01584/18 I—1530/18

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL Y 628734

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Certified that the document is admitted for registration and that the photo Sheet and finger print sheet attached with this document is the part of this document

Addl. Dist. Sub-Registrar, Bishnupur

12 MAR 2018

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 12th day of March, Two Thousand and Eighteen (2018) of the Christian Era.

28 AUG 2017

18643

No.....Rs.-100/- Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Shek Ataur Rahaman, Advocate
Alipore Judges' Court, Kol-27

Identified by me-

Shek Ataur Rahaman, Advocate
S/O -Sk Anisur Rahaman
34, Sodepur Brick Field Road
P.O.+P.S.- Haridevpur
Kolkata- 700 082

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District: South 24 Parganas

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BETWEEN

SRI TAPAN KUMAR PAL **alias** TAPAN PAL **(PAN-AVFPP4440H and Aadhaar No.- 3103 4211 4362),** son of Late Mangal Chandra Pal alias Mangal Pal, by faith – Hindu, by Occupation– Business, by Nationality- Indian , residing at Villege- Mamudpur, Ghoshpara, P.O.- Kannya Nagar, P.S.- Bishnupur, PIN Code -743398, District - South 24 Parganas ; hereinafter called and referred to as the "VENDOR/OWNER", (which expressions shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, successors, executors, representatives and assignors) of the ONE PART.

AND

MERIDIAN DEVCON PVT. LTD. **(PAN- AAHCM1792M)** , having its registered office at Meridian Plaza, 209,C.R.Avenue, 4th Floor, P.O.- Bedon Street, P.S.-Girispark, Kolkata-700006, District- Kolkata, represented by its Director namely **Sri Anil Gadia, (PAN-AFOPG3855L , Aadhaar No.- 9283 6021 4126),** son of Sri Ratan Lal Gadia, by Occupation-Business, by faith- Hindu, by Nationality- Indian, residing at CF-71, Sector-1, Salt Lake City, P.O.- Salt Lake , P.S.- North Bidhannagar, Kolkata- 700 064,District- North 24 Parganas, hereinafter called and referred to as the "VENDEE /PURCHASER"(which expression shall unless excluded by or repugnant to the context shall mean and be deemed to include its successor–in-interest and executors, administrators, legal representatives and assignors) of the OTHER PART.

WHEREAS all that piece and parcel of undivided vacant land measuring about 3 **Decimal** more or less out of **48** Decimal in **R.S. Dag No- 351 under R.S. Khatian No.- 60 corresponding to L.R. Dag No- 363 under L.R. Khatian No.-661** and an area of 3.125

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Decimal more or less out of **50 decimal** in **R.S. Dag No- 352 under R.S. Khatian No.- 60 corresponding to L.R. Dag No- 364 under L.R. Khatian No.-661**, **Admeasuring an area of 6.125 Decimal more or less**, both Dags by Nature- Shali, both Dags are lying and situated at **Mouza- Mamudpur**, J.L. No.-33, R.S. No.-75, Touzi No.395, Pargana- Azimabad, District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office at Bisnupur, Police Station- Bisnupur, within the jurisdiction of **Moukhali Gram Panchayat**, PIN Code No.- 743503, in the District of South 24 Paraganas, more fully and particularly described in the **Schedule** written hereunder and hereinafter referred to as the SAID LAND , demarcated in annexed site plan, bordered with **Red** color which will be sold by this Deed of Conveyance by the above mentioned present Vendor.

AND WHEREAS as per Revisional Settlement Record of Rights, One **Mangal Chandra Pal(now deceased)** , son of Late Binod Bihari Pal, of Villege- Mamudpur, Ghoshpara P.O.- Kannya Nagar, P.S.- Bishnupur, PIN Code -743398, District – South 24 Parganas, was the lawful recorded owner in the records of B.L.&L.R.O, Bishnupur, under the Govt. of West Bengal, of all that piece and parcel of undivided vacant land measuring about **24 decimal** more or less out of **48** decimal (0.5000 share out of 48 decimal) in **R.S. Dag No- 351 under R.S. Khatian No.- 60** and an area of **25 decimal** more or less out of **50 decimal** (0.5000 share out of 50 decimal) in **R.S. Dag No- 352 under R.S. Khatian No.- 60 , admeasuring an area of 49 decimal more or less**, both Dags by Nature- Shali, both Dags are lying and situated at **Mouza- Mamudpur**, J.L. No.-33, R.S. No.-75, Touzi No.395, Pargana- Azimabad, District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office at Bisnupur, Police Station- Bisnupur, within the jurisdiction of **Moukhali Gram Panchayat**, in the District of South 24 Paraganas, more fully and particularly described in the **Schedule** written hereunder and hereinafter referred to as the SAID LAND , demarcated in annexed site plan, bordered with **Red** color.

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AND WHEREAS he was in the peaceful khas possession of the said property measuring about **24 decimal** more or less out of **48** decimal (0.5000 share out of 48 decimal) in **R.S. Dag No- 351 under R.S. Khatian No.- 60** and an area of **25 decimal** more or less out of **50 decimal** (0.5000 share out of 50 decimal) in **R.S. Dag No- 352 under R.S. Khatian No.- 60 , admeasuring an area of 49 decimal more or less**, both Dags by Nature- Shali, both Dags are lying and situated at **Mouza- Mamudpur**, J.L. No.-33, R.S. No.-75, Touzi No.395, Pargana- Azimabad, District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office at Bisnupur, Police Station- Bisnupur, within the jurisdiction of **Moukhali Gram Panchayat**, in the District of South 24 Paraganas, more fully and particularly described in the **Schedule** written hereunder.

AND WHEREAS at the time of L.R. Settlement, the name of the aforesaid **Mangal Chandra Pal** was recorded as **'Riyat'** in the records of B.L.&L.R.O, Bishnupur, under the Govt. of West Bengal, of all that piece and parcel of undivided vacant land measuring about **24 decimal** more or less out of **48** decimal (0.5000 share out of 48 decimal) in **L.R. Dag No- 363 under L.R. Khatian No.-661** and an area of **25 decimal** more or less out of **50 decimal** (0. 5000 share out of 50 decimal) in **L.R. Dag No- 364 under L.R. Khatian No.-661, admeasuring an area of 49 decimal more or less**, both Dags by Nature- Shali, both Dags are lying and situated at **Mouza- Mamudpur**, J.L. No.-33, R.S. No.-75, Touzi No.395, Pargana- Azimabad, District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office at Bisnupur, Police Station- Bisnupur, within the jurisdiction of **Moukhali Gram Panchayat**, in the District of South 24 Paraganas, which are more fully and particularly referred, explained and described in the **Schedule** hereunder written and/or given, without any interruption by paying all rent and taxes before the competent authority and as the lawful recorded owner, he had been enjoying the said property till the date of his death, the absolute right, title and

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interest of the same which is free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts and dues whatsoever from any corner .

AND WHEREAS the aforesaid **Mangal Chandra Pal** died intestate leaving behind him four sons, four daughters and one wife, as his legal heirs and successors namely- **(1)** SRI ANANDA PAL (Son) , **(2)** SRI SWAPAN PAL (Son), **(3)** SRI TAPAN KUMAR PAL **alias** TAPAN PAL (Son), **(4)** SRI JAGADISH PAL **alias** JAGADISH CHANDRA PAL (Son), **(5)** SMT. BHARATI PAUL (Daughter) , **(6)** SMT. ARATI PAL(Daughter) , **(7)** SMT. PARBATI PAUL **alias** PARBATI PAL **(8)** SMT. SULOCHANA NANDI, (Daughter) , **(9)** RADHARANI PAL (Wife). Therefore the entire property of the said **Late Mangal Chandra Pal** inherited by his legal heirs and successors, as mentioned herein above, in respect of their proportionate unpartitioned **1/9th share** each according to Hindu Law and Succession Act.

AND WHEREAS thereafter the aforesaid **Radharani Pal,** wife of Late Mangal Chandra Pal died intestate leaving behind her four sons and four daughters, as her legal heirs and successors namely- **(1)** SRI ANANDA PAL (Son) , **(2)** SRI SWAPAN PAL (Son), **(3)** SRI TAPAN KUMAR PAL **alias** TAPAN PAL (Son), **(4)** SRI JAGADISH PAL **alias** JAGADISH CHANDRA PAL (Son), **(5)** SMT. BHARATI PAUL (Daughter) , **(6)** SMT. ARATI PAL (Daughter) , **(7)** SMT. PARBATI PAUL **alias** PARBATI PAL **(8)** SMT. SULOCHANA NANDI, (Daughter) . Therefore the entire property of the said **Late Radharani Pal** inherited by her legal heirs and successors, as mentioned herein above, in respect of their proportionate unpartitioned **1/8th share** each according to Hindu Law and Succession Act.

Accordingly, the said **Sri Ananda Pal** , **Sri Swapan Pal** , **Sri Tapan Kumar Pal alias Tapan Pal** , **Sri Jagadish Pal alias Jagadish Chandra Pal** , **Smt. Bharati Paul** , **Smt. Arati Pal** , **Smt. Parbati Paul alias Parbati Pal and Smt. Sulochana Nandi** have

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become the joint owners of all that piece and parcel of undivided vacant land measuring about **24 decimal** more or less out of **48** decimal (0.5000 share out of 48 decimal) in **R.S. Dag No- 351 under R.S. Khatian No.- 60 corresponding to L.R. Dag No- 363 under L.R. Khatian No.-661** and an area of **25 decimal** more or less out of **50 decimal** (1.0000 share out of 50 decimal) in **R.S. Dag No- 352 under R.S. Khatian No.- 60 corresponding to L.R. Dag No- 364 under L.R. Khatian No.-661, admeasuring an area of 49 decimal more or less**, both Dags by Nature- Shali, both Dags are lying and situated at **Mouza- Mamudpur**, J.L. No.-33, R.S. No.-75, Touzi No.395, Pargana- Azimabad, District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office at Bisnupur, Police Station- Bisnupur, within the jurisdiction of **Moukhali Gram Panchayat**, in the District of South 24 Paraganas, more fully and particularly described in the **Schedule** written hereunder and hereinafter referred to as the <u>SAID LAND</u> , demarcated in annexed site plan, bordered with **Red** color. They are in peaceful khas possession of the said undivided property jointly without any interruption by paying all rent and taxes before the competent authority and without mutating their name as the owners in the records of B.L.&L.R.O, Bishnupur, under the Govt. of West Bengal , they have/had been enjoying the absolute right, title and interest of the same which is free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts and dues whatsoever from any corner.

<u>AND WHEREAS</u> by dint of inheritance since being the lawful owners of all that piece and parcel of undivided vacant land measuring about **24 decimal** more or less out of **48 Decimal** (0. 5000 share out of 48 decimal) in **R.S. Dag No- 351 under R.S. Khatian No.- 60 corresponding to L.R. Dag No- 363 under L.R. Khatian No.-661** and an area of **25 Decimal** more or less out of **50 decimal** (0.5000 share out of 50 Decimal) in **R.S. Dag No- 352 under R.S. Khatian No.- 60 corresponding to L.R. Dag No- 364 under L.R. Khatian No.-661, admeasuring an area of 49 decimal more or less**, both Dags by Nature- Shali, both Dags are lying and situated at **Mouza- Mamudpur**, J.L. No.-33, R.S.

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No.-75, Touzi No.395, Pargana- Azimabad, District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office at Bisnupur, Police Station- Bisnupur, within the jurisdiction of **Moukhali Gram Panchayat**, in the District of South 24 Paraganas, more fully and particularly described in the **Schedule** written hereunder and hereinafter referred to as the SAID LAND, demarcated in annexed site plan, bordered with **Red** color, the aforesaid **Sri Ananda Pal**, **Sri Swapan Pal**, **Sri Tapan Kumar Pal alias Tapan Pal**, **Sri Jagadish Pal alias Jagadish Chandra Pal**, **Smt. Bharati Paul**, **Smt. Arati Pal**, **Smt. Parbati Paul alias Parbati Pal and Smt. Sulochana Nandi** have peaceful khas possession of the said property without any interruption by paying all rent and taxes before the competent authorities and have been enjoying the said property without mutating their name as the owners in the Records of B.L.& L.R.O., Bishnupur, under the Government of West Bengal till date.

AND WHEREAS thus by dint of inheritance the aforesaid **Sri Tapan Kumar Pal alias Tapan Pal**, the Vendor of this Deed of Conveyance, has become the owner of all that piece and parcel of undivided vacant land measuring about **3 Decimal** more or less out of **48** Decimal in **R.S. Dag No- 351 under R.S. Khatian No.- 60 corresponding to L.R. Dag No- 363 under L.R. Khatian No.-661** and an area of **3.125 Decimal** more or less out of **50 decimal** in **R.S. Dag No- 352 under R.S. Khatian No.- 60 corresponding to L.R. Dag No- 364 under L.R. Khatian No.-661**, **Admeasuring an area of 6.125 Decimal more or less**, both Dags by Nature- Shali, both Dags are lying and situated at **Mouza- Mamudpur**, J.L. No.-33, R.S. No.-75, Touzi No.395, Pargana- Azimabad, District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office at Bisnupur, Police Station- Bisnupur, within the jurisdiction of **Moukhali Gram Panchayat**, PIN Code No.- 743503, in the District of South 24 Paraganas, more fully and particularly described in the **Schedule** written hereunder and hereinafter referred to as the SAID LAND, demarcated in annexed site plan, bordered with **Red** color and since being the lawful owner he is in peaceful khas possession of the said property without any

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interruption by paying all rent and taxes before the competent authorities and has been enjoying the said property without mutating his name as the owner in the Records of B.L.& L.R.O., Bishnupur, under the Government of West Bengal till date.

AND WHEREAS since then the Vendor herein has been his exclusive khas physical possession and enjoyed the said property without any hindrance or interference by anybody and paying Govt. rent and taxes for his aforesaid property.

AND WHEREAS the entire schedule land is in the khas possession of the Vendor and no portion in any manner whatsoever is under and BHAGCHASE".

AND WHEREAS the total area of schedule land never exceeds the maximum ceiling permitted under the Estate Acquisition Act.

AND WHEREAS there is no proceeding pending or even been initiated in connection the levy under Article 226 of the Constitution of India in the Hon'ble High Court at Calcutta.

AND WHEREAS the land was never subject of any proceeding under the Bengal Restoration of Alienated Land Act (Act XXIII of 1937) or the West Bengal Acquisition and Settlement of Homestead Land Act (W.B. Act XV of 1969).

AND WHEREAS the Vendor has not received any notice of acquisition or requisition of the property described in the schedule below.

AND WHEREAS the said Vendor herein is well seized and possessed of or otherwise well and sufficiently entitled to the property measuring about **3 Decimal** more or less out of **48** Decimal in **R.S. Dag No- 351 under R.S. Khatian No.- 60 corresponding to L.R.**

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Dag No- 363 under L.R. Khatian No.-661 and an area of **3.125 Decimal** more or less out of **50 decimal** in **R.S. Dag No- 352 under R.S. Khatian No.- 60 corresponding to L.R. Dag No- 364 under L.R. Khatian No.-661**, **Admeasuring an area of 6.125 Decimal more or less**, both Dags by Nature- Shali, both Dags are lying and situated at **Mouza- Mamudpur**, J.L. No.-33, R.S. No.-75, Touzi No.395, Pargana- Azimabad, District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office at Bisnupur, Police Station- Bisnupur, within the jurisdiction of **Moukhali Gram Panchayat**, PIN Code No.- 743503, in the District of South 24 Paraganas, more fully and particularly described in the **Schedule** written hereunder and hereinafter referred to as the SAID LAND , demarcated in annexed site plan, bordered with **Red** color and the same may be a little more or less, with good marketable title and he has every right to transfer the same to anybody against valuable consideration prevailing in the market .

AND WHEREAS due to his financial crisis, the present Vendor has decided to sell all that piece and parcel of undivided vacant land measuring about **3 Decimal** more or less out of **48** Decimal in **R.S. Dag No- 351 under R.S. Khatian No.- 60 corresponding to L.R. Dag No- 363 under L.R. Khatian No.-661** and an area of **3.125 Decimal** more or less out of **50 decimal** in **R.S. Dag No- 352 under R.S. Khatian No.- 60 corresponding to L.R. Dag No- 364 under L.R. Khatian No.-661**, **Admeasuring an area of 6.125 Decimal more or less**, both Dags by Nature- Shali, both Dags are lying and situated at **Mouza- Mamudpur**, J.L. No.-33, R.S. No.-75, Touzi No.395, Pargana- Azimabad, District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office at Bisnupur, Police Station- Bisnupur, within the jurisdiction of **Moukhali Gram Panchayat**, PIN Code No.- 743503, in the District of South 24 Paraganas, more fully and particularly described in the **Schedule** written hereunder and hereinafter referred to as the SAID LAND , demarcated in annexed site plan, bordered with **Red** color and he is in search of an intending Purchaser/Purchasers. The Director of the Purchaser Company herein being informed from a reliable source expressed his desire to purchase the under

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mentioned Scheduled land properties at or for a total consideration of **Rs. 5,66,667/- (Rupees Five Lakhs Sixty Six Thousands Six Hundred Sixty Seven) only.** The present Owner/Vendors considering the said agreed price/consideration as fair, reasonable and highest in view of the prevailing market rate, accepted the proposal of the Purchaser and the Vendor will relinquish their rights, title and interests on the said land on or before the date of execution of this Deed of Conveyance.

AND WHEREAS thus the Owner/Vendor herein has agreed to sell the property, mentioned hereinabove and hereunder written in the **Schedule**, demarcated with **Red Border** in the Map and the Purchaser Company has agreed to purchase at or for a total consideration of **Rs. 5,66,667/-(Rupees Five Lakhs Sixty Six Thousands Six Hundred Sixty Seven) only** and the said property is free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts and dues whatsoever from any corner on the terms and conditions mentioned hereinafter.

AND WHEREAS accordingly as per Board Resolutions passed by the Purchaser Company on **01-02-2018**, the Board of Directors of the said company have decided that the purchase of the said property mentioned in the **Schedule** written hereunder, will be made in the name of the Company and Director namely **Sri Anil Gadia,** son of Sri Ratan Lal Gadia, by Occupation-Business, by faith- Hindu, by Nationality- Indian, residing at CF-71, Sector-1, Salt Lake City, P.O.- Salt Lake , P.S.- North Bidhannagar, Kolkata- 700 064, will be represented for the completion of the said transaction.

NOW THIS INDENTURE WITNESSETH **and it is hereby mutually agreed upon and declared by both the parties hereto as follows: -**

1) That the Vendor hereby doth sell, transfer and convey all that piece and parcel of undivided vacant land measuring about **3 Decimal** more or less out of **48** Decimal in **R.S. Dag No- 351 under R.S. Khatian No.- 60 corresponding to L.R. Dag No-**

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363 under L.R. Khatian No.-661 and an area of **3.125 Decimal** more or less out of **50 decimal** in **R.S. Dag No- 352 under R.S. Khatian No.- 60 corresponding to L.R. Dag No- 364 under L.R. Khatian No.-661, Admeasuring an area of 6.125 Decimal more or less**, both Dags by Nature- Shali, both Dags are lying and situated at **Mouza- Mamudpur**, J.L. No.-33, R.S. No.-75, Touzi No.395, Pargana- Azimabad, District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office at Bisnupur, Police Station- Bisnupur, within the jurisdiction of **Moukhali Gram Panchayat**, PIN Code No.- 743503, in the District of South 24 Paraganas, more fully and particularly described in the **Schedule** written hereunder and hereinafter referred to as the SAID LAND , demarcated in annexed site plan, bordered with **Red** color , in favour of the Purchaser, subject to the terms and conditions stated herein below.

2) That in pursuance of the terms and conditions made between the parties hereto and the total consideration for the said land was agreed/fixed at **Rs. 5,66,667/- (Rupees Five Lakhs Sixty Six Thousands Six Hundred Sixty Seven) only** and the Purchaser has paid the same unto the Vendor as mutually settled by them, being full consideration money as mentioned herein before the execution of these presents by Manager's Cheque& RTGS, mentioned in the Memo of Consideration written hereunder, the receipt whereof the Vendors hereby acknowledge and a separate receipt for the same shall not be necessary. Thus, the Vendor has received the full and final consideration from the Purchaser and now nothing is due from the Purchaser unto the vendors.

3) That the Vendor has put the Purchaser in actual possession of the said Shali land mentioned in the Schedule at the time of execution of these presents.

4) That the Vendor hereby assures unto the Purchaser that he has full and absolute right and authority in respect of the said land and no one else has any right, title or interest in the same.

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5) That the Vendor hereby assures unto the Purchaser that the said land is neither a subject-matter of any acquisition or requisition, nor they have received any notice from any authority and the said land is not affected by any scheme of municipal authority/Panchayat authority or any government or any statutory body.

6) That the Vendor hereby assures unto the Purchaser that he has not at any time done or executed or knowingly suffered or been party or parties to any act, deed, matter or thing whereby the said land or any part thereof can or may be impeached, encumbered or allocated in title.

7) That the Vendor hereby assures unto the Purchaser that the said vacant land is free from all claims, demands, encumbrances, mortgages, changes, liens, attachments, lispendance, uses, debutters, trusts, Income Tax attachment, financial institution charges and liabilities whatsoever made or suffered by the Vendor or any person or persons having or lawfully, right or equitable claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the said land is free, clear and marketable.

8) That the Vendor hereby assures unto the Purchaser that the said land is not affected by or subject to any personal guarantee for securing any financial accommodation.

9) That the Vendor hereby assures unto the Purchaser that there is no order of court or any other statutory authority prohibiting the Vendor from selling, transferring and / or alienating the said land or any part thereof.

10) That the Vendor hereby assures unto the Purchaser that she will pay all outstanding municipal taxes or Panchayat tax, Government Revenue and all other levies and impositions whatsoever due till to date of the presentation and execution of the said Deed of Conveyance in respect of the said land properties fully described in the Schedule herein under.

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11) That the Vendor having received the entire consideration and further having put the Purchaser in actual possession of the said land do hereby sell, transfer and convey the same along with all rights of easements, lights and privileges, rights to enjoy common and restricted amenities whatsoever thereunto belonging held or occupied and right, title, interest, claim, demand whatsoever of the Vendor into upon or in respect of their undivided share in the land and every part thereof and all deeds, pattahs, muniments, writings and evidences of title relating thereto or any part thereof which now are or may hereafter be in the possession or power or custody of the Vendor or any person or persons from whom the Vendor may procure the same without any action either at law or in equity exclusively in respect of the said undivided proportionate share in the said land TO HAVE AND TO HOLD the same as true and absolute owner thereof in perpetuity and for ever.

12) That all the expenses towards stamp duty, registration charges and incidental expenses thereto were agreed to be borne out by the Purchaser alone and accordingly, it has done so.

13) That the paper of the prints of ten fingers of both the hands and colors photos with signature of both the parties (Director of the Purchaser Company and the Vendor) is annexed herewith which will be treated and included as a part and parcel of this Deed of Conveyance

SCHEDULE OF THE PROPERTY

(Saleable Area of Land)

ALL THAT piece and parcel of undivided vacant land admeasuring an area of 6.125 **Decimal** more or less, lying and situated at **Mouza- Mamudpur**, J.L. No.-33, R.S. No.-75,Touzi No.-395, Pargana- Azimabad, comprised in the following R.S.& L.R.Dag Nos. and R.S.& L.R. Khatian Nos–

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Dag Nos.		LR. Khatian Nos.		Nature	Total Area in Dag (in Dec)	Vendor's Father's Share (In Dec)	Vendor's Own Area (i.e. 1/8th Share of Father's Area (In Dec)	Saleable Area (In Dec)	Setforth Value (In Rs.)
R.S.	L.R.	R.S.	L.R.						
351	363	60	661	Shali	48	24	3.000	3.000	277551
352	364	60	661	Shali	50	25	3.125	3.125	289116
				Total=	98	49	6.125	6.125	5,66,667/-

District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office at Bisnupur, Police Station- Bisnupur, within the jurisdiction of **Moukhali Gram Panchayat**, PIN Code No.- 743503, in the District of South 24 Paraganas, more fully and particularly described in this **Schedule** written hereunder and hereinafter referred to as the **SAID LAND** , demarcated in annexed site plan, bordered with **Red** color and the same are butted and bounded in the following manner :

R.S. Dag No. 351 is butted and bounded in the following manner which are shown in **SITE PLAN:-**

ON THE NORTH : R.S. Dag No. 340

ON THE SOUTH : R.S. Dag No. 365

ON THE EAST : R.S. Dag Nos.352

ON THE WEST : Part of R.S. Dag Nos. 349 and 350

R.S.Dag No. 352 is butted and bounded in the following manner which are shown in **SITE PLAN :-**

ON THE NORTH : R.S. Dag No. 339

ON THE SOUTH : R.S. Dag No. 362.

ON THE EAST : Part of R.S. Dag No. 353

ON THE WEST : R.S. Dag No. 351

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

SIGNED AND DELIVERED
BY THE PARTIES AT KOLKATA
IN THE PRESENCE OF:

1) Shek Ataur Rahaman
34, Sodepur Brick Field Road
Kolkata - 700082

2) Panchu gopal Sardar
35, Vivekananda Road
Kol - 700007

Tapan Karmakar Pal

SIGNATURE OF THE VENDOR
/ONE PART

Drafted by me
(As per Informations Supplied
by the Parties)

(Shek Ataur Rahaman)
Advocate
Alipore Judges' Court
(Regn.No.-WB/382/2000)

Note : Out of Total Stamp Duty payable, the amount of Rs .100/- is paid in one Non-Judicial Stamp Paper and the rest amount is paid on line through Net Banking.

Addl. Dist. Sub-Registrar, Bishnupur
District: South 24 Parganas

12 MAR 2018

MEMO OF CONSIDERATION

Received today the consideration money to the tune of **Rs. 5,66,667/-(Rupees Five Lakhs Sixty Six Thousands Six Hundred Sixty Seven) only** from the Purchaser by Manager's Cheque & RTGS, issued/drawn on 08-03-2018, HDFC Bank, C.R. Avenue Branch on as per memo mentioned hereunder as follows:-

MEMO

Manager's Cheque No. /RTGS No	Bank and Its Branches	Amount (Rs)	Total Amount (Rs.)	Date	Name of Receivers
010457	HDFC Bank, C.R.Avenue Branch	200000	566667	08-03-2018	TAPAN KUMAR PAL
HDFCR52018031268879238		366667		12-03-2018	
	Total =		566667/-		

(Rupees Five Lakhs Sixty Six Thousands Six Hundred Sixty Seven only)

SIGNED AND DELIVERED
BY THE PARTIES AT KOLKATA
IN THE PRESENCE OF:

1) Shek Ataur Rahaman

2) Panchu gopal Sardar

Tapan kumar Pal

SIGNATURE OF THE VENDOR
/ONE PART

Addl. Dist. Sub-Registrar, Bishnupur
District: South 24 Parganas

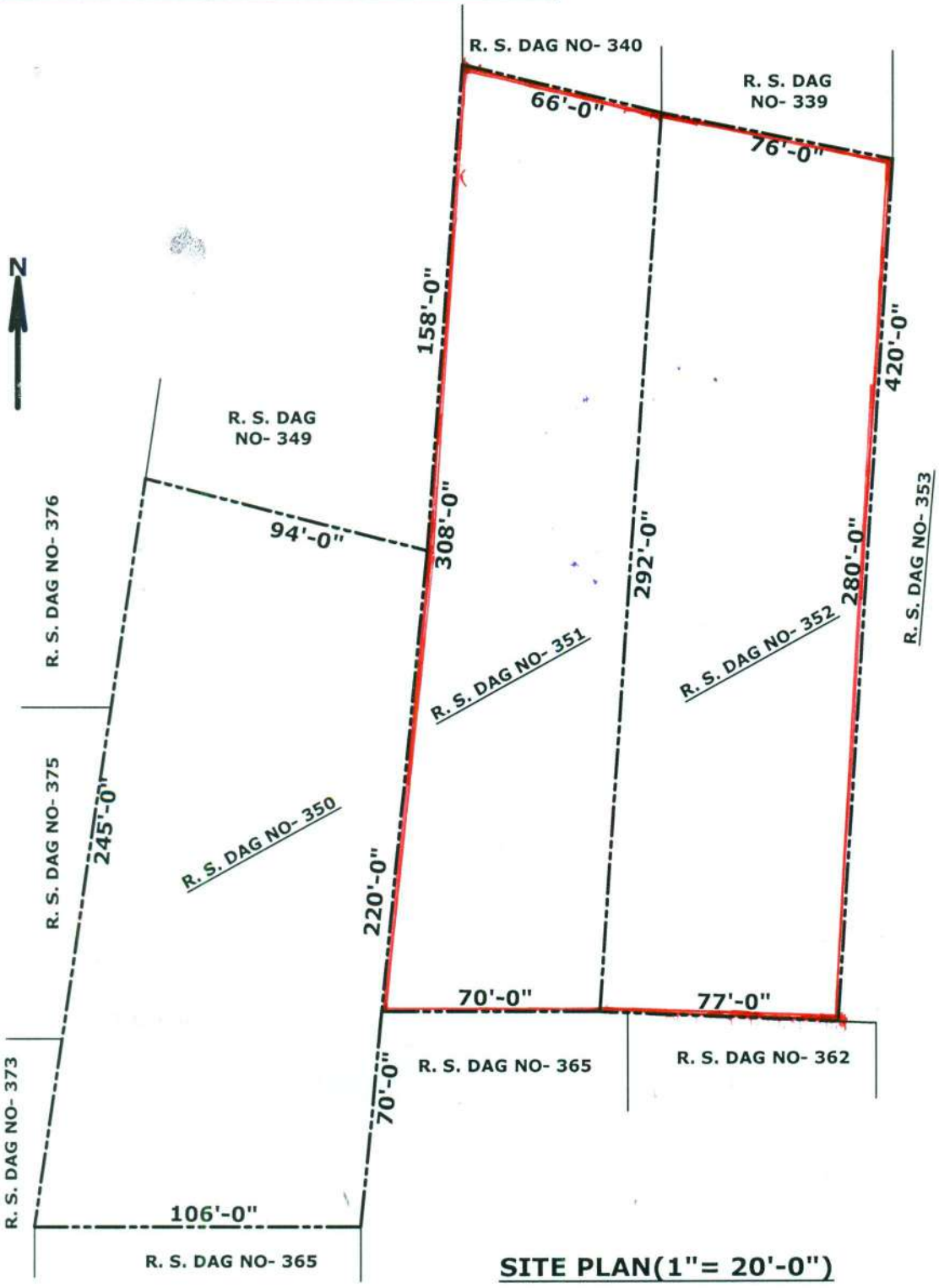
17 MAR 2018

SITE PLAN OF LAND OF R. S. DAG NOS- 351 & 352 UNDER R. S. KHATIAN NO-60 CORRESPONDING TO L. R. DAG NOS-363 & 364 UNDER L. R. KHATIAN NO-661, LYING AND SITUATE AT MOUZA- MAMUDPUR, J. L. NO-33, P. S.- BISHNUPUR, WITHIN THE OF JURISDICTION OF MOUKHALI GRAM PANCHAYAT, IN THE DISTRICT SOUTH 24PARGANAS

SCALE:- 1" = 20'-0"

AREA SHOWN IN RED BORDER =

R. S. DAG NOS.	L. R. DAG NOS.	R. S. KHATIAN NO.	L. R. KHATIAN NO.	UNDIVIDED SALEABLE AREA OF LAND(DEC.)
351	363	60	661	3.000 DEC.
352	364	60	661	3.125 DEC.
TOTAL SALEABLE AREA OF LAND =				6.125 DEC.



SITE PLAN(1"= 20'-0")

Tapan Kundu

SIG. OF VENDORS

Drawn by:-

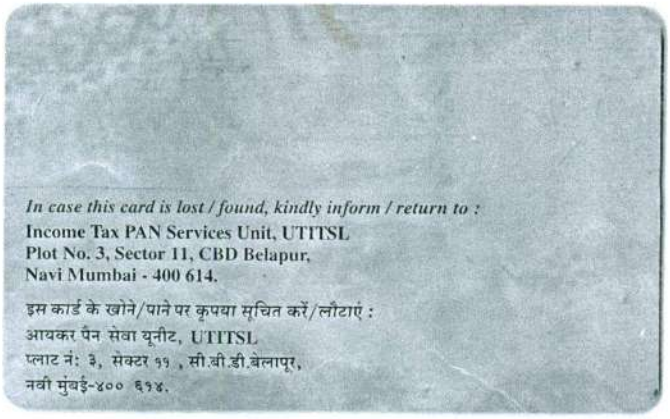
Bishwambhar Das
(PLAN MAKER)
Niveditapally, Barasat, 24Pgs(N)
(Group - 'C')
BARASAT MUNICIPALITY

Addl. Dist. Sub-Registrar, Bishnupur
District: South 24 Parganas

12 MAR 2018

Tapan Kumar Pal

12/03/18



भारत सरकार

आधार

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1190/22048/44409

01/09/2014

To
তপন কুমার পাল
TAPAN KUMAR PAL
S/O Mangal Chandra Pal
Mamudpur
Kanyanagar
South Twenty Four Parganas
West Bengal 743398

169341551

ML693415517FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

3103 4211 4362

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

তপন কুমার পাল
TAPAN KUMAR PAL
পিতা : মঙ্গল চন্দ্র পাল
Father : MANGAL CHANDRA PAL
জন্মতারিখ / DOB : 01/01/1962
পুরুষ / Male

3103 4211 4362

আধার – সাধারণ মানুষের অধিকার

Tapan Kumar Pal

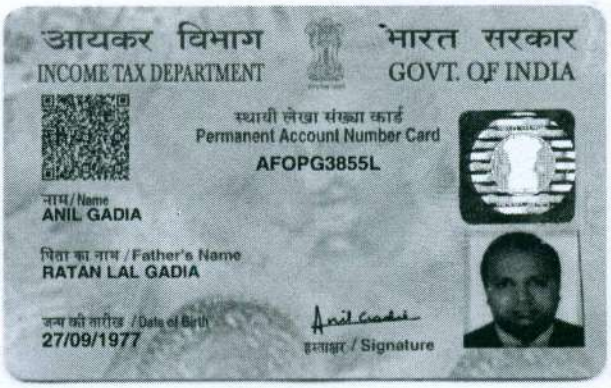
12/03/18


आयकर विभाग
भारत सरकार
INCOME TAX DEPARTMENT
GOVT. OF INDIA
MERIDIAN DEVCON PRIVATE LIMITED
26/04/2011
Permanent Account Number
AAHCM1792M
Signature

For Meridian Devcon Pvt. Ltd.

Director

12/03/18



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AFOPG3855L

नाम / Name
ANIL GADIA

पिता का नाम / Father's Name
RATAN LAL GADIA

जन्म की तारीख / Date of Birth
27/09/1977

हस्ताक्षर / Signature

Anil Gadia

12/03/18

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :

आयकर पैन सेवा यूनीट, UTIITSL
प्लाट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1111/11109/16756

To
Anil Gadia
অনিল গাড়িয়া

S/O: Ratan Lal Gadia
CF-71
SALTLAKE
SECTOR-1
Bidhannagar(M)
Bidhannagar CC Block,North 24 Parganas
West Bengal - 700064

23/03/2014

KL844588088FT

84456808

আপনার আধার সংখ্যা / Your Aadhaar No. :

9283 6021 4126

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

অনিল গাড়িয়া

Anil Gadia

পিতা : রতন লাল গাড়িয়া

Father : Ratan Lal Gadia

জন্মতারিখ/DOB: 27/09/1977

পুরুষ / Male

9283 6021 4126

আধার – সাধারণ মানুষের অধিকার

Anil Gadia

12/03/18

Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

দ্রষ্টব্য : শিশুর বয়স 15 বছর হলে বায়োমেট্রিক তথ্যের নবীকরণ আবশ্যক।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

Note: Children on attaining 15 years of age need to update biometric information.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: S/ অনিল গাড়িয়া
সি.এফ-, সল্টলেক, সেক্টর-
বিধাননগর (এম), বিধাননগর সিটি ব্লক
উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: S/O. Anil Gadia,
CF-71, SALTLAKE,
SECTOR-1, Bidhannagar
(M), Bidhannagar CC Block,
North 24 Parganas, West
Bengal, 700064

7971 3262 9276

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-019234559-1 | Payment Mode: Online Payment

GRN Date: 09/03/2018 17:55:13 | Bank : State Bank of India

BRN : IK00MYHEA8 | BRN Date: 09/03/2018 17:56:18

DEPOSITOR'S DETAILS

Id No. : 16130000382299/3/2018
[Query No./Query Year]

Name : SHEK ATAUR RAHAMAN

Contact No. : Mobile No. : +91 9073103425

E-mail : info@meridiangrouprealty.in

Address : 34 SODEPUR BRICK FIELD ROAD KOLKATA82

Applicant Name : Mr Shek Ataur Rahaman

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document Payment No 3

PAID

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16130000382299/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	28253
2	16130000382299/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	5681
		Total		33934

In Words : Rupees Thirty Three Thousand Nine Hundred Thirty Four only

DISTRICT- SOUTH 24 PARAGANAS

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR- BISHNUPUR

	Thumb	1st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name: TAPAN KUMAR PAL alias TAPAN PAL

Signature :-

Left hand					
Right hand					

For Meridian Devcon Pvt. Ltd.

Director

Name: ANIL GADIA

Signature :-

PHOTO	Left hand					
	Right hand					

Name:

Signature :-

Addl. Dist. and Regional, Barrackpore
District South 24 Parganas

12 MAR 2018

Major Information of the Deed

Deed No :	**I-1613-01530/2018**	**Date of Registration**	**12/03/2018**
Query No / Year	**1613-0000382299/2018**	**Office where deed is registered**	
Query Date	**08/03/2018 2:21:43 PM**	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Shek Ataur Rahaman Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9073103425, 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. 5,66,667/-		Rs. 5,66,667/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 28,353/- (Article:23)		Rs. 5,681/- (Article:A(1), E)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: MAUKHALI, Mouza: Mamudpur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-363	LR-661	Organisation	Shali	3 Dec	2,77,551/-	2,77,551/-	Width of Approach Road: 4 Ft.,
L2	LR-364	LR-661	Organisation	Shali	3.125 Dec	2,89,116/-	2,89,116/-	Width of Approach Road: 4 Ft.,
		TOTAL :			**6.125Dec**	**5,66,667 /-**	**5,66,667 /-**	
	Grand Total :				**6.125Dec**	**5,66,667 /-**	**5,66,667 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Fringerprint**	**Signature**
	Shri TAPAN KUMAR PAL, (Alias: Shri TAPAN PAL) (Presentant) Son of Late Mangal Chandra Pal Executed by: Self, Date of Execution: 12/03/2018 , Admitted by: Self, Date of Admission: 12/03/2018 ,Place : Office	 12/03/2018	 LTI 12/03/2018	Tapan Kumar Pal 12/03/2018
	P.O:- Kannya Nagar, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743398 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVFPP4440H, Aadhaar No: 31xxxxxxxx4362, Status :Individual, Executed by: Self, Date of Execution: 12/03/2018 , Admitted by: Self, Date of Admission: 12/03/2018 ,Place : Office			

Major Information of the Deed :- I-1613-01530/2018-12/03/2018

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**MERIDIAN DEVCON PRIVATE LIMITED** Meridian Plaza, 209,C.R.Avenue, 4th Floor,, P.O:- Bedon Street, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.:: AAHCM1792M, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Shri Anil Gadia** Son of Shri Ratan Lal Gadia CF-71, Sector-1, Salt Lake City, P.O:- Salt Lake, P.S:- North Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFOPG3855L, Aadhaar No: 92xxxxxxxx4126 Status : Representative, Representative of : MERIDIAN DEVCON PRIVATE LIMITED (as Director)

Identifier Details :

Name & address	
Mr Shek Ataur Rahaman Son of Mr Sk Anisur Rahaman 34, Sodepur Brick Field Road, P.O:- Haridevpur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082, Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India, , Identifier Of Shri TAPAN KUMAR PAL, Shri Anil Gadia	
Shek Ataur Rahaman	12/03/2018

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Shri TAPAN KUMAR PAL	MERIDIAN DEVCON PRIVATE LIMITED-3 Dec

Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Shri TAPAN KUMAR PAL	MERIDIAN DEVCON PRIVATE LIMITED-3.125 Dec

Major Information of the Deed :- I-1613-01530/2018-12/03/2018

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: MAUKHALI, Mouza: Mamudpur

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 363(Corresponding RS Plot No:- 351), LR Khatian No:- 661	Owner:মঙ্গল চন্দ্র পাল, Gurdian:বিনোদ বিহারী, Address:নিজ, Classification:শালি, Area:0.24000000 Acre,
L2	LR Plot No:- 364(Corresponding RS Plot No:- 352), LR Khatian No:- 661	Owner:মঙ্গল চন্দ্র পাল, Gurdian:বিনোদ বিহারী, Address:নিজ, Classification:শালি, Area:0.25000000 Acre,

Endorsement For Deed Number : I - 161301530 / 2018

On 09-03-2018

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 5,66,667/-

Debashis Kumar Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

On 12-03-2018

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 14:00 hrs on 12-03-2018, at the Office of the A.D.S.R. BISHNUPUR by Shri TAPAN KUMAR PAL Alias Shri TAPAN PAL,Executant.

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

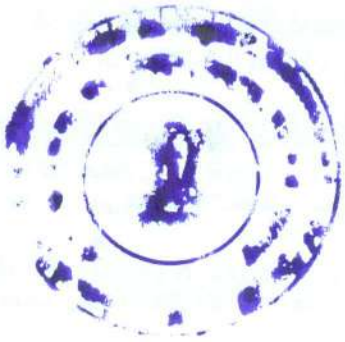
Execution is admitted on 12/03/2018 by Shri TAPAN KUMAR PAL, Alias Shri TAPAN PAL, Son of Late Mangal Chandra Pal, P.O: Kannya Nagar, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743398, by caste Hindu, by Profession Business

Indetified by Mr Shek Ataur Rahaman, , , Son of Mr Sk Anisur Rahaman, 34, Road: Sodepur Brick Field Road, , P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,681/- (A(1) = Rs 5,667/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,681/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/03/2018 5:56PM with Govt. Ref. No: 192017180192345591 on 09-03-2018, Amount Rs: 5,681/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00MYHEA8 on 09-03-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1613-01530/2018-12/03/2018



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 28,353/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 28,253/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 18643, Amount: Rs.100/-, Date of Purchase: 28/08/2017, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/03/2018 5:56PM with Govt. Ref. No: 192017180192345591 on 09-03-2018, Amount Rs: 28,253/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00MYHEA8 on 09-03-2018, Head of Account 0030-02-103-003-02

Debashis Kumar Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1613-01530/2018-12/03/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2018, Page from 44414 to 44443

being No 161301530 for the year 2018.

Seal of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas

Digitally signed by DEBASHIS BASU
Date: 2018.04.05 11:17:43 +05:30
Reason: Digital Signing of Deed.

(Debashis Kumar Basu) 05-04-2018 11:17:34
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)