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अभिगण पश्चिम बंगाल WEST BENGAL

AM 860155

03/25

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

District Sub-Registrar-V
Alipore, South 24 Parganas

03 JUL 2023

DEED OF CONVEYANCE

1. Date: This Indenture is made on this the 3rd Day of July, 2023 (Two Thousand and Twenty - Three).

2. Nature of Document: Deed of Conveyance.

85745

SOLD TO
 OF
 ANUBRATA DHAR
 (Advocate)
 C.M. M Court Kol - 1
 22 NOV 2022

RS.....
 JAYDEEP CHATTERJEE
 16, INDIA EXCHANGE PLACE, KOL-1
 LICENSED STOCK VENDOR
 NO 351RS2018

22 NOV 2022



7

DISTRICT SUB REGISTRAR-V
 ALIPORE, SOUTH 24 PGS.
 = 3 JUL 2023

Sutirha Modak.
 S/O Tapan Modak.
 Paschim Para, P.O;
 Bahara P.S Khondak.
 MO:- 70218

3. Parties:

3.1 1.) BHARAT VILLA PROJECTS PRIVATE LIMITED, [PAN: AAFCB8428B], a Company registered under the Companies Act, 1956, having its Registered Office at: Flat No.: 201, N, Plot No.: AE - 41, Bikram Corporate Housing Society P.O.&P.S.: New Town, District: 24 Parganas (North), State: West Bengal, PIN: 700156, represented by its Director, MR. BAPI NASKAR, [PAN: AIPN2795D], [AADHAAR No.: 337791761730] Son of Late Pulin Naskar, by Faith: Hindu, by Nationality: Indian, by Occupation: Business, Resident of: Village & P.O.: Dharmatala Panchuria, P.S.: Bhangore now at K.L.C. (Kolkata Leather Complex), District: 24 Parganas (South), State: West Bengal, PIN: 743502, 2.) MR. BAPI NASKAR, [PAN: AIPN2795D], [AADHAAR No.: 337791761730] Son of Late Pulin Naskar, by Faith: Hindu, by Nationality: Indian, by Occupation: Business, Resident of: Village & P.O.: Dharmatala Panchuria, P.S.: Bhangore now at K.L.C. (Kolkata Leather Complex), District: 24 Parganas (South), State: West Bengal, PIN: 743502, hereinafter called and referred to as the "OWNERS/VENDORS" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, and assigns) of the FIRST PART.

3.2 MR. SAMBIT BASU, [PAN: ANCPB9442Q], [AADHAAR No.: 406789027498]. Son of Late Sabyasachi Basu, by Faith: Hindu, by Occupation: Business, by Nationality: Indian, Resident of: Samannoy Park, P.O.: Joteshibrampur, P.S.: Maheshtala, District: 24 Parganas (South), State: West Bengal, PIN: 700141, hereinafter called and referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs executors, administrators, representatives, successors, nominees and assigns) of the SECOND PART.

WHEREAS by virtue of inheritance said namely one Mostobar Molla, S/o Fajlur Rahaman acquired and possessed the share of land measuring of **0.53 Decimals of Pukur**,



7

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
- 3 JUL 2023

AND, said namely **Ali Mohammad Molla**, S/o Didar Molla acquired and possessed the share of land measuring of **0.93 Decimals** of Pukur, both comprised in **R.S. & L.R. Dag No.: 865**, recorded in R.S. *Khatian* No.: 771, corresponding to L.R. *Khatian* No.: 1232 at *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhangore, District: 24 Parganas (South).

WHEREAS said Mostobar Molla and Ali Mohammad Molla in urgent and dire need money jointly proposed to sell and transfer the **total share** of land measuring **1.46 Decimals of Pukur**, comprised in **R.S. & L.R. Dag Nos.: 865**, recorded in R.S. *Khatian* Nos.: 771, corresponding to L.R. *Khatian* Nos.: 1232, *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhangore, District: 24 Parganas (South) to Bharat Villa Projects Pvt. Ltd. and the same had been transferred vide registered Deed of Conveyance being **No.: 02002** for the 2021, Book – I, Vol. No.: 1621 – 2021, Pages 81271 to 81307.

AND WHEREAS by virtue of inheritance said namely one **Ajiman Bibi**, W/o Late Abdar Ali Molla acquired and possessed the share of land measuring of **0.54 Decimals each of Pukur**; **Md. Abu Siddique Molla**; **Yesiddique Molla**; **Md. Nasiruddin Molla** and **Sarifuddin Molla** all S/o Late Abdar Ali Molla acquired and possessed **0.69 Decimal each &** said namely **Marjina Bibi Pahar**; **Arjina Bibi** and **Tuhina Pravin** all D/o Late Abdar Ali Molla acquired and possessed **0.35 Decimal**; **0.35 Decimal and 0.34 Decimal respectively** of Pukur, all comprised in **R.S. & L.R. Dag No.: 865**, recorded in R.S. *Khatian* No.: 771, corresponding to L.R. *Khatian* No.: 1233 at *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhangore, District: 24 Parganas (South).

