trusts, attachment, claims, demands, charges and liabilities of whatsoever nature at or for a total consideration of **Rs. 2,70,000/- (Rupees Two Lacs Seventy Thousand)** only;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of **Rs. 2,70,000/- (Rupees Two Lacs Seventy Thousand)** only of good and lawful money of the Union of India well and truly paid by the purchaser to the Vendor on or before the execution of these presents (the receipt whereof, the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the payment of the same and every part thereof doth hereby acquit, release and forever discharge the purchaser as also the "said property" hereby conveyed and transferred), the vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto the purchaser free from all encumbrances, charges, lispensens ,trust, claim demands, liabilities and/or attachment whatsoever the said property more particularly described in schedule 'A' hereunder written OR HOWEVER OTHERWISE the said property now is or at any time or times heretofore was or were situated butted bounded called known numbered described and distinguished TOGETHER WITH yards ,court yards ,areas ,garden,fences,paths ,wall, passages, ways and water connection as also ,sewers, drains, ditches ,hedges,bushes,easements,water,water courses and appurtenances whatsoever and the full benefits and advantages of the former and ancient and other light, right, liberties ,easements ,quasi easements, privileges, appurtenances, emoluments, appendages whatsoever relating to the said property more fully described in schedule 'A' hereunder written and hereby granted, transferred, conveyed, assigned and assured or any part or portion thereof belonging or in any way appertaining or with which the same or any part thereof now is or at any time or times heretofore was usually held used occupied or enjoyed, accepted, deemed, taken or known as part, parcel or member thereof or reputed to belong or be appurtenant thereto AND all the reversion or reversions, remainder or remainders and the rent ,issues and profits thereof and every part or portion thereof and all the estate right title interest inheritance use trust possession property claim and demand whatsoever both at law and in equity of the

vendor and /or his ancestor or "predecessor in title" into and upon and in respect of the said property more fully described in Schedule 'A' hereunder written TOGETHER WITH all deeds pattahs miniments writings and other evidences of title whatsoever which in any way relate exclusively to the said property or any part thereof and which now is or at any time or times hereafter shall or may be in the control power possession or custody of the vendor or any person or persons from whom the vendor can or may procure the same without any suit or action at Law or in equity TO ENTER INTO USE POSSESS HAVE AND TO HOLD the said property more fully described in Schedule 'A' hereunder written and every portion thereof which is hereby sold granted transferred conveyed or expressed or intended so to be unto and to the use of the purchaser absolutely and forever and free from all encumbrances, lispdens ,trust ,attachment ,claim ,demands, charges and liabilities whatsoever.

AND the Vendor doth hereby covenant **with** the purchaser as follows:-

- (a) That notwithstanding any act deed matter or thing whatsoever heretofore done committed or knowingly suffered by the vendor to the contrary, the vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said property more fully described in Schedule 'A' hereunder written and hereby granted conveyed transferred assigned sold and assured as absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances ,lispdens ,charges, demand trusts and /or attachment whatsoever ;
- (b) That the vendor has full power and absolute authority and indefeasible right to grant convey transfer assign and sell the said property more fully described in Schedule 'A' hereunder written unto and to the use of the purchaser in the manner aforesaid and according to the true intent and meaning of these presents ;

- (c) That it shall be lawful for the purchaser at all times hereafter peaceably and quietly to enter upon and to hold occupy possess and enjoy the said property and to receive the rent issues and profits thereof without any lawful eviction interruption disturbance hindrance claim or demand whatsoever from of or by the vendor or from any person or persons having or lawfully or equitably claiming any estate right title and interest whatsoever in respect of the said property from under through or in trust for the vendor and that the purchaser shall be absolutely acquitted, exonerated and forever discharged or otherwise well and sufficiently indemnified or kept harmless against all charges and encumbrances ,whatsoever made done executed or occasioned by the vendor or his ancestor or "predecessor in title" ;
- (d) AND FURTHER THAT the vendor and all persons having or lawfully or equitably claiming any estate right title or interest whatsoever in the said property or any part thereof from through under or in trust for the vendor or from or under his ancestor or predecessor in title shall and will from time to time and at all times hereafter at every request and cost of the purchaser do make acknowledge and execute or cause to be done made, acknowledged and executed all such further or other acts deeds things and assurances whatsoever for further better and more perfectly assuring the said property hereby sold transferred conveyed assigned or assured unto and to the use of the purchaser in the manner aforesaid as shall or may from time to time be required ;
- (e) The vendor shall or will at all times hereafter at every request and cost of the purchaser, produce to the purchaser the deeds and writings which are in his custody or power evidencing the vendor's title to the said property and also furnish to the purchaser copies of or extract from the said deeds and /or writings ;

THE SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of Mokarari Mourashi Sali land comprised in R. S. Dag No. 940 and 999 respectively ; Khatian No. 910 containing by estimation a total area of about 4 Satak of land more or less (Dag No. 940 land measuring 1.9 Satak and Dag No. 999 Land measuring 2.1 Satak) situate and lying at district North 24 Parganas ; Additional Sub-Registry office Bidhan Nagar (Salt Lake) under Kolkata Parganas and Rajarhat Bishnupur Two Number Gramme Panchayat ; Mouza - Basina Gramme ; J.L.No. 31 ; Touzi No. 37 (Hall No. 10) ; P.S. Rajarhat and respectively shown and delineated in Red in the Map or Plan annexed hereto and butted and bounded in the manner as follows ,that is to say :-

940999

On the North by - Part of R. S. Dag No. 940;

R. S. Dag No. 982;

On the South by- Part of R. S. Dag No. 940;

R.S. Dag No. 1002 & 1014;

On the East by- R. S. Dag No. 941;

R. S. Dag No. 1004;

On the West by- R. S. Dag No. 938 & 963;

R. S. Dag No. 998 & 1015;

OR HOWSOEVER OTHERWISE the said property now is or heretofore was situated lying at butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF the vendor has hereunto set and subscribed his hand and seal on the day month and year first above written.

SIGNED SEALED AND DELIVERED by the

Above named VENDOR at Kolkata

Jamal Aladin Mondal

In the presence of

1. *Signature of witness*
Signature of witness
Signature of witness

ORCHID DEVELOPERS PVT. LTD.

RECEIPT**Amount**

RECEIVED of land from the within named Purchaser the within mentioned sum of Rs. 2,70,000/- (Rupees Two Lacs Seventy Thousand) only towards the full payment of the total Consideration money as per memo written herein below.

Rs.2,70,000/-Total **Rs.2,70,000/-****(Rupees Two Lacs Seventy Thousand) only****MEMO OF CONSIDARETION****Amount**

By 70 RBI Notes of Rs. 1,000/- each

Rs. 70,000/-

By Cheque No. 074348 dated 10th October, 2011**Rs. 2,00,000/-**in the name of **JOYNAL ABEDIN MONDAL**

Total

Rs. 2,70,000/-**(Rupees Two Lac Seventy Thousand) only**

Witness

1. *স্বাক্ষরিত করে*
2. *স্বাক্ষরিত করে*

*Joynal Abedin Mondal***Vendors**

Drafted By;

N. K. Patni

Mr. N.K.Patni,

Advocate

6, Old Post Office Street

Kolkata -700 001



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 02315 of 2012
(Serial No. 02487 of 2012)

On

Payment of Fees:

On 22/02/2012

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

Presented for registration at 16.55 hrs on 22/02/2012, at the Private residence by Basab Dasgupta
Claimant.

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

Execution is admitted on 22/02/2012 by

1. Joynal Abedin Mondal, son of Lt Rahimbux Mondal , Basina, Thana:-Rajarhat, District:-North
24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : Business

2. Basab Dasgupta
Authorised Signatory, Orchid Developers Pvt Ltd, 9/12 Lal Bazar St 3rd Fl Block- C, District:-Kolkata,
WEST BENGAL, India, P.O. :- ,
By Profession : Business

Identified By I Ali, son of Md A Ali, Chowmuha, Thana:-Barasat, District:-North 24-Parganas, WEST
BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Business.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 23/02/2012

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 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act,
1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 4491/-, on 23/02/2012

(Under Article : A(1) = 4477/- ,E = 14/- on 23/02/2012)

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.-407270/-

Certified that the required stamp duty of this document is Rs.- 20384 /- and the Stamp duty paid as:
Impressive Rs.- 50/-

Deficit stamp duty



Additional District Registrar
(Debasish Dhar)
City

ADDITIONAL DISTRICT SUB-REGISTRAR

23/02/2012 16:58:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Paraganas

Endorsement For Deed Number : I - 02315 of 2012
(Serial No. 02487 of 2012)

Deficit stamp duty Rs. 20340/- is paid, by the draft number 831076, Draft Date 22/02/2012, Bank Name State Bank of India, AE MARKET SALT LAKE SCTR 1, received on 23/02/2012

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



23 FEB 2012

Addl. District Sub-Registrar
Bidhan Nagar, Salt Lake Circle

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR











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

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 <i>Basab Dasgupta</i>	LH.					
	RH.					

ATTESTED :- *Basab Dasgupta*
ORCHID DEVELOPERS PVT. LTD.
Authorised Signatory

 <i>Joyntal Abedin Mondal</i>	LH.					
	RH.					


ATTESTED :- *Joyntal Abedin Mondal*

PHOTO	LH.					
	RH.					

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 2048 to 2061
being No 02315 for the year 2012.




(Debasish Dhar) 24-February-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal