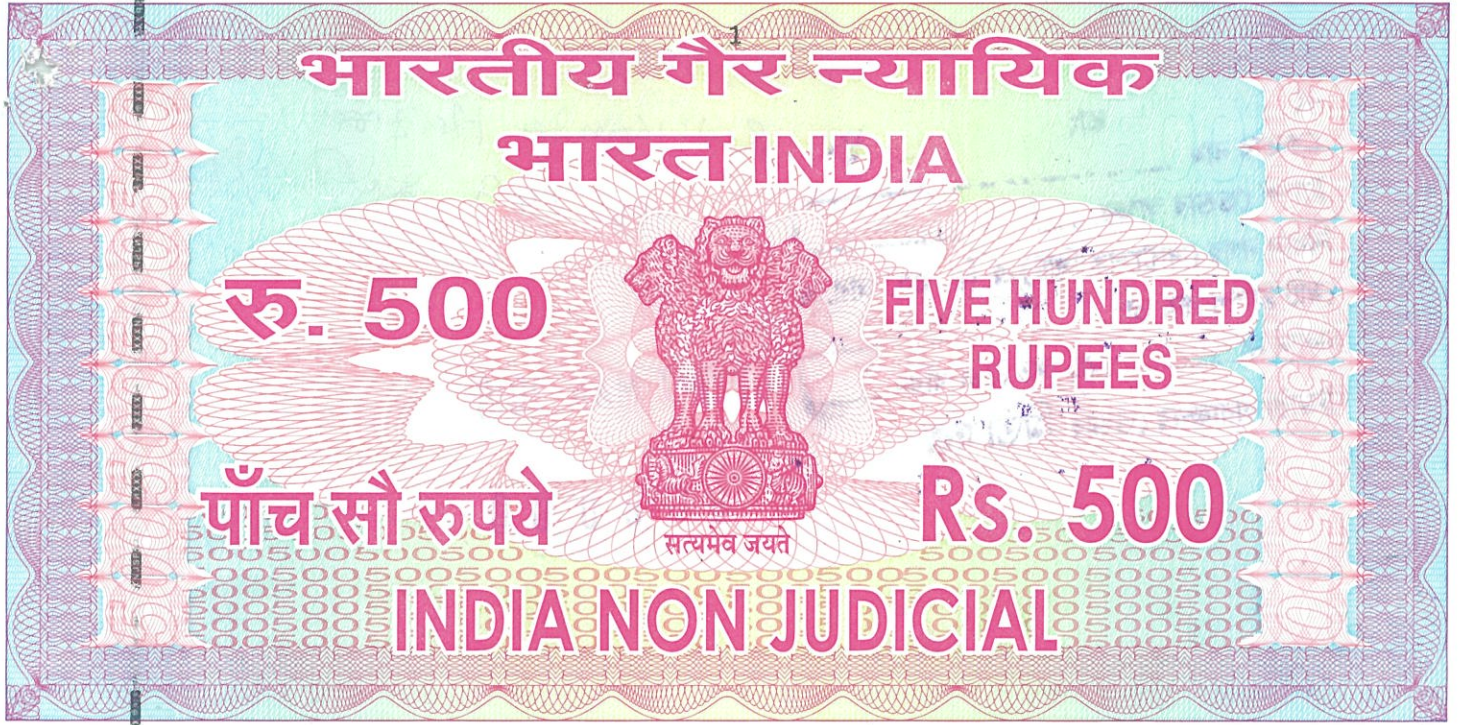


1262/2019

I - 1218/2019



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 909525

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

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

- 4 JUN 2019

CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 4th day of June, Two Thousand Nineteen (2019)

BETWEEN

ক্রতার নাম
স্ট্যাম্প ভেডার স্বাক্ষর
বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. আর.
মোট স্ট্যাম্প ক্রয় তা
চালান নং
টেক্সারী বারাকপুর ভেডার-মিতা দত্ত

Rishi Kandan Hazra
CK-143 2019/2
unlabeled

27 MAR 2019

868000



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

- 4 JUN 2019

MR. RATIKANTA HAZRA, (having **PAN: ACBPH9716K**), son of Late Niranjan Hazra, by Occupation: Business, by Nationality: Indian, by Faith: Hindu, residing at CK-143, Salt Lake City, Sector – II, P.O: CK Market Bidhannagar, P.S.- Bidhannagar (East), Kolkata – 700 091, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his successors, executors, administrator, representatives, assigns and nominee or nominees) of the **FIRST PART;**

AND

M/S. SALONA ENCLAVE PVT. LTD. (having **PAN: AALCS9134P**) a Company incorporated under Companies Act, 1956 having its registered office at AB-9, Salt Lake City, Sector – 1, P.O: Bidhannagar, P.S: Bidhannagar (North), Kolkata – 700 064, represented by it's Authorised Signatory **MR. SANJEEB GUPTA** (having **PAN: ADUPG1777F**) son of Mr. Gopal Prasad Gupta, by Faith: Hindu, by Occupation: Business, by Nationality: Indian, residing at BA-17, Sector-1, Salt Lake City, P.O: Bidhannagar, P.S: Bidhannagar (North), Kolkata – 700 064, hereinafter referred to called as the '**PURCHASER**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and includes it's successor or successors at office, administrators, executors, legal representatives, and assigns) of the **SECOND PART;**

WHEREAS:

A. One Safar Ali Mondal of Vill. – Doharia was the recorded rayoti owner and seized and possessed of several landed property measuring 0.50 acre comprised in R.S. Dag No. 72 alongwith 0.04 acres comprised in R.S. Dag No. 73 total 0.54 acre under R.S. Khatian No. 291, Togetherwith 0.73 acres comprised in R.S. Dag No. 75 alongwith 0.04 acre in R.S. Dag No. 74 total 0.77 acres under R.S. Khatian No. 293, total admeasuring 1.31 acres all at Mouza: Gouripur, under P.S. Dum Dum at present under Airport P.S, in the District of 24-Parganas at present North 24-Parganas and had been paying annual rates and taxes at Rs.3/- for the properties under the Khatian No. 291 and Rs.9/- for the properties under the Khatian No. 293 total Rs.12/- per annum to the State Government through the Collectorate 24-Parganas;

B. While in absolute enjoyment of the aforesaid properties, said Safar Ali Mondal died intestate leaving behind him his widow Benu Bala Bibi only son Abdul Kader Mondal and three daughters namely Nachhiman Bibi, Emaman Nechha Bibi and Rahiman Nechha Bibi as his only 5 (five) legal successors in respect of the aforesaid properties total admeasuring 1.31 acre left by the said Safar Ali Mondal since deceased;



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

- 4 JUN 2019

C. Since after expiry of said Safar Ali Mondal, while thus absolutely seized and possessed thereof, by a Deed of Conveyance duly registered at the office of the Sub-Registrar, Cossipore Dum Dum, recorded in Book No. I, Volume No. 104, Pages 136 to 139, Being No.7044 for the year 1956, the said Nachhiman Bibi, Emaman Nechha Bibi, Rahiman Nechha Bibi and the said minor son Abdul Kader Mondal represented by the mother Benu Bala Bibi jointly therein referred to as the Vendors against the valuable consideration mentioned therein sold, transferred and conveyed unto and in favour of one Jatindra Nath Pal of Vill. - Gouripur therein referred to as the Purchaser free from all encumbrances all that aforesaid properties total admeasuring 1.31 acres in aforesaid respective R.S. Dag Nos. 72, 73, 74 & 75 comprised in Mouza: Gouripur, P.S. Dum Dum at present Airport P.S., District 24-Parganas at present North 24-Parganas morefully described in the Schedule thereunder absolutely and forever;

D. After the said purchase of the aforesaid properties for better enjoyment of the same, the said Jatindra Nath Pal instituted a Title Partition Suit bearing T.S. No. 21 of 1958 in the Court of 2nd Sub-Judge at Alipore against the said Abdul Kader Mondal, Bisudeo Sing and Basdeo Singh and obtained a Decree thereof and by execution of said Decree alleged an auction in the said Court of 2nd Sub-Judge in the year 1963 and wherein and whereby the said Jatindra Nath Pal by the permission of the Court purchased the aforesaid properties under auction and by the order of the said Court dated 21.06.1964 possessed of the entire aforesaid properties; and while thus absolutely enjoyment of the same, the said Jatindra Nath Pal out of the aforesaid 1.31 acres sold out undivided half share thereof measuring 0.6550 acre in part of respective R.S. Dag Nos. 72, 73, 74 & 75, Mouza: Gouripur, District 24-Parganas at present North 24-Parganas to one Upendra Nath Roy and as such after said sale the residue undivided half portion measuring 0.6550 acre remained with said Jatindra Nath Pal;

E. Since then after the said purchase of the half of the aforesaid properties measuring 0.6550 acre at Mouza: Gouripur, District 24-Parganas at present North 24-Parganas while thus seized and possessed thereof the said Upendra Nath Roy by a Deed of Conveyance dt. 05.06.1968 registered at the office of the S.R. Cossipore, Dum Dum, recorded in Book No. I, Volume – 64, Pages from 176 to 179, Being No. 4926 for the year 1968 therein referred to as the Vendor and at the valuable consideration mentioned therein sold, transferred and conveyed free from all encumbrances his entire said 0.6550 acre out of the aforesaid properties total admeasuring 1.31 acres in the said respective R.S. Dag Nos. 72, 73, 74 & 75 all at Mouza: Gouripur, District 24-Parganas at present North 24-Parganas unto and in favour of Pratap Chandra Sanyal therein referred to as the purchaser absolutely and forever;



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

- 4 JUN 2019

F. Subsequently by a Deed of Conveyance dated 12.03.1974 duly registered at the office of the A.D.R. Barasat and recorded in Book No. I, Volume No.8, Pages from 260 to 263, Being No. 190 for the year 1974 and at the valuable consideration mentioned therein the said Pratap Sankar Sanyal being the Owner of the said undivided half share of the aforesaid properties consisting of 0.25 acre in part of R.S. Dag No. 72 alongwith 0.02 acre in Part of R.S. Dag No. 73 total 0.27 acres out of 0.54 acres under Khatian No. 291 togetherwith 0.02 acre in part of R.S. Dag No. 74 alongwith 0.365 acres in part of R.S. Dag No. 75 total 0.385 acres under Khatian No. 293 total admeasuring 0.6550 acres out of total properties measuring 1.31 acres under the 2 (two) Khatian Nos. 291 & 293 all at Mouza: Gouripur, under P.S: Dum Dum at present under Airport P.S. in the District of 24-Parganas at present North 24-Parganas, morefully described in the Schedule thereunder written unto and in favour of Parimal Kumar Ghosh a minor therein referred to as the purchaser being represented by Amal Kumar Ghosh his eldest brother and guardian therein absolutely and forever and free from all encumbrances;

G. The said Jatindra Nath Pal died intestate leaving behind his wife Pramila Pal and six (6) sons namely Ajit Kr. Pal, Ashoke Kr. Pal, Arun Kr. Pal, Robin Kr. Pal, Ranjit Kr. Pal, Adhir Kr. Pal and one (1) daughter Gouri Pal as his legal successors those who after the expiry of the said Jatindra Nath Pal jointly inherited the said residue undivided half share measuring 0.6550 acre of the aforesaid properties in part of aforesaid respective Dag Nos.72, 73, 74 & 75, Mouza: Gouripur, District 24-Parganas at present North 24-Parganas left by said Jatindra Nath Pal since deceased;

H. Since after the expiry of the said Jatindra Nath Pal, while thus seized and possessed thereof by a Deed of Conveyance dated 14.03.1975 duly registered at the office of the A.D.R. Barasat and recorded in Book No. I, Volume No. 13, Pages 80 to 84, Being No. 326 for the year 1975 and against the valuable consideration mentioned therein all the said 8 (eight) persons being the legal successors of Late Jatindra Nath Pal therein jointly referred to as the Vendors sold, transferred and conveyed their said residue undivided half share of the aforesaid properties left by the said Jatindra Nath Pal as aforesaid consisting of 0.25 acre in part of R.S. Dag No. 72 alongwith 0.02 acre in Part of R.S. Dag No. 73 total 0.27 acres out of 0.54 acres under Khatian No. 291 togetherwith 0.02 acre in part of R.S. Dag No. 74 alongwith 0.365 acres in part of R.S. Dag No. 75 total 0.385 acres under Khatian No. 293 total admeasuring 0.6550 acres out of total properties measuring 1.31 acres under the 2 (two) Khatian Nos. 291 & 293 all at Mouza: Gouripur, under P.S. Dum Dum at present under Airport P.S. in the District of 24-Parganas at present North 24-Parganas, morefully described in the Schedule thereunder written unto and in favour of Parimal Kumar Ghosh a minor represented



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

- 4 JUN 2019

by Amal Kumar Ghosh his said eldest brother and guardian therein absolutely and forever and free from all encumbrances;

I. Since after then by virtue of the aforesaid two Deed of Conveyances the said Parimal Kr. Ghosh thus became seized and possessed of the entire said properties consisting of 0.50 acres in R.S. Dag No. 72 alongwith 0.04 acres comprised in R.S. Dag No. 73 total 0.54 acre under R.S. Khatian No. 291, Togetherwith 0.73 acres comprised in R.S. Dag No. 75 alongwith 0.04 acre in R.S. Dag No. 74 total 0.77 acres under R.S. Khatian No. 293, total admeasuring 1.31 acres all at Mouza: Gouripur, under P.S. Dum Dum at present under Airport P.S., within the municipal limit of North Dum Dum Municipality in the District of 24-Parganas at present North 24-Parganas and or well and sufficiently entitle thereto; and while thus seized and possessed of the same the said Abdul Kader Mondal the then minor son of said Safar Ali Mondal after attaining majority, denied the sale of his undivided share in the said property sold by his mother as natural guardian and as such created dispute by claiming his share in the said property.

J. To avoid legal multiplicity, by a Deed of Conveyance dated 12.11.1987 duly registered at the office of the A.D.S.R. Bidhannagar recorded in Book – I, Volume No. 129, Pages 301 to 308, Being No. 6385 for the year 1987 and at valuable consideration mentioned thereunder, the said Parimal Kr. Ghosh therein referred to as the purchaser purchased from the said Abdul Kader Mondal therein referred to as the Vendor in respect of his undivided share of all his rights, title and interest whatsoever of the said Abdul Kader Mondal in the aforesaid properties total admeasuring 1.31 acres in Mouza: Gouripur, P.S. Dum Dum at present Airport P.S. in the District of 24-Parganas (North) and so he inherited upon demise of his father Late Safar Ali Mondal absolutely and forever;

K. Subsequently the said Parimal Kr. Ghosh recorded his name under L.R. part Khatian No. 531 during the time of K.B. Settlement as the recorded rayoti owner of the entire said 1.31 acres Land in said respective R.S. Dag Nos. 72, 73, 74 & 75 all at Mouza: Gouripur, P.S. Airport, within the municipal limit of North Dum Dum Municipality in the District of North 24-Parganas and while thus seized and possessed thereof, for the purpose of sell, divided and demarcated the entire said properties into 43 (forty three) separate small plots through a Scheme Plan showing the different plots, the access or passages and the respective measuring area of the respective plots and sold out all the said 43 (forty-three) plots to different respective purchasers by executing and registering respective Deed of Conveyances time to time unto and in favour of the respective purchasers;



Addl. District Sub-Registra
Bidhannagar, (Salt Lake City)

- 4 JUN 2019

L. By a Bengali Deed of Sale Dated 14.07.2000 duly registered with the office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, recorded in Book No. 1, Volume No. 136, Being No. 5431 for the year 2000, the said Sri Parimal Kr. Ghosh therein referred to and called as the Vendor thereby sold, transferred and conveyed a demarcated plot under the said Master's Scheme Plan bearing **Plot No.39** measuring **01 cottah 11 chittaks 29 sq. ft.** be the same a little more or less out of which 0 cottah 05 chittaks 20 sq. ft. comprised in part of R.S. / L.R. Dag Nos. 72, 0 cottah 10 chittaks 30 sq. ft. comprised in part of R.S. / L.R. Dag No. 73 both under R.S. Khatian No. 291 and 0 cottah 11 chittaks 24 sq.ft. comprised in Part of R.S/L.R. Dag No. 74 under R.S. Khatian No. 293 and under Part of corresponding to L.R. Part Khatian No. 531 in **Mouza: Gouripur**, J.L. No. 6, R.S. No. 121, with common easement rights in all common passages provided in the said Scheme Plan abutting the Said Land under BL&LRO BKP-II, 24-Parganas (N) under P.S. – Airport, paying rates and taxes to the Collectorate 24-Pgs. (N) morefully described in the Schedule hereunder written unto and in favour of the said Chittaranjan Khandikar the First Party herein therein referred to and called as the Purchaser absolutely and forever free from all encumbrances whatsoever;

M. Since then after the said purchase by dint of the said registered sale deed Being No. 07603 for the year 2000, the First Party herein has thus become seized and possessed of the said **Plot No. 39** measuring **01 cottah, 11 chittaks, 29 sq. ft.** be the same a little more or less in part of R.S. as well L.R. Dag Nos.72, 73 & 74 under R.S. Khatian Nos. 291, 293 corresponding to L.R. Part Khatian No. 531, Mouza: Gouripur, P.S.: Airport, District North 24-Parganas, morefully described hereunder written (hereinafter referred to as the Said Land/Said Plot') without being interrupted by any person whomsoever and or from any corner whatever and free from any charge, claim, demand, mortgage, lien, lispendences, and also free from any acquisition or requisition under any development scheme of local body, municipality and or of and from any Government Department and free from any sorts of encumbrances whatsoever, and the name of the Vendor has been recorded in Land Settlement Record of Rights as the absolute owner thereof under L.R. Khatian No. **1413** and the First Party is paying Rent or Khazna in B.L. & L.R.O. BKP-II.

AND WHEREAS being in need of money, the Vendor herein has decided to sell his said Plot of Land being **Plot No. 39** of a Master Scheme Plan measuring an area of **1 Cottahs, 11 Chittaks 29 Sq. Ft.** be the same a little more or less together with **100 sq. ft.** tiles shaded kancha structure standing thereon, lying and situated at **Mouza: Gouripur (Mahajati, Block – 4)**, J.L. No. 6, R.S. No. 121, Touzi No. 172, comprised in R.S. as well L.R. Dag Nos.72, 73 & 74 R.S Khatian No. 291 corresponding to L.R. Khatian No. 531 subsequently recorded in the



Addl. District Sub-Registra.
Bidhannagar, (Salt Lake City)

- 4 JUN 2019

name of the Vendor under **L.R. Khatian No. 1413**, Police Station : Airport, in the District of North 24-Parganas within the municipal limit of North Dum Dum Municipality, morefully and particularly described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the '**Said Plot**' / '**Said Land**' and the Purchaser herein also agreed to purchase the same free from all encumbrances, at and for a lump sum price or total consideration of **Rs. 14,55,000/- (Rupees Fourteen Lakh Fifty Five Thousand)** only.

AND WHEREAS the Vendor herein do hereby declare and covenant with the Purchaser that the SAID LAND under the Schedule hereto is free from all encumbrances of any nature whatsoever and that the Vendor herein has full right, title and interest in the said DEMISED LAND and is absolutely entitled to sale, assign and transfer the Said Plot of Land under the Schedule hereto as the absolute owner thereof and the Vendor herein further declares that the Vendor has clear marketable title on and over the subject property hereunder sell as the absolute Owner thereof and that the Vendor herein has never encumbered the property under the Schedule hereto howsoever by way of sale, gift, exchange, inheritance, lease, lien or otherwise and that Notwithstanding anything herein contained, any act, deed, matter or thing of whatsoever nature done by the Vendor herein or any person or persons lawfully or equitably claiming by from through or in trust for him, the Vendor has full right, power and absolute authority to sell or transfer to the Purchaser the said DEMISED LAND under the Schedule hereto and his right, title and interest therein and that the Vendor herein has not done or committed or omitted to do any act, deed, matter or thing whereby the ownership, possession and/or occupation of the said DEMISED LAND by the Purchaser may be rendered illegal and/or unauthorized for any reason or on any account whatsoever.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:

That in consideration of the sum of **Rs. 14,55,000/- (Rupees Fourteen Lakh Fifty Five Thousand)** only paid on or before execution of these presents, by the Purchaser to the Vendor (the receipt whereof the Vendor hereby as well as by the memo hereunder written acknowledge and admit and discharge, acquit and exonerate the Purchaser from every part thereof) the vendor do hereby GRANT, CONVEY, SELL, TRANSFER AND ASSURE unto and in favour of the purchaser, its successors, assigns and administrators-in-interest **ALL THAT** piece and parcel of a demarcated Plot of land being **Plot No. 39** measuring an area of **01 Cottah 11 Chittaks 29 Sq. Ft.** be the same a little more or less together with **100 sq. ft.** tile shaded kancha structure standing thereon, lying and situated at **Mouza: Gouripur (Mahajati, Block – 4)**, R.S. No.121, Touzi No.172, corresponding to R.S. as well L.R. Dag Nos. 72, 73 & 74, R.S. Khatian Nos. 291 & 293 corresponding to L.R. Khatian No. 531, at present recorded in the name of the Vendor under **L.R. Khatian No. 1413**, Police Station :



Addl. District Sub-Registra.
Bidhannagar, (Salt Lake City)

'- 4 JUN 2019

Airport, within the municipal limit of North Dum Dum Municipality in the District of North 24-Parganas and all other easement rights or other rights attached thereto more particularly described in the **SCHEDULE** hereunder written **TOGETHER WITH** all ways, paths, passages, easements, privileges, trees, appurtenances, whatsoever to the said plot or in any way appertaining to the same and/or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed to be so held, used, occupied or enjoyed and all the estate, right, title, interest, claim and demands whatsoever both at law or in equity of the Vendor into or out of the SAID LAND, hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended so to be **UNTO AND TO THE** use of the purchaser absolutely forever and absolutely free from all encumbrances, claims, **SUBJECT HOWEVER** to the payment of all rates, taxes, assessments, dues and duties chargeable upon the said plot and payable to the Government or the North Dum Dum Municipality or any other authority in respect thereof and the Vendor do hereby covenant with the purchaser that notwithstanding any act, deed or thing by the Vendor done or executed or knowingly suffered to the contrary, the Vendor now have in themselves good right full power and absolute authority to grant, convey, sell, transfer and assure the SAID LAND under the Schedule hereto and hereby conveyed, assured or expressed and intended so to be unto and to the use of the purchaser in the manner aforesaid and that the purchaser shall and may at all times hereafter peacefully and quietly possess and enjoy the same and receive the rents and profits thereof without any lawful eviction, interruption, claim and demands whatsoever from or by the Vendor or by any other person or persons lawfully or equitably claiming by, from, under or in trust for the Vendor and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendor wel' and sufficiently saved, defended or kept harmless and indemnified, from and against all estates, claims, charges, encumbrances whatsoever heretofore made, executed, occasioned or suffered by the Vendor or by any person or persons lawfully claiming or to claim by, from, under or in trust for him and the Vendor, his legal successors and all other persons claiming by from / or under the Vendor shall and will from time to time and at all times hereinafter at the request of the purchaser execute, make or perfect or cause to be executed, made or perfected all such acts, deeds, things and assurances whatsoever for further and more perfectly assuring the Said LAND and every part thereof **UNTO AND TO THE USE** of the Purchaser it's assignees, administrators, successors at office as shall or may be reasonably required, **TO HAVE AND TO HOLD** the same unto and to the use and benefit of the Purchaser it's assignees, administrators, successors at office absolutely and forever, subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereafter in respect of the same to the Government or any other public body or local authority in respect thereof.



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

- 4 JUN 2019

1. **THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:**

- a. That the entire Said Land under the Schedule hereto and or any portion thereof is not effected by any Development Scheme and is free from any acquisitions or requisitions whatsoever and the Vendor herein did not receive any notice from any authority or authorities effecting the Vendor's property described in the First Schedule written hereunder;
- b. That to the best of the Owner's knowledge, the 'Demised Land' under the Schedule hereto and or any part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or Departments or under the provisions of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and/or no steps have yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities and under any Court Order or under 'SARFAESI';
- c. That there is no Tenant in the said Property;
- d. That notwithstanding any act, deed or things done or suffered, to be done by the **VENDOR**, the said **VENDOR** herein has full power, absolute authority and good right to sell, grant, convey, transfer, assure and assign the **DEMISED LAND TOGETHER WITH** all rights in the land in the manner aforesaid;
- e. The **VENDOR** has duly and fully paid all settlement Khazna and all other outgoings and contributions relating to and concerning the **DEMISED LAND** as up to the date hereof on these presents and that if it shall at any time hereafter be found that any amount for the period prior to the date hereof on the aforesaid heads are/is due and payable, the **VENDOR** shall pay and discharge on demand in that behalf such liabilities and keep the **PURCHASER** and the **DEMISED LAND** indemnified, protected and saved harmless against such liabilities;
- f. The **VENDOR** do not suffer from any statutory restrictions or inability in transferring, selling, assuring and granting the **DEMISED LAND** in favour of the **PURCHASER** in the manner aforesaid and in terms of these presents;
- g. The **PURCHASER** shall always and at all times hereafter peacefully and quietly hold, occupy and enjoy the **DEMISED LAND** including the SAID LAND without



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

- 4 JUN 2019

any lawful eviction, interruption, hindrance, disturbance from the **VENDOR** or any person lawfully claiming under them or in trust for the said **VENDOR**;

- h. The **VENDOR**, his legal successors, administrators shall always and at all times at the request and costs of the **PURCHASER** make, do, execute and cause to be made, done and executed such further acts, deeds and things that shall be required for perfecting and assuring the **DEMISED LAND** according to the intention hereof;
- i. AND THAT the **VENDOR** his predecessors has not at any time done or executed or knowingly suffered or been a party to any act, deed, matter or thing whereby and where under the said easement rights and all other equities, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and every part thereof can or may be impeached, encumbered or affected in title AND;
- j. FURTHER THAT the **VENDOR** hereby hand over peaceful, vacant and khas physical possession of the **DEMISED LAND** unto and in favour of the **PURCHASER** simultaneously with the execution of these present AND;
- k. ALSO THAT the **VENDOR** his legal successors, administrators shall and will from time to time and at all material times hereafter sign and execute any application form for mutation in the name of the **PURCHASER** in the records of the North Dum Dum Municipality and/or any other authority or authorities as occasion shall require;

2. **THE PURCHASER DOTH HEREBY AGREE AND COVENANT WITH THE VENDOR THAT:**

- a) The **PURCHASER** shall be free to apply and obtain it's name duly recorded and mutated in the records of the North Dum Dum Municipality and also concern B.L. & L.R.O. Office and other Authority/ Authorities without any further consent of the **VENDOR**.
- b) The **PURCHASER** shall also be entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed subject to the terms herein contained to any one without the consent of the Owner /Vendor.
- c) The **PURCHASER** shall at all material times hereafter regularly and punctually make payment of all Municipal rates and taxes, and proportionately all other



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

- 4 JUN 2019

statutory taxes, cess and impositions and expenses which may from time to time be imposed or become payable and attributable to and/or relating to the said **DEMISED LAND** and/or relating to the maintenance of the said **DEMISED LAND** from the date of execution hereof.

NOTE:

- i. Singular shall include plural and vice-versa.
- ii. Masculine gender shall include feminine and neuter gender and vice-versa.
- iii) The Vendor shall include his legal successors, administrators, legal representatives and assigns.
- iv) The Purchaser shall include its successor or successor-in-office, administrator and assigns.

THE SCHEDULE ABOVE REFFERRED TO:
(The Demised Land)

ALL THAT a plot of bastu land bearing Plot No. 39 of the Master Scheme Plan measuring 1 cottah 11 chittaks 29 sq. ft. be the same a little more or less, out of which 0 cottah 05 chittaks 20 sq. ft. comprised in part of R.S. / L.R. Dag Nos. 72, 0 cottah 10 chittaks 30 sq. ft. comprised in part of R.S. / L.R. Dag No. 73 both under R.S. Khatian No. 291 and 0 cottah 11 chittaks 24 sq.ft. comprised in Part of R.S/L.R. Dag No. 74 under R.S. Khatian No. 293 corresponding to L.R. Part Khatian No. 531 subsequently recorded in the name of the Vendor under L.R. Khatian No. 1413, together with 100 sq. ft. tile shed kancha structure standing thereon in Mouza: Gouripur (Mahajati, Block- 4), J.L. No. 6, R.S. No.121, with common easement rights in all common passages provided in the said Scheme Plan abutting the Said Land under BL&LRO BKP-II, under P.S.- Airport within the municipal limit of North Dum Dum Municipality, Sub-Registration Office A.D.S.R. Bidhannagar, Salt Lake City, rents and taxes payable to the Collectorate 24-Pgs (N).

ON THE NORTH : By Boundary Wall;

ON THE SOUTH : By Plot No.38 under R.S. as well L.R. Dag Nos. 72, 73 & 74;

ON THE EAST : By 16' wide common passage;

ON THE WEST : By Plot No. 37 under R.S as well L.R. Dag No. 74(P);



Addl. District Sub-Registra.
Bidhannagar, (Salt Lake City)

- 4 JUN 2019

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

Signed, Sealed And Delivered
By The VENDOR At Kolkata,
In the Presence Of:

1. Chandranath Das
BA-17, Salt Lake, Sector-T
Kolkata - 64.

2. Goueral Noshah
S/o. S. N. Noshah
Shikharpur
Rajahat
700135

✓ Rati Kantappa

SIGNATURE OF THE VENDOR

DRAFTED BY:

Sudhir Kumar Noshah
at Sitarapur
P.O. - Rajahat
D.No - PW - XV - 24
Advocate



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

- 4 JUN 2019

RECEIPT

RECEIVED from the within named Purchaser the within mentioned sum of **Rs. 14,55,000/-** (**Rupees Fourteen Lakh Fifty Five Thousand**) only by way of total consideration money as per Memo below:-

MEMO OF CONSIDERATION

Date	Cheque No.	Bank & Branch Name	Amount
21.11.2018	000038	HDFC Bank, Salt Lake, Kolkata.	4,00,000/-
03.06.2019	063424	HDFC Bank, Salt Lake, Kolkata.	10,55,000/-
		Total Rs. :	Rs.14,55,000/-

(Rupees Fourteen Lakh Fifty Five Thousand Only.)

SIGNATURE OF THE WITNESSES

1. Chandranath Das.

2. Gourab Das

✓ Rati Kanta Das

SIGNATURE OF THE VENDOR




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

14 JUN 2019

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

GRN: 19-201920-001991439-1

Payment Mode Online Payment

GRN Date: 01/06/2019 11:06:57

Bank : HDFC Bank

BRN : 813795896

BRN Date: 01/06/2019 11:09:53

DEPOSITOR'S DETAILS

Id No. : 15040000779060/4/2019

[Query No./Query Year]

Name : Salona Enclave Pvt Ltd

Contact No. :

Mobile No. : +91 9330118610

E-mail : ram@gmggroups.co.in

Address : AB9 Sector1 Salt LakeKolkata 700064

Applicant Name : Mr SANJEEB GUPTA

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15040000779060/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	88400
2	15040000779060/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	14827

Total

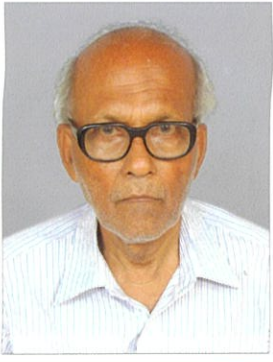
103227

In Words : Rupees One Lakh Three Thousand Two Hundred Twenty Seven only



SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the
Executants/Presentants



Rati Kanta Hazra



Sayesh Gupta

LEFT HAND

Little Ring Middle Fore Thumb



RIGHT HAND

Thumb Fore Middle Ring Little



LEFT HAND

Little Ring Middle Fore Thumb



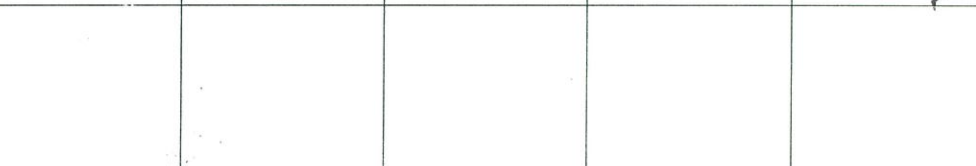
RIGHT HAND

Thumb Fore Middle Ring Little



LEFT HAND

Little Ring Middle Fore Thumb



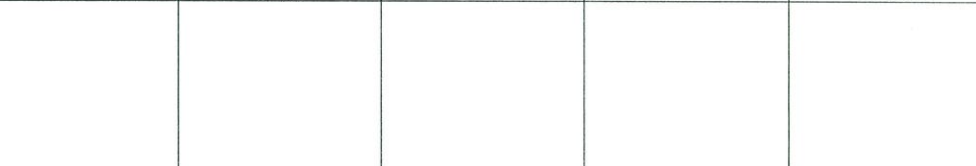
RIGHT HAND

Thumb Fore Middle Ring Little



LEFT HAND

Little Ring Middle Fore Thumb



RIGHT HAND

Thumb Fore Middle Ring Little





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

- 4 JUN 2019

SITE PLAN OF LAND AT MOUZA- GOURIPUR, J.L. NO- 6 UNDER PART OF R.S. DAG NO-72, 73 & 74, R.S. KHATIAN NO.-291 & 293 CORRESPONDING TO L.R. PART KHATIAN NO.-531 AT PRESENT L.R. KHATIAN NO.- 1413, R.S. NO-121, P.S- AIRPORT, DIST- NORTH 24 PARGANAS.

TOTAL LAND AREA = 1K-11CH-29SFT

AREA OF LAND UNDER R.S. DAG NO. 72= 5CH-20SFT.

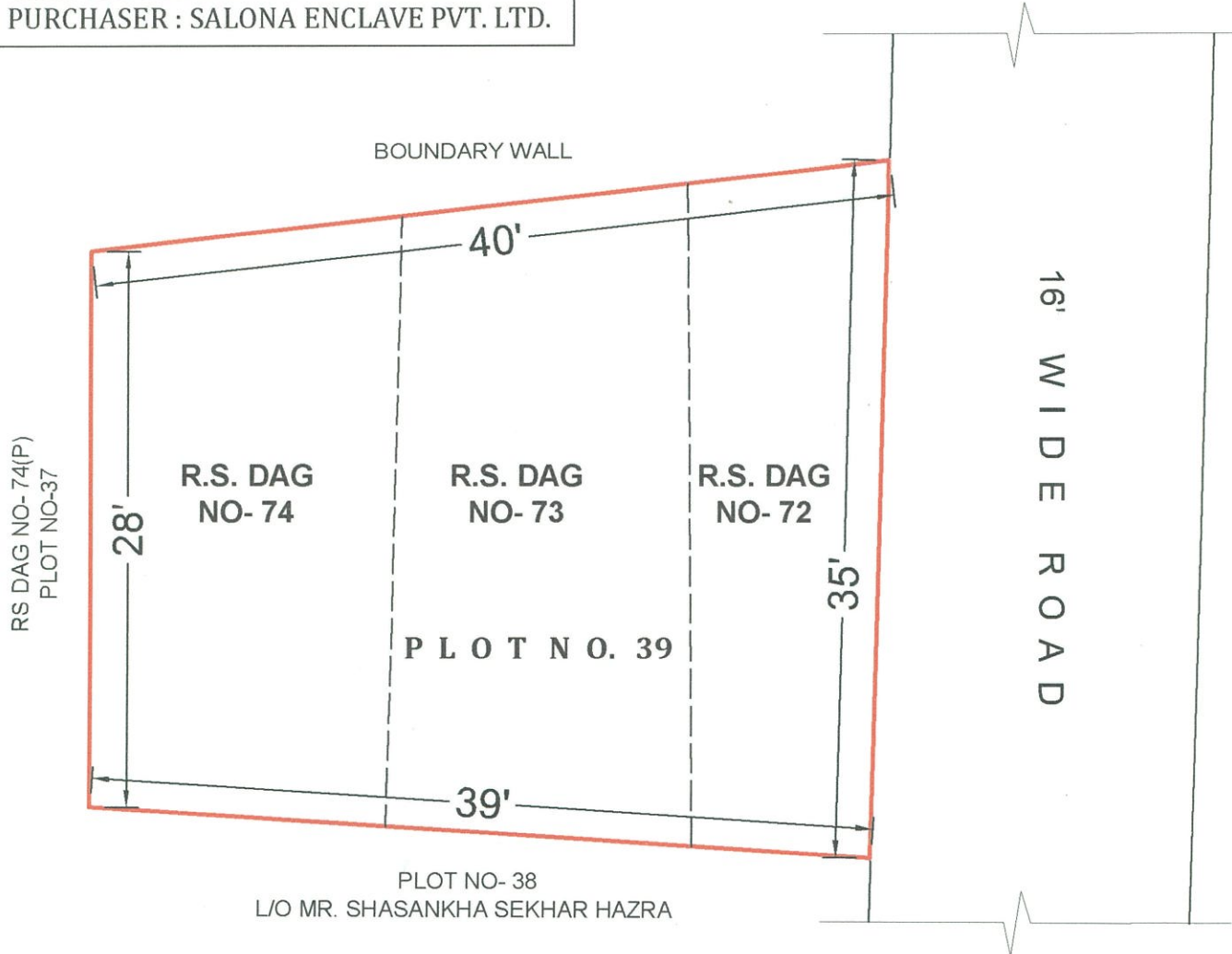
AREA OF LAND R.S. DAG NO. 73= 10CH-30SFT.

ARE OF LAND R.S. DAG NO. 74= 11CH-24SFT.



VENDOR : MR. RATIKANTA HAZRA

PURCHASER : SALONA ENCLAVE PVT. LTD.



Ratikanta Hazra



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

- 4 JUN 2019

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RATIKANTA HAZRA

NIRANJAN HAZRA

04/04/1941

Permanent Account Number

ACBPH9716K

Ratikanta Hazra

Signature



14082008

✓
Rati Kanta Hazra

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाना
आयकर पैन सेवा इकाई, एन एस डी एल
चौथी मंजिल, 'B' विंग, ट्रेड वर्ल्ड, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर पारेल, मुंबई - 400 013

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDL
4th Floor, 'A' Wing, Trade World,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
e-mail: mainfo@nsdl.co.in





भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



তালিকাভুক্তির নম্বর/Enrolment No.: 2017/80265/05634

Ratikanta Hazra (রতিকান্ত হাজরা)

তথ্য

S/O: Niranjan Hazra, 143, Salt Lake City,
Sector-2, Block-CK, Bidhannagar(M), North 24
Parganas,
West Bengal - 700091

- आधार परिचयের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

আপনার आधार संख्या/Your Aadhaar No.:

9240 0377 2725



আমার आधार, আমার পরিচয়



1947



help@uidai.gov.in

www

www.uidai.gov.in

Signature valid

Digitally signed by DS UNIQUE
IDENTIFICATION AUTHORITY OF INDIA 9
Date: 2017.04.28 12:42:15

Ratikanta Hazra

- आधार सारा देशे मान्य
- आधार आधारের জন্য আপনার একবারই তালিকাভুক্তি করার
অবশ্যকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা
পঞ্জীকৃত করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ
হবে।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail
address. This will help you to avail various services in
future.



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



রতিকান্ত হাজরা
Ratikanta Hazra
জন্মতারিখ/ DOB: 04/04/1941
পুরুষ / MALE



ঠিকানা:

এস/ও: নিরঞ্জন হাজরা, 143,
সল্ট লেক সিটি, সেক্টর-2,
ব্রহ্মডী-সীকে, বিধাননগর (এম),
উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 700091

Address

S/O: Niranjan Hazra, 143, Salt
Lake City, Sector-2,
Bidhannagar(M), North-24
Parganas,
West Bengal - 700091



9240 0377 2725

আমার आधार, আমার পরিচয়

9240 0377 2725

MEERA AADHAAR, MERI PEHACHAN

Date: 28/01/2017



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

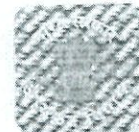
ADUPG1777F

नाम/ Name
SANJEEB GUPTA

पिता का नाम/ Father's Name
GOPAL PRASAD GUPTA

जन्म का तिथि/ Date of Birth
08/01/1972

Sanjeeb Gupta
हस्ताक्षर/ Signature



04052017

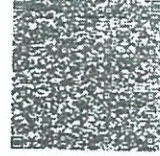




भारत सरकार
GOVERNMENT OF INDIA



संजीव गुप्त
Sanjeeb Gupta
जन्मतिथि/DOB: 08/01/1972
पुरुष/ MALE
Mobile No: 9331018605



5353 7491 8356
VID : 9127 1105 7719 5526

MEERA AADHAAR, MERI PEHCHAN



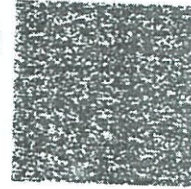
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

गोपाल प्रसाद गुप्त, बी ए - 17, सॉल्ट लेक सिटी,
सेक्टर - 1, कलकत्ता, बिधाननगर (एम), उत्तर २४
पारगना,
पश्चिम बङ्ग - 700064

Address :

S/O Gopal Prasad Gupta, B A - 17, Salt Lake
City, Sector - 1, Kolkata, Bidhannagar(M),
North 24 Parganas,
West Bengal - 700064



1947



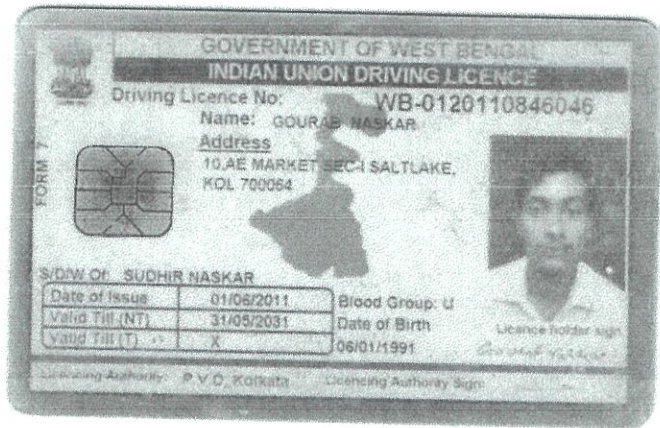
help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947,
Kolkata - 700 001





Gourab Naskar





② ✓

Major Information of the Deed

Deed No :	I-1504-01218/2019	Date of Registration	04/06/2019
Query No / Year	1504-0000779060/2019	Office where deed is registered	
Query Date	20/05/2019 4:00:20 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	SANJEEB GUPTA BA-17, Sector-1, Salt Lake,Thana : North Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 9331018605, Status :Buyer/Claimant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 14,55,000/-		Rs. 14,81,334/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 88,900/- (Article:23)		Rs. 14,827/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: NORTH DUM DUM, Road: Mahajati Block IV, Mouza: Gouripur
 JI No: 6, Pin Code : 700051

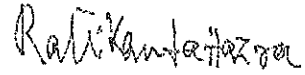
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-72	RS-1413	Bastu	Bastu	1 Katha 11 Chatak 29 Sq Ft	14,25,000/-	14,51,334/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					2.8508Dec	14,25,000 /-	14,51,334 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 19 Years, Roof Type: Tiles Shed, Extent of Completion: No door and windows					
Total :		100 sq ft	30,000 /-	30,000 /-	



Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RATIKANTA HAZRA (Presentant) Son of Late Niranjan Hazra Executed by: Self, Date of Execution: 04/06/2019 , Admitted by: Self, Date of Admission: 04/06/2019 ,Place : Office	Photo 	Finger Print 	Signature 
	04/06/2019	LTI 04/06/2019	04/06/2019	
CK-143,Sector-II, Salt Lake, P.O:- Bidhannagar CK Market, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACBPH9716K, Status :Individual, Executed by: Self, Date of Execution: 04/06/2019 , Admitted by: Self, Date of Admission: 04/06/2019 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SALONA ENCLAVE PRIVATE LIMITED AB-9 Sector-1 ,Salt Lake, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.: AALCS9134P, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SANJEEB GUPTA Son of Mr Gopla Prasad Gupta BA-17, Sector-1,Salt Lake, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADUPG1777F Status : Representative, Representative of : SALONA ENCLAVE PRIVATE LIMITED (as AUTHORISED SIGNATORY)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOURAB NASKAR Son of Mr Sudhir Kumar Naskar Shikharpur, P.O:- Shikharpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135			
	04/06/2019	04/06/2019	04/06/2019
Identifier Of Mr RATIKANTA HAZRA, Mr SANJEEB GUPTA			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr RATIKANTA HAZRA	SALONA ENCLAVE PRIVATE LIMITED-2.85083 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr RATIKANTA HAZRA	SALONA ENCLAVE PRIVATE LIMITED-100.00000000 Sq Ft

Endorsement For Deed Number : I - 150401218 / 2019

On 21-05-2019

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 14,81,334/-



Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 04-06-2019

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 13:56 hrs on 04-06-2019, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr RATIKANTA HAZRA ,Executant.

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

Execution is admitted on 04/06/2019 by Mr RATIKANTA HAZRA, Son of Late Niranjan Hazra, CK-143,Sector-II, Salt Lake, P.O: Bidhannagar CK Market, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession Business

Identified by Mr GOURAB NASKAR, , Son of Mr Sudhir Kumar Naskar, Shikharpur, P.O: Shikharpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14,827/- (A(1) = Rs 14,813/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14,827/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/06/2019 11:09AM with Govt. Ref. No: 192019200019914391 on 01-06-2019, Amount Rs: 14,827/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 813795896 on 01-06-2019, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 88,900/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 88,400/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2864, Amount: Rs.500/-, Date of Purchase: 16/04/2019, Vendor name: Mita Dutta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/06/2019 11:09AM with Govt. Ref. No: 192019200019914391 on 01-06-2019, Amount Rs: 88,400/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 813795896 on 01-06-2019, Head of Account 0030-02-103-003-02



Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal



Registered in Book - I

Volume number 1504-2019, Page from 50160 to 50189

being No 150401218 for the year 2019.



Digitally signed by PRIYA MUKHERJEE
Date: 2019.06.06 11:57:25 +05:30
Reason: Digital Signing of Deed.

(Priya Mukherjee) 06/06/19 11:55:19 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)