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P-10679/16



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

G 203472

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.



DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 5th day of October, Two Thousand And Sixteen;

BETWEEN

4973

30-8-16

500/-

নং

তাং

মূল্য

ক্রেতার নাম

স্ট্যাম্প ভেডার স্বাক্ষর

বিধান নগর (সল্টলেক সিটি) এ. ডি. এম. ডাব্লিউ

মোট স্ট্যাম্প ক্রয় তাং

চালান নং

ট্রেডারী বারাকপুর ভেডার-মিতা দত্ত

M/s Cardinal Projects & Co.

AD-169 S/L 2 & 2 S/L 2

Kol-64

08 AUG 2016

800000



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

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SRI TANMOY DAS (having I.T. PAN - ARWPD6431B), son of Sri Nemai Chandra Das, by Nationality Indian, by Faith Hindu, by occupation Business, residing at 110/1 Udaypur 2nd Lane, P.O. & P.S. Nimta, Kolkata – 700049 hereinafter referred to and called as the **“LANDOWNER”/ “VENDOR”** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his successors, executors, administrator, representatives and assigns and nominee or nominees) of the **FIRST PART**;

AND

M/s. Cardinal Projects Pvt. Ltd. (PAN: AAFCC4439H) a Company incorporated under Indian Companies Act, 1956 having its registered office at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, P.O.-Bidhannagar, P.S.-Bidhannagar North, Kolkata, Pin Code – 700064 being represented by one of its Director **MRS JYOTI GUPTA** (having PAN – AFVPG4781L) wife of Mr. Sanjay Gupta, by faith Hindu, by occupation Business, by nationality: Indian, hereinafter referred to as the **PURCHASER** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its Director or Directors, successor or successors in office and assigns) of the **OTHER PART**;

WHEREAS THE VENDOR HAS REPRESENTED TO THE DEVELOPER :-

A. By a registered Deed of Conveyance dated 07.03.1956 duly registered at Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 35, Pages 261 to 270, Being No. 2115 for the year 1956, the erstwhile Principal Landlord Roy Bahadur Kanai Lal Nandi sold, transferred and conveyed several Sali/Agriculture landed properties total admeasuring more or less 30 acres under several Khatians, all at Mauza Sulanguri, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, to Makhan Lal Seal being Benamder of Kartick Chandra Seal and to Renuka Bala Seal being Benamder of Anil Chandra Seal free from all encumbrances whatsoever;



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B. Since after the aforesaid purchase the said Makhan Lal Seal and Renuka Bala Seal thus became seized and possessed the aforesaid properties and while in enjoyment thereof, on or about 1967 and 1969 the said Kartick Chandra Seal and Sri Anil Chandra Seal respectively filed Declaratory Suits being Title Suit No. 491 of 1967 and Title Suit No. 8 of 1969, in the 3rd Court of Munsiff at Sealdha against the aforesaid Benamders Makhan Lal Seal and Renuka Bala Seal in respect of the aforesaid property AND finally obtained necessary decree against the aforesaid Benamders in respect of the aforesaid properties; and in consequences thereof, the said Kartick Chandra Seal and Sri Anil Chandra Seal thus became absolute owners of all the aforesaid properties and seized and possessed of and well and sufficiently entitle thereto free from all encumbrances.

C. By a Deed of Conveyance dated 18.03.1972 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 30, Pages 117 to 120, Being (Deed) No. 1591 for the year 1972, the said Sri Kartick Chandra Seal and Sri Anil Chandra Seal therein as the owners vendors sold, conveyed and transferred free from all encumbrances out of their aforesaid properties, All That piece or parcel of Sali Land admeasuring about 0.99 acre out of which 0.06 acre comprised in part of R.S. Dag Nos. 617 and 0.08 acre in part of R.S. Dag No. 618, and 0.36 acre in part of R.S. Dag No. 620 and 0.33 acre in part of R.S. Dag No. 591, and 0.06 acre comprised in part of R.S. Dag No. 592 and 0.07 acre comprised in part of R.S. Dag No. 593 and 0.03 acre in part of R.S. Dag No. 646 under R.S. Khatian No. 5 and subsequently out of R.S. Khatian No. 84, part or Khanda Khatian No. 197 and part thereof being Khanda Khatian No. 228, all at Mauza Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of Mira Rani Nandi wife of Sachindra Nath Nandi free from all encumbrances whatsoever.

D. By another Deed of Conveyance dated 20.06.1973 duly registered at District Sub-Registration Office at Alipore, 24 Parganas and recorded in Book No. 1, Volume No. 104, Deed No. 3300, Pages 31 to 33 for the year 1973 the



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aforesaid Anil Chandra Seal and Kartick Chandra Seal sold, conveyed and transferred ALL THAT "Sali Land" measuring about 0.33 acre comprised in part of R.S. Dag No. 645 under R.S. Khatian No. 228 and Khatian No. 5, all at Mauza Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of Sachindra Nath Nandi son of Late Hriday Nath Nandi free from all encumbrances whatsoever.

E. Since after the aforesaid purchase while seized and possessed thereof by a Deed of conveyance dated 25.03.1975 duly registered on 22.04.1975 at Cossipore Dum Dum Sub-Registration Office and recorded in Book No. 1, Volume No. 51, Pages 206 to 209, Being No. 3131 for the year 1975 the aforesaid Mira Rani Nandi wife of Sachindra Nath Nandi out of her aforesaid properties total admeasuring 0.99 acre, sold, conveyed and transferred a major part thereof being a Sali Land measuring 0.17 acre comprised in part of R.S Dag No. 620 and 0.06 acre comprised in part of R.S Dag No. 592 and 0.07 acre comprised in part of R.S Dag No. 593 and 0.03 acre in part of R.S. Dag No. 646 and 0.33 acre in part of R.S. Dag No. 591, total admeasuring Sali Land about 0.66 acre (66 decimal), all at Mauza Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of Smt. Lila Rani Ghosh wife of Sri Dulal Chandra Ghosh free from all encumbrances whatsoever.

F. Since after the aforesaid purchase while seized and possessed thereof by a Deed of conveyance dated 25.03.1975 duly registered on 22.04.1975 at Cossipore Dum Dum Sub- Registration Office and recorded in Book No. 1, Volume No. 60, Pages 63 to 65, Being No. 3133 for the year 1975, the aforesaid Sachindra Nath Nandi son of Late Hriday Nath Nandi out of his aforesaid purchased Sali Land total measuring 0.33 acre, sold, conveyed and transferred a major part thereof being All That Sali Land measuring about 0.165 acre (16 1/2 decimal) comprised in part of R.S. Dag No. 645, at Mauza Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24



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Parganas morefully described in the Schedule thereunder unto and in favour of said Lila Rani Ghosh wife of Sri Dulal Chandra Ghosh free from all encumbrances whatsoever.

G. Since after the aforesaid purchase by dint of the aforesaid two Deed of Conveyances both dated 25.03.1975 the said Lila Rani Ghosh thus became seized and possessed of and or well and sufficiently entitle to All That Piece or Parcel of Sali Land total admeasuring 0.83 acre out of which 0.33 (33 decimal) acre comprised in part of R.S. Dag No. 591, 0.06 acre in R.S. Dag No. 592, 0.07 acre in R.S. Dag No. 593, 0.18 acre in part of R.S. Dag No. 620, 0.16 acre (16 decimal) in part of R.S. Dag No. 645, and 0.03 acre in R.S. Dag No. 646 all at Mauza Sulanguri, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas as the absolute owner thereof and subsequently her name had been duly recorded under Kri Khatian No. 420 with the District Land Revisional Settlement Record 24 Parganas under the Government of West Bengal in respect of the aforesaid properties and thereafter had been paying rent or taxes to the collectorate 24 Parganas in her name.

H. Subsequently while in absolutely seized and possessed thereof by a Bengali Deed of Conveyance dated 07.05.1985 duly registered at Additional District Sub-Registration Office Bidhannagar, Salt Lake City, and recorded in Book No. 1, Being No. 3235 for the year 1985, the said Lila Rani Ghosh therein as the Vendor sold, conveyed and transferred the entire aforesaid property consist of a Sali Land admeasuring 0.83 acre comprised in aforesaid Dags recorded under Kri Khatian No. 420 all at Mauza Sulanguri, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas morefully described in the Schedule written therein to one Fatick Chandra Mondal son of Late Sarat Chandra Mondal the purchaser therein at the valuable consideration thereunder absolutely free from all encumbrances whatsoever.



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I. By virtue of the aforesaid conveyances Fatick Chandra Mondal became the absolute owner and in possession of ALL THAT piece or parcel of "Sali" land measuring 0.33 (33 decimal) acre comprised in part of R.S. Dag No. 591, 0.06 acre in R.S. Dag No. 592, 0.07 acre in R.S. Dag No. 593, 0.18 acre in part of R.S. Dag No. 620, 0.16 acre (16 decimal) in part of R.S. Dag No. 645, and 0.03 acre in R.S. Dag No. 646, total admeasuring more or less 0.83 decimal under R.S. Khatian No. 228, comprised in said Dag Nos. 591, 592, 593, 620, 645 and 646 within Mouza- Sulanguri, J.L. No. 22, R.S. No. 176, Touzi No. 178, Police Station- Rajarhat, Sub- Registration Office at Cossipore, Dum Dum at persent A.D.S.R Bidhan Nagar Salt Lake City, District 24 Parganas now North 24 Parganas; and while seized and possessed thereof, the said Fatick Chandra Mondal sub-divided the same into some small demarcated plots under a scheme plan for the purpose of selling the plots to the prospective buyers intending to purchase the plot/s;

J. While in enjoyment of his aforesaid properties free from all encumbrances, by a Deed of Conveyance dated 01.08.1985 duly registered at the Office of the District Registrar at Alipore, and recorded in Book No.1, Volume No. 181, Pages 14 to 27, Being (Deed) No.10713 for the year 1985, the said Sri Fatick Chandra Mondal being the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances, out of his aforesaid purchased properties a demarcated portion thereof being ALL THAT piece or parcel of "Sali" land marked as Plot No.3 of the said Scheme Plot Plan measuring an area of 05 Cottahs, 08 Chhittaks, 21 Sqft. a little more or less comprised in part of R.S. Dag No. 591, togetherwith common easement rights on and over the Common Passages and all others rights and benefits in connection thereto, lying and situated at Mauza Sulanguri, J.L. No. 22, R.S. No. 176, under and Part of R.S. Khatian No. 228 corresponding to L.R. Khatain No.420, Touzi No. 178, Police Station- Rajarhat now New Town P.S., District: North 24 Parganas morefully and particularly described in the Schedule written therein unto and in favour of Smt. Rajkumari Didwania w/o of Sri Rajkumar Didwania therein referred to as the Purchaser at the valuable consideration mentioned therein.



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K. Since after the said purchase by dint of the said Registered Deed Conveyance dated 01.08.1985, the said Smt. Rajkumari Didwania thus become absolutely seized and possessed of the aforesaid Plot No.3 as the absolute bonafide Owner thereof and while in enjoyment of his aforesaid Plot of Land free from all encumbrances, by a Deed of Conveyance dated 24.11.2014 duly registered at the Office of the Additional District Sub-Registrarar Rajarhat, Newtown, North 24 Paganas, and recorded in Book No.1, CD Volume No. 21, Pages: 4696 to 4711, Being (Deed) No.12892 for the year 2014, the said Smt. Rajkumari Didwania being the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances, out of his aforesaid purchased Plot of Land Being No. 3 of the said Scheme Plot Plan measuring 05 Cottahs, 08 Chhittaks, 21 Sqft. a little more or less, a demarcated portion of land thereof marked as Plot No. 3/A measuring an area of 02 Cottahs, a little more or less comprised in part of R.S. Dag No. 591, togetherwith common easement rights on and over the Common Passages and all others rights and benefits in connection thereto, lying and situated at Mauza Sulanguri, J.L. No. 22, R.S. No. 176, under and Part of R.S. Khatian No. 228 corresponding to L.R. Khatain No.420, Touzi No. 178, Police Station- Rajarhat now New Town P.S., District: North 24 Parganas morefully and particularly described in the Schedule written therein unto and in favour of Sri Tanmoy Das the First Party herein therein referred to as the Purchaser at the valuable consideration mentioned therein.

L. Since by virtue of the aforesaid registered Deed of Conveyance the Vendor herein is seized and possessed of ALL THAT piece and parcel of land being **Plan Plot no. 3A**, measuring an area of **2 Cottahs** be the same a little more or less comprised in **R.S. Dag nos. 591**, under **R.S. Khatian no. 228** corresponding to **L.R. Khatian no. 420** lying and situated at Mouza Sulangari, J.L. no. 22, R.S. no. 196, Touzi no. 178 under Police Station Newtown formerly Rajarhat, District North 24 Parganas morefully described in the First Schedule written hereunder hereinafter for the sake of brevity shall be collectively referred to as the **"SAID LAND"/"SAID PROPERTY"** and the First party herein is seized and possessed of and or well and sufficiently entitle to his 'Said Land' as the sole and bonafide



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Rayoti Owner under the State Government without any interruptions and or obstructions by or from any person whomsoever and or of and from any corner whatsoever;

M. None other than the Vendor herein has any rights, title, interest in the 'Said Land' under the schedule hereto and or any part or portions thereof and the Vendor herein has a clear and marketable title on and over the 'Said Land' under the Schedule herein free from any mortgage, claims, demands, suits, injunctions, acquisition, requisition, or under any Development Scheme of Government, Semi-Government, Local Authority or of any Statutory Authority viz.a.viz. the 'Said Land' under the Schedule hereto is free from any or all encumbrances whatsoever and the Vendor herein is free to deal with the 'Said Land' in any manners as the vendor deem fit and proper, and there is no legal impediment to transfer the "Said Property" to the purchaser by the Vendor.

AND WHEREAS the Vendor has for his personal necessities decided to sell his 'Said Land' described in the Schedule hereunder free from all encumbrances of whatsoever nature to some prospective buyer or buyers intending to purchase the same and the purchaser having knowledge of the same and relying on the above representation made by the vendor to be true, being interested to purchase the said plot approached and offered the Vendor a sum of **Rs. 6,00,000/- (Rupees Six Lac)** only as a whole or lump sum price for the 'Said Land' described in the Schedule hereto which offer has been accepted by the Vendor.

AND WHEREAS the Vendor herein has agreed to sell and the purchaser herein has agreed to purchase the 'Said Land' described in the Schedule written hereto absolutely with all easement rights and other facilities connected thereto free from all encumbrances whatsoever at or for the total consideration price of **Rs. 6,00,000/- (Rupees Six Lac)** only;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 6,00,000/- (Rupees Six Lac)** only



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paid to the Vendor by the Purchaser as per memo below on/or before execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof hereby acquit, release and forever discharge the said purchaser as well as the said property (particularly described in the schedule hereunder written), the Vendor as beneficial owner hereby sell, grant, transfer, convey, assure and assign unto the purchaser free from all encumbrances, attachments, charges, liens, lispendens, acquisitions and or requisitions ALL THAT piece and parcel of the 'Said Land' described in the Schedule hereunder and all rights and properties, easements and appurtenances whatsoever belonging and in connection to the Said Property as particularly mentioned and described in the Schedule hereunder written TO HAVE AND TO HOLD the 'Said Land' and all its appurtenances hereby granted, conveyed, transferred, assigned and assured or expressed and intended so to be and every part thereof unto and to the use of the purchaser herein absolutely and forever free from all encumbrances, charges, liens, etc. whatsoever and free from all acquisition and requisition and alignments and any claim or adverse possession; and

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER:-

1. THAT notwithstanding any acts, deed, matter or things whatsoever by the Vendor has at all material time heretofore and is fully and absolutely seized and possessed thereof and or well and sufficiently entitled to the 'Said Land' hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate of inheritance without any manner or condition of use, trust or other thing whatsoever to alter or make void the same; and
2. THAT notwithstanding any acts, deed, matter or things whatsoever aforesaid, the Vendor has good right, lawful absolute authority and indefeasible title to grant, convey, transfer and assign the 'Said Land' under the Schedule and every part thereof hereby granted, transferred and assigned or expressed or intended so to be and every part thereof with the



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rights, properties, benefits and appurtenances in connection therewith unto and to the use of the purchaser herein and according to the true intent and meaning of these presents; and

3. THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly enter into hold, occupy, possess and enjoy the 'Said Land' hereby granted, transferred and assigned and shall be fully entitled to the rents, issues and profits thereof for the absolute and beneficiary use and enjoyment thereof without any lawful hinder and interruption, suit, eviction, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for her; and
4. THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the purchaser well and sufficiently saved defended kept harmless, indemnified and other estate rights, title, claim, mortgages, charges, liens, lispendens, attachments and encumbrances whatsoever; and
5. FURTHER that the Vendor and all persons having or lawfully or equitably claiming any estate right, title or interest whatsoever in the 'Said Land' or any part thereof from under or in trust for the Vendor her legal successor and/or erstwhile owner his/her legal successor shall and will from time to time and at all times hereafter at the request and costs of the purchaser do and execute all such lawful acts, deeds and things whatsoever for further better and more perfectly conveying and assigned or expressed or intended to be transferred and assigned and every part thereof unto and to the use of the Purchaser in manner aforesaid as may be reasonably required; and
6. That the entire Said Land hereunder the First Schedule and or any portion thereof is not effected by any Development Scheme and is free from any



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acquisitions or requisitions whatsoever and the First Party herein did not receive any notice from any authority or authorities effecting the Vendor's property described in the First Schedule written hereunder;

7. That to the best of the Vendor's knowledge, the 'Said Property' under the Schedule hereto and or any part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or Departments or under the provisions of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and/or no steps have yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities and under any Court Order or under 'SARFAESI';
8. That there is no Tenant and or Bargadar in the said Property.
9. That there is no Temple, Mosque, Debattur or Burial Ground within the 'Said Property'.
10. That there is no excess vacant land at the said premises under the Schedule with the meaning of the West Bengal Urban Land (Ceiling and Regulations) Act, and subsequent Amendment made thereto.
11. THAT the Purchaser and all person or persons claiming through under him shall has/have undisputed rights, title and interest in all lawful manners on and over the 'Said Land' and all rights, properties, benefits and appurtenances togetherwith all common easementary right on and over the common passage and others whatsoever existing in connection thereto; and



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IT IS HEREBY declared that the land described in the Schedule below is the self-acquired property of the Vendor and it is not the benamdar of any one.

AND THE Vendor delivers this day the peaceful possession of the 'Said Land' under the Schedule herein unto and to the Purchaser.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(The Portion of the "Said Land" Owned by the Vendor herein)

ALL THAT piece and parcel of Sali Land being **Plan Plot No. 3A** measuring an area of **2 (Two) Cottahs** be the same a little more or less, comprised in **R.S. as well L.R. Dag no. 591 appertaining to R.S. Khatian no. 228** corresponding to **L.R. Khatian no. 420** lying and situated at **Mouza Sulangari**, J.L. no. 22, R.S. no. 196, Touzi no. 178, Superior Land Lord Government of West Bengal, represented by the Collector of North 24 Parganas within the jurisdiction of Additional District Sub-Registry office at Rajarhat, Newtown North 24 Parganas and within the local limits of JyangraHatiara No.- II Gram Panchayet under Police Station Newtown formerly Rajarhat, in the District of North 24 Parganas. The said plot of land is shown and depicted in the annexed site plan with boundaries coloured by the RED border lines which will be treated as a part of this indenture.

The aforesaid **2 (Two) Cottahs** of land is hereby sold together with all manners of common easement right on and over 10' feet wide passage and all other passages, rights, benefits and appurtenances in connection to the said Land which is Butted and Bounded By;

ON THE NORTH	:	By Part of R.S. as well L.R. Dag no. 591.
ON THE SOUTH	:	By Plot No – 3B comprised in Part of R.S. as well L.R. Dag no. 591
ON THE EAST	:	By 10 Feet Wide Road.
ON THE WEST	:	By Part of R.S. as well L.R. Dag no. 591.



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IN WITNESSES WHEREOF the Vendor hereto has hereunto set and subscribed his hands on the day, month and year first above written.

WITNESSES:

1. Biswajit Das

S/o. Biswanath Das
Sreepur(East Bengal Park),
Habra, Pin-743263.

2. Shyamal Kanti Roy
S/o Mr. Jitendra Roy
Sulankhi Colony
PO - Gouranga Nagar.
P.S. - Newtown. Kol-159

Jaunoy Das

VENDOR

Drafted by:

Bhabendra Krishna Roy
Advocate
High Court, Calcutta
P-563/547/89



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MEMO OF CONSIDERATION

RECEIVED from the within named purchaser **M/S CARDINAL PROJECTS PVT.LTD.** the withinmentioned sum of Rs. **6,00,000/- (Rupees Six Lac)** only being the full consideration money of the 'Said Property' described in the Schedule hereinabove as per memo below: -

MEMO

Paid by M.C. no. 057618... drawn on HDFC Bank Ltd.

Dt. 03.10.2016 in favour of **Tanmoy Das**

--- Rs. 6,00,000/-

Rs.6,00,000/-

(Rupees Six Lac Only).

WITNESSES:

1. *Biswajit Das*

2. *Shyamakanti Roy*
S/o Mr. Jitendra Roy

Tanmoy Das

VENDOR



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SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/Presentants	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
 <i>Jayraj Das</i>					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
 <i>Jyoti G...</i>	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little



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

ARN: 19-201617-002522741-2

Payment Mode Counter Payment

ARN Date: 29/09/2016 15:01:41

Bank : HDFC Bank

BRN : 62386

BRN Date: 01/10/2016 07:39:11

DEPOSITOR'S DETAILS

Id No. : 15231000361396/2/2016

[Query No./Query Year]

Name : Cardinal Projects Pvt. Ltd.

Contact No. : Mobile No. : +91 9331048602

E-mail :

Address : AD - 169, Salt Lake City, Sec -I, KOL 700064

Applicant Name : Mr JYOTI GUPTA

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15231000361396/2/2016	Property Registration- Stamp duty	0030-02-103-003-02	72120
2	15231000361396/2/2016	Property Registration- Registration Fees	0030-03-104-001-16	15975

Total

88095

In Words : Rupees Eighty Eight Thousand Ninety Five only



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Major Information of the Deed

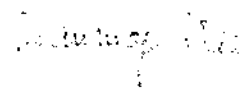
Deed No :	I-1523-10679/2016	Date of Registration	10/5/2016 12:30:30 PM
Query No / Year	1523-1000361396/2016	Office where deed is registered	
Query Date	29/09/2016 12:20:01 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	JYOTI GUPTA DWARKA VEDMANI AD 169 SALT LAKE CITY SECTOR I, Thana : North Bidhannagar, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9331018602, 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. 6,00,000/-	Rs. 14,52,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 72,820/- (Article:23)	Rs. 15,975/- (Article A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri

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-591	LR-420	Bastu	Shali	2 Katha	6,00,000/-	14,52,000/-	Width of Approach Road: 10 Ft.
Grand Total :					3.3Dec	6,00,000 /-	14,52,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr TANMOY DAS Son of Mr NEMAI CHANDRA DAS Executed by: Self, Date of Execution: 05/10/2016 , Admitted by: Self, Date of Admission: 05/10/2016 ,Place : Office			
	  			
	110/1 UDAYPUR 2ND LANE, P.O:- NIMTA, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ARWPD6431B, Status :Individual			

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	M/S CARDINAL PROJECTS PVT LTD DWARKA VEDMANI AD 169 SALT LAKE CITY SECTOR I, P.O. - BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 PAN No. AAFCC4439H, Status :Organization



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs JYOTI GUPTA Wife of Mr SANJAY GUPTA DWARKA VEDMANI AD 169 SALT LAKE CITY, P.O.- BIDHANNAGAR, P.S.- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFVPG4781L, Status : Representative, Representative of : M/S CARDINAL PROJECTS PVT LTD (as DIRECTOR)

Identifier Details :

Name & address
Mr BISWAJIT DAS Son of Mr BISWANATH DAS HABRA SREEPUR, P.O.- HABRA, P.S.- Habra, District:-North 24-Parganas, West Bengal, India, PIN - 743263, Sex Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr TANMOY DAS

05/10/2016


Endorsement For Deed Number : I - 152310679 / 2016**On 29-09-2016****Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 14,52,000/-



Debasish Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR**OFFICE OF THE A.D.S.R. RAJARHAT****North 24-Parganas, West Bengal****On 05-10-2016****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 12:21 hrs on 05-10-2016, at the Office of the A.D.S.R. RAJARHAT by Mr TANMOY DAS, Executant.

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

Execution is admitted on 05/10/2016 by Mr TANMOY DAS, Son of Mr NEMAI CHANDRA DAS, 110/1 UDAYPUR 2ND LANE, P.O: NIMTA, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Business

Identified by Mr BISWAJIT DAS, , Son of Mr BISWANATH DAS, HABRA SREEPUR, P.O. HABRA, Thana: Habra, North 24-Parganas, WEST BENGAL, India, PIN - 743263, by caste Hindu, by profession Service



Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,975/- (A(1) = Rs 15,961/- E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,975/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/10/2016 7:39AM with Govt. Ref. No: 192016170025227412 on 29-09-2016, Amount Rs. 15,975/-, Bank HDFC Bank (HDFC0000014), Ref. No. 62386 on 01-10-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 72,620/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 72,120/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4973, Amount: Rs.500/-, Date of Purchase: 30/08/2016, Vendor name M Ghosh
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/10/2016 7:39AM with Govt. Ref. No: 192016170025227412 on 29-09-2016, Amount Rs: 72,120/-, Bank HDFC Bank (HDFC0000014), Ref. No. 62386 on 01-10-2016, 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



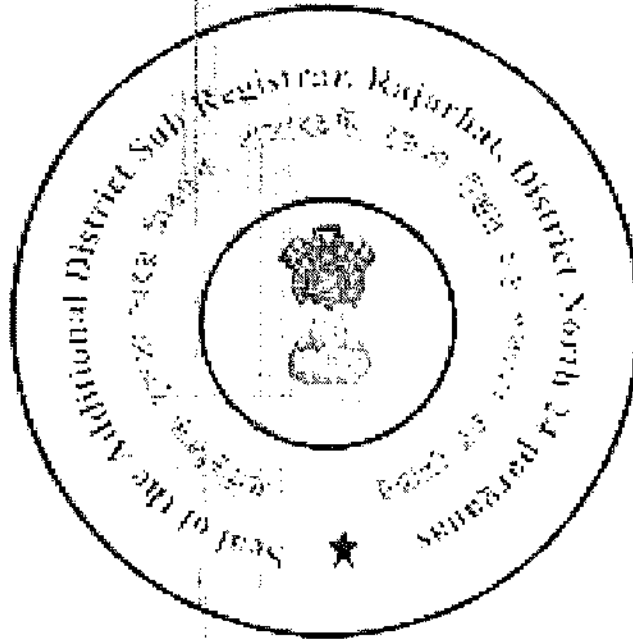


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 152310679 for the year 2016.



Digitally signed by DEBASISH DHAR
Date: 2016.11.03 16:20:13 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 03-11-2016 16:20:12
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)