

12836

D-12301/16



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 595383

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

*[Signature]*  
Additional District Sub-Registrar  
Barnet, New Town, North 24-Pgs

13 DEC 2016

THIS INDENTURE made this the 13<sup>th</sup> day of December, 2016  
BETWEEN KOUSHIK PARBAT, son of (Sri) Nema Parbat, residing at  
Village- Rekjoani, Parbat Para, Post & P.S.- Rajarhat, District- North 24

22453

Sl No.	
NAME	
ADD.	
AMOUNT	171
30 NOV 2016	
SOUMITRA CHANDA	
Licensed Stamp Vendor	
8/2, K. S. Roy Rd., Kol-1	



Nemai Palchat.  
S/o - Lt. Vandu Parbat  
vill - Reekjoni, Kol-135  
Business

Additional District Sub-Registrar  
Rajmahal, New Town, North 24-Pgs

13 DEC 2016

Parganas, Kolkata-700 135, hereinafter referred to and called as "the **VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND DURGAVATI PROMOTERS PRIVATE LIMITED**, a Company, (PAN- AACCD6239M), registered under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its Authorised Signatory (Mr.) Bikram Kumar Jha, (PAN- AFSPJ4367C), s/o Sri Chandi Charan Jha, residing at Flat No. 3A, 3rd Floor, Indira Apartment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, hereinafter referred to as "the **PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART** :

**WHEREAS** one [1] Sri **Satish Chandra Mondal** and [2] Sri **Jatindra Nath Mondal**, were recorded owner of **ALL THAT** piece or parcel of land measuring 48 Decimal, more or less, lying and situated at Mouza-Rekjoani, J.L. no.13, comprised in C.S. Dag No. 427/1698, which is corresponding to R. S. Dag No. 455, recorded under R.S. Khatian No. 1870, under Police Station - Rajarhat, District North 24-Parganas;

**AND WHEREAS** while thus the said [1] Sri **Satish Chandra Mondal** and [2] Sri **Jatindra Nath Mondal** jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid land, the said Satish Chandra Mondal died intestate leaving behind him, his 2 [two] sons namely [1] Sri **Sunil Kumar Mondal** and [2] Sri **Sudhir Kumar Mondal** as the only legal heirs and successors towards the estate of

deceased Satish Chandra Mondal, by virtue of law of inheritance as per Hindu Succession Act, 1956;

**AND WHEREAS** while thus the said (1) Sri Jatindra Nath Mondal [2] Sri Sunil Kumar Mondal, [3] Sri Sudhir Kumar Mondal, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid land, by a Sale Deed dated 2nd day of July, 1976 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring about 5 (Five) Cottah, 14 (Fourteen) Chittack and 16 (Sixteen) Square Feet, equivalent to 9.7475 Decimal, more or less, lying and situated at Mouza- Rekjoani, J.L. no.13, comprised in C.S. Dag No. 427/1698, which is corresponding to R.S. Dag No. 455, recorded under R.S. Khatian No. 1870, under Police Station- Rajarhat, District North 24-Parganas, hereinafter referred as "the **Said Land**", unto and in favour of one (Sri) Hari Charan Karmakar alias Gobind Charan Karmakar, which was duly registered in the office of the Sub-Registrar at Cossipore, Dum Dum and recorded into Book- I, Volume No. 73, Pages from 197 to 200, Being No. 4495 for the year 1976, against the valuable consideration mentioned therein, absolutely and forever;

**AND WHEREAS** the said (Sri) Hari Charan Karmakar alias Gobind Charan Karmakar, by virtue of a Sale Deed dated 14th day of November, 1977 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 2 (Two) Cottah 15 (Fifteen) Chittack and 8 (Eight) Square Feet, more or less, being 50% (Fifty Percent) portion of the Said Land, more fully detailed in the aforesaid Sale Deed, unto and in favour of one (Srimati) Mina Basu, which was duly registered in the office of the Sub-Registrar at Cossipore, Dum Dum, recorded into Book-I, Volume No. 155, Pages from 5 to 8, Being No. 6501 for the year 1977, against the valuable consideration mentioned therein, absolutely and forever;

**AND WHEREAS** the said (Sri) Hari Charan Karmakar alias Gobind Charan Karmakar, by virtue of a Sale Deed dated 14th day of November,

1977 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 2 (Two) Cottah 15 (Fifteen) Chittack and 8 (Eight) Square Feet, more or less, being 50% (Fifty Percent) portion of the Said Land, more fully detailed in the aforesaid Sale Deed, unto and in favour of one **Kumari Mira Mitra**, which was duly registered in the office of the Sub-Registrar at Cossipore, Dum Dum, recorded into Book-I, Volume No. 146, Pages from 56 to 59, Being No. 6500 for the year 1977, against the valuable consideration mentioned therein, absolutely and forever;

**AND WHEREAS** in the span of time, said **Kumari Mira Mitra** died unmarried, leaving behind her brothers namely (1) (Sri) Surhit Mitra alias Suhrit Mitra, (2) (Sri) Srirup Mitra, and (3) (Sri) Sujoy Mitra alias Sujay Mitra, and her three sisters, namely (4) (Srimati) Bela Sarkar, (5) (Srimati) Sita Roy, and (6) (Srimati) Krishna Mitra, as her only legal heirs towards the estates left by her, including her right, title and interest in the 50% (Fifty Percent) portion of the Said Property, as aforesaid;

**AND WHEREAS** the said **(Srimati) Mina Basu** along with (1) (Sri) Surhit Mitra, (2) (Sri) Srirup Mitra, and (3) (Sri) Sujoy Mitra alias Sujay Mitra, and her three sisters, namely (4) (Srimati) Bela Sarkar, (5) (Srimati) Sita Roy, and (6) (Srimati) Krishna Mitra, being only legal heirs of Kumari Mira Mitra, through their constituted attorney **(Sri) Surhit Mitra** alias Suhrit Mitra, one among themselves, (appointed through a power of attorney dated 24th September, 2005, duly registered in the office of the Additional Registrar of Assurances-III, Kolkata, recorded into Book- IV, Volume No. 95, Pages from 71 to 78, Being No. 5166 for the year 2005), by virtue of a Sale Deed dated 22nd day of February, 2006, jointly sold, transferred and conveyed **ALL THAT** the Said Land, unto and in favour of one **(Master) Koushik Parbat**, a minor at that time, which was duly registered in the office of the Additional District Sub-registrar, Bidhannagar, (Salt Lake City), recorded into Book-I, Volume No. 614,

Pages from 132 to 153, Being No. 10193 for the year 2006, against the valuable consideration mentioned therein, absolutely and forever;

**AND WHEREAS** after the aforesaid purchases of the Said Land, the Vendor herein recorded his name in Record Of Rights in respect of the Said Land, vide L.R. Khatian No. 5141. Be it recorded that erroneously, a very small portion of the Said Property could not be recorded in the L.R. Khatian No. 5141 and is still lying in the name of Satish Chandra Mondal (L.R. Khatian No. 4348) and Jatindra Nath Mondal (L.R. Khatian No. 4393). The Vendor is an adult major now.

**AND WHEREAS** the Vendor due to paucity of funds and inability to administer and maintain the Said Land, has agreed to sale undivided 1/3rd share in the Said Land, hereafter called "the **Said Property**", more fully described in the **SCHEDULE** hereunder written and the Purchaser herein has agreed to Purchase the same at and for a Total Consideration of Rs.39,30,000/- [Rupees Thirty Nine Lac And Thirty Thousand] only, which according to the parties herein is fair and reasonable market value.

**NOW THIS INDENTURE WITNESSETH as follows:**

In pursuance of agreements and in consolidated consideration of sum of Rs.39,30,000/- [Rupees Thirty Nine Lac And Thirty Thousand] only, duly paid by the Purchaser to the Vendor at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** piece and parcel of land measuring about 1 (One) Cottah, 15 (Fifteen) Chittack and

20.33 (Twenty point double Three) Square Feet, equivalent to 3.2492 Decimal, more or less, (being 1/3rd undivided share in the Said Land), lying and situated at Mouza- Rekjoani, J.L. No.13, comprised in R.S. Dag No. 455, recorded under R.S. Khatian No. 1870, corresponding to L.R. Khatian Nos. 5141, 4348 and 4393, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** rights and properties appurtenant thereto, more fully and particularly described in the Schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust,

liens, lispensens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

**THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER:**

- (I) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
  
- (II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now have good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
  
- (III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or

demand whatsoever from or by the Vendor or any person or persons whatsoever; and

- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and
- (VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and

- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VIII) THAT the Vendor have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- (X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispendense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;

- (XII) THAT the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser's name in the Record Of Rights as well as in the records of local authority;

**THE SCHEDULE**

(the Said Property)

**ALL THAT** piece and parcel of land measuring about 1 (One) Cottah, 15 (Fifteen) Chittack and 20.33 (Twenty point double Three) Square Feet, equivalent to 3.2492 Decimal, more or less, (being 1/3rd undivided share in the Said Land), lying and situated at Mouza-Rekjoani, J.L. No.13, comprised in R.S. Dag No. 455, recorded under R.S. Khatian No. 1870, corresponding to L.R. Khatian Nos. 5141, 4348 and 4393, within the limit of Rajarhat Bishnupur, 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto. The Said Land is butted and bounded as follows:

ON THE NORTH : Land under R.S. Dag ~~No.~~ 455 (Part);

ON THE SOUTH : Land under R.S. Dag No. 455 (Part);

ON THE EAST : Land under R.S. Dag No. 449;

ON THE WEST : 12 feet wide Common Passage;

IN WITNESS WHEREOF the VENDOR has set and subscribed his hands on the day month and year above written.

**SIGNED, SEALED & DELIVERED**

by the **VENDOR** at Kolkata  
in the presence of:

Koushik Parbat

Nemai Parbat.

Reckjoani, Kol-135

M. Saranam  
Rajani  
Kol-700135

Drafted under instructions of  
the parties hereto:-

Vasun Garg  
Associate  
High Court, Calcutta  
F/1023/2008.

**RECEIPT & MEMO OF CONSIDERATION**

**RECEIVED** a sum of Rs.39,30,000/- [Rupees Thirty Nine Lac And Thirty Thousand] only, from the within named Purchaser, according to Memo of Consideration, stated herein below:

Amount (Rs.)	Date	Cheque/ Banker's Cheque No.	Bank/ Branch	Issued In Favour of
20,00,000/-	08.12.2016	Cheque No. 054651	Corporation Bank, Baguiati Branch	Koushik Parbat
19,30,000/-	09.12.2016	B/ Cheque No. 356356	-do-	Koushik Parbat
39,30,000/-	Rupees Thirty Nine Lac And Thirty Thousand only.			

Witnesses:

Nemai Parbat.

Md. Kamran

Koushik Parbat

आयकर विभाग  
INCOME TAX DEPARTMENT  
KOUSHIK PARBAT

भारत सरकार  
GOVT. OF INDIA

NEMAI PARBAT

16/03/1995  
Permanent Account Number  
CLOPP5466N

*Koushik Parbat*  
Signature



*Koushik Parbat*

*In case this card is lost / found, kindly inform / return to :*  
Income Tax PAN Services Unit, UTTISL,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारु :  
आयकर पैन सेवा यूनिट, UTTISL,  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.



ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

YMM1729920



নির্বাচকের নাম : কৌশিক পর্বত

Elector's Name : Koushik Parbat

পিতার নাম : নিমাই পর্বত

Father's Name : Nemaï Parbat

লিঙ্গ/Scx : পুং/ M

জন্ম তারিখ  
Date of Birth : 18/03/1995

^Koushik Parbat

YMM1729920

ঠিকানা:

পর্বত পাড়া, রেকজোনি, রাজারহাট, উত্তর 24  
পার্শ্বাঞ্চল-700135

Address:

PARBAT PARA, RECKJOANI, RAJARHAT,  
NORTH 24 PARGANAS-700135

Date: 22/07/2014

115-রাজারহাট নির্বাচনী এলাকা কেন্দ্রের নির্বাচন নিয়ন্ত্রক

অধিবর্তনের মাধ্যমে অঙ্গীকার

Facsimile Signature of the Electoral  
Registration Officer for

115-Rajarhat New Town Constituency

বিদ্যমান পরিচয়পত্র হলেও ঠিকানা পরিবর্তন হলে নিজে নাম পরিবর্তন ও একটি  
নতুন পরিচয়পত্র প্রস্তুত করে নিজে নিজে করে নিলেই কার্যকর হবে।  
পরিচয়পত্রের নতুন ঠিকানা উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number. 123/0414



Koushik Parbat

# FORM FOR TEN FINGERPRINTS

<b>1</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore (Left Hand)</b>	<b>Thumb</b>
	<i>Koushik Parbat</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring (Right Hand)</b>	<b>Little</b>
<b>2</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore (Left Hand)</b>	<b>Thumb</b>
	<i>Sisir</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring (Right Hand)</b>	<b>Little</b>

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

GRN: 19-201617-003502876-1 Payment Mode Online Payment  
GRN Date: 12/12/2016 17:49:29 Bank : State Bank of India  
BRN : CKB1358165 BRN Date: 12/12/2016 17:50:35

DEPOSITOR'S DETAILS

Id No. : 15230001593575/1/2016  
(Query No./Query Year)

Name : DURGAVATI PROMOTERS PVT. LTD  
Contact No. : Mobile No. : +91 9836475200  
E-mail :  
Address : DC-9/28, SHASTRI BAGAN, KOL-59  
Applicant Name : Mr BIKRAM KUMAR JHA  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	15230001593575/1/2016	Mutation/Conversion -Receipt	0029-00-800-028-27	42
2	15230001593575/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	43233
3	15230001593575/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	196420

Total

239695

In Words : Rupees Two Lakh Thirty Nine Thousand Six Hundred Ninety Five only

### Major Information of the Deed

Deed No :	I-1523-12301/2016	Date of Registration	13/12/2016
Query No / Year	1523-0001593575/2016	Office where deed is registered	
Query Date	08/12/2016 3:52:55 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	BIKRAM KUMAR JHA BELGHARIA, Thana : Belgharia, District : North 24-Parganas, WEST BENGAL, Mobile No : 9836475200, 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. 39,30,000/-	Rs. 39,30,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,96,520/- (Article 23)	Rs. 43,233/- (Article A(1), E)		
Remarks			

#### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani

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-455	LR-5141	Bastu	Shali	3.2492 Dec	39,30,000/-	39,30,000/-	Property is on Road Adjacent to Metal Road.
<b>Grand Total :</b>					3.2492Dec	39,30,000 /-	39,30,000 /-	

#### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Mr KOUSHIK PARBAT</b> Son of Mr NEMAI PARBAT Executed by: Self, Date of Execution: 13/12/2016 , Admitted by: Self, Date of Admission: 13/12/2016 ,Place : Office			
		13/12/2016	LT1 13/12/2016	13/12/2016
REKJOANI, PARBAT PARA, P.O:- REKJOANI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. CLOPP5466N, Status :Individual				

#### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>DURGAVATI PROMOTERS PRIVATE LIMITED</b> DC-9/28, SHASTRI BAGAN, P O :- DESHBANDHU NAGAR, P S - Baguiati, District -North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AACCD6239M, Status Organization

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr BIKRAM KUMAR JHA</b> Son of Mr CHANDI CHARAN JHA FLAT NO. 3A, INDIRA APARTMENT, 379/1, BHAGAWATI CHARAN CHATERJEE STREET, P.O:- BELGHARI, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : DURGAVATI PROMOTERS PRIVATE LIMITED

**Identifier Details :**

Name & address	
Mr NEMAI PARBAT Son of Mr VANDU PARBAT REKJOANI, PARBAT PARA, P.O:- REKJOANI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mr KOUSHIK PARBAT	
<i>Nemai Parbat</i>	13/12/2016

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat RAJARHAT BISHNUPUR-I, Mouza Rekjoyani

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 455(Corresponding RS Plot No:- 455), LR Khatian No:- 5141	Owner:কৌশিক পর্বত, Gurdian:নিমাই, Address:মিজ, Classification বাগান, Area:0.10000000 Acre,

**Endorsement For Deed Number : I - 152312301 / 2016****On 13-12-2016****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 11:34 hrs on 13-12-2016, at the Office of the A.D.S.R. RAJARHAT by Mr KOUSHIK PARBAT, Executant.

**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 39,30,000/-

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

Execution is admitted on 13/12/2016 by Mr KOUSHIK PARBAT, Son of Mr NEMAI PARBAT, REKJOANI, PARBAT PARA, P.O: REKJOANI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Indetified by Mr NEMAI PARBAT, , Son of Mr VANDU PARBAT, REKJOANI, PARBAT PARA, P.O: REKJOANI, 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 43,233/- ( A(1) = Rs 43,219/- E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 43,233/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2016 5:50PM with Govt. Ref. No: 192016170035028761 on 12-12-2016, Amount Rs. 43,233/- Bank State Bank of India ( SBIN0000001), Ref. No. CKB1358165 on 12-12-2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,96,520/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,96,420/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 28453, Amount: Rs 100/-. Date of Purchase: 30/11/2016, Vendor name: S Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2016 5:50PM with Govt. Ref. No: 192016170035028761 on 12-12-2016, Amount Rs. 1,96,420/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKB1358165 on 12-12-2016, Head of Account 0030-02-103-003-02



Debasish Dhar  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2016, Page from 371809 to 371830  
being No 152312301 for the year 2016.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2016.12.15 17:03:36 +05.30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 15-12-2016 17:03:35  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)

12837

D - 12302/16



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 595385

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

  
Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs

13 DEC 2016

**THIS INDENTURE** made this the 13<sup>th</sup> day of December, 2016  
BETWEEN **KOUSHIK PARBAT**, son of (Sri) Nemaï Parbat, residing at  
Village- Rekjoani, Parbat Para, Post & P.S.- Rajarhat, District- North 24

13.12.16

a - 9/1593569

22455

EL. NO.	
NAME	
ADD.	
AMOUNT	10/-
30 NOV 2016	
SOUMITRA CHANDA Licensed Stamp Vendor 8/2, K. S. Roy Rd., Kol-1	



Nermai Parbat  
S/O - Lt. Vandu Parbat  
Vill - Reckjani, Kol-135  
Business

Additional District Sd. Registrar  
Barrack, New Court, North 24 Parganas

13 DEC 2016

Parganas, Kolkata-700 135, hereinafter referred to and called as "the **VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND CAPRICON ENCLAVE PRIVATE LIMITED**, a Company, (PAN- AADCC1182B), registered under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its Authorised Signatory (Mr.) Bikram Kumar Jha, (PAN- AFSPJ4367C), s/o Sri Chandi Charan Jha, residing at Flat No. 3A, 3rd Floor, Indira Apartment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, hereinafter referred to as "the **PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART** :

**WHEREAS** one [1] Sri **Satish Chandra Mondal** and [2] Sri **Jatindra Nath Mondal**, were recorded owner of **ALL THAT** piece or parcel of land measuring 48 Decimal, more or less, lying and situated at Mouza- Rekjoani, J.L. no.13, comprised in C.S. Dag No. 427/1698, which is corresponding to R. S. Dag No. 455, recorded under R.S. Khatian No. 1870, under Police Station - Rajarhat, District North 24-Parganas;

**AND WHEREAS** while thus the said [1] Sri **Satish Chandra Mondal** and [2] Sri **Jatindra Nath Mondal** jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid land, the said Satish Chandra Mondal died intestate leaving behind him, his 2 [two] sons namely [1] Sri **Sunil Kumar Mondal** and [2] Sri **Sudhir Kumar Mondal** as the only legal heirs and successors towards the estate of

deceased Satish Chandra Mondal, by virtue of law of inheritance as per Hindu Succession Act, 1956;

**AND WHEREAS** while thus the said (1) Sri Jatindra Nath Mondal [2] Sri Sunil Kumar Mondal, [3] Sri Sudhir Kumar Mondal, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid land, by a Sale Deed dated 2nd day of July, 1976 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring about 5 (Five) Cottah, 14 (Fourteen) Chittack and 16 (Sixteen) Square Feet, equivalent to 9.7475 Decimal, more or less, lying and situated at Mouza- Rekjoani, J.L. no.13, comprised in C.S. Dag No. 427/1698, which is corresponding to R.S. Dag No. 455, recorded under R.S. Khatian No. 1870, under Police Station- Rajarhat, District North 24-Parganas, hereinafter referred as "the Said Land", unto and in favour of one (Sri) Hari Charan Karmakar alias Gobind Charan Karmakar, which was duly registered in the office of the Sub-Registrar at Cossipore, Dum Dum and recorded into Book- I, Volume No. 73, Pages from 197 to 200, Being No. 4495 for the year 1976, against the valuable consideration mentioned therein; absolutely and forever;

**AND WHEREAS** the said (Sri) Hari Charan Karmakar alias Gobind Charan Karmakar, by virtue of a Sale Deed dated 14th day of November, 1977 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 2 (Two) Cottah 15 (Fifteen) Chittack and 8 (Eight) Square Feet, more or less, being 50% (Fifty Percent) portion of the Said Land, more fully detailed in the aforesaid Sale Deed, unto and in favour of one (Srimati) Mina Basu, which was duly registered in the office of the Sub-Registrar at Cossipore, Dum Dum, recorded into Book-I, Volume No. 155, Pages from 5 to 8, Being No. 6501 for the year 1977, against the valuable consideration mentioned therein, absolutely and forever;

**AND WHEREAS** the said (Sri) Hari Charan Karmakar alias Gobind Charan Karmakar, by virtue of a Sale Deed dated 14th day of November,

1977 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 2 (Two) Cottah 15 (Fifteen) Chittack and 8 (Eight) Square Feet, more or less, being 50% (Fifty Percent) portion of the Said Land, more fully detailed in the aforesaid Sale Deed, unto and in favour of one **Kumari Mira Mitra**, which was duly registered in the office of the Sub-Registrar at Cossipore, Dum Dum, recorded into Book-I, Volume No. 146, Pages from 56 to 59, Being No. 6500 for the year 1977, against the valuable consideration mentioned therein, absolutely and forever;

**AND WHEREAS** in the span of time, said **Kumari Mira Mitra** died unmarried, leaving behind her brothers namely (1) (Sri) Surhit Mitra alias Suhrit Mitra, (2) (Sri) Srirup Mitra, and (3) (Sri) Sujoy Mitra alias Sujay Mitra, and her three sisters, namely (4) (Srimati) Bela Sarkar, (5) (Srimati) Sita Roy, and (6) (Srimati) Krishna Mitra, as her only legal heirs towards the estates left by her, including her right, title and interest in the 50% (Fifty Percent) portion of the Said Property, as aforesaid;

**AND WHEREAS** the said **(Srimati) Mina Basu** along with (1) (Sri) Surhit Mitra, (2) (Sri) Srirup Mitra, and (3) (Sri) Sujoy Mitra alias Sujay Mitra, and her three sisters, namely (4) (Srimati) Bela Sarkar, (5) (Srimati) Sita Roy, and (6) (Srimati) Krishna Mitra, being only legal heirs of Kumari Mira Mitra, through their constituted attorney **(Sri) Surhit Mitra** alias Suhrit Mitra, one among themselves, (appointed through a power of attorney dated 24th September, 2005, duly registered in the office of the Additional Registrar of Assurances-III, Kolkata, recorded into Book- IV, Volume No. 95, Pages from 71 to 78, Being No. 5166 for the year 2005), by virtue of a Sale Deed dated 22nd day of February, 2006, jointly sold, transferred and conveyed **ALL THAT** the Said Land, unto and in favour of one **(Master) Koushik Parbat**, a minor at that time, which was duly registered in the office of the Additional District Sub-registrar, Bidhannagar, (Salt Lake City), recorded into Book-I, Volume No. 614,

Pages from 132 to 153, Being No. 10193 for the year 2006, against the valuable consideration mentioned therein, absolutely and forever;

**AND WHEREAS** after the aforesaid purchases of the Said Land, the Vendor herein recorded his name in Record Of Rights in respect of the Said Land, vide L.R. Khatian No. 5141. Be it recorded that erroneously, a very small portion of the Said Property could not be recorded in the L.R. Khatian No. 5141 and is still lying in the name of Satish Chandra Mondal (L.R. Khatian No. 4348) and Jatindra Nath Mondal (L.R. Khatian No. 4393). The Vendor is an adult major now.

**AND WHEREAS** the Vendor due to paucity of funds and inability to administer and maintain the Said Land, has agreed to sale undivided 1/3rd share in the Said Land, hereafter called the Said Property, more fully described in the **SCHEDULE** hereunder written and the Purchaser herein has agreed to Purchase the same at and for a Total Consideration of Rs.39,30,000/- [Rupees Thirty Nine Lac And Thirty Thousand] only, which according to the parties herein is fair and reasonable market value.

**NOW THIS INDENTURE WITNESSETH as follows:**

In pursuance of agreements and in consolidated consideration of sum of Rs.39,30,000/- [Rupees Thirty Nine Lac And Thirty Thousand] only, duly paid by the Purchaser to the Vendor at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** piece and parcel of land measuring about 1 (One) Cottah, 15 (Fifteen) Chittack and

20.33 (Twenty point double Three) Square Feet, equivalent to 3.2492 Decimal, more or less, (being 1/3rd undivided share in the Said Land), lying and situated at Mouza- Rekjoani, J.L. No.13, comprised in R.S. Dag No. 455, recorded under R.S. Khatian No. 1870, corresponding to L.R. Khatian Nos. 5141, 4348 and 4393, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** rights and properties appurtenant thereto, more fully and particularly described in the Schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust,

liens, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

**THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER:**

- (I) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- (II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now have good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- (III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or

demand whatsoever from or by the Vendor or any person or persons whatsoever; and

- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and
- (VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and

- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VIII) THAT the Vendor have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- (X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;

- (XII) THAT the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser's name in the records of rights as well as in the records of local authority;

**THE SCHEDULE**

(the Said Property)

**ALL THAT** piece and parcel of land measuring about 1 (One) Cottah, 15 (Fifteen) Chittack and 20.33 (Twenty point double Three) Square Feet, equivalent to 3.2492 Decimal, more or less, (being 1/3rd undivided share in the Said Land), lying and situated at Mouza-Rekjoani, J.L. No.13, comprised in R.S. Dag No. 455, recorded under R.S. Khatian No. 1870, corresponding to L.R. Khatian Nos. 5141, 4348 and 4393, within the limit of Rajarhat Bishmupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto. The Said Land is butted and bounded as follows:

ON THE NORTH : Land under R.S. Dag No. 455 (Part);

ON THE SOUTH : Land under R.S. Dag No. 455 (Part);

ON THE EAST : Land under R.S. Dag No. 449;

ON THE WEST : 12 feet wide Common Passage;

IN WITNESS WHEREOF the VENDOR has set and subscribed his hands  
on the day month and year above written.

**SIGNED, SEALED & DELIVERED**

by the VENDOR at Kolkata  
in the presence of:

Nerna Parbat.

Reckjoani, Kol-135

Kaushik Parbat

MD Karam  
Rangoni  
Rijank  
Kol - 700135

Drafted under instructions of  
the parties hereto:-

Varun Garg  
Advocate  
High Court, Calcutta  
F/1023/2008.

**RECEIPT & MEMO OF CONSIDERATION**

**RECEIVED** a sum of Rs.39,30,000/- [Rupees Thirty Nine Lac And Thirty Thousand] only, from the within named Purchaser, according to Memo of Consideration, stated herein below:

Amount (Rs.)	Date	Cheque/ Banker's Cheque No.	Bank/ Branch	Issued In Favour of
3,00,000/-	29.11.2016	Cheque No. 703692	Corporation Bank Baguiati Branch	Koushik Parbat
17,00,000/-	08.12.2016	Cheque No. 703693	-do-	Koushik Parbat
19,30,000/-	08.12.2016	B/ Cheque No. 356355	-do-	Koushik Parbat
39,30,000/-	Rupees Thirty Nine Lac And Thirty Thousand only.			

Witnesses:

*Nemai Parbat.*

*Koushik Parbat*

*md tanvir*

✓

✓

आयकर विभाग  
INCOME TAX DEPARTMENT  
KOUSHIK PARBAT

भारत सरकार  
GOVT. OF INDIA

NEMAJ PARBAT

18/03/1995  
Permanent Account Number  
CLOPP5466N

*Koushik Parbat*  
Signature



*In case this card is lost / found, kindly inform / return to :*  
Income Tax PAN Services Unit, UTTISL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें :  
आयकर पैन सेवा यूनिट, UTTISL  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई - 400 614.



ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

YMM1729920



নির্বাচকের নাম : কৌশিক পর্বত

Elector's Name : Koushik Parbat

পিতার নাম : নিমাই পর্বত

Father's Name : Nemai Parbat

লিঙ্গ/Scx : পুং/ M

জন্ম তারিখ  
Date of Birth : 18/03/1995

Koushik Parbat

YMM1729920

ঠিকানা:  
পর্বত পাড়া, রেকজোনি, রাজারহাট, উত্তর 24  
পার্শ্বনা-700135

Address:  
PARBAT PARA, RECKJOANI, RAJARHAT,  
NORTH 24 PARGANAS-700135

Date: 22/07/2014

115-রাজারহাট নির্বাচন জেলা নির্বাচন বিভাগ  
অধিকারিকের হস্তাক্ষর অনুমোদিত  
Facsimile Signature of the Electoral  
Registration Officer for  
115-Rajarhat New Town Constituency

বিঃদ্রঃ-পরিবর্তন হলে নতুন ঠিকানা উল্লেখ করে নির্বাচন বিভাগের কাছে  
সম্পর্কিত সূত্র অনুসারে পরিবর্তন পত্রিকাতে নাম পরিবর্তন করে এই  
পরিচয়পত্রের নতুন সংস্করণ গ্রহণ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number. 123/0414



Kaushik Parbat

# FORM FOR TEN FINGERPRINTS

<b>1</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> Hand)	<b>Thumb</b>
						
	<i>Koushik Parbat</i>	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> Hand)	<b>Little</b>
<b>2</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> Hand)	<b>Thumb</b>
						
	<i>Sivaram</i>	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> Hand)	<b>Little</b>

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

GRN: 19-201617-003502982-1 Payment Mode Online Payment  
GRN Date: 12/12/2016 17:55:10 Bank : State Bank of India  
BRN : CKB1358511 BRN Date: 12/12/2016 17:56:11

DEPOSITOR'S DETAILS

Id No. : 15230001593569/1/2016

[Query No./Query Year]

Name : capricon enclave private limited  
Contact No. : Mobile No. : +91 9836475200  
E-mail :  
Address : DC-9/28, shastri Bagan, Kol-59  
Applicant Name : Mr BIKRAM KUMAR JHA  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	15230001593569/1/2016	Mutation/Conversion -Receipt	0029-00-800-028-27	42
2	15230001593569/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	43233
3	15230001593569/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	196420

Total

239695

In Words : Rupees Two Lakh Thirty Nine Thousand Six Hundred Ninety Five only

### Major Information of the Deed

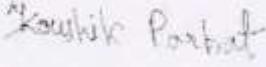
Deed No :	I-1523-12302/2016	Date of Registration	13/12/2016
Query No / Year	1523-0001593569/2016	Office where deed is registered	
Query Date	08/12/2016 3:50:57 PM	A.D.S.R. RAJARHAT, District. North 24-Parganas	
Applicant Name, Address & Other Details	BIKRAM KUMAR JHA BELGHORIA, Thana Belghoria, District North 24-Parganas, WEST BENGAL, Mobile No. 9836475200, 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 39,30,000/-	Rs 39,30,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,96,520/- (Article:23)	Rs. 43,233/- (Article A(1), E)		
Remarks			

#### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-455	LR-5141	Bastu	Shali	3.2492 Dec	39,30,000/-	39,30,000/-	Width of Approach Road 12 Ft. Adjacent to Metal Road.
<b>Grand Total :</b>					<b>3.2492Dec</b>	<b>39,30,000 /-</b>	<b>39,30,000 /-</b>	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Mr Koushik PARBAT</b> Son of Mr. Nemai PARBAT Executed by: Self, Date of Execution: 13/12/2016 , Admitted by: Self, Date of Admission: 13/12/2016 ,Place : Office			
		13/12/2016	LT1 13/12/2016	13/12/2016
REKJOANI, PARBAT PARA, P.O:- REKJOANI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. CLOPP5466N, Status :Individual				

#### Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>CAPRICON ENCLAVE PRIVATE LIMITED</b> DC-9/28, SHASTRI BAGAN, P.O - DESHBANDHU NAGAR, P.S - Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AADCC1182B, Status :Organization

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr BIKRAM KUMAR JHA</b> Son of Mr CHANDI CHARAN JHA FLAT NO. 3A, INDIRA APARTMENT, 379/1, BHAGWATI CHARAN CHATTERJEE STREET, P.O:- KAMARHATI, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : CAPRICON ENCLAVE PRIVATE LIMITED

**Identifier Details :**

Name & address	
Mr NEMAI PARBAT Son of Mr VANDU PARBAT REKJOANI, PARBAT PARA, P.O:- REKJOANI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mr Koushik PARBAT	
13/12/2016	
<i>Nemai Parbat</i>	

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 455(Corresponding RS Plot No:- 455), LR Khatian No:- 5141	Owner:কৌশিক পর্বত, Gurdian:নিমাই, Address:নিজ, Classification:বাগান, Area:0.10000000 Acre.

Endorsement For Deed Number : I - 152312302 / 2016

On 13-12-2016

**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 11:35 hrs on 13-12-2016, at the Office of the A.D.S.R. RAJARHAT by Mr Koushik PARBAT, Executant.

**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 39,30,000/-

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

Execution is admitted on 13/12/2016 by Mr Koushik PARBAT, Son of Mr Nemai PARBAT, REKJOANI, PARBAT PARA, P.O: REKJOANI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Identified by Mr NEMAI PARBAT, . . Son of Mr VANDU PARBAT, REKJOANI, PARBAT PARA, P.O. REKJOANI, 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 43,233/- ( A(1) = Rs 43,219/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 43,233/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2016 5:56PM with Govt. Ref. No: 192016170035029821 on 12-12-2016, Amount Rs: 43,233/-, Bank State Bank of India ( SBIN0000001), Ref. No. CKB1358511 on 12-12-2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,96,520/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 1,96,420/-

Description of Stamp

1. Stamp. Type: Impressed, Serial no 28455, Amount: Rs 100/-, Date of Purchase: 30/11/2016, Vendor name: S Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2016 5:56PM with Govt. Ref. No: 192016170035029821 on 12-12-2016, Amount Rs 1,96,420/-, Bank State Bank of India ( SBIN0000001), Ref. No. CKB1358511 on 12-12-2016, Head of Account 0030-02-103-003-02



**Debasish Dhar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**North 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2016, Page from 371786 to 371808

being No 152312302 for the year 2016.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2016.12.15 17:01:34 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 15-12-2016 17:01:33  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)

12838

Q - 12303/16



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 595380

X  
 13.12.16  
 a - e / 159 3584

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

*Xu*  
 Additional District Sub-Registrar  
 Rajarhat, New Town, North 24-Pgs

13 DEC 2016

**THIS INDENTURE** made this the 13<sup>th</sup> day of December, 2016  
 BETWEEN **KOUSHIK PARBAT**, (PAN- CLOPP5466N), son of (Sri) Nemai  
 Parbat, residing at Village- Rekjoani, Parbat Para, Post & P.S.- Rajarhat,

29 NOV 2016

St. No. 27526 Date.....

Name.....

Add.....

AMT. 100/-



SOUMITRA CHANDA  
Licensed Stamp Vendor  
8/2, K. S. Roy Road, Kol-1



Nermai Parbat

Additional District Registrar,  
Rajahmundry, North of Parangudi

S/o :- Lt. Vandu Parbat

vill - Reekjoani kot-700135 3 DEC 2016

Occ - Business

District- North 24 Parganas, Kolkata-700 135, hereinafter referred to and called as "the **VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND ANNAPURNA APARTMENT PVT LTD**, a Company, (PAN- AAGCA4564L), registered under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its Authorised Signatory (Mr.) Bikram Kumar Jha, (PAN- AFSPJ4367C), son of Sri Chandi Charan Jha, residing at Flat No. 3A, 3rd Floor, Indira Apartment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, hereinafter referred to as "the **PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART** :

**WHEREAS** one [1] Sri **Satish Chandra Mondal** and [2] Sri **Jatindra Nath Mondal**, were recorded owner of **ALL THAT** piece or parcel of land measuring 48 Decimal, more or less, lying and situated at Mouza- Rekjoani, J.L. no.13, comprised in C.S. Dag No. 427/1698, which is corresponding to R. S. Dag No. 455, recorded under R.S. Khatian No. 1870, under Police Station - Rajarhat, District North 24-Parganas;

**AND WHEREAS** while thus the said [1] Sri **Satish Chandra Mondal** and [2] Sri **Jatindra Nath Mondal** jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid land, the said Satish Chandra Mondal died intestate leaving behind him, his 2 [two] sons namely [1] Sri **Sunil Kumar Mondal** and [2] Sri **Sudhir Kumar Mondal** as the only legal heirs and successors towards the estate of

deceased Satish Chandra Mondal, by virtue of law of inheritance as per Hindu Succession Act, 1956;

**AND WHEREAS** while thus the said (1) Sri Jatindra Nath Mondal [2] Sri Sunil Kumar Mondal, [3] Sri Sudhir Kumar Mondal, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid land, by a Sale Deed dated 2nd day of July, 1976 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring about 5 (Five) Cottah, 14 (Fourteen) Chittack and 16 (Sixteen) Square Feet, equivalent to 9.7475 Decimal, more or less, lying and situated at Mouza- Rekjoani, J.L. no.13, comprised in C.S. Dag No. 427/1698, which is corresponding to R.S. Dag No. 455, recorded under R.S. Khatian No. 1870, under Police Station- Rajarhat, District North 24-Parganas, hereinafter referred as "the **Said Land**", unto and in favour of one (Sri) Hari Charan Karmakar alias Gobind Charan Karmakar, which was duly registered in the office of the Sub-Registrar at Cossipore, Dum Dum and recorded into Book- I, Volume No. 73, Pages from 197 to 200, Being No. 4495 for the year 1976, against the valuable consideration mentioned therein, absolutely and forever;

**AND WHEREAS** the said (Sri) Hari Charan Karmakar alias Gobind Charan Karmakar, by virtue of a Sale Deed dated 14th day of November, 1977 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 2 (Two) Cottah 15 (Fifteen) Chittack and 8 (Eight) Square Feet, more or less, being 50% (Fifty Percent) portion of the Said Land, more fully detailed in the aforesaid Sale Deed, unto and in favour of one (Srimati) Mina Basu, which was duly registered in the office of the Sub-Registrar at Cossipore, Dum Dum, recorded into Book-I, Volume No. 155, Pages from 5 to 8, Being No. 6501 for the year 1977, against the valuable consideration mentioned therein, absolutely and forever;

**AND WHEREAS** the said (Sri) Hari Charan Karmakar alias Gobind Charan Karmakar, by virtue of a Sale Deed dated 14th day of November,

1977 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 2 (Two) Cottah 15 (Fifteen) Chittack and 8 (Eight) Square Feet, more or less, being 50% (Fifty Percent) portion of the Said Land, more fully detailed in the aforesaid Sale Deed, unto and in favour of one **Kumari Mira Mitra**, which was duly registered in the office of the Sub-Registrar at Cossipore, Dum Dum, recorded into Book-I, Volume No. 146, Pages from 56 to 59, Being No. 6500 for the year 1977, against the valuable consideration mentioned therein, absolutely and forever;

**AND WHEREAS** in the span of time, said **Kumari Mira Mitra** died unmarried, leaving behind her brothers namely (1) (Sri) Surhit Mitra alias Suhrit Mitra, (2) (Sri) Srirup Mitra, and (3) (Sri) Sujoy Mitra alias Sujay Mitra, and her three sisters, namely (4) (Srimati) Bela Sarkar, (5) (Srimati) Sita Roy, and (6) (Srimati) Krishna Mitra, as her only legal heirs towards the estates left by her, including her right, title and interest in the 50% (Fifty Percent) portion of the Said Property, as aforesaid;

**AND WHEREAS** the said **(Srimati) Mina Basu** along with (1) (Sri) Surhit Mitra, (2) (Sri) Srirup Mitra, and (3) (Sri) Sujoy Mitra alias Sujay Mitra, and her three sisters, namely (4) (Srimati) Bela Sarkar, (5) (Srimati) Sita Roy, and (6) (Srimati) Krishna Mitra, being only legal heirs of Kumari Mira Mitra, through their constituted attorney, **(Sri) Surhit Mitra** alias Suhrit Mitra, one among themselves, appointed through a power of attorney dated 24th September, 2005, duly registered in the office of the Additional Registrar of Assurances-III, Kolkata, recorded into Book- IV, Volume No. 95, Pages from 71 to 78, Being No. 5166 for the year 2005), by virtue of a Sale Deed dated 22nd day of February, 2006, jointly sold, transferred and conveyed **ALL THAT** the Said Land, unto and in favour of one **(Master) Koushik Parbat**, a minor at that time, which was duly registered in the office of the Additional District Sub-registrar, Bidhannagar, (Salt Lake City), recorded into Book-I, Volume No. 614,

Pages from 132 to 153, Being No. 10193 for the year 2006, against the valuable consideration mentioned therein, absolutely and forever;

**AND WHEREAS** after the aforesaid purchases of the Said Land, the Vendor herein recorded his name in Record Of Rights in respect of the Said Land, vide L.R. Khatian No. 5141. Be it recorded that erroneously, a very small portion of the Said Property could not be recorded in the L.R. Khatian No. 5141 and is still lying in the name of Satish Chandra Mondal (L.R. Khatian No. 4348) and Jatindra Nath Mondal (L.R. Khatian No. 4393). The Vendor is an adult major now.

**AND WHEREAS** the Vendor due to paucity of funds and inability to administer and maintain the Said Land, has agreed to sale undivided 1/3rd share in the Said Land, hereafter called "the Said Property", more fully described in the **SCHEDULE** hereunder written and the Purchaser herein has agreed to Purchase the same at and for a Total Consideration of Rs.39,30,000/- [Rupees Thirty Nine Lac And Thirty Thousand] only, which according to the parties herein is fair and reasonable market value.

**NOW THIS INDENTURE WITNESSETH as follows:**

In pursuance of agreements and in consolidated consideration of sum of Rs.39,30,000/- [Rupees Thirty Nine Lac And Thirty Thousand] only, duly paid by the Purchaser to the Vendor at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** piece and parcel of land measuring about 1 (One) Cottah, 15 (Fifteen) Chittack and

20.33 (Twenty point double Three) Square Feet, equivalent to 3.2492 Decimal, more or less, (being 1/3rd undivided share in the Said Land), lying and situated at Mouza- Rekjoani, J.L. No.13, comprised in R.S. Dag No. 455, recorded under R.S. Khatian No. 1870, corresponding to L.R. Khatian Nos. 5141, 4348 and 4393, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** rights and properties appurtenant thereto, more fully and particularly described in the Schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust,

liens, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

**THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER:**

- (I) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
  
- (II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now have good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned, or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
  
- (III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or

demand whatsoever from or by the Vendor or any person or persons whatsoever; and

- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and
- (VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and

- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VIII) THAT the Vendor have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- (X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;

- (XII) THAT the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser's name in the Record Of Rights as well as in the records of local authority;

**THE SCHEDULE**

(the Said Property)

**ALL THAT** piece and parcel of land measuring about 1 (One) Cottah, 15 (Fifteen) Chittack and 20.33 (Twenty point double Three) Square Feet, equivalent to 3.2492 Decimal, more or less, (being 1/3rd undivided share in the Said Land), lying and situated at Mouza-Rekjoani, J.L. No.13, comprised in R.S. Dag No. 455, recorded under R.S. Khatian No. 1870, corresponding to L.R. Khatian Nos. 5141, 4348 and 4393, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER** **WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto. The Said Land is butted and bounded as follows:

ON THE NORTH : Land under R.S. Dag No. 455 (Part);

ON THE SOUTH : Land under R.S. Dag No. 455 (Part);

ON THE EAST : Land under R.S. Dag No. 449;

ON THE WEST : 12 feet wide Common Passage;

IN WITNESS WHEREOF the VENDOR has set and subscribed his hands on the day month and year above written.

**SIGNED, SEALED & DELIVERED**

by the **VENDOR** at Kolkata

in the presence of:

*Nemai Parbat.*

Reckjoani, Kol-135

*md sanam  
Raigan's  
Kolk- 20/135*

*Koushik Parbat*

*Drafted under instructions of  
the parties hereto:-*

*Vanna Garg  
Associate  
High Court, Calcutta  
F/1023/2008.*

**RECEIPT & MEMO OF CONSIDERATION**

**RECEIVED** a sum of Rs.39,30,000/- [Rupees Thirty Nine Lac And Thirty Thousand] only, from the within named Purchaser, according to Memo of Consideration, stated herein below:

Amount (Rs.)	Date	Cheque/ Banker's Cheque No.	Bank/ Branch	Issued In Favour of
20,00,000/-	08.12.2016	Cheque No. 054851	Corporation Bank, Baguiati Branch	Koushik Parbat
19,30,000/-	09.12.2016	B/ Cheque No. 356357	-do-	Koushik Parbat
39,30,000/-	Rupees Thirty Nine Lac And Thirty Thousand only.			

Witnesses:

*Nemai Parbat,*

*md. Hanam*

*Koushik Parbat*

*✓*

आयकर विभाग  
INCOME TAX DEPARTMENT  
KOUSHIK PARBAT

भारत सरकार  
GOVT. OF INDIA

NEMAI PARBAT

18/03/1995  
Permanent Account Number  
CLOPP5466N

*Koushik Parbat*  
Signature



*Koushik Parbat*

*In case this card is lost / found, kindly inform / return to :*  
Income Tax PAN Services Unit, UTTISL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

*इस कार्ड के खोने/प्राप्त पर कृपया सूचित करें/वापस करें :*  
आयकर पैन सेवा यूनिट, UTTISL  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

YMM1729920



নির্বাচকের নাম : কৌশিক পর্বত  
Elector's Name : Koushik Parbat  
পিতার নাম : নিমাই পর্বত  
Father's Name : Nimai Parbat  
লিঙ্গ/Scx : পুং/ M  
জন্ম তারিখ  
Date of Birth : 18/03/1995

Koushik Parbat

YMM1729920

ঠিকানা:  
পর্বত পড়া, রেকজোনি, রাজারহাট, উত্তর 24  
পার্শ্বনা-700135

Address:  
PARBAT PARA, RECKJOANI, RAJARHAT,  
NORTH 24 PARGANAS-700135

Date: 22/07/2014

115-রাজারহাট নির্বাচন দিষ্টাঙ্গ নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক  
অধিবর্তীকৃত স্বাক্ষরের প্রতিলিপি  
Facsimile Signature of the Electoral  
Registration Officer for  
115-Rajarhat New Town Constituency

কিছুই পরিবর্তন হলে নতুন ঠিকানা উল্লেখ করে নির্বাচন ও ভোটা  
সময় নতুন সঠিক পরিচয়পত্র পত্রিকা জমা দিলেই বর্তমান ঠিকানা  
পরিচয়পত্রের সর্বস্বত্ব হারান।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number. 123/0414



~Koushik Parbat

# FORM FOR TEN FINGERPRINTS

<b>1</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> Hand)	<b>Thumb</b>
	<i>Kaushik Parbat</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> Hand)	<b>Little</b>
<b>2</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> Hand)	<b>Thumb</b>
	<i>S. Srinivas</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> Hand)	<b>Little</b>

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

GRN: 19-201617-003503174-1 Payment Mode Online Payment  
GRN Date: 12/12/2016 18:05:06 Bank: State Bank of India  
BRN: CKB1359100 BRN Date: 12/12/2016 18:06:07

DEPOSITOR'S DETAILS

Id No. : 15230001593584/1/2016  
[Query No./Query Year]

Name : annapurna apartment pvt. ltd.  
Contact No. : Mobile No. : +91 9836475200  
E-mail :  
Address : dc-9/28, shastri bagan, kol-59  
Applicant Name : Mr BIKRAM KUMAR JHA  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	15230001593584/1/2016	Mutation/Conversion -Receipt	0029-00-800-028-27	42
2	15230001593584/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	43233
3	15230001593584/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	196420

Total : 239695

In Words : Rupees Two Lakh Thirty Nine Thousand Six Hundred Ninety Five only

### Major Information of the Deed

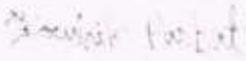
Deed No :	I-1523-12303/2016	Date of Registration	13/12/2016
Query No / Year	1523-0001593584/2016	Office where deed is registered	
Query Date	08/12/2016 3:54:56 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	BIKRAM KUMAR JHA BELGHARIA, Thana Belgharia, District: North 24-Parganas, WEST BENGAL, Mobile No.: 9836475200, 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. 39,30,000/-	Rs. 39,30,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,96,520/- (Article 23)	Rs. 43,233/- (Article A(1), E)		
Remarks			

### Land Details :

District: North 24-Parganas, P.S.:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani

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-455	LR-5141	Bastu	Shali	3.2492 Dec	39,30,000/-	39,30,000/-	Property is on Road Adjacent to Metal Road.
<b>Grand Total :</b>					<b>3.2492Dec</b>	<b>39,30,000 /-</b>	<b>39,30,000 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Mr KOUSHIK PARBAT</b> Son of Mr NEMAI PARBAT Executed by: Self, Date of Execution: 13/12/2016 , Admitted by: Self, Date of Admission: 13/12/2016 ,Place : Office			
		13/12/2016	LTI 13/12/2016	13/12/2016
REKJOANI, PARBAT PARA, P.O:- REKJOANI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. CLOPP5466N, Status :Individual				

### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>ANNAPURNA APARTMENT PRIVATE LIMITED</b> DC-9/28, SHASTRI BAGAN, P.O.- DESHBANDHU NAGAR, P.S.- Baguiati, District -North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAGCA4564L, Status :Organization

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr BIKRAM KUMAR JHA</b> Son of Mr CHANDI CHARAN JHA FLAT NO. 3A, INDIRA APARTMENT, 379/1, BHAGAWATI CHARAN CHATTERJEE STREET, P.O:- BELGHARIA, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : ANNAPURNA APARTMENT PRIVATE LIMITED

**Identifier Details :**

Name & address	
Mr NEMAI PARBAT Son of VANDU PARBAT REKJOANI, PARBAT PARA, P.O:- REKJOANI, P.S.- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, Identifier Of Mr KOUSHIK PARBAT	13/12/2016
<i>Nemai Parbat</i>	

**Land Details as per Land Record**

District North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 455(Corresponding RS Plot No:- 455), LR Khatian No - 5141	Owner:কৌশিক পর্বত, Gurdian:নিমাই, Address নিজ, Classification:বাগান, Area:0.10000000 Acre,

Endorsement For Deed Number : I - 152312303 / 2016

On 13-12-2016

**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 11:39 hrs on 13-12-2016, at the Office of the A.D.S.R. RAJARHAT by Mr KOUSHIK PARBAT, Executant.

**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 39,30,000/-

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

Execution is admitted on 13/12/2016 by Mr KOUSHIK PARBAT, Son of Mr NEMAI PARBAT, REKJOANI, PARBAT PARA, P.O: REKJOANI, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Indetified by Mr NEMAI PARBAT, . . Son of VANDU PARBAT, REKJOANI, PARBAT PARA, P.O REKJOANI, 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 43,233/- ( A(1) = Rs 43,219/- .E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 43,233/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2016 6:06PM with Govt. Ref. No: 192016170035031741 on 12-12-2016, Amount Rs 43,233/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKB1359100 on 12-12-2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs 1,96,520/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,96,420/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 27936, Amount: Rs 100/-, Date of Purchase: 30/11/2016, Vendor name: S Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2016 6:06PM with Govt. Ref. No: 192016170035031741 on 12-12-2016, Amount Rs: 1,96,420/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKB1359100 on 12-12-2016, Head of Account 0030-02-103-003-02

*Dhar*  
Debasish Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2016, Page from 371732 to 371753  
being No 152312303 for the year 2016.



Digitally signed by DEBASISH DHAR  
Date: 2016.12.15 16:54:26 +05:30  
Reason: Digital Signing of Deed.

*Dhar*

(Debasish Dhar) 15-12-2016 16:54:25  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)

13930

I-12760



13.10.12  
4/20

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 993464

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)

NS 150

**CONVEYANCE**

- 9 OCT 2012

1. Date: 8th October 2012
2. Place: Kolkata
3. Parties:

3.1. (1) **MR. TAPAS LODH**, son of Sri Sunil Bandhu Lodh , by faith Hindu, by occupation Business, residing at RECKJOANI, Indiranagar, P.O. & P.S. Rajarhat, Kolkata-700135 ( Vendor, includes successors -in interest)

... the immovable property mentioned in the schedule below for the consideration therein mentioned (hereinafter referred to as the "said Property")

54087

23 AUG 2012

No. \_\_\_\_\_  
 Date \_\_\_\_\_  
 Advocate \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_

**A. BANERJEE**  
**L.S. VENDOR (O.S.)**  
 HIGH COURT, KOLKATA-700 001

Japas Lodh

v. e T. D.  
144 33



Japas Lodh

Substata Mandal.  
 S/O - Himangshu Mandal.  
 Vill - Keciyoani.  
 P.O. - Koyachal.  
 Kal - 700 135

Business



Addl District Sub Registrar  
 Bidhanagar, (Salt Lake Club)

8 OCT 2012

Lodh, the immovable property mentioned in the schedule below for  
 the consideration therein mentioned (hereinafter referred to as the  
 "said Property")

3.2.(1) **LUCKY RETAILS PRIVATE LIMITED** and (2) **RELAX RETAILS PRIVATED LIMITED**, Companies incorporated under The Companies Act, 1956, represented by their Director Mr. Anish Loharuka having their registered office at CA- 16/2A Executive Palace, Railpukur Road Kolkata- 700059 (Purchaser, includes successors-in-interest)

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

4. Subject Matter of Conveyance

4.1.Said Property: **ALL THAT** piece and parcel of Bagan Land measuring 4 Cottah more or less which is situated at Mouza- Reckjoani Gram, Paragana- Kolkata under P.S. Rajarhat, Dist 24 Pgs (N), J.L. No. 13, R.S. No. 198, comprised in Dag No. 426 (old) Hal Dag No. 454, under R.S. Khatian No. 1377 , Touzi No.2998, A.D.S.R.O- Bidhannagar Salt Lake City.

5. Back Ground, Representations

5.1.Representations and Warranties regarding Title: The Vendor has made the following representations and given the following warranties to the purchaser regarding title:

5.1.1. Ownership of Tapas Lodh: By a Registered Sale Certificate dated 09.05.2012, State Bank of India, Branch at 30, Ramlal Mukherjee Road, Manirampore, Barrackpore, Kolkata, represented by Sri Narayan Chandra Kundu being authorized officer sold under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (3 of 2002) and in exercise of the powers conferred under section 13 read with rule 12 of the Security Interest (Enforcement) Rules, 2002 to Sri Tapas Lodh, the immovable property mentioned in the schedule below for the consideration therein mentioned (hereinafter referred to as the "said Property")

5.1.2. Absolute Ownership of Vendor: In the aforesaid circumstances, the Vendor has become the undisputed and absolute owner of Said Property.

6. Proposal and Acceptance: While thus seized and possessed of or otherwise well and sufficiently entitled to the Subject Property and enjoying the same, on announcement of sale of the same by the Vendor due to some valid and legal reasons, the Purchaser proposed to the Vendor to purchase the Subject Property and the Vendor accepted the said proposal.

7. Agreement:

7.1. The Vendor: The Vendor has agreed to sell, convey and transfer to the Purchaser the Subject Property, described in the Schedule below.

7.2. The Purchaser: The Purchaser has agreed to purchase the Subject Property from the Vendor on the consideration mentioned below.

8. Representations and Warranties of the Vendor:

8.1 Absolute Ownership: The Vendor is the absolute owner of the Subject Property.

8.2 Right, Power and Authority to Sell: The Vendor has good right, full power, absolute authority and indefeasible title to sell the Subject Property to the Purchaser.

8.3 Free from Encumbrances: The Subject Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, trusts, prohibitions, requisitions, acquisitions, Income Tax Attachment, Financial Institution Charges and liabilities whatsoever or howsoever made or suffered by the Vendor or any person claiming

through the Vendor and the title of the Vendor to the Subject Property is free, clear and marketable.

8.4 No Prejudicial Act by the Vendor: The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Subject Property or any part thereof can or may be impeached, encumbered or affected in title.

8.5 No Personal Guarantee: The Subject Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

8.6 Urban Land (Ceiling & Regulation) Act, 1976: That there is no impediment under the provisions of act for the Vendors to grant, transfer, convey, sell, assign and assure the said land unto the purchaser in the manner aforesaid.

8.7 No Bar by Court Order or any other Statutory Authority: There is no order of Court or any other statutory authority prohibiting the Vendor from selling and/or alienating the Subject Property or any part thereof.

8.8 Permission & Clearances: The Vendor has obtained all statutory and other clearances, consents and permissions required, if any, to transfer the Subject Property to the Purchaser.

9. **Conveyance to the Purchaser**: In pursuance of the aforesaid Agreement and relying on the aforesaid representations and warranties of the Vendor, the Purchaser at or before the execution hereof has paid to the Vendor the entire consideration of Rs. 25,00,000/- (Rupees Twenty Five Lac ) only and the

Vendor is completing the sale of the Subject Property in favour of the Purchaser, by these presents.

10. **Transfer:**

a. Hereby Made: The Vendor doth hereby sell, convey, grant and transfer to and unto the Purchaser, absolutely and forever, free from all encumbrances of any and every nature whatsoever, the Subject Property described in the Schedule below, being:

b. Said Property: **ALL THAT** piece and parcel of Bagan Land measuring 4 Cottah more or less which is situated at Mouza-Reckjoani Gram, Paragana- Kolkata under P.S. Rajarhat, Dist 24 Pgs (N), J.L. No. 13, R.S. No. 198, comprised in Dag No. 426 (old) Hal Dag No. 454, under R.S. Khatian No. 1377 , Touzi No.2998, A.D.S.R.O- Bidhannagar Salt Lake City, more fully described in the Schedule below and demarcated in colour Red on the Plan attached hereto.

11. **Other Rights:** Easements and all other rights, liberties, privileges and benefits appurtenant to the Said Property.

12. **Consideration:** The aforesaid transfer of the Subject Property is being made in consideration of sum of Rs. 25,00,000/- (Rupees Twenty Five Lac) only and the Vendor doth hereby and by the Receipt and Memo below, admits and acknowledges the same.

13. **Terms of Transfer:**

a. Salient Terms: The transfer of the Subject Property being affected by this Conveyance is:

- b. Sale: a sale within the meaning of the Transfer of Property Act, 1882.
- c. Absolute: absolute, irreversible and for ever.
- d. Free from Encumbrances: free from all encumbrances of any and every nature whatsoever including but not limited to *lis pendens*, attachments, liens, charges, mortgages, trusts, reversionary rights, residuary rights, claims and statutory prohibitions.
- e. Other Rights: together with Easements and all other rights, liberties, privileges and benefits appurtenant to the Said Property.
- f. Miscellaneous:
- a. Delivery of Possession: Simultaneously with the execution of these presents *khas*, vacant and peaceful possession of the Subject Property is handed over by the Vendor to the Purchaser (Possession Date).
  - b. Holding Possession: The Vendor hereby covenants that the Purchaser shall and may, from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Subject Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.

- c. Outgoings: All Municipal and other taxes, penalties, surcharge, outgoings, liabilities and levies on or relating to the Subject Property till the Possession Date, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor and all Municipal and other taxes, penalties, surcharge, outgoings, liabilities and levies on or relating to the Subject Property from the Possession Date, whether as yet demanded or not, shall be borne, paid and discharged by the Purchaser.
- d. No Objection to Mutation: The Vendor doth declare that the Purchaser is fully entitled to mutate its name in all public and statutory records and the Vendor hereby expressly unambiguously consents to the same. The Vendor doth also undertake to co-operate with the Purchaser in all respect to cause mutation of the Subject Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser from time to time.
- g. Further Acts: The Vendor doth hereby covenant that the Vendor or any person/s claiming under him, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or successors-in-interest of the Purchaser, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Purchaser to the Said Property.

## h. Interpretation:

- a. Number: Words denoting the singular number include, where the context permits and requires, the plural number and vice-versa.
- b. Headings: The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.
- c. Definitions: Words and phrases have been defined in the Conveyance by bold print and by putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

**SCHEDULE ABOVE REFERED TO****(Said PROPERTY)**

[Subject Matter of Sale]

**ALL THAT** piece and parcel of Bagan Land measuring 4 Cottah more or less which is situated at Mouza- Reckjoani Gram, Paragana- Kolkata under P.S. Rajarhat, Dist 24 Pgs (N), J.L. No. 13, R.S. No. 198, comprised in Dag No. 426 (old) Hal Dag No. 454, under R.S. Khatian No. 1377 Touzi No.2998, A.D.S.R.- Bidhannagar Salt Lake City, which is butted and bounded as follows:-

On the North: Dag No. 452

On the South: Dag No. 454

On the East : Dag No. 451

On the West: 12 ft wide Common Passage.

IN WITNESS WHEREOF the VENDOR has set and subscribed his hands on the  
day month and year above written.

SIGNED, SEALED & DELIVERED

by the VENDOR at Kolkata  
in the presence of:

Subrata Mandal.  
vill. Kexpani  
PO + PS - Gynchal.  
KOL - 700135

Japas Saha

SIGNATURE OF VENDOR

**RECEIPT**

**RECEIVED** a sum of Rs.25,00,000/- (Rupees Twenty Five Lac), from the within named Purchaser, according to Memo of Consideration, stated herein below:

**MEMO OF CONSIDERATION**

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
12,50,000/-	19.03.2012	165231	Indian Overseas Bank Baguiati Branch	Tapas Kumar Lodh
12,50,000/-	19.03.2012	165261	Indian Overseas Bank Baguiati Branch	Tapas Kumar Lodh
<u>25,00,000/-</u>	<b><u>Rupees Twenty Five Lac Only</u></b>			

**Witnesses:**

Subrata Mondal.

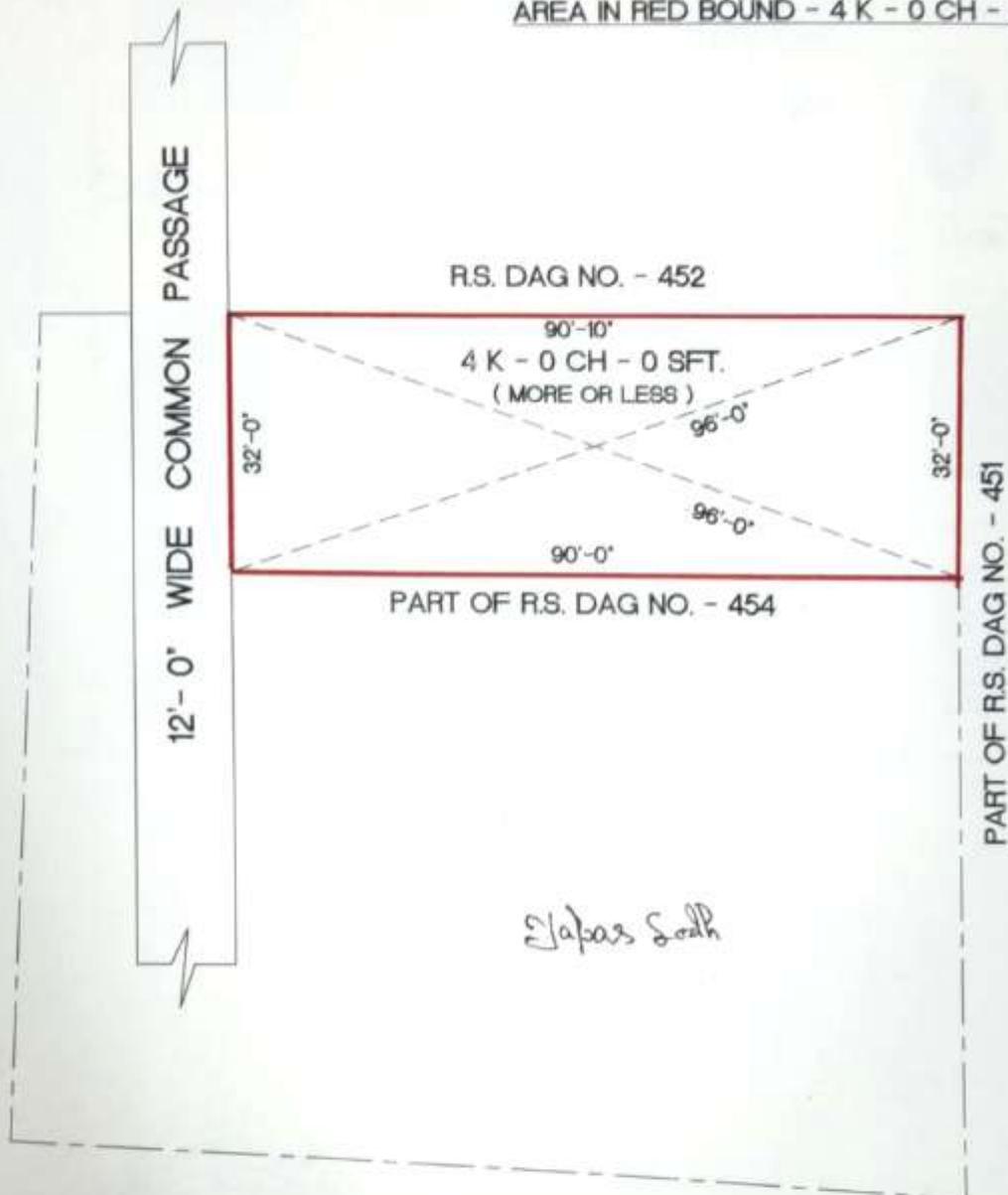
Tapas Lodh

SIGNATURE OF THE VENDOR

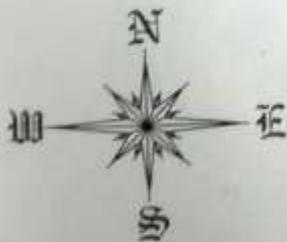
✓ Drafted by  
Gangadhar  
Adv.

SITE PLAN OF LAND AT R.S. DAG NO. - 454 (PART) WHOSE R.S. DAG NO. - 426 (PART) AT MOUZA - REKJUANI, J.L. NO. - 13, R.S. NO. - 198, R.S. KHATIAN NO. - 1377, TOUZI NO. - 2998, P.S. - RAJARHAT, DIST. - NORTH 24 PRGS.

AREA IN RED BOUND - 4 K - 0 CH - 0 SFT.



SITE PLAN  
(not to scale)



SIG. OF VENDEE

# FORM FOR TEN FINGERPRINTS

<b>1</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
	<i>Elapas Sath</i>					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>	
<b>2</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
	<i>Debasish</i>					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>	



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

Endorsement For Deed Number : I - 12760 of 2012  
(Serial No. 13930 of 2012)

On

Payment of Fees:

On 08/10/2012

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

Presented for registration at 16.20 hrs on :08/10/2012, at the Private residence by Tapas Lodh ,  
Executant.

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

Execution is admitted on 08/10/2012 by

1. Tapas Lodh, son of Sunil Bandhu Lodh , Reckjoani Indiranagar, Thana:-Rajarhat, P.O. :-  
,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession :  
Business

Identified By S Mandal, son of H Mandal, Reckjoani, Thana:-Rajarhat, P.O. :- ,District:-North  
24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: Business.

( Debasish Dhar )

ADDITIONAL DISTRICT SUB-REGISTRAR

On 09/10/2012

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,  
Article number : 23, 4 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 27503.00/-, on 09/10/2012

( Under Article : A(1) = 27489/- ,E = 14/- on 09/10/2012 )

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been  
assessed at Rs.-25,00,000/-

Certified that the required stamp duty of this document is Rs.- 125020 /- and the Stamp duty paid as:  
Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 35000/- is paid, by the draft number 981337, Draft Date 08/10/2012, Bank Name State Bank of  
India, CHINAR PARK, RAJARHAT, received on 09/10/2012



ADDL District Sub-Registrar  
Bidhanagar, (Salt Lake City)

( Debasish Dhar )

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2

09/10/2012 11:07:00



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

Endorsement For Deed Number : I - 12760 of 2012  
(Serial No. 13930 of 2012)

- Rs. 45000/- is paid, by the draft number 981339, Draft Date 08/10/2012, Bank Name State Bank of India, CHINAR PARK, RAJARHAT, received on 09/10/2012
- Rs. 45000/- is paid, by the draft number 981338, Draft Date 08/10/2012, Bank Name State Bank of India, CHINAR PARK, RAJARHAT, received on 09/10/2012

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR



- 9 OCT 2012

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

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 2

09/10/2012 11:07:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - 1  
CD Volume number 18  
Page from 2582 to 2597  
being No 12760 for the year 2012.



  
(Debasish Dhar) 09-October-2012  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. BIDHAN NAGAR  
West Bengal