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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AK 997450

12.11.21
807
e-22205307

Certified that the document is admitted in
 registration of the original sheets and
 the endorsement is made with the
 document.

District Sub-Register-1B
 Alipore South 24-parganas
 22.11.2021

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 12th day of November 2021

BY AND BETWEEN:

BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PVT. LTD.
 (PAN AAKCS8904N), a company within the meaning of the Companies Act, 1956
 having its registered office situated at 7, Chittaranjan Avenue, 3rd Floor, P.O: Princep
 Street & P.S: Bowbazar, Kolkata – 700 072 represented by its Director **VISHAL
 CHANDAK (PAN AHMPC7590C & AADHAAR No. 5138 5875 4991)**, son of Prakash
 Chand Chandak, residing at 40, Dum Dum Road, Near Motijheel South Dum Dum
 (M) , P.O: Motijheel & P.S: Ghughudanga, Kolkata- 700 074, hereinafter referred to
 as the “**VENDOR**” (which term or expression shall unless excluded by or repugnant
 to the subject or context mean and include its respective successors-in-interest and
 assigns) of the **ONE PART**

12.11.21
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116178

Name : D. Chowdhury (Adv.)

Allpore Judges Court

Kolkata - 27

Address :

Rs.

Kolkata

11, M. S. Das

Kolkata

Date

11 OCT 2021

Adv. R. Saha

Assistant Stamp

Vendor

Chandore



8680

For BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT CO. (P) LTD.

Chandore

Director

(VISHAL CHANDAL)



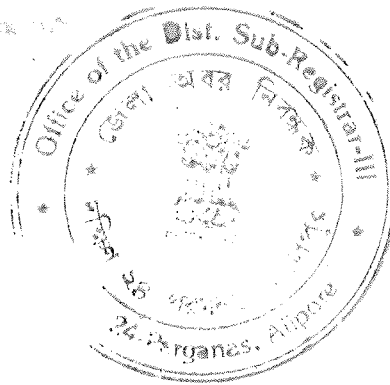
8681

SATPATI COMPLEX PVT. LTD

Ravindra

Director

(RAVINDRA KR. SARKAR)



8682

Pravaakar Das

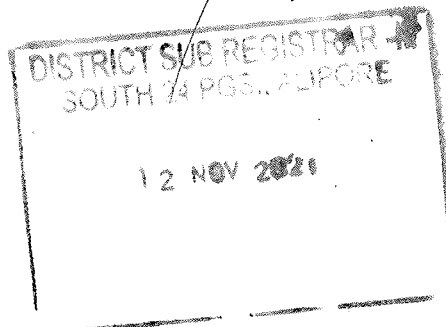
PRAVAKAR DAS

S/o Mr. S. Das

VIII- Nabagram, Shyampur

P.O.- Nabagram, P.S.-Shyampur

Dist.- Howrah, Pin- 711315

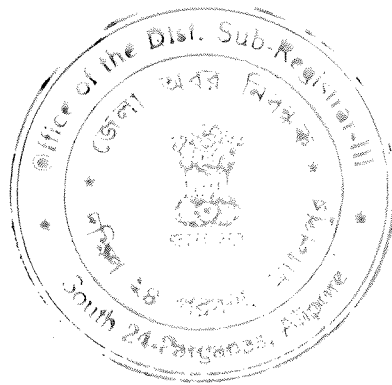


AND

SATPATI COMPLEX PVT. LTD. (PAN AASCS6291E), a company within the meaning of the Companies Act, 1956 having its registered office situated at 5, Chittaranjan Avenue, 1st Floor, P.O: Princep Street & P.S: Bowbazar, Kolkata – 700 072 and represented by its Director **RAVINDRA KUMAR SARRAF (PAN AVSPS2460F & AADHAAR No. 9976-7119-8882)**, son of Gopal Prasad Sarraf, residing at AA 2/2, Rajarhat Road, Miranda Apartment, Flat-AE/3, 3rd FLOOR, P.O: Rajarhat& P.S: Rajarhat, Kolkata- 700059, hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context mean and include its respective successors-in-interest and assigns) of the **OTHER PART**.

WHEREAS:

- A. The Vendor has, represented to the Purchaser that:
- (i) the Vendor is the lawful owner of ALL THAT the entire piece and parcel of land having 44 decimals comprised in RS Dag No. 4816 and LR Dag No. 4836 under L.R Khatian No. 5367 at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal (more fully described in the **First Schedule** hereto and as demarcated and delineated on the plan annexed hereto and hereinafter referred to as the "**said Entire Land**").
 - (ii) the said Entire Land was recorded/mutated in the name of the Vendor by the concerned BL&LRO.
 - (iii) The said Land is as on date recorded and classified as sali land.
 - (iv) The Vendor is desirous to sell parts and portions of the Entire Land being ALL THAT the piece and parcel of land admeasuring 10 decimals out of 44 decimals comprised in RS Dag No. 4816 and LR Dag No. 4836 under L.R Khatian No. 5367 at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal (more fully described in the **Second Schedule** hereto and hereinafter referred to as the "**said Land/Property**")
- B. The Vendor hereby, further declare and represent to the Purchaser as under:-
- (i) The Vendor came to absolutely own and possess the said Land having free, good, clear and marketable title and that no person other than the Vendor has any right, title, interest in or claim over the said Land/Property.
 - (ii) There exists no acquisition/requisition proceedings pending or

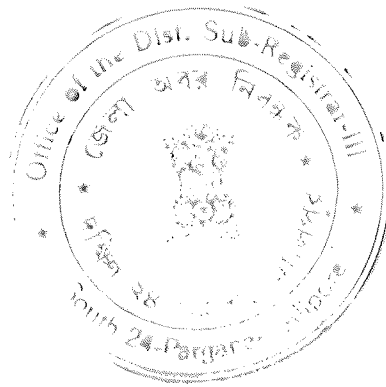


DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE

12 NOV 2020

concluded before any Governmental/ Statutory authority, distress, court order or other attachment, charging order, garnishee order, recovery proceedings as arrears of land revenue, liens, charges, lispendens, clogs and hindrances, minor claims or otherwise, execution or other process which a court or recovery officer or similar body or authority may use to prejudice the marketability and clear title of the Purchaser after the execution of this Deed or create any restriction of any nature on the transfer of the said Property or any part thereof in the manner contemplated herein, with regard to payment of any debt, tax, maintenance, duty, cess or outstanding, of any nature whatsoever in respect of the said Property;

- (iii) There are no pending disputes, actions, claims or demands with any third parties, including adjoining or neighbouring owners, with respect to the said Property or any boundary walls and fences, or with respect to any easement, right or means of access thereto or their use and occupation or in relation to any neighbouring properties or its use or occupation;
- (iv) There is no other matter, which adversely affects the value or use of the said Property or its user or enjoyment or casts any doubt on the Vendor's rights over the said Property, and which has not been disclosed to the Purchaser;
- (v) That the Vendor has paid and/or shall pay all taxes, land revenues and other outgoings payable up to the date of execution of these presents;
- (vi) That the Vendor is a company duly organised, validly existing and in good standing under the applicable laws;
- (vii) That the Vendor has not entered into any Agreement for sale and transfer, nor the Vendor's have created any interest of a third party into or upon the said Property or any part or portion thereof;
- (viii) That the Vendor has good clear and marketable title to the said Property, free from all encumbrances, mortgages, charges, claims, demands, leases, tenancies, licenses, occupancy rights, trusts, debutter, waqf, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vesting, alignment, easements, lispendens, injunctions, vesting, court orders and liabilities whatsoever;
- (ix) That there are no insolvency notices or petitions or proceedings pending against the Vendor;
- (x) That the Vendor has not concealed or suppressed any material defect in the said Property;



DISTRICT/SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE
12 NOV 2021

- (xi) That the said Property or any part thereof is not affected and/or vested under any applicable ceiling laws including the Urban Land (Ceiling and Regulation) Act, 1976;
 - (xii) That no certificate proceeding and/or notice of attachment have been instituted and/or levied and/or served on the Vendor or their predecessors-in-title under any law including the Income Tax Act, 1961 and no notice has been served on the Vendor or their predecessors in title for the acquisition or requisition of the said Property or any part thereof under any law or Act and/or Rule and no suit(s) and/or proceeding(s) is or are pending in any Court of law affecting the said Property and/or any part thereof nor the same has been lying attached under any writ of attachment of any Court or Statutory Authority; and
 - (xiii) That there is no legal bar, impediment in holding and/or transferring or otherwise against the Vendor for selling the said Property to the Purchaser in the manner herein contained.
- C. Relying on the aforesaid representations made by the Vendor, the Purchaser have come forward to purchase for valuable consideration, the said Property and all other rights attached thereto free from all encumbrances and the Vendor and the Purchaser now wish to execute this Deed, to convey the said Property to the Purchaser on the terms and conditions set out hereunder.
- D. In pursuance of the aforesaid agreement the Vendor is executing this Deed in favour of the Purchaser.

NOW THIS DEED WITNESSETH as follows:-

- I. In pursuance of the afore stated agreement and in consideration of the sum of **Rs. 10,15,000/- (Rupees Ten Lacs Fifteen Thousand only)** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor being the full consideration money agreed to be paid (the receipt whereof the Vendor do hereby as also by the receipts and memos hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof do hereby acquit release and discharge the Purchaser as well as the said Property hereby absolutely and permanently sold transferred and conveyed), the Vendor do hereby indefeasibly grant, sell, transfer, convey, assign and assure to and unto the Purchaser absolutely and forever, at the request of the Purchaser, ALL THAT the piece and parcel of land having an area of 10 decimals out of 44 decimals comprised in RS Dag No. 4816 and LR Dag No. 4836 under L.R Khatian No. 5367 at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal (more fully described in the **Second Schedule** hereto) and hereinafter referred to as the “**said Property**”) out of the said Entire Land, Together With all benefits and advantages of ancient and other rights all yards courtyards areas sewers drains ways water courses ditches fences paths



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., WEST BENGAL

12 NOV 2021

and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said Property or any part or portion thereof belonging to or in anywise appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertaining thereto And all the rights and properties hereby sold transferred and conveyed is hereinafter referred to as the said Property **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said Property and of any and every part thereof And all the legal incidences thereof And all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of the Vendor into or upon and/or in respect of the said Property or any and every part or portion thereof herein comprised and hereby sold granted conveyed and transferred Together With all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concerning the said Property or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit both at law or in equity **TO HAVE AND TO HOLD** the said Property hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances whatsoever.

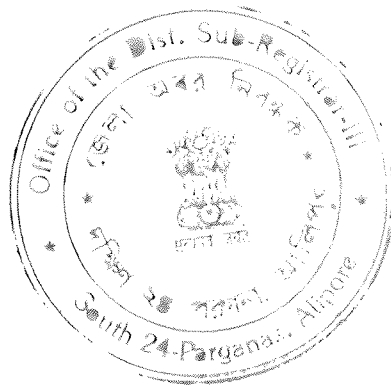
- II. The Recitals set forth hereinabove forms an integral part of this Deed.
- III. The Vendor declare, confirm and covenant with and represent and warrant to the Purchaser as under:-
 - (a) THAT notwithstanding any act deed matter or thing whatsoever by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents are the absolute and lawful owner of and/or otherwise well and sufficiently entitled to the said Property hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void and the same;
 - (b) THAT the Vendor now have valid legal right full and absolute power to grant sell convey transfer assure and assign the said Property and/or the right title interest into or upon the said Property hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner as aforesaid;
 - (c) THAT the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and



DISTRICT/SUB REGISTRAR - III
SOUTH 24 PGS., MIRPOKE
12 NOV 2021

enjoy the said Property and receive and take the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from under or in trust for any of their predecessors in title or any one of them;

- (d) THAT all rates taxes and other impositions and/or outgoings payable in respect of the said Property up to the date of execution of these presents as and when assessed by any of the authorities concerned shall be payable by the Vendor and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser;
- (e) THAT no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act, 1961 against Vendor and/or the said Property;
- (f) THAT no acquisition and/or requisition have been initiated or pending over and in respect the said Property or any part or portion thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed thereunder;
- (g) THAT the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever or howsoever into or upon the said Property or any part or portion thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said Property and every part or portion thereof unto and to the use of the Purchaser as shall or may be reasonably required;
- (h) That the Vendor has handed over all relevant original/copies documents, revenue records, tax paid receipts, etc. pertaining to the said Property on the date of execution of these presents to the Purchaser. The Vendor further agree and undertake to handover such original documents as may be requisitioned by the Purchaser or that may be subsequently found to be in the possession and/or the custody of the Vendor; and
- (i) That the Vendor undertakes to co-operate with the Purchaser and provide necessary support and sign and execute all or any documents so as to enable the Purchaser to get all concerned government records duly transferred in its name and to reflect the names of the Purchaser as the owner of the said Property in all concerned government records.



DISTRICT SUB REGISTRAR - II
SOUTH 24 PGS., ALIPORE
12 NOV 2021

- IV. On or before execution hereof the Vendor has put the Purchaser in quiet, vacant and peaceful physical possession of the said Property, the receipt whereof the Purchaser and each of them do hereby admit, acknowledge and confirm, and it shall be lawful for the Purchaser from time to time or at all times thereafter to peacefully and quietly hold, occupy, possess and enjoy the said Property hereby transferred, granted and assured for their use and benefit without any suit, lawful eviction, interruption, claim, objection and/or demand whatsoever, from or by the Vendor or their respective successors or from any person lawfully or equitably claiming or to claim by, from under or in trust for them.

THE FIRST SCHEDULE ABOVE REFERRED TO:
("the said Entire Land")

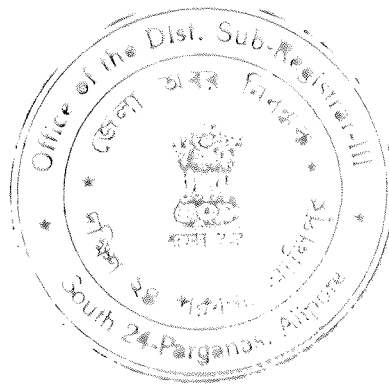
ALL THAT entire piece and parcel of land having an area of 44 decimals comprised in RS Dag No. 4816 and LR Dag No. 4836 under L.R Khatian No. 5367 at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal and delineated on the plan annexed hereto and butted and bounded as follows:

NORTH: By L.R Dag No. 4835
 SOUTH: By R.S Dag No. 4842
 EAST: By L.R Dag No. 4837
 WEST: By L.R Dag No. 4831

THE SECOND SCHEDULE ABOVE REFERRED TO:
("the said Property/Land")

ALL THAT the undivided piece and parcel of land having an area of 10 decimals out of 44 decimals comprised in RS Dag No. 4816 and LR Dag No. 4836 under L.R Khatian No. 5367 at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal

[FOLLOWING PAGES ARE EXECUTION PAGES]



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE
12 NOV 2021


IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures the day month and year first above written.

EXECUTED AND DELIVERED by the VENDOR

Above named at Kolkata in the presence of:

1 Somnath Chatterjee
5.C.R. Ave, Kol-72

For BENGAL SALARPURIA EDEN
INFRASTRUCTURE DEVELOPMENT CO. (P) LTD.
Director


2 
S.C.R. Ave. Kol-72

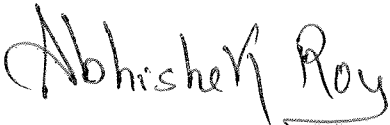
EXECUTED AND DELIVERED by the PURCHASER

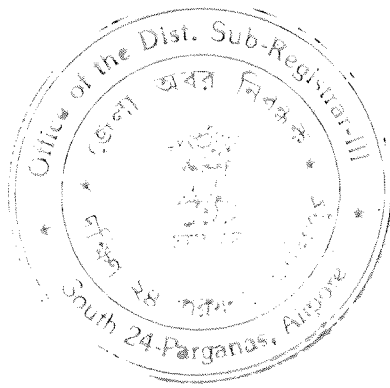
Above named at Kolkata in the presence of:

1 Somnath Chatterjee

SATPATI COMPLEX PVT. LTD
Director

2 


Abhishek Roy
Advocate
Alipore Judges Court
Enrollment No. F/2047/1780/2019



DISTRICT SUB REGISTRAR -III
SOUTH 24 P.S., ALIPORE
12 NOV 2021

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the agreed sum of Rs. **10,15,000/-** (**Rupees Ten Lacs Fifty Thousands**) only towards the full consideration money of this Deed, as per Memo below:-

| SL. NO. | By or out of Cash/ Cheque Number | Date | Bank, Branch | Amount (in Rupees) |
|--------------|----------------------------------|------------|--|--------------------|
| 1. | 347245 | 25/10/2021 | Indian Bank, Kolkata Dharamtolla Street Branch | 10,15,000/- |
| Total | | | | 10,15,000/- |

(Rupees Ten Lacs Fifty Thousands)

WITNESSES:

1. *Somenath Chatterjee*

For BENGAL SALARPURIA EDEN
INFRASTRUCTURE DEVELOPMENT CO. (P) LTD.

Chandra

Director

2.

[Handwritten Signature]

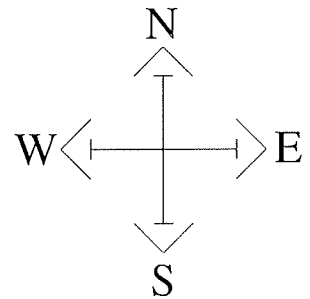
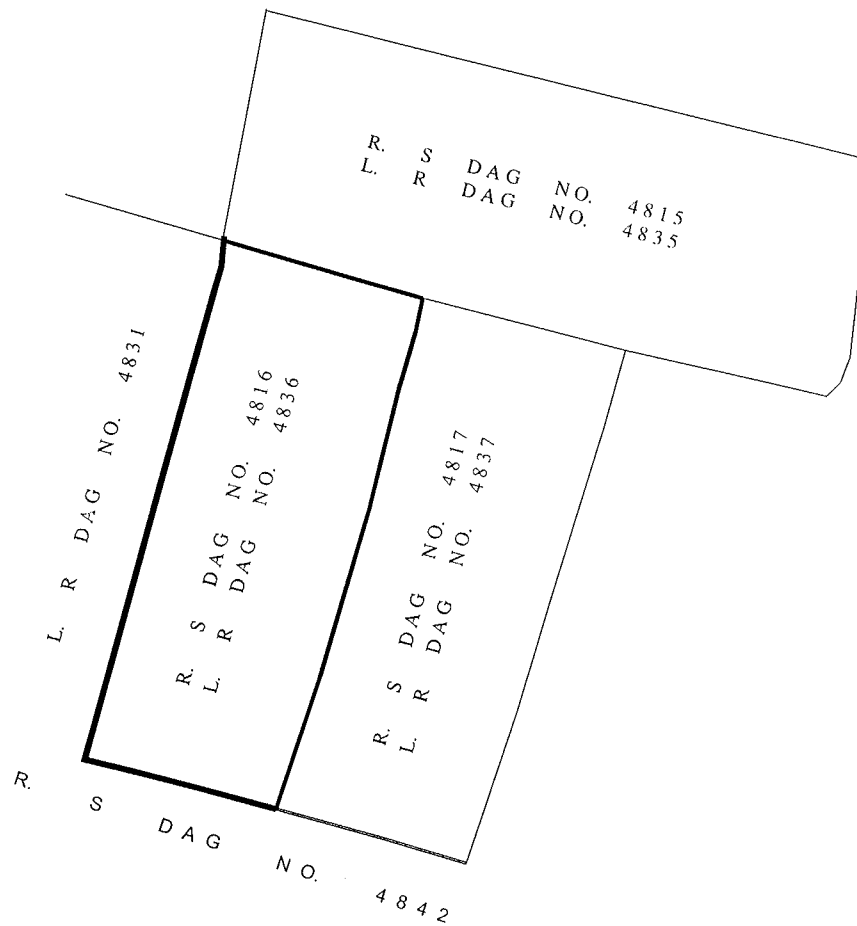
SIGNATURE OF THE VENDOR

[Handwritten Signature]



DISTRICT SUP REGISTRAR -III
SOUTH 24 PGS., ALIPORE
12 NOV 2021

**Plan for RS Dag No. 4816 and LR Dag No. 4836 under L.R Khatian No. 5367 at
Mouza - Rashpunja, P.S - Bishnupur, District - South 24 Parganas, West Bengal**



NORTH: By L.R Dag No. 4835
 SOUTH: By R.S Dag No. 4842
 EAST: By L.R Dag No. 4837
 WEST: By L.R Dag No. 4831

For BENGAL SALARPURIA EDEN
 INFRASTRUCTURE DEVELOPMENT CO. (P) LTD.

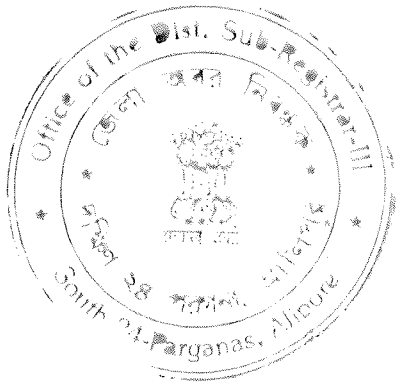
Chandra

Director

SATPATI COMPLEX PVT. LTD

Behera

Director

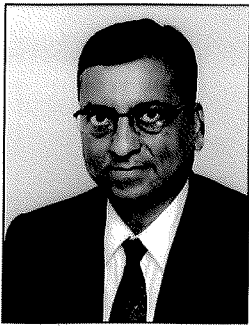


DISTRICT SUB REGISTRAR - III
SOUTH 24 PCS. ALIPORE
12 NOV 2021

SPECIMEN FORM FOR TEN FINGERPRINTS



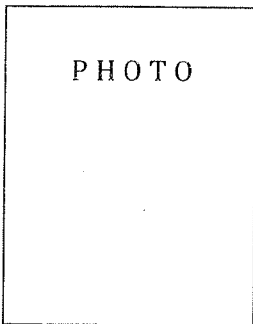
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|----------------|------------|---------------|-------------|---------------|-------------|---------------|
| <i>Chandee</i> | Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
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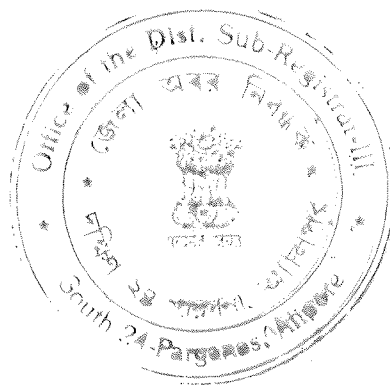
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|------------|------------|---------------|-------------|---------------|-------------|---------------|
| <i>Rao</i> | Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | | | | | | |
| | | | | | | |



| | | | | | | |
|----------------------|------------|---------------|-------------|---------------|-------------|---------------|
| <i>Bevarakan Dan</i> | Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | | | | | | |
| | | | | | | |



| | | | | | | |
|--|------------|---------------|-------------|---------------|-------------|---------------|
| | Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | | | | | | |
| | | | | | | |



DISTRICT SUB REGISTRAR -III
SOUTH 24 PARGANAS, ALIPORE

12 NOV 2021

On 22-11-2021

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,296/- (A(1) = Rs 11,250/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 33,770/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no AK7450, Amount: Rs.100/-, Date of Purchase: 01/10/2021, Vendor name: Amal Kr Saha



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1603-2021, Page from 362507 to 362531
being No 160311653 for the year 2021.**



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.12.06 14:23:16 +05:30
Reason: Digital Signing of Deed.

**(Debasish Dhar) 2021/12/06 02:23:16 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**

(This document is digitally signed.)

