

KM-163

Deed No. 1901053509/20



05562/2020

I

5350/2020



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

48AB 285087

NO. (2) 1696027/2020.

MV = Rs. 25,45,410/-

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheet attached to this document are the part of this Document.

*[Signature]*  
Additional Registrar  
of Assurances-1, Kolkata

30 DEC 2020



CONVEYANCE

1. Date: 16<sup>th</sup> December, 2020
2. Place: Kolkata
3. Parties:

*[Signature]*

*Bhajan Sardar*

*Jayanti Kuma Nanda*

Vol Case No. 12/11 2020

J(1)-

J(2)-

Total

Received on

250  
100  
350

16.12.2020

*[Signature]*  
*Bhajan Sardar*

*[Signature]*

H124

NAME \_\_\_\_\_  
 ADD. \_\_\_\_\_  
 Rs. \_\_\_\_\_

11 DEC 2020  
 SURANJAN MUKHERJEE  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kot 1

SAHA & RAY  
 Advocates  
 3rd Floor, Hastings Chambers  
 Kishan Sircar Roy Road  
 Kolkata - 700001

11 DEC 2020  
 11 DEC 2020



ADMITTED FOR FILING  
 OF APPLICATION  
 16 DEC 2020

- 3.1 **Bhajan Sardar**, son of Late Lalmohan Sardar, by faith Hindu, by occupation Business, nationality Indian, residing at Baruli, Dakshin Gobindapur, PIN 700145, Post Office Dakshin Gobindapur, Police Station Baruipur, District South 24-Parganas, West Bengal (**PAN GLYPS2910E**)

(Vendor, includes successors-in-interest)

And

- 3.2 **Jayanta Kumar Mondal alias Jayanta Mandal**, son of Late Krishna Pada Mondal, by faith Hindu, by occupation Business, nationality Indian, residing at Village Baruli, PIN 700145, Post Office Dakshin Gobindapur, Police Station Sonarpur, District South 24 Parganas, West Bengal (**PAN ALDPM6444L**)

(Confirming Party, includes successors-in-interest)

And

- 3.3 **Recoup Tracom Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at 101, Park Street, Ground Floor, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCR4144Q**], represented by its authorized signatory, **Subhrangshu Nath Sarkar**, son of Late Bhupatish Nath Sarkar, by faith Hindu, occupation Service, nationality Indian, working for gain at 99A, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AXIPS2119K**]

- 3.4 **Darpad Promoters Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at 1<sup>st</sup> Floor, 14, Netaji Subhash Road, Kolkata-700001, Post Office GPO, Police Station Hare Street, District Kolkata, West Bengal [**PAN AAECD2509A**], represented by its authorized signatory, **Subhrangshu Nath Sarkar**, son of Late Bhupatish Nath Sarkar, by faith Hindu, occupation Service, nationality Indian, working for gain at 99A, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AXIPS2119K**]

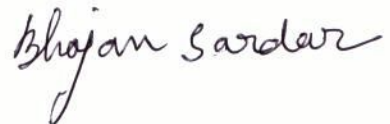
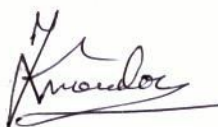
(collectively, **Purchasers**, includes successors-in-interest).

Vendor, Confirming Party and Purchasers are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

#### NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

#### 4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 4.0000 (four point zero zero zero zero) decimal [equivalent to 2.4242 (two point four two four two) *cottah* or 162.1567 (one hundred sixty two point one five six seven) square meter], more or less, out of 10 (ten) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 2486, *Mouza* Khasmallick, J.L. No. 35, Police Station Baruipur, PIN-700144, within the jurisdiction of Hariharpur *Gram Panchayet* (**HGP**), Sub-Registration District Baruipur, District South 24 Parganas (**Said Property**), more fully described in the **Schedule** below and the said *Dag* No. 16 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with all**





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16 DEC 2020

title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

## 5. Background, Representations, Warranties and Covenants

5.1 **Representations and Warranties Regarding Title:** The Vendor and the Confirming Party have made the following representations and given the following warranties to the Purchasers regarding title:

5.1.1 **Purchase of Said Property:** By Deed of Conveyance dated 11<sup>th</sup> December, 2014, registered from the Office of the District Sub-Registrar-IV, South 24 Parganas, recorded in Book No. I, Volume No. 1604-2020, at pages 7310-7322, Being No. 160400143 for the year 2020, Bhajan Sardar i.e. Vendor, herein, purchased the Said Property, free from all encumbrances.

5.1.2 **Mutation:** Thereafter, Bhajan Sardar i.e. Vendor, herein, got his name mutated in the records of the Land Reforms Settlement of the Block Land and Land Reforms Office, Baruipur, South 24 Parganas, in L.R. *Khatian* No. 2486 with regard to the Said Property.

5.1.3 **Ownership of Said Property:** In the above-mentioned circumstances, the Bhajan Sardar i.e. the Vendor hereinabove, is the recorded, sole, undisputed and absolute owner of the Said Property, free from all encumbrances.

5.1.4 **Agreement with Confirming Party:** Thereafter, the Vendor, herein, has agreed to transfer the Said Property to the Confirming Party i.e. Jayanta Kumar Mondal *alias* Jayanta Mandal in terms of the valuable consideration.

5.1.5 **Nomination to Purchasers:** Subsequently, the Confirming Party i.e. Jayanta Kumar Mondal *alias* Jayanta Mandal nominated the Purchasers, herein, to complete the purchase of the Said Property from the Vendor to the Purchasers, herein, with valuable consideration.

5.1.6 **Conveyance to Purchasers:** In furtherance of the above, the Vendor is completing the conveyance in respect of the Said Property, in favour of the Purchasers, by this presence, on the terms and conditions contained herein and the Confirming Party is confirming the same.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor and Confirming Party represent, warrant and covenant regarding encumbrances as follows:

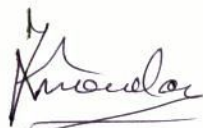
5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the *Panchayet* Authority or Government or any Statutory Body.

5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.

5.2.3 **No Encumbrance by Act of Vendor and Confirming Party:** The Vendor and Confirming Party have not at any time done or executed or knowingly suffered or



Bhajan Sardar





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16 DEC 2020



been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

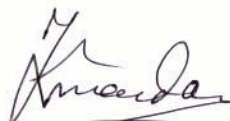
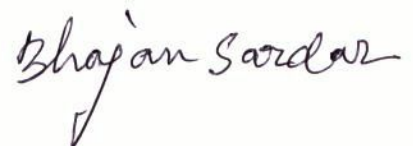
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor and the Confirming Party by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutter*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or the Confirming Party or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

## 6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendor will sell the Said Property to the Purchasers free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title **together with** the Confirming Party will confirm the sell of the Said Property and **also together with** handing over *khas*, vacant, peaceful and physical possession and the Purchasers will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).

## 7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchasers the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below and the Confirming Party hereby confirms the same, being land classified as *sali* (agricultural) measuring 4.0000 (four point zero zero zero zero) decimal [equivalent to 2.4242 (two





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ADDITIONAL ASSISTANT  
OF ASSISTANT, JUNTA  
16 DEC 2020

point four two four two) *cottah* or 162.1567 (one hundred sixty two point one five six seven) square meter], more or less, out of 10 (ten) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 2486, *Mouza* Khasmallick, J.L. No. 35, Police Station Baruipur, PIN-700144, within the jurisdiction of Hariharpur *Gram Panchayet* (**HGP**), Sub-Registration District Baruipur, District South 24 Parganas and the said *Dag* No. 16 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

## 7.2 **Consideration & Payment:**

7.2.1 **Vendor's Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 1,00,000/- (Rupees one lac) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby as well as by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

7.2.2 **Confirming Party's Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 24,45,410/- (Rupees twenty-four lac forty-five thousand four hundred and ten) paid by the Purchaser to the Confirming Party, receipt of which the Confirming Party hereby as well as by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

7.2.3 **Total Consideration:** Thus, the Purchasers have paid an aggregate sum of Rs. 25,45,410/- (Rupees twenty-five lac forty-five thousand four hundred and ten).

## 8. **Terms of Transfer**

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutter*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor, the Confirming Party or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor and Confirming Party has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property, which if found defective or untrue at any time,

Bhajan Sardar



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the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Vendor.

- 8.2.2 **Transfer of Property Act:** All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchasers by the Vendor and the Confirming Party.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor and Confirming Party hereby covenant that the Purchasers and the Purchasers' successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively 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 Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor, the Confirming Party or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and/or the Confirming Party and it is further expressly and specifically covenanted, confirmed and declared by the Vendor and the Confirming Party that notwithstanding anything contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor and the Confirming Party, the Vendor and the Confirming Party shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor and the Confirming Party hereby expressly waives, surrenders and gives up each and everyone of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchasers as the constituted attorney of the Vendor and empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchasers shall convert the nature of use and classification of the Said



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16 DEC 2020

Property from agricultural to non-agricultural/housing for construction of a housing complex and the Purchasers shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining agricultural and (b) appoints the Purchasers as the constituted attorney of the Vendor and empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and conversion of the nature of use and classification thereof from agricultural to non-agricultural/housing and in this regard shall sign all documents and papers as required by the Purchasers.

- 8.7 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or the Purchasers' successors-in-interest and assigns, 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 Said Property.



Bhajan Sardar







**Schedule  
(Said Property)**

Land classified as *sali* (agricultural) measuring 4.0000 (four point zero zero zero zero) decimal [~~equivalent to 2.4242~~ (two point four two four two) *cottah* or 162.1567 (one hundred sixty two point one five six seven) square meter], more or less, out of 10 (ten) decimal, being a portion of R.S./L.R. Dag No. 16, recorded in L.R. *Khatian* No. 2486, *Mouza* Khasmallick, J.L. No. 35, Police Station Baruipur, PIN-700144, within the jurisdiction of Hariharpur *Gram Panchayet* (**HGP**), Sub-Registration District Baruipur, District South 24 Parganas and the said *Dag* No. 16 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

**On the North** : By R.S./L.R. *Dag* No. 15; ✓  
**On the East** : By R.S./L.R. *Dag* Nos. 13 and 19; ✓  
**On the South** : By R.S./L.R. *Dag* No. 17; ✓  
**On the West** : By Metal Road. ✓

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property.

The details of the Said Property are tabulated below:

<i>Mouza</i>	L.R. <i>Dag</i> No.	L.R. <i>Khati</i> <i>an</i> No.	Nature of Land	Total Area of <i>Dag</i> (in Decimal)	Total Area Sold (in Decimal)	Name of Recorded Owner
<i>Khas Mallik</i>	16	2486	<i>sali</i>	10	4.0000	Bhajan Sardar



Bhajan Sardar





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16 DEC 2020

**9. Execution and Delivery**

9.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

*Bhajan Sardar*

**(Bhajan Sardar)**  
**(Vendor)**

Read over and explained the contents of this document by me to the Vendor in his vernacular language, who after understanding the meaning and purport of this document, put his LTI/signature in my presence.

Signature \_\_\_\_\_

*Jayanta Kumar Mondal*  
**(Jayanta Kumar Mondal alias Jayanta Mandal)**  
**(Confirming Party)**

**Recoup Tracom Pvt. Ltd.**  
*Subhrangshu Nath Sarkar*  
**Director/Authorised Signatory**

**Recoup Tracom Private Limited**

**Darpad Promoters Pvt. Ltd.**  
*Subhrangshu Nath Sarkar*  
**Director/Authorised Signatory**

**Darpad Promoters Private Limited**

represented by its authorized signatory  
**Subhrangshu Nath Sarkar**  
**(Purchasers)**

**Drafted by**

*Mobina Ali*  
F1508/371/2019  
Advocate  
at High Court Calcutta

**Witnesses:**

Signature: *Dutta*

Name: *Ipshita Dutta*

Father's Name: *Goutam Dutta*

Address: *7C, K. S. Roy Road*

*Kol-01*

Signature: *S. Roy*

Name: *Sourav Roy*

Father's Name: *Swapam Roy*

Address: *7C, K. S. Roy Road*

*Kol-01*



4 ✓  
ADDITIONAL  
OFFICER  
16 DEC 2020

**Receipt and Memo of Consideration by Vendor**

Received from the within named Purchasers the within mentioned sum of **Rs. 1,00,000/- (Rupees one lac)** towards full and final payment of the Total Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque No. 002136	15.12.2020	The Federal Bank Limited	1,00,000/-
<b>Total</b>			<b>1,00,000/-</b>

*Bhajan Sardar*

(Bhajan Sardar)  
(Vendor)

**Witnesses:**

Signature *Nutta*

Signature *S. Roy*

Name: *Ipshita Nutta*

Name: *Sourav Roy*



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16 DEC 2020



**Receipt and Memo of Consideration by Confirming Party**

Received from the within named Purchasers the within mentioned sum of **Rs. 24,45,410/- (Rupees twenty four lac forty five thousand four hundred and ten)** towards full and final payment of the Total Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque no. 000199	06.02.2013	Axis Bank Ltd Nimta Branch	15,00,000/-
Cheque No. 002137	15.12.2020	The Federal Bank Limited	9,45,410/-
<b>Total</b>			<b>24,45,410/-</b>

  
**(Jayanta Kumar Mondal alias Jayanta Mandal)**  
**(Confirming Party)**

**Witnesses:**

Signature           Dutta          

Signature           S. Ray          

Name:           Ishita Dutta          

Name:           Soumen Ray



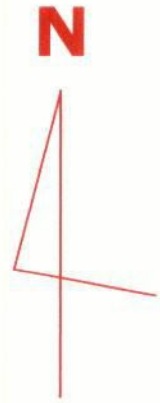
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16 DEC 2020

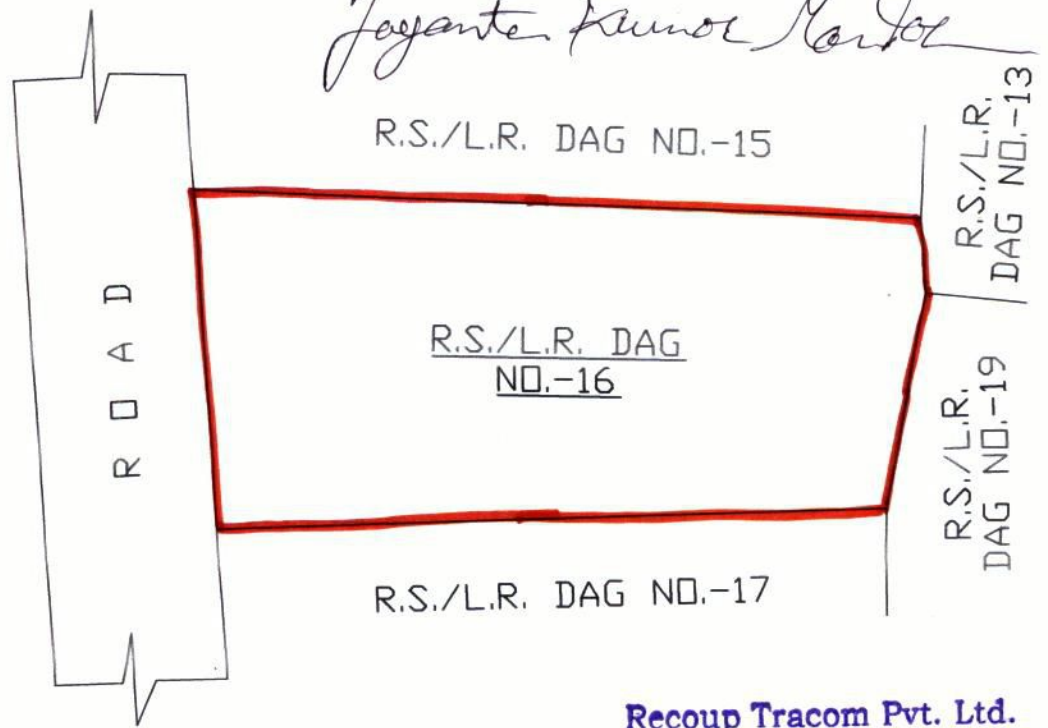


SITE PLAN OF R.S./L.R. DAG NO.- 16 L.R. KHATIAN NO.- 2486,  
MOUZA -KHASHMALLICK J.L. NO.- 35, P.S.-BARUIPUR, UNDER  
HARIHARPUR GRAM PANCHAYET DIST.- SOUTH 24 PARGANAS.

TOTAL AREA OF DAG NO.16 - 10 DECIMAL



*Bhajan Sardar*  
*Jyanti Kumar Kar*



**Recoup Tracom Pvt. Ltd.**  
*Subhoyshu Nath Saha*  
Director / Authorised Signatory

**Darpad Promoters Pvt. Ltd.**  
*Subhoyshu Nath Saha*  
Director / Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 4.0000 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 10  
DECIMAL OF R.S/L.R. DAG NO.- 16.












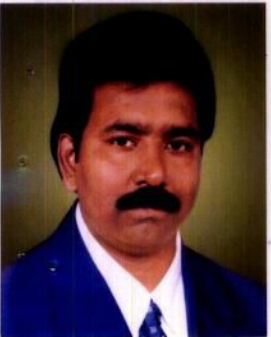





















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ADDITIONAL  
OFFICE  
16 DEC 2020

## SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 <i>Bhajan Sardar</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <i>Jayanta Kumar Mondal</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <i>Subhrajit Nath Saha</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



✓  
ADDITIONAL SECRETARY  
OFFICE OF THE SECRETARY  
16 DEC 2020



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

GRN: 19-202021-016982443-1

Payment Mode Online Payment

GRN Date: 16/12/2020 12:20:14

Bank : State Bank of India

BRN : CKO7436224

BRN Date: 16/12/2020 12:30:20

DEPOSITOR'S DETAILS

Id No. : 2001696027/2/2020  
[Query No./Query Year]

Name : SAHA AND RAY  
Contact No. : 09339235073 Mobile No. : +91 9339235073  
E-mail : t.mukherjee@saharay.com  
Address : ROOM NO5AB 5TH FLOOR 7CKSROY ROAD KOL1  
Applicant Name : Mr Saha And Ray  
Office Name :  
Office Address :  
Status of Depositor : Solicitor firm  
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	2001696027/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	127291
2	2001696027/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	50922

Total

178213

In Words : Rupees One Lakh Seventy Eight Thousand Two Hundred Thirteen only



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ADDITIONAL SECRETARY  
16 DEC 2020





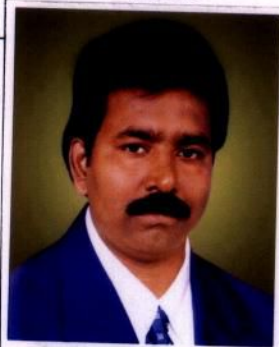


Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19012001696027/2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Bhajan Sardar Baruli, Dakshin Gobindapur, P.O:- Dakshin Gobindapur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Seller		3377 	Bhajan Sardar 16/12/2020
2	Jayanta Kumar Mondal Alias Jayanta Mandal Village Baruli, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700145	Seller		3376 	Jayanta Kumar Mondal 16.12.2020
3	Subhrangshu Nath Sarkar 99A Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Represent ative of Buyer [Recoup Tracom Private Limited ] ,[Darpad Promoters Private Limited ]			



ADDITIONAL REGISTRAR  
OF ASSOCIATED COMPANIES  
16 DEC 2020



SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print 3378	Signature with date
1	Sukumar Mondal Son of Rupchand Mondal Domdamakismat, Domdama, South 24 Parganas, P.O:- Domdama, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 743503	Bhajan Sardar, Jayanta Kumar Mondal, Subhrangshu Nath Sarkar			Sukumar Mondal 16/12/2020

(Debasis Patra)

ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. - I  
KOLKATA  
Kolkata, West Bengal



ADDITIONAL REGISTRAR  
OF LANDS & SURVEY  
16 DEC 2020

ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

LMW5028709



নির্বাচকের নাম : স্বপন কর

Elector's Name : Swapan Kar

পিতার নাম : রবীন্দ্রনাথ কর

Father's Name : Rabindranath Kar

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : 05/06/1969  
Date of Birth

*Swapan Kar*

LMW5028709

ঠিকানা:  
96/1 রাজদাঙ্গা স্কুল রোড কোলকাতা মিউনিসিপাল  
কর্পোরেশন কাসবা দক্ষিণ 24 পরগণা 700078

Address:  
96/1 Rajdanga School Road Kolkata  
Municipal Corp. Kasba SOUTH 24  
PARGANAS 700078

Date: 12/02/2008

108-যাদবপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন

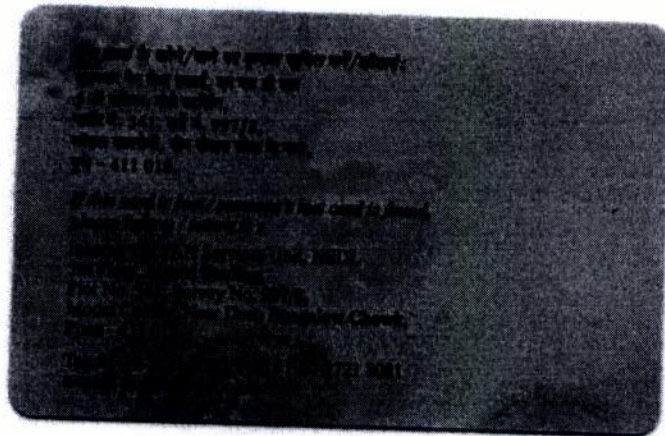
আধিকারিকের স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral  
Registration Officer for  
108-Jadavpur Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় তেইটি নাম  
তোলা ও একই নামের নতুন সচিব পরিচয়পত্র পাওয়ার  
জন্য নিম্নে লিখিত এই পরিচয়পত্রের নম্বরটি 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.

010/1461





Bhajan Sardar

Bhajan Sardar



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

JAYANTA KUMAR MONDAL  
KRISHNA PADA MONDAL  
25/05/1970  
Permanent Account Number  
ALDPM6444L

जयन्ता कुमार मण्डल



Jayanta Kumar Mondal





भारत  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
KC10070155



निर्वाचक नाम : जयन्त मण्डल

Elector's Name: Jayanta Mandal

पिता का नाम : कृष्ण मण्डल

Father's Name: Krishna Mandal

लिंग / Sex : पुरु / M

जन्म तिथि / Date of Birth : XX / XX / 1972

*Handwritten signature*

*Jayanta Kumar Mandal*



KCT0670155

पिन-:

पिन- 700145, पिन- 700145 (पिन- 700145)  
पिन- 700145, पिन- 700145 (पिन- 700145)

Address:

Dakshin Baruli, Mondal  
Para P.O. Dakshin Gobindapur  
Langalberiya Sonarpur South 24  
Pargana 700145

Date: 26/07/2007

110-बिहूपुर पूर्व (पश्चिमी बांग्ला) निर्वाचन क्षेत्र

110-बिहूपुर पूर्व (पश्चिमी बांग्ला) निर्वाचन क्षेत्र

Facsimile Signature of the Electoral  
Registration Officer for

110-Bishnupur East (SC) Constituency

निर्वाचन क्षेत्र में बदलाव होने पर निर्वाचन क्षेत्र में अपने नाम  
को दर्ज करने के लिए निर्वाचन क्षेत्र में अपने नाम को दर्ज करने के लिए  
निर्वाचन क्षेत्र में अपने नाम को दर्ज करने के लिए

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.

Jayanti Kumar Mondal





Recoup Tracom Pvt. Ltd.

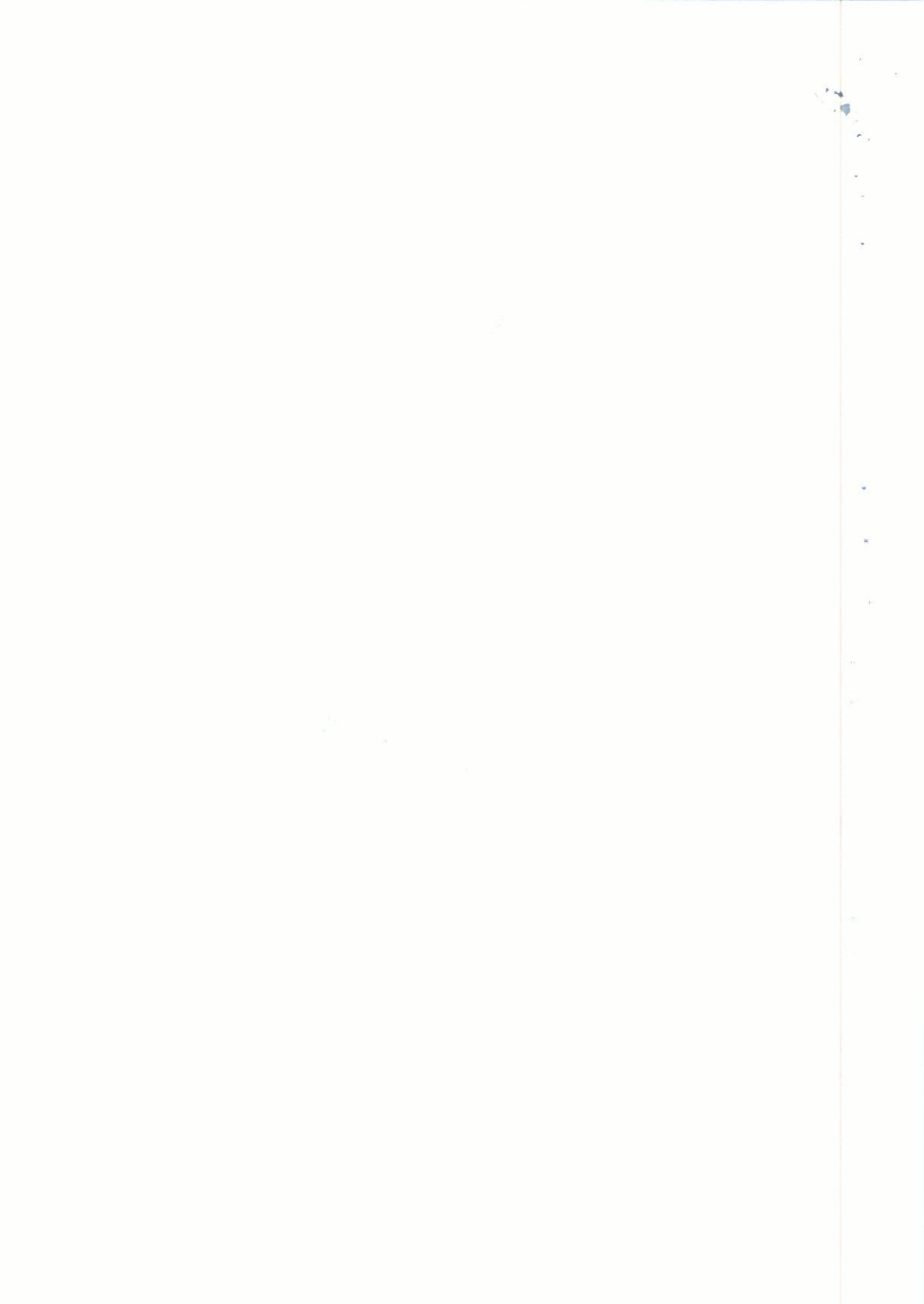
*Sudhanshu Nath Sehra*

Director / Authorised Signatory





Darpad Promoters Pvt. Ltd.  
*Sabhyashu Nath Sehra*  
Director / Authorised Signatory





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SUBHRANGSHU NATH SARKAR

BHUPATISH NATH SARKAR

30/12/1976  
Permanent Account Number  
AXIPS2119K

*Subhrangshu Nath Sarkar*  
Signature

01/07/2010

ভাৰতীয় নিৰ্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

CRZ3253325

নিৰ্বাচকের নাম : শুভ্রাংশু নাথ  
Elector's Name : Subhrangshu Nath Sarkar

পিতার নাম : ভূপতীশ নাথ  
Father's Name : Bhupatish Nath Sarkar

লিঙ্গ/Sex : পুরু M

জন্ম তারিখ  
Date of Birth : 30/12/1976

*Subhrangshu Nath Sarkar*

CRZ3253325

ঠিকানা:  
বি-১, (আংশিক) গৃহ নং- ১ থেকে ২৫৬, কল্যানী, কল্যানী,  
নাদিয়া- 741235

Address:  
B-1,(ANGSHIK) HOME NO- 1 TO 256.,  
KALYANI, KALYANI, NADIA- 741235

*Subhrangshu Nath Sarkar*


Date: 27/11/2015

92-কল্যানী (উপনির্ভী জাতি) নির্বাচন কেন্দ্রের বিধাচক  
নিবন্ধন অধিকারকের স্বাক্ষরের অনুকৃতি  
Facsimile Signature of the Electoral  
Registration Officer for  
92-Kalyani (SC) Constituency


ঠিকানা পরিবর্তন হলে নতুন ঠিকনার জেরার সার্ভে নম্ব জোগদ ও একই  
সময় নতুন সচিব পরিচয়পত্র পাওয়ার জন্য বিদায় করে এই  
পরিচয়পত্রের একটি উত্তর 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.

1850487

ভারত সরকার  
Government of India



শুভ্রাংশু নাথ সরকার  
Subhrangshu Nath Sarkar  
পিতা : ভূপতীশ নাথ সরকার  
Father : Bhupatish Nath Sarkar  
জন্মতারিখ / DOB : 30/12/1976  
পুরুষ / Male



6312 7209 6841

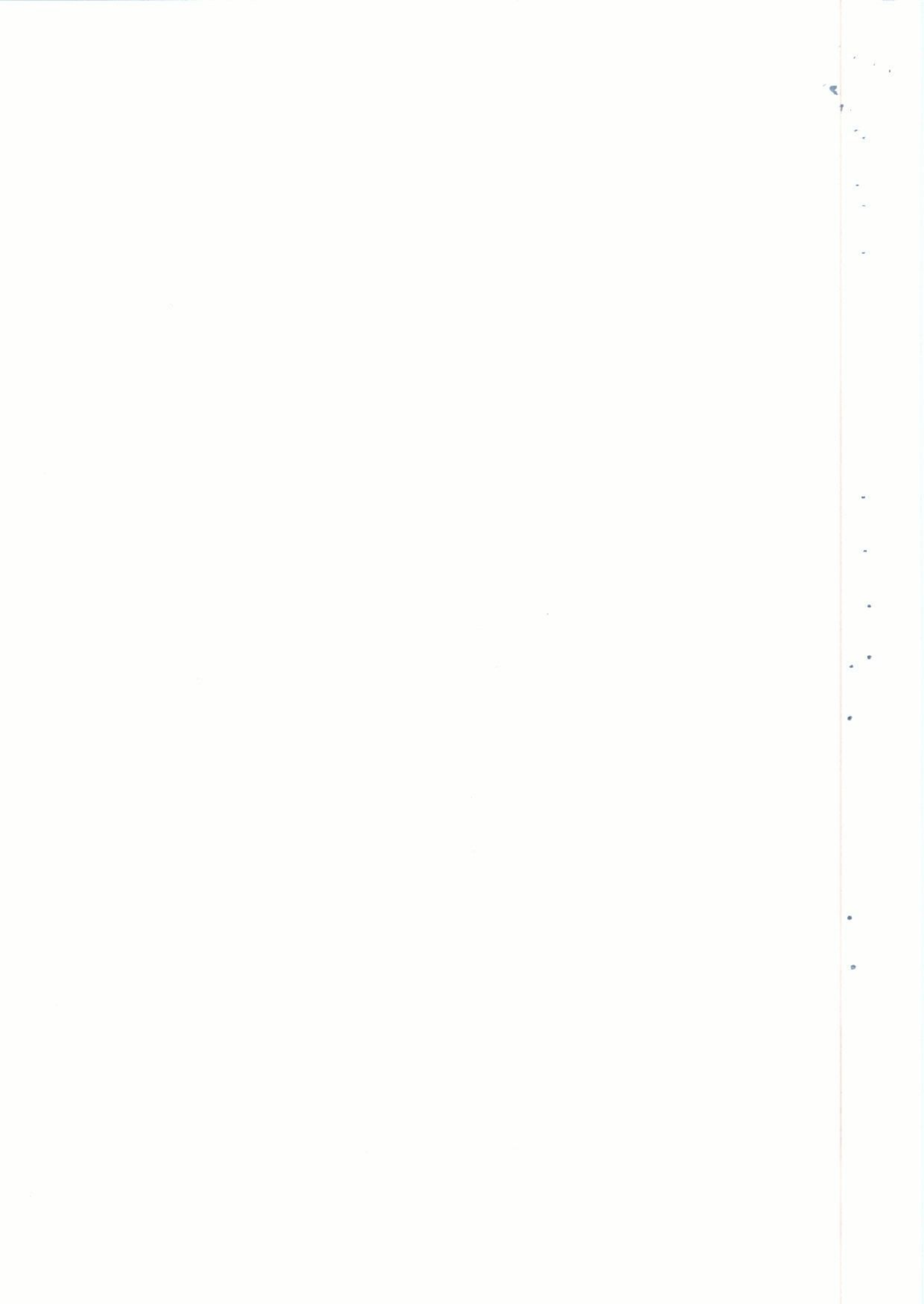
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

আধার

ঠিকানা:  
বী 1/235, - কল্যানী, -  
কল্যানী, কল্যানী, নদিয়া, পশ্চিম  
বঙ্গ, 741235

Address:  
B 1/235, -, KALYANI, -, Kalyani,  
Kalyani, Nadia, West Bengal,  
741235

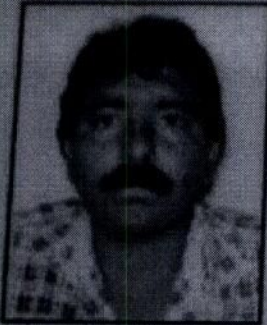
6312 7209 6841





भारत सरकार

GOVERNMENT OF INDIA



Jayanta Kumar Mondal  
Date of Birth/DOB: 25/05/1970  
Male/ MALE  
Mobile No: 9674529377



7097 4152 5395

**MERA AADHAAR, MERI PEHCHAN**

*Jayanta Kumar Mondal*





ভারত সরকার

GOVERNMENT OF INDIA



সুকুমার মন্ডল

Sukumar Mondal

জন্ম সাল/Year of Birth: 1984

পুরুষ / Male

5754 0165 3339



আধার - সাধারণ মানুষের অধিকার

Sukumar Mondal



ভারতীয় বিশিষ্ট পরিচয়-প্রমাণিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: S/O রুপচন্দ মন্ডল, দমদমকিসমত  
দমদমা, দক্ষিণ ২৪ পরগণা, পশ্চিমবঙ্গ  
743503

Address: S/O Rupchand  
Mondal, Domdamakismat,  
Domdama, South Twenty  
Four Parganas, West  
Bengal, 743503



1947  
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



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

Sukumar Mondal



ভারত সরকার  
Government of India



ভজন সরদার  
Bhajan Sardar  
পিতা : লালমোহন সরদার  
Father : LALMOHAN SARDAR  
জন্ম সাল / Year of Birth : 1968  
পুরুষ / Male



5745 7541 9353

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রতিকরণ  
Unique Identification Authority of India

ঠিকানা:  
S/O লালমোহন সরদার, বারুলী,  
দক্ষিণ গোবিন্দপুর, দক্ষিণ ২৪  
পরগণা, পশ্চিমবঙ্গ, 700145

Address:  
S/O Lalmohan Sardar, Baruli,  
Dakshin Gobindapur, South  
Twenty Four Parganas, West  
Bengal, 700145

5745 7541 9353

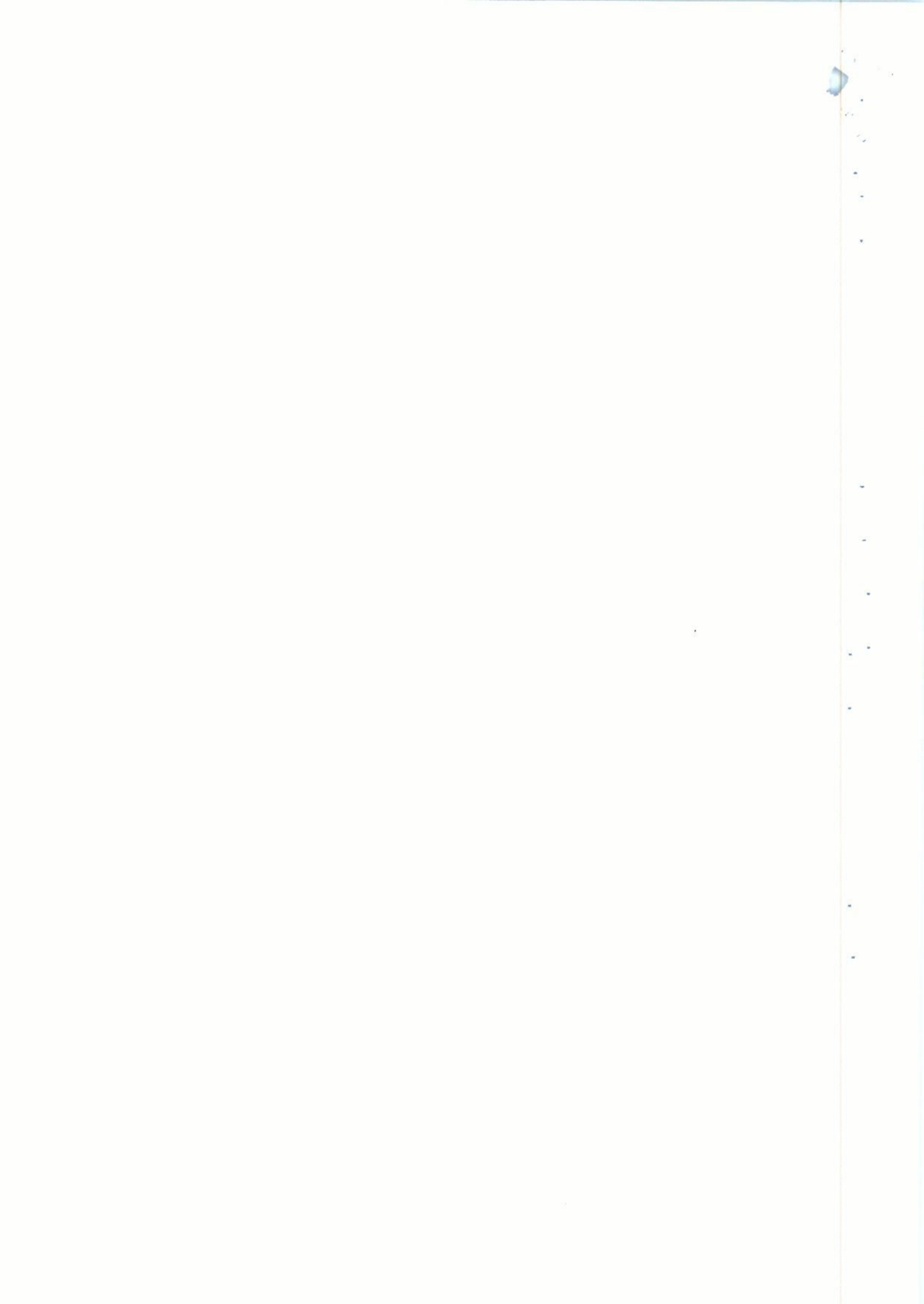
1947  
1800 300 1947

help@uidai.gov.in

www  
www.uidai.gov.in

Bhajan  
Sardar

Bhajan Sardