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पश्चिम बंगाल WEST BENGAL

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

Additional District Sub-Registrar,
Bardhaman, New Town, North 24-Pgs.

25 SEP 2019

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 25th day of September two thousand And Nineteen of the Christian Era;

BETWEEN

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13-9-19

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তাং-

মূল্য-

ক্রেতার নাম ও সাং.....

স্ট্যাম্প ভেডার স্বাক্ষর.....

বিধান নগর (সল্টলেক সিটি) এ.ডি.এস.আর.ও

মোট স্ট্যাম্প ক্রয় তাং.....

ঢালান নং.....মোট কত টাকা খরিদ.....

ট্রেজারী-বারাকপুর, ভেডার-মিতা দত্ত

Legacy Township Pvt Ltd
AD-169, Sec-I, Salt Lake City
Kolkata-700064

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Additional District Sub-Registrar
Barabati, New Town, North 24 Parganas

25 SEP 2019

MR. LALBIHARI KUMAR (having PAN No.: BJCPK9106M and Aadhaar No.: 6090 7188 4906) son of Sri Sib Kumar alias Shree Kumar Kumar, by Nationality Indian, by faith Hindu, by occupation Business, residing at Adarshapally, Post Office: Gouranganagar, Police Station: New Town formerly Rajarhat P.S., Kolkata-700 159, District: North 24 Parganas, hereinafter jointly called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their legal successors, executors, administrators, representatives, nominees and assigns) of the **FIRST PART**;

A N D

M/S. LEGACY TOWNSHIP PVT. LTD., (having PAN No. - **AACCL5672Q**) a registered Private Limited Company within the meaning of the Companies Act, 1956, represented by its one of the authorised Director **SMT. JYOTI GUPTA** (having PAN no.: **AFVPG4781L** and Aadhaar No.: 8278 9747 3830) wife of Sri. Sanjay Gupta, by Nationality Indian, Caste Hindu, by occupation Business, having it's principal place of business at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, P.O. - Bidhannagar, P.S. – Bidhannagar North, Kolkata – 700 064, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Successor or Successor-In-office, Administrator and Assigns) of the **SECOND PART**;

WHEREAS THE VENDOR HEREIN HAS REPRESENTED TO THE PURCHASER THAT:

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



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less 30.41 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.

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 in a proportions that the said Kartick Chandra Seal entitled to $\frac{2}{3}$ rd share and Anil Chandra Seal entitled to $\frac{1}{3}$ rd share of all the aforesaid properties 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 and seized and possessed of and well and sufficiently entitle thereto free from all encumbrances whatsoever.

C. By a Deed of Conveyance dated 29.11.1972 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Being (Deed) No. 4770 for the year 1972, the said Sri Kartick Chandra Seal and said Sri Anil Chandra Seal being the owners thereof therein as the Vendors sold, conveyed and transferred free from all encumbrances, All That piece or parcel of Sali Land measuring about 0.03 acre comprised in part of R.S. Dag Nos. 589 and 0.43 acre comprised in part of R.S. Dag Nos. 590 and 0.64 acre comprised in part of R.S. Dag No. 591 and also 0.14 acre comprised in part of R.S. Dag No. 594 all said four Dags under R.S. Khatian No. 228 and togetherwith 0.08 acre comprised in part of R.S. Dag No. 601 under R.S. Khatian No. 201, total Sali



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Land admeasuring 1.32 acre in Part of said five Dags 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 one Sri Narayan Krishna Chakraborty therein called as the Purchaser free from all encumbrances whatsoever; and after such purchase while in seized and possessed thereof, subsequently by a Deed of Conveyance dated 30.11.1972 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 12, Pages 27 to 29, Being (Deed) No. 7491 for the year 1972, the said Sri Narayan Krishna Chakraborty being the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances, the entirety of his aforesaid purchased properties being All That piece or parcel of Sali Land total admeasuring 1.32 acre in Part of said five Dags 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 one Sri Ajit Kumar Mondal therein called as the Purchaser free from all encumbrances whatsoever.

D. After the aforesaid purchase by dint of the said Sale Deed the said Ajit Kumar Mondal thus became seized and possessed of and or well and sufficiently entitle to the said piece or parcel of Sali Land total admeasuring 1.32 acre in Part of said five Dags all at Mauza Sulanguri, District 24 Parganas and while in enjoyment thereof, the said Ajit Kumar Mondal sold, transferred and conveyed half portion thereof measuring 0.66 acre by a Deed of Conveyance dated 05.03.1975 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 35, Pages 252 to 255, Being (Deed) No. 2098 for the year 1975, unto and in favour of one Sri Balai Chandra Naskar therein called as the Purchaser free from all encumbrances whatsoever; and subsequently on the same day the said Ajit Kumar Mondal sold, transferred and conveyed the remaining half portion thereof measuring 0.66 acre by another Deed of Conveyance duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 32, Pages 223 to 226, Being (Deed) No. 2100 for the year 1975,



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unto and in favour of one Sri Sudam Chandra Naskar therein called as the Purchaser free from all encumbrances whatsoever.

E. Subsequently by a Deed of Conveyance dated 06.04.1979 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 50, Pages 114 to 118, Being (Deed) No. 2423 for the year 1979, the said Sri Balai Chandra Naskar and Sri Sudam Chandra Naskar being the owners thereof therein jointly called as the Vendors sold, conveyed and transferred free from all encumbrances, each of their half share measuring 0.66 acre so purchased by them severally by or dint of the aforesaid respective Sale Deeds in respect of the aforesaid properties being All That piece or parcel of Sali Land measuring 0.03 acre comprised in Part of R.S. Dag Nos. 589 and 0.43 acre comprised in part of R.S. Dag Nos. 590 and 0.64 acre comprised in part of R.S. Dag No. 591 and also 0.14 acre comprised in part of R.S. Dag No. 594 and togetherwith 0.08 acre comprised in part of R.S. Dag No. 601, total Sali Land admeasuring 1.32 acre in Part of said five Dags comprised partly under R.S. Khatian 228 and partly under R.S. Khatian 201, 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 one Sri Jadav Chandra Halder therein called as the Purchaser free from all encumbrances whatsoever and; subsequently the above properties were duly recorded in the name of said Jadav Chandra Halder under L.R. Kh. No. 380 & 173.

F. Since after such purchase while in peaceful enjoyment thereof free from all encumbrances, by a Deed of Conveyance dated 14.12.1987 duly registered at the Office of the Additional District Sub-Registrar Bidhannagar Salt Lake City, and recorded in Book No. 1, Volume No. 148, Pages 385 to 392, Being (Deed) No. 7399 for the year 1987, the said Sri Jadav Chandra Halder being the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances, the entirety of his aforesaid purchased properties being All That piece or parcel of Sali Land total admeasuring 1.32 acre in Part of said five



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Dags under and Part of R.S. Khatian No. 228 & 201 and subsequently under Kri-Khatian No. 380, 173 & T.R./67, all at Mauza Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of his son Sri Narayan Chandra Halder therein called as the Purchaser free from all encumbrances whatsoever.

G. By another Deed of Conveyance dated 05.05.1973 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 55, Pages 243 to 245, Being (Deed) No. 3383 for the year 1973, the said Sri Kartick Chandra Seal and said Sri Anil Chandra Seal being the owners thereof therein as the Vendors sold, conveyed and transferred free from all encumbrances, All That piece or parcel of Sali Land measuring about 0.58 acre comprised in part of R.S. Dag Nos. 580 and 0.03 acre another part of Sali Land comprised in part of R.S. Dag Nos. 588 and also 0.05 acre comprised in part of R.S. Dag No. 596 total admeasuring 0.66 acre in Part of said three Dags all under R.S. Khatian No. 228, 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 one Smt. Jaya Ghosh wife of Amal Kumar Ghosh therein called as the Purchaser free from all encumbrances whatsoever, and after such purchase while in seized and possessed thereof, subsequently by a Deed of Conveyance dated 28.08.1976 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 107, Pages 24 to 27, Being (Deed) No. 5979 for the year 1976, the said Smt. Jaya Ghosh being the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances, the entirety of her aforesaid purchased properties being All That piece or parcel of Sali Land measuring about 0.58 acre comprised in part of R.S. Dag Nos. 580 and 0.03 acre comprised in part of R.S. Dag Nos. 588 and also 0.05 acre comprised in part of R.S. Dag No. 596 total admeasuring 0.66 acre in Part of said three Dags all under R.S. Khatian No. 228, all at Mauza Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: 24



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Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Sri Narayan Chandra Halder therein called as the Purchaser free from all encumbrances whatsoever.