WHEREAS said namely Ajiman Bibi; Md. Abu Siddique Molla; Yesiddique Molla; Md. Nasiruddin Molla; Sarifuddin Molla; Marjina Bibi Pahar; Arjina Bibi & Tuhina Pravin in urgent and dire need money jointly proposed to sell and transfer the



7

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
- 3 JUL 2023

total share of land measuring **4.34 Decimals of Pukur**, comprised in **R.S. & L.R. Dag Nos.: 865**, recorded in R.S. *Khatian* Nos.: 771, corresponding to L.R. *Khatian* Nos.: 1233, at *Mouza: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex)*, within *Beonta Gram Panchayet No.: II, Additional District Registration Office Bhangore, District: 24 Parganas (South)* to Bharat Villa Projects Pvt. Ltd. and the same had been transferred vide registered Deed of Conveyance being **No.: 02005** for the 2021, Book - I, Vol. No.: 1621 - 2021, Pages 81453 to 81505.

WHEREAS said namely Rafique Midde, S/o Late Roshan Ali Midde, being the absolute and lawful owner of land measuring **7.8 Decimals of Pukur**, comprised in **R.S. & L.R. Dag Nos.: 865**, recorded in R.S. *Khatian* Nos.: 113, corresponding to L.R. *Khatian* Nos.: 1265, *Mouza: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex)*, within *Beonta Gram Panchayet No.: II, Additional District Registration Office Bhangore, District: 24 Parganas (South)*.

WHEREAS said namely Rafique Midde being the absolute and lawful owner of proposed to sell and transfer land measuring **7.8 Decimals of Pukur**, comprised in **R.S. & L.R. Dag Nos.: 865**, recorded in R.S. *Khatian* Nos.: 113, corresponding to L.R. *Khatian* Nos.: 1265, *Mouza: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex)*, within *Beonta Gram Panchayet No.: II, Additional District Registration Office Bhangore, District: 24 Parganas (South)* in favour of Bharat Villa Projects Private Limited by virtue of registered Deed of Conveyance being No.: 03547 for the year 2021; Book No.: I; Vol. No.: 1621 - 2021; Pages from 128673 to 128705.

WHEREAS said namely Layep Ali Midde, S/o Late Chholeman Midde, being the absolute and lawful owner of land measuring **7.8 Decimals of Pukur**, comprised in **R.S. & L.R. Dag Nos.: 865**, recorded in R.S. *Khatian* Nos.: 113, corresponding to L.R. *Khatian* Nos.: 1303, *Mouza: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex)*, within *Beonta Gram Panchayet No.: II, Additional District Registration Office Bhangore, District: 24 Parganas (South)*.



7

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
- 3 JUL 2023

WHEREAS said namely Layep Ali Midde died intestate leaving behind his wife namely Rashida Midde and Four sons namely Yar Midde; Rased Midde; Saheb Ali Midde & Esrail Midde as legal heirs/ warison to the said piece and parcel of land.

WHEREAS by virtue of inheritance said namely Rashida Midde, W/o Layep Ali Midde and Four sons namely Yar Midde; Rased Midde; Saheb Ali Midde & Esrail Midde became absolute and lawful owner of land measuring **7.8 Decimals of Pukur**, comprised in **R.S. & L.R. Dag Nos.: 865**, recorded in R.S. *Khatian* Nos.: 113, corresponding to L.R. *Khatian* Nos.: 1303, *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhangore, District: 24 Parganas (South).

WHEREAS said namely Rashida Midde; Yar Midde; Rased Midde; Saheb Ali Midde & Esrail Midde being the absolute and lawful owner of proposed to sell and transfer land measuring **7.8 Decimals of Pukur**, comprised in **R.S. & L.R. Dag Nos.: 865**, recorded in R.S. *Khatian* Nos.: 113, corresponding to L.R. *Khatian* Nos.: 1303, *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhangore, District: 24 Parganas (South) in favour of Bharat Villa Projects Private Limited by virtue of registered Deed of Conveyance being No.: 03547 for the year 2021; Book No.: I; Vol. No.: 1621 – 2021; Pages from 128673 to 128705.

WHEREAS by virtue of normal purchase vide aforementioned Deeds Bharat Villa Projects Pvt. Ltd., acquired and became the absolute and lawful owners of **21.4 Decimals of Pukur**, all comprised in **R.S. & L.R. Dag Nos.: 865**, recorded in R.S. *Khatian* Nos.: 113 & 771, corresponding to L.R. *Khatian* Nos.: 1232; 1233; 1265 & 1303, all at *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhangore, District: 24 Parganas (South).

WHEREAS by virtue of inheritance said namely Kasim Molla and Akbar Ali Molla both S/o Late Riyat Ali Molla acquired and possessed **8.67 Decimal each of Pukur**



7

DISTRICT SUE REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
- 3 JUL 2023

& said namely Monoyara Bibi D/o Late Riyat Ali Molla acquired and possessed **4.33 Decimals of Pukur**, comprised in **R.S. & L.R. Dag No.: 865**, recorded in **R.S. Khatian No.: 771**, corresponding to **L.R. Khatian No.: 1234**, at **Mouza: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex)**, within **Beonta Gram Panchayet No.: II**, Additional District Registration Office Bhangore, District: 24 Parganas (South).

WHEREAS said namely Kasim Molla; Akbar Ali Molla & Monoyara Bibi jointly appointed Mr. Kalyan Roy Chowdhury their Lawful Attorney for the aforementioned piece and parcel of land vide registered General Power of Attorney being **No.: 01268** for the year 2021; Book No.: I; Vol. No.: 1621 – 2021; Pages from 46498 to 46529 at **A.D.S.R.O. Bhangore** for further dealings regarding the piece and parcel of land.

WHEREAS said namely Kasim Molla; Akbar Ali Molla & Monoyara Bibi in urgent and dire need money jointly proposed to sell and transfer the total share of land measuring **21.67 Decimals of Pukur**, comprised in **R.S. & L.R. Dag Nos.: 865**, recorded in **R.S. Khatian Nos.: 771**, corresponding to **L.R. Khatian Nos.: 1234, Mouza: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex)**, within **Beonta Gram Panchayet No.: II**, Additional District Registration Office Bhangore, District: 24 Parganas (South) to Bapi Naskar, S/o Late Pulin Naskar, and the same had been transferred vide registered Deed of Conveyance being **No.: 03791** for the 2021, Book – I, Vol. No.: 1621 – 2021, Pages 138276 to 138316.

WHEREAS by virtue of inheritance said namely Mujam Ali Molla; Nijam Ali Molla; Samad Ali Molla; Iman Ali Molla and Aktar Ali Molla all Warison of Late Anowara Bibi acquired and possessed **0.59 Decimal each of Pukur &** said namely **Muslima Bibi Laskar; Merina Khatun and Akhlima Bibi Warison of Late Anowara Bibi acquired and possessed 0.29 Decimal each of Pukur**, comprised in **R.S. & L.R. Dag No.: 865**, recorded in **R.S. Khatian No.: 771**, corresponding to **L.R. Khatian No.: 1234**, at **Mouza: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex)**, within **Beonta Gram Panchayet No.: II**, Additional District Registration Office Bhangore, District: 24 Parganas (South).



7

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
- 3 JUL 2023

WHEREAS said namely Nijam Ali Molla; Samad Ali Molla; Iman Ali Molla & Aktar Ali Molla jointly appointed Mr. Kalyan Roy Chowdhury their Lawful Attorney for the aforementioned piece and parcel of land vide registered General Power of Attorney being **No.: 01264** for the year 2021; Book No.: I; Vol. No.: 1621 – 2021; Pages from 46268 to 46303 at **A.D.S.R.O. Bhangore** for further dealings regarding the piece and parcel of land.

AND WHEREAS said namely Mujam Ali Molla; Muslima Bibi Laskar; Merina Khatun and Akhlima Bibi jointly appointed Mr. Kalyan Roy Chowdhury their Lawful Attorney for the aforementioned piece and parcel of land vide registered General Power of Attorney being **No.: 01282** for the year 2021; Book No.: I; Vol. No.: 1621 – 2021; Pages from 46446 to 46477 at **A.D.S.R.O. Bhangore** for further dealings regarding the piece and parcel of land.

WHEREAS said namely Nijam Ali Molla; Samad Ali Molla; Iman Ali Molla & Aktar Ali Molla in urgent and dire need money jointly proposed to sell and transfer the **total share** of land measuring **2.36 Decimals** of Pukur, comprised in **R.S. & L.R. Dag Nos.: 865**, recorded in *R.S. Khatian* Nos.: 771, corresponding to L.R. Khatian Nos.: 1234, at *Mouza: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex)*, within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhangore, District: 24 Parganas (South) to Bapi Naskar, S/o Late Pulin Naskar, and the same had been transferred vide two registered Deed of Conveyance being **No.: 03790** for the 2021, Book – I, Vol. No.: 1621 – 2021, Pages 138192 to 138234.

WHEREAS said namely Mujam Ali Molla; Muslima Bibi Laskar; Merina Khatun and Akhlima Bibi in urgent and dire need money jointly proposed to sell and transfer the **total share** of land measuring **1.45 Decimals** of Pukur, comprised in **R.S. & L.R. Dag Nos.: 865**, recorded in *R.S. Khatian* Nos.: 771, corresponding to L.R. Khatian Nos.: 1234, at *Mouza: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex)*, within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhangore, District: 24 Parganas (South) to Bapi Naskar, S/o Late Pulin Naskar, and the same had been



7

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
- 3 JUL 2023

transferred vide two registered Deed of Conveyance being **No.: 03792** for the 2021, Book -I, Vol. No.: 1621 - 2021, Pages 138362 to 138400.

WHEREAS said namely Rahim Midde, S/o Roshan Ali Midde, became the absolute and lawful owner of land measuring **7.8 Decimals of Pukur**, comprised in **R.S. & L.R. Dag Nos.: 865**, recorded in R.S. *Khatian* Nos.: 113, corresponding to L.R. *Khatian* Nos.: 1264, *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhangore, District: 24 Parganas (South).

WHEREAS said namely Rahim Midde being the absolute and lawful owner of proposed to sell and transfer land measuring **7.8 Decimals of Pukur**, comprised in **R.S. & L.R. Dag Nos.: 865**, recorded in R.S. *Khatian* Nos.: 113, corresponding to L.R. *Khatian* Nos.: 1264, *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhangore, District: 24 Parganas (South) in favour of Bapi Naskar by virtue of registered Deed of Conveyance being **No.: 03548** for the year 2021; Book No.: I; Vol. No.: 1621 - 2021; Pages from 144251 to 144281.

WHEREAS said namely Ayep Midde, S/o Late Chholeman Midde, became the absolute and lawful owner of land measuring **7.8 Decimals of Pukur**, comprised in **R.S. & L.R. Dag Nos.: 865**, recorded in R.S. *Khatian* Nos.: 113, corresponding to L.R. *Khatian* Nos.: 1304, *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhangore, District: 24 Parganas (South).

WHEREAS said namely Ayep Midde, S/o Late Chholeman Midde, being the absolute and lawful owner of proposed to sell and transfer land measuring **7.8 Decimals of Pukur**, comprised in **R.S. & L.R. Dag Nos.: 865**, recorded in R.S. *Khatian* Nos.: 113, corresponding to L.R. *Khatian* Nos.: 1304, *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhangore, District: 24 Parganas (South) in favour of Bapi Naskar by



7

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
= 3 JUL 2023
3 JUL 2023

virtue of registered Deed of Conveyance being No.: **03505** for the year 2021; Book No.: I; Vol. No.: 1621 – 2021; Pages from 127054 to 127083.

AND WHEREAS by virtue of all aforementioned registered Deeds said Bapi Naskar became the absolute and lawful owner of **41.08 Decimal** of Pukur, comprised in **R.S. & L.R. Dag Nos.: 865**, recorded in R.S. *Khatian* Nos.: 113 & 771, corresponding to L.R. *Khatian* Nos.: 1234; 1264 & 1304, *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhangore, District: 24 Parganas (South).

WHEREAS the present records available states that said namely Bharat Villa Project Pvt. Ltd. is absolute and lawful owner of **21.4 Decimals** landed property, comprised in **R.S. & L.R. Dag Nos.: 865**, recorded in R.S. *Khatian* Nos.: 113 & 771, corresponding to L.R. *Khatian* Nos.: 1232; 1233; 1265 & 1303; **AND**, said Bapi Naskar became the absolute and lawful owner of **41.08 Decimal** of landed property comprised in **R.S. & L.R. Dag Nos.: 865**, recorded in R.S. *Khatian* Nos.: 113 & 771, corresponding to L.R. *Khatian* Nos.: 1234; 1264 & 1304, all at *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhangore, District: 24 Parganas (South)

AND WHEREAS being an absolute and lawful owners, the Vendors hereto offered to sell, transfer and convey ALL THAT plot of land measuring a total area of **62.48 Decimals** comprised in **R.S. & L.R. Dag Nos.: 865**, recorded in R.S. *Khatian* Nos.: 771, corresponding to L.R. *Khatian* Nos.: 1232; 1233; 1234; 1264; 1265; 1303 & 1304, all at *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhangore, District: 24 Parganas (South), more fully mentioned in the schedule hereunder written, at or for the total price and/or consideration of **Rs. 1,00,00,000/- (Rupees One Crore Only)**.

AND WHEREAS the Purchaser herein has agreed with the Vendor herein for absolute purchase of the said plot of land fully mentioned and described in the schedule



7

DISTRICT SUB REGISTRAR-V
ALIFORE, SOUTH 24 PGS.
- 3 JUL 2023

hereunder written at or for above mentioned consideration, free from all encumbrances and attachments whatsoever.

NOW THIS INDENTURE WITNESSETH THAT in consideration of total sum of Rs. **1,00,00,000/- (Rupees One Crore Only)** to be true and lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of Consideration hereunder written and to have been received and from the same and every part thereof and doth hereby acquit, release and forever discharge the purchaser as well as the undivided share or interest into and over the property hereby conveyed) the Vendor do hereby grant, transfer, convey, sell, assign and assure to and unto and in favour of the Purchaser **ALL THAT** demarcated plot of land measuring a total area of **62.48 Decimals**, more fully and elaborately described in the schedule hereunder together with all sorts of easement right over the ways paths, passages, advantages and benefits whatsoever to the said property belonging to or in anywise appertaining thereto or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or remainders and all the rents issues and profits thereof and every part thereof together with all other ways paths passages sewers advantages and appurtenance whatsoever to the said property and all the deeds pattahs muniments documents writings and other evidences of title exclusively relating to the said property which is now are or in the custody/possession and control of the Vendor or which the Vendor can procure without any suit or action **AND** all the estate right title interest property claim and demand whatsoever of the said Vendor into or upon the said property and every part or portion thereof **TO HAVE AND TO HOLD** the said property hereby granted, sold, transferred, conveyed, assigned and assured, or expressed or intended so to be with all rights benefits easements and appurtenances thereto unto and to the use of the Purchaser herein absolutely and forever **SUBJECT HOWEVER** to the purchaser making payment of the rents/taxes **AND** free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise well and sufficiently indemnified from against all manner of estate claim



7

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
- 3 JUL 2023

indemnified from against all manner of estate claim charges lien attachments and encumbrances created made done executed or suffered by the Vendor AND the Vendor doth hereby further covenant with the purchaser herein that the said owner and all the persons claiming through under or in trust for the Vendor shall and will from time to time and all materials times hereafter and at the request and cost of the purchaser herein make do execute or cause to be made done and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property hereby sold transferred conveyed and granted or expressed or intended so to be unto and to the use of the purchaser herein in the manner as aforesaid.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. THAT notwithstanding any act deed matter or thing whereby the Vendor done or executed or knowingly suffered to the contrary the Vendor herein is now lawfully and rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property and every part and portion thereof hereby granted sold conveyed transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid for a perfect and indefeasible estate of inheritance without any manner or condition or other things whatsoever or howsoever to alter defeat encumber or make void the same.
2. AND THAT notwithstanding any act deed or thing whatsoever or howsoever done as aforesaid the Vendor has now full right power and absolute authority to grant sell, convey, transfer, assign, and assure the said property and all other benefits and right hereby granted sold conveyed transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid according to the true intent and meanings of these presents.
3. AND THAT the purchaser herein shall and may from time to time and at material times hereafter peaceably and quietly hold possess use and enjoy the said property hereby granted sold, conveyed, transferred assigned and assured or expressed or intended so to

be unto and to receive all the rents issues and profits thereof without any lawful hindrance eviction interruptions disturbances claims and demands whatsoever or howsoever from time to time or by the Vendor herein or any person or persons having lawfully or equitably claiming from under or in trust for the Vendor.

4. AND THAT the said property hereby granted sold, conveyed, transferred assigned and assured or expressed or intended so to be and each and every part thereof are now free from all claims, demands, encumbrances lien lis-pendens attachments made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest therein from under or in trust for the Vendor.

5. AND FURTHER THAT the Vendor all the persons having or lawfully or rightfully claiming any estate or interest in the said property or any part or portion thereof from under or in trust for the Vendor herein shall and will from time to time and all material times hereafter and at the like request and at the cost of the purchaser herein make do and execute or cause to be done made and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property and all other benefits and rights and every part or portion thereof hereby granted sold, conveyed transferred assigned and assured unto and to the use of the purchaser herein in manner as aforesaid as shall or may be reasonably required by the purchaser.

6. AND FURTHERMORE, THAT the Vendor and all his successors in interest executors and administrators shall at all time hereafter indemnify and keep indemnified the purchaser, his heirs, and executors, administrators and assigns against all loss, damages costs charges and expenses, if any suffered by reason of any defect of the Vendor or any breach of the covenants hereunder contained.



7

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
- 3 JUL 2023

THE SCHEDULE OF THE PROPERTY

REFERRED TO ABOVE

ALL THAT piece and parcel of PUKUR measuring an area about 62.48 Decimals comprised in R.S. & L.R. Dag Nos.: 865, recorded in R.S. *Khatian* Nos.: 113 & 771, corresponding to L.R. *Khatian* Nos.: 1232; 1233; 1234; 1264; 1265; 1303 & 1304 all lying and situated at MOUZA: HATISHALA, vide J.L. No.: 09, within the limits of Beonta II No. Gram Panchayet, A.D.S.R. Office at Bhangore, & D.S.R. South 24 Parganas Office at Alipore, under P.S.: Bhangore now at K.L.C.(Kolkata Leather Complex), District: 24 Parganas (South), PIN: 700135, That the property is not adjacent to any Metal Road, TOGETHER WITH all sorts of easement right over the passage/road and other benefits, facilities and advantages attached therein or thereto more particularly shown and delineated in the site Map or Plan annexed hereto in RED border line thereon as part and parcel of this Sale of Deed.

ON THE NORTH : Other Lands of the same DAG.

ON THE SOUTH : Other Lands of the same DAG.

ON THE EAST : Other Lands of the same DAG.

ON THE WEST : Other Lands of the same DAG.



DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
- 3 JUL 2023

IN WITNESSES WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

1. Suvantika Modale.
KOL:- 700118.

2. Anjan Kulkarni
KOL:- 700156

1. Raji N Kulkarni →

2. For Bharatvillia Projects Pvt. Ltd.
Raji N Kulkarni
Director

SIGNATURE OF OWNER/VENDOR



SIGNATURE OF PURCHASER

Drafted & Prepared By:

Sudeep Chakraborty
SUDEEP CHAKRABORTY
(ADVOCATE)
Enrolment No.: F - 1013/859/2019
Alipore Judges Court
Computer Print.



7

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
= 3 JUL 2023

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser/s by the within named vendors the within mentioned sum of **Rs. 1,00,00,000/- (Rupees One Crore Only)** being the full consideration money.

Cheque No./NEFT/RTGS	Date	Name of the Bank	Amount (Rs.)
UTIBRS2023070 300221309	03.07.2023	AXIS Bank	Rs. 10,00,000/-
UTIBRS2023070 300221246	03.07.2023	AXIS Bank	Rs. 10,00,000/-
UTIBRS2023070 300221230	03.07.2023	AXIS Bank	Rs. 10,00,000/-
UTIBRS2023070 300221344	03.07.2023	AXIS Bank	Rs. 10,00,000/-
UTIBRS2023070 300221695	03.07.2023	AXIS Bank	Rs. 10,00,000/-
001581	30.08.2023	ICICI Bank	Rs. 50,00,000/-

Total: Rs. 1,00,00,000/- (Rupees One Crore Only).

SIGNED, SEALED AND DELIVERED in presence of.

WITNESSES:

1. *Sudhirha Noidia*
KOL-700119.











1. *Bajin Kowr*

2. *Anjan Kowr*
KOL-700156

2. For Bharatvilla Projects Pvt. Ltd.

Bajin Kowr
Director











SIGNATURE OF OWNER/VENDOR

left hand	Thumb	1st finger	middle finger	ring finger	small finger
					
right hand	Thumb	1st finger	middle finger	ring finger	small finger
					

Name SAMBIT BASU

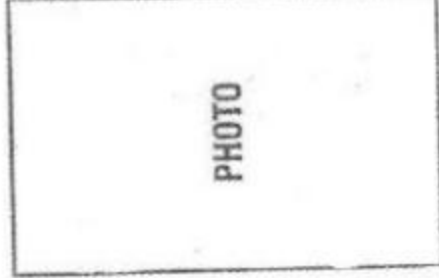
Signature 




left hand	Thumb	1st finger	middle finger	ring finger	small finger
					
right hand	Thumb	1st finger	middle finger	ring finger	small finger
					

Name GAJI NBSKAR

Signature 



left hand	Thumb	1st finger	middle finger	ring finger	small finger
right hand	Thumb	1st finger	middle finger	ring finger	small finger
					

Name

Signature



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DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
= 3 JUL 2023



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



030720232011720357

GRIPS Payment Detail

GRIPS Payment ID: 030720232011720357 Payment Init. Date: 03/07/2023 11:59:41
Total Amount: 1269963 No of GRN: 1 Online Payment
Bank/Gateway: ICICI Bank Payment Mode: 03/07/2023 12:01:31
BRN: 2001724364 BRN Date: GRIPS Portal
Payment Status: Successful Payment Init. From:

Depositor Details

Depositor's Name: SAMBIT BASU
Mobile: 9830806854

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240117203591	Directorate of Registration & Stamp Revenue	1269963
Total			1269963

IN WORDS:

TWLEVE LAKH SIXTY NINE THOUSAND NINE HUNDRED SIXTY THREE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240117203591

GRN Details

GRN: 192023240117203591 **Payment Mode:** Online Payment
GRN Date: 03/07/2023 11:59:41 **Bank/Gateway:** ICICI Bank
BRN : 2001724364 **BRN Date:** 03/07/2023 12:01:31
GRIPS Payment ID: 030720232011720357 **Payment Init. Date:** 03/07/2023 11:59:41
Payment Status: Successful **Payment Ref. No:** 2001673276/3/2023
 [Query No*/Query Year]

Depositor Details

Depositor's Name: SAMBIT BASU
Address: HATISAL-A
Mobile: 9830806854
Depositor Status: Buyer/Claimants
Query No: 2001673276
Applicant's Name: Mr Aangraj Singh
Identification No: 2001673276/3/2023
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 03/07/2023
Period To (dd/mm/yyyy): 03/07/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001673276/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	1015943
2	2001673276/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	254020
Total				1269963

IN WORDS:

TWLEVE LAKH SIXTY NINE THOUSAND NINE HUNDRED SIXTY THREE ONLY.

Major Information of the Deed





Deed No. :	I-1630-02012/2023	Date of Registration	03/07/2023
Query No / Year	1630-2001673276/2023	Office where deed is registered	
Query Date	29/06/2023 12:17:16 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Aangraj Singh Thana : Kulti, District : Paschim Bardhaman, WEST BENGAL, PIN - 713343, Mobile No. : 7001605259, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,00,00,000/-	Rs. 2,54,00,556/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,16,043/- (Article:23)	Rs. 2,54,052/- (Article:A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9, Pin Code : 700135



Sch No	Plot Number	Khatian Number	Land Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-865 (RS :-865)	LR-1232, (RS:-771\0)	Pukur	1.46 Dec	2,33,675/-	5,93,547/-	
L2	LR-865 (RS :-865)	LR-1233, (RS:-771\0)	Pukur	4.34 Dec	6,94,622/-	17,64,379/-	
L3	LR-865 (RS :-865)	LR-1234, (RS:-771\0)	Pukur	25.48 Dec	40,78,105/-	1,03,58,614/-	
L4	LR-865 (RS :-865)	LR-1264, (RS:-113\0)	Pukur	7.8 Dec	12,48,400/-	31,71,004/-	
L5	LR-865 (RS :-865)	LR-1265, (RS:-113\0)	Pukur	7.8 Dec	12,48,400/-	31,71,004/-	
L6	LR-865 (RS :-865)	LR-1303, (RS:-113\0)	Pukur	7.8 Dec	12,48,400/-	31,71,004/-	
L7	LR-865 (RS :-865)	LR-1304, (RS:-113\0)	Pukur	7.8 Dec	12,48,398/-	31,71,004/-	
		TOTAL :		62.48Dec	100,00,000 /-	254,00,556 /-	
	Grand Total :			62.48Dec	100,00,000 /-	254,00,556 /-	

Seller Details :

Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Finger Print
1	BHARAT VILLA PROJECTS PRIVATE LIMITED City:- , P.O:- NEW TOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 , PAN No.:: AAXXXXX8B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative		
2	Mr BAPI NASKAR Son of Late PULIN NASKAR Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office		




City:- , P.O:- DHARMATALA PANCHURIA, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: A1XXXXX5D, Aadhaar No: 33XXXXXXX1730, Status :Individual, Executed by: Self, Date of Execution: 03/07/2023
, Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office

Buyer Details :

Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Finger Print
1	Mr SAMBIT BASU (Presentant) Son of Late SABYASACHI BASU Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office		

City:- , P.O:- JOTESHIBRAMPUR, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANXXXXX2Q, Aadhaar No: 40XXXXXXX7498, Status :Individual, Executed by: Self, Date of Execution: 03/07/2023
, Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office

Representative Details :

Name,Address,Photo,Finger print and Signature				
Sl No	Name	Photo	Finger Print	Signature
1	Mr BAPI NASKAR Son of Late PULIN NASKAR Date of Execution - 03/07/2023, , Admitted by: Self, Date of Admission: 03/07/2023, Place of Admission of Execution: Office	 Jul 3 2023 2:56PM	 L11 03/07/2023	 03/07/2023
City:- , P.O:- DHARMATALA PANCHURIA, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: A1xxxxx5D, Aadhaar No: 33xxxxxxxx1730 Status : Representative, Representative of : BHARAT VILLA PROJECTS PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUTIRTHA MODAK Son of Mr TAPAN MODAK PASCHIM PARA, City:- , P.O:- RAHARA, P.S.-Khardaha, District:-North 24- Parganas, West Bengal, India, PIN:- 700118	 03/07/2023	 03/07/2023	 03/07/2023
Identifier Of Mr BAPI NASKAR, Mr SAMBIT BASU, Mr BAPI NASKAR			

Transfer of property for L1**To. with area (Name-Area)**
Mr SAMBIT BASU-1.46 Dec

SI.No	From
1	BHARAT VILLA PROJECTS PRIVATE LIMITED

Transfer of property for L2**To. with area (Name-Area)**
Mr SAMBIT BASU-4.34 Dec

SI.No	From
1	BHARAT VILLA PROJECTS PRIVATE LIMITED

Transfer of property for L3**To. with area (Name-Area)**
Mr SAMBIT BASU-25.48 Dec

SI.No	From
1	Mr BAPI NASKAR

Transfer of property for L4**To. with area (Name-Area)**
Mr SAMBIT BASU-7.8 Dec

SI.No	From
1	Mr BAPI NASKAR

Transfer of property for L5**To. with area (Name-Area)**
Mr SAMBIT BASU-7.8 Dec

SI.No	From
1	BHARAT VILLA PROJECTS PRIVATE LIMITED

Transfer of property for L6**To. with area (Name-Area)**
Mr SAMBIT BASU-7.8 Dec

SI.No	From
1	BHARAT VILLA PROJECTS PRIVATE LIMITED

Transfer of property for L7**To. with area (Name-Area)**
Mr SAMBIT BASU-7.8 Dec

SI.No	From
1	Mr BAPI NASKAR

Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9,
Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 865, LR Khatian No:- 1232		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 865, LR Khatian No:- 1233		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 865, LR Khatian No:- 1234		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 865, LR Khatian No:- 1264		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 865, LR Khatian No:- 1265		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 865, LR Khatian No:- 1303		Seller is not the recorded Owner as per Applicant.

L7

LR Plot No:- 865, LR Khatian
No:- 1304

Seller is not the recorded Owner as
per Applicant.

On 03-07-2023

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 of Indian Stamp Act 1899.

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

Presented for registration at 14:47 hrs on 03-07-2023, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr SAMBIT BASU ,Claimant.

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 2,54,00,556/-

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

Execution is admitted on 03/07/2023 by 1. Mr BAPI NASKAR, Son of Late PULIN NASKAR, P.O: DHARMATALA PANCHURIA, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession Business. 2. Mr SAMBIT BASU, Son of Late SABYASACHI BASU, P.O: JOTESHIRAMPUR, Thana: Maheshstala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by Profession Business

Indefinitly by Mr SUTIRTHA MODAK, , Son of Mr TAPAN MODAK, PASCHIM PARA, P.O: RAHARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by profession Others

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

Execution is admitted on 03-07-2023 by Mr BAPI NASKAR, Director, BHARAT VILLA PROJECTS PRIVATE LIMITED (Private Limited Company), City:- , P.O:- NEW TOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156

Indefinitly by Mr SUTIRTHA MODAK, , Son of Mr TAPAN MODAK, PASCHIM PARA, P.O: RAHARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,54,052.00/- (A(1) = Rs 2,54,006.00/- ,E = Rs 14,00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 2,54,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/07/2023 12:01PM with Govt. Ref. No: 192023240117203591 on 03-07-2023, Amount Rs: 2,54,020/-, Bank: ICICI Bank (ICIC00000006), Ref. No. 2001724364 on 03-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,16,043/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 10,15,943/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 85745, Amount: Rs.100.00/-, Date of Purchase: 22/11/2022, Vendor name: Jaydeep Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/07/2023 12:01PM with Govt. Ref. No: 192023240117203591 on 03-07-2023, Amount Rs: 10,15,943/-, Bank: ICICI Bank (ICIC00000006), Ref. No. 2001724364 on 03-07-2023, Head of Account 0030-02-103-003-02



Jaideb Pal

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2023, Page from 57570 to 57596
being No 163002012 for the year 2023.



Jaideb Pal

Digitally signed by Jaideb Pal
Date: 2023.07.03 16:05:43 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 2023/07/03 04:05:43 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)