H. In the manners of aforesaid respective purchase by dint of the aforesaid two registered Deed of Conveyances Being Nos. 5979/1976 and 7399/1987, the said Narayan Chandra Halder thus became the owner of total 1.98 (0.66+1.32) acre of Sali Land all lying and situated at Mouza Sulanguri, Police Station: Rajarhat at present New Town, District: North 24 Parganas, and became seized and possessed thereof without being interrupted by any person whomsoever and or from any corner whatsoever and also free from all encumbrances whatsoever and; while seized and possessed thereof, the said Narayan Chandra Halder 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;

I. While in enjoyment of his aforesaid properties free from all encumbrances, by a Deed of Conveyance dated 10.06.2005 duly registered at the Office of the Additional District Sub-Registrar Bidhannagar Salt Lake City, and recorded in Book No. 1, Being (Deed) No. 05028 for the year 2005, the said Sri Narayan Chandra Halder being the owner thereof, therein as the Vendor sold, conveyed and transferred free from all encumbrances, out of his aforesaid purchased properties, a portion thereof being ALL THAT piece or parcel of "Sali" land being marked as Plot No.15 under the said scheme plan measuring area about 02 Cotthas, 05 Chhittaks, 22 Sq.ft. be the same a little more or less comprised in part of R.S. Dag No. 601 togetherwith common easement rights on and over the Common Passages and all others rights, and benefits in connection thereto, all lying and situated at Mauza Sulangari, J.L. No. 22, R.S. No. 176, under and Part of R.S. Khatian No. 201 and Kri-Khatian No. 380, 173 & T.R./67, 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



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favour of **Mr. Promod Raut son of Basanta Raut** the Vendor/s herein therein referred to as the Purchaser at the valuable consideration mentioned therein.

J. Since after the said purchase by dint of the aforesaid Sale Deed being No. 05028/2005 the said **Promod Raut** became seized and possessed of the aforesaid Plot of Land vide Plan Plot no. 15; and While in enjoyment thereof free from all encumbrances, by a Deed of Conveyance dated 05.05.2006 duly registered at the Office of the Additional District Sub-Registrar Bidhannagar Salt Lake City, and recorded on 29.07.2010 in Book No. 1, Volume No. 13, Pages 3578 to 3606, Being (Deed) No. 7739 for the year 2010, the said Sri **Promod Raut** being the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances ALL THAT piece or parcel of "Sali" land being marked as plan Plot No.15 under the said scheme plan measuring area about 02 Cotthas, 05 Chhittaks, 22 Sq.ft. be the same a little more or less comprised in part of R.S. Dag No. 601 togetherwith common easement rights on and over the Common Passages and all others rights and benefits in connection thereto, all lying and situated at Mauza Sulangari, J.L. No. 22, R.S. No. 176, under and Part of R.S. Khatian No. 201 and Kri-Khatian No. 380, 173 & T.R./67, 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 **Mousumi Mistry wife of Nayan Mistry** the Vendor/s herein therein referred to as the Purchaser at the valuable consideration mentioned therein.

K. Since after the said purchase by dint of the aforesaid Sale Deed being No. 7739/2010 the said **Mousumi Mistry** became seized and possessed of the aforesaid Plot of Land vide Plan Plot no. 15; and While in enjoyment thereof free from all encumbrances, by a Bengali Deed of Conveyance dated 13.08.2010 duly registered at the Office of the Additional District Sub-Registrar Bidhannagar Salt Lake City, and recorded in Book No. 1, CD Volume No. 14, Pages 3581 to 3595, Being (Deed) No. 08344 for the year 2010, the said **Mousumi Mistry** being the owner thereof therein as the Vendor sold, conveyed and transferred



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free from all encumbrances ALL THAT piece or parcel of "Sali" land being marked as plan Plot No.15 under the said scheme plan measuring area about 02 Cotthas, 05 Chhittaks, 22 Sq.ft. be the same a little more or less comprised in part of R.S. Dag No. 601 togetherwith common easement rights on and over the Common Passages and all others rights and benefits in connection thereto, all lying and situated at Mauza Sulangari, J.L. No. 22, R.S. No. 176, under and Part of R.S. Khatian No. 201 and Kri-Khatian No. 380, 173 & T.R./67, 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 **Lal Behari Kumar** the Vendor herein therein referred to as the Purchaser at the valuable consideration mentioned therein.

L. Since after the said purchase by dint of the aforesaid Sale Deed being No. 08344/2010 the said **Lal Behari Kumar** became absolutely seized and possessed of ALL THAT piece or parcel of "Sali" land being marked as plan Plot No.15 under the said scheme plan measuring area about 02 Cotthas, 05 Chhittaks, 22 Sq.ft. be the same a little more or less comprised in part of R.S. Dag No. 601 togetherwith common easement rights on and over the Common Passages and all others rights and benefits in connection thereto, all lying and situated at Mauza Sulangari, J.L. No. 22, R.S. No. 176, under and Part of R.S. Khatian No. 201 and Kri-Khatian No. 380, 173 & T.R./67, Touzi No. 178, Police Station- Rajarhat now New Town P.S., within the limit of Jyangra-Hatiara 2 No. Gram Panchayet, District: North 24 Parganas morefully and particularly described in the Schedule written therein and also hereunder written and subsequently the name of the Vendor herein in already recorded in respect of the said plot of land under L.R. Khatian no: 2169.

M. The Vendor has clear and marketable rights, title and interest in respect of their Plot of Land under Schedule hereto free from any charge, claim, demand, mortgage, lien, lispence, suit, injunction, viz a viz. free from all sorts of encumbrances whatsoever AND the Vendor herein has not dealt with the Said Property and or any portion thereof in any such manner so that the



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Vendor is or may be restrained to deal with the said plot of land or the Said Property hereunder the First Schedule in any way at his own choice and absolute discretion, AND in other way the Vendor herein is freely and absolutely entitled to deal with his 'Said Land' under the schedule as they deem fit and proper;

AND WHEREAS the Vendor has for his personal necessities decided to sell his 'Said Land' described in the Schedule hereunder free from all sorts of encumbrances whatsoever to prospective buyer or buyers intending to purchase the 'Said Land'; 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 Land" under the Schedule hereto approached and offered the Vendor a sum of **Rs. 9,37,213/- (Rupees Nine Lac Thirty Seven Thousand Two Hundred Thirteen)** only as a whole or lump-sum price for the 'Said Land' described in the Schedule hereto which offer becoming highest price available to them in the locality the Vendor has accepted the same.

AND WHEREAS the Vendor herein have agreed to sell and the purchaser herein has agreed to purchase the 'Said Land' described in the Schedule written hereto absolutely with all rights, properties, benefits and appurtenances in connection to the 'Said Land' free from all encumbrances whatsoever at or for the total consideration price of **Rs. 9,37,213/- (Rupees Nine Lac Thirty Seven Thousand Two Hundred Thirteen)** only and to avoid any future litigation and controversy and with an intention to make perfect of the title in favour of the purchaser herein the said Prasanta Bhunia being the erstwhile principal Owner-Vendor and the said Nayan Mistri being the subsequent erstwhile Owner-Vendor at the request of the Vendor herein, have joined and participated in this Deed of Conveyance as the Confirming Parties herein;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 9,37,213/- (Rupees Nine Lac Thirty Seven Thousand Two Hundred Thirteen)** only paid to the Vendor



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by the Purchaser as per memo below on/or before execution of these presents (the receipt whereof the Vendors doth hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof, the Vendor along with the Confirming Parties herein 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, claims, demands, mortgages, liens, etc. whatsoever and free from all acquisition and requisition and alignments and any claim or adverse possession; AND

THE VENDOR HEREIN 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 hereto and every part thereof hereby granted, transferred and assigned or



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expressed or intended so to be and every part thereof with the 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 him; 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 vendors well and sufficiently saved defended kept harmless, indemnified and other estate rights, title, claim, mortgages, charges, liens, lispendens, attachments and encumbrances whatsoever arising out of vendor's title in the subject property hereunder sale; 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 his legal successors and/or the erstwhile owner/s his/her/their legal successors 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 the 'Said Property' under the schedule hereto and every part thereof unto and to the use of the Purchaser in the manners aforesaid and as may be reasonably required; and



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6. That to the best of the knowledge of the Vendor the 'Said Property' under the First 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;

7. That there is no Bargadar and or Tenant of any nature whatsoever in the said Property.

8. THAT the Vendor herein has not yet received any Notice of Requisition or Acquisition in respect of the property described in the Schedule below; and

9. THAT the Purchaser and all person or persons claiming through under it 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

IT IS HEREBY declared by the vendor herein 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 deliver this day the peaceful possession of the 'Said Land' under the Schedule hereto unto and to the Purchaser free from all sorts of encumbrances whatsoever.



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THE SHCEDULE AS REFERRED TO ABOVE: -

(The 'Said Land' Hereunder Sale)

ALL THAT a demarcated piece or parcel of "Sali" Land marked as **Scheme Plan Plot No. 15** measuring **02 (Two) Cottahs, 05 (Five) Chhittaks, 22 (Twenty Two) Sq.ft.** be the same a little more or less, comprised in part of **R.S. as well L.R. Dag No. 601** with common easement rights on and over 6' feet wide Common Passage abutting the said plot of land and also all others passages and all other rights, properties, benefits and appurtenances in connection to the said Plot of Land, lying and situated at **Mouza-Salunguri, J.L. No. 22, Touzi No. 178, R.S. Khatian No. 201, corresponding to Kri-Khatian no. 380, 173 & T.R. 67**, presently recorded in the name of the Vendor under **L.R. Khatian No. 2169** within the ambit of the B.L. & L.R.O. Rajarhat, under Jyangra Hatiyara Garam Panchayet- II, P.O: Gouranga Nagar, Police Station: New Town formerly Rajarhat, Sub-Ragistration Office: Additional District Sub-Registrar: **Rajarhat**, New Town formerly **A.D.S.R Bidhannagar (Salt Lake City)**, North 24 Parganas. The 'Said Land' is butted and bounded as follows:

ON THE NORTH : By Land in part of Dag No. 620;
ON THE SOUTH : By Scheme Plan Plot No. 14 & 6ft. wide Kancha Common Passage;
ON THE EAST : By Land in Dag No. 594;
ON THE WEST : By Land in part of Dag No. 601;

The said Demarcated **Plot No. 15** under the Schedule hereto and hereunder sale is delineated in a map or plan bordered in 'Red' colour and annexed hereto forming part of this Deed.



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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.

SIGNED, SEALED AND
DELIVERED By the VENDORS
at Kolkata in the presence of: -

1. Sumit Sinha
S/o Late. Sandip Sinha
171/B, A.P.C Road
Shyambazar
Kolkata - 700004
2. Basudeb Mondal
Vill - Kali Katra
P.S. Shaban

लाल अद्वैत कुमार
VENDOR

Drafted by :

Fazlul Islam
Advocate
District Judges Court
North 24 P.G.S. Barasat
Regn. No. - WB/1743/2011



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MEMO OF CONSIDERATION

RECEIVED from the within named purchaser **M/S. LEGACY TOWNSHIP PVT. LTD.** the withinmentioned sum of **Rs. 9,37,213/- (Rupees Nine Lac Thirty Seven Thousand Two Hundred Thirteen)** only being the full consideration money of the 'Said Land' described in the Schedule hereinabove as per memo below: -

MEMO

Paid by Managers Cheque No. 063946, Dated 16/09/2019 drawn on HDFC Bank, Salt Lake, Sec – I, by Legacy Township Pvt. Ltd. in favour of Sri. Lal Bihari Kumar	Rs. 9,37,213/-
	Rs. 9,37,213/-

(Rupees Nine Lac Thirty Seven Thousand Two Hundred Thirteen) only.

WITNESSES :

1. *Sumit Sinha*

2. *Basudeb Mondal*

મિત્ર લેટી ગ્રામ

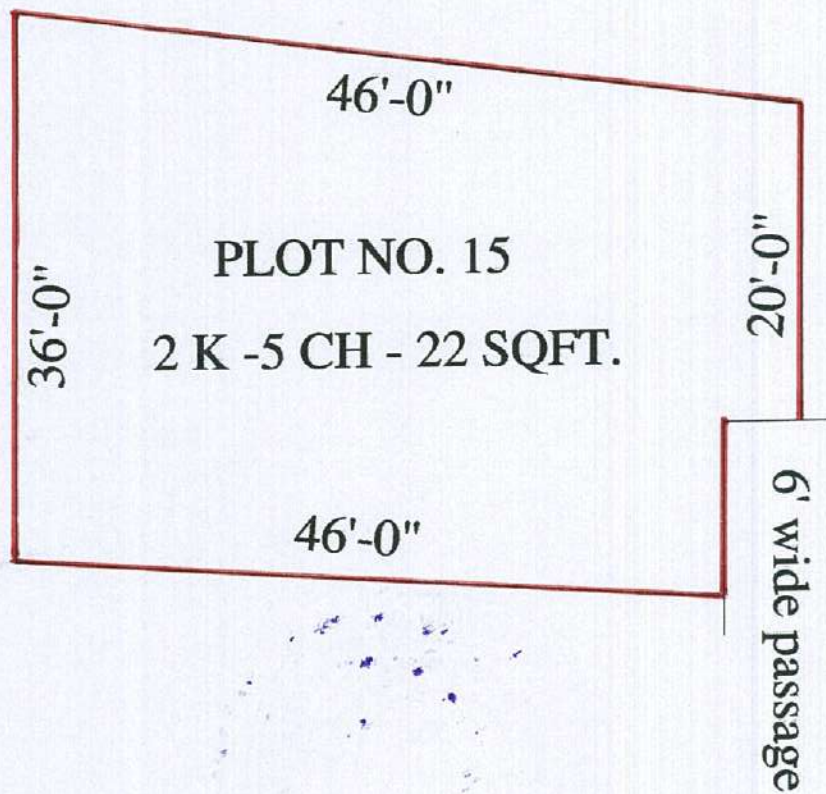
VENDOR



Additional District Sub Registrar
Calcutta, New Town, North 24 Pgs

25 SEP 2019

SITE PLAN OF R.S/ L.R DAG NO. - 601, R.S. KHATIAN NO. - 201, CORRESPONDING TO KRI-KHATIAN NO. 380,173 & T.R. 67, L.R. KHATIAN NO. 2169, MOUZA - SULANGURI, J.L NO. - 22, IN P.S. NEW TOWN, DIST. - 24 PARGANAS (N), WITHIN THE LOCAL LIMIT OF JYANGRA HATIARA 2 NO. GRAM PANCHAYET.



NAME OF PURCHASER'S	LEGACY TOWNSHIP PVT. LTD.
NAME OF SELLER	LAL BIHARI KUMAR

AREA STATEMENT	
R.S. DAG NO.	AREA
601	2 K - 5 CH. - 22 SFT.

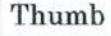
माल बिहारी कुमार



Additional District Sub-Registrar
Rajshahi, New Town, North 24 Parganas

25 SEP 2019

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/Presentants	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
 					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
 					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little



Additional District Sub-Registrar
New Town, North 24 Pgs

25 SEP 2019

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

GRN: 19-201920-007823359-1

Payment Mode Online Payment

GRN Date: 25/09/2019 11:13:37

Bank : HDFC Bank

BRN : 907544171

BRN Date: 25/09/2019 11:14:43

DEPOSITOR'S DETAILS

Id No. : 15230001490427/4/2019

[Query No./Query Year]

Name : Legacy Township Pvt Ltd
Contact No. : 9331018602 Mobile No. : +91 9331018602
E-mail : AD169JASS@GMAIL.COM
Address : AD169SALT LAKE CITY SECTOR 1 kol64
Applicant Name : Mrs Jyoti Gupta
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230001490427/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	57511 ✓
2	15230001490427/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	11612 ✓
Total				69123

In Words : Rupees Sixty Nine Thousand One Hundred Twenty Three only

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

GRN: 19-201820-0078233250-1
GRN Date: 25/09/2019 11:43:37
BRN: 807544171
BRN Date: 25/09/2019 11:44:48
Bank: HDFC Bank
Payment Mode: Online Payment

DEPOSITOR'S DETAILS

Name: Legacy Township Pvt Ltd
Contact No: 9331018802
E-mail: AD169JASS@GMAIL.COM
Address: AD169SALT LAKE CITY SECTOR 1 KOLKA
Applicant Name: Mrs Jyoti Gupta
Office Name:
Office Address:
Status of Depositor: Buyer/Claimants
Purpose of payment / Remarks: Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl No	Identification No	Head of A/C Description	Head of A/C	Amount ₹
1	15230001490437412019	Priority Registration - Stamp duty	0030-03-102-001-03	57500
2	15230001490437412019	Priority Registration - Registration Fee	0030-03-104-001-06	11625
Total				69125



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

25 SEP 2019

Major Information of the Deed

Deed No :	I-1523-11659/2019	Date of Registration	25/09/2019
Query No / Year	1523-0001490427/2019	Office where deed is registered	
Query Date	13/09/2019 6:21:26 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Jyoti Gupta AD-169, Salt Lake City, Sector-1, Thana : North Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 9804103981, 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. 9,37,213/-	Rs. 11,59,813/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 58,011/- (Article:23)	Rs. 11,612/- (Article:A(1), E)		
Remarks			

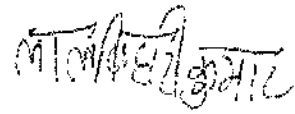
Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, JI No: 22, Pin Code : 700159

District: North 24 Parganas
Code : 700159

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-601	LR-2169	Bastu	Shali	2 Katha 5 Chatak 22 Sq Ft	9,37,213/-	11,59,813/-	Width of Approach Road: 6 Ft.,
Grand Total :					3.866Dec	9,37,213 /-	11,59,813 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Lal Bihari Kumar (Presentant) Son of Mr Shree Kumar Kumar Executed by: Self, Date of Execution: 25/09/2019 , Admitted by: Self, Date of Admission: 25/09/2019 ,Place : Office			
		25/09/2019	LTI 25/09/2019	25/09/2019
Adarshapally, P.O:- Gouranganagar, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700159 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BJCPK9106M, Aadhaar No: 60xxxxxxx4906, Status :Individual, Executed by: Self, Date of Execution: 25/09/2019 , Admitted by: Self, Date of Admission: 25/09/2019 ,Place : Office				



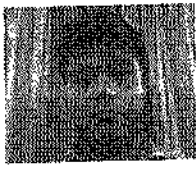
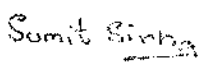
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Legacy Township Private Limited AD-169, Sector - 1, Salt Lake City, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.: AACCL5672Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs JYOTI GUPTA Wife of Mr Sanjay Gupta AD-169, Salt Lake City, Sector-I, 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, Aadhaar No: 82xxxxxxxx3830 Status : Representative, Representative of : Legacy Township Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sumit Sinha Son of Late Sandip Sinha 171/B, APC Road, P.O:- Shyambazar, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700004			
	25/09/2019	25/09/2019	25/09/2019

Identifier Of Mr Lal Bihari Kumar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Lal Bihari Kumar	Legacy Township Private Limited-3.86604 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, JI No: 22, Pin Code : 700159

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 601, LR Khatian No:- 2169	Owner:लाल बिहारी कुमार, Gurdian:श्रीकुमा कूमा, Address:आदर्शपल्ली, पो:—गौरांगनगर, कोलकाता:-59 , Classification:शालि, Area:0.04000000 Acre,	Mr Lal Bihari Kumar

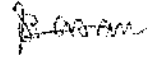
Endorsement For Deed Number : I - 152311659 / 2019



On 17-09-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 11,59,813/-



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

On 25-09-2019

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

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

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

Presented for registration at 13:26 hrs on 25-09-2019, at the Office of the A.D.S.R. RAJARHAT by Mr Lal Bihari Kumar ,Executant.

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

Execution is admitted on 25/09/2019 by Mr Lal Bihari Kumar, Son of Mr Shree Kumar Kumar, Adarshapally, P.O: Gouranganagar, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Business

Indetified by Mr Sumit Sinha, . . Son of Late Sandip Sinha, 171/B, APC Road, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,612/- (A(1) = Rs 11,598/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 11,612/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/09/2019 11:14AM with Govt. Ref. No: 192019200078233591 on 25-09-2019, Amount Rs: 11,612/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 907544171 on 25-09-2019, Head of Account 0030-03-104-001-16

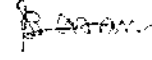


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 58,011/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 57,511/-

Description of Stamp

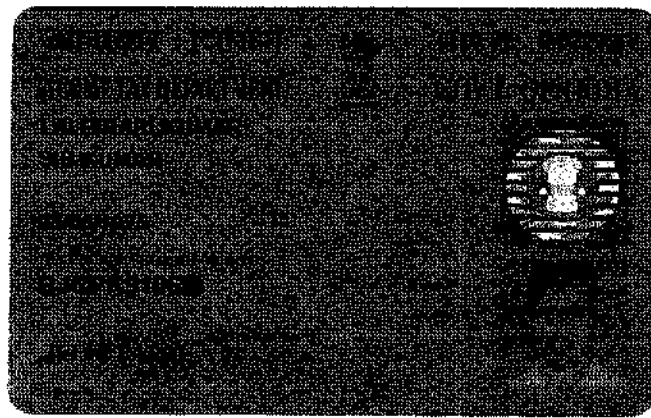
1. Stamp: Type: Impressed, Serial no 2257, Amount: Rs.500/-, Date of Purchase: 13/09/2019, Vendor name: Mita Dutta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/09/2019 11:14AM with Govt. Ref. No: 192019200078233591 on 25-09-2019, Amount Rs: 57,511/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 907544171 on 25-09-2019, Head of Account 0030-02-103-003-02



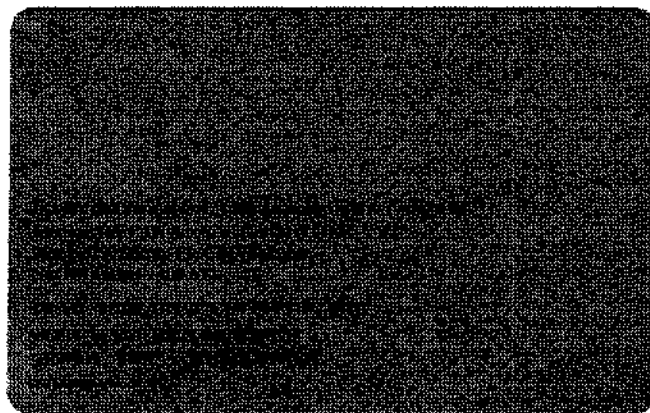
Sanjoy Basak

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





माल विहारी कुमार







भारत सरकार

Unique Identification Authority of India

Enrolment No.: 1149/90061/37623

To
Lalbihari Kumar
ADARSHAPALLY
Rajarhat-gopalpur (m)
Aswini Nagar
North 24 Parganas West Bengal - 700159
9903135397

Download Date: 28/12/2017

Generation Date: 18/12/2017

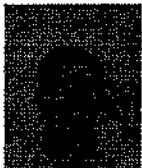
Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

6090 7188 4906

मेरा आधार, मेरी पहचान



Lalbihari Kumar
Date of Birth/DOB: 05/06/1975
Male/ MALE

6090 7188 4906

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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

- आधार देश भर में मान्य है।
- आधार अविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



Address:
ADARSHAPALLY, Rajarhat-gopalpur
(m), North 24 Parganas,
West Bengal - 700159

6090 7188 4906

लाल बिहारी कुमार



1. The Government of India, Ministry of Health and Family Welfare, New Delhi, has received information from the Government of West Bengal, that the Government of West Bengal has decided to implement the National Family Welfare Programme in the State of West Bengal.

2. The Government of India, Ministry of Health and Family Welfare, New Delhi, has decided to grant financial assistance to the Government of West Bengal for the implementation of the National Family Welfare Programme in the State of West Bengal.

3. The Government of India, Ministry of Health and Family Welfare, New Delhi, has decided to grant financial assistance to the Government of West Bengal for the implementation of the National Family Welfare Programme in the State of West Bengal.



8080 7188 4808

31/12/2018



7/12/18

8080 7188 4808

1. The Government of India, Ministry of Health and Family Welfare, New Delhi, has received information from the Government of West Bengal, that the Government of West Bengal has decided to implement the National Family Welfare Programme in the State of West Bengal.

8080 7188 4808

8080 7188 4808

31/12/2018

8080 7188 4808

8080 7188 4808

31/12/2018

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

LEGACY TOWNSHIP PRIVATE
LIMITED



30/09/2013

Permanent Account Number

AACCL5672Q

16122013

LEGACY TOWNSHIP PVT. LTD.

Philip
Director



स्थायी सेवा संख्या /PERMANENT ACCOUNT NUMBER
AFVPG4781L

नाम /NAME
JYOTI GUPTA

पिता का नाम /FATHER'S NAME
JAYPRAKASH VERMA

जन्म तिथि /DATE OF BIRTH
20-04-1975

हस्ताक्षर /SIGNATURE
Jyoti Gupta

आयकर आयुक्त, (कानून: अपा.), कोल.
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें।
संयुक्त आयकर आयुक्त (प्रशासक एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority:
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

भारत सरकार
GOVERNMENT OF INDIA

ज्योति गुप्त
Jyoti Gupta
जन्म तिथि/DOB: 20/04/1975
महिला/FEMALE

8278 9747 3830
VID : 9138 7366 8749 8678

मेरा आधार. मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
उमेश/डॉ. अजय गुप्त, एडी 169, सॉल्टलेक सेक्टर 1,
बिदहाननगर (एम), उত্তर २४ परगना,
पश्चिम बंगाल - 700064

Address:
W/O: Sanjay Gupta, AD 169, SALT LAKE
SECTOR 1, Bidhannagar (M), North 24
Parganas,
West Bengal - 700064

Download Date: 19/12/2019

1947
1800 390 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Jyoti Gupta





ভারত সরকার

Unique Identification Authority of India
Government of India

ভারতীয় আইডি/Enrollment No.: 1040/19858/32834

To
সুমিত সিংহা
Sumit Sinha
171/B ACHARYA PRAFULLA CHANDRA ROAD
Shyambazar Mail S.O
Shyambazar Mail Kolkata
West Bengal 700004

19980351

MN199802515DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8321 1432 1920

আধার - সাধারণ মানুষের অধিকার



সংসদ সরকার
GOVERNMENT OF INDIA



সুমিত সিংহা
Sumit Sinha
পিতা : সন্দীপ সিংহা
Father : SANDIP SINHA
জন্ম বার / Year of Birth : 1982
পুরুষ / Male



8321 1432 1920

আধার - সাধারণ মানুষের অধিকার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

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

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

19980251



ঠিকানা:

১৭১/বি, আচার্য্য প্রফুল্ল চন্দ্র মল্লিক
শ্যামবাজার মেল, কোলকাতা,
পশ্চিমবঙ্গ, ৭০০০০৪

Address:

১৭১/বি, আচার্য্য
PRAFULLA CHANDRA
ROAD, Shyambazar Mail
S.O, Shyambazar Mail,
Kolkata, West Bengal,
700004



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2019, Page from 467987 to 468016

being No 152311659 for the year 2019.



Digitally signed by SANJOY BASAK
Date: 2019.10.22 12:26:40 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 22-10-2019 12:26:28 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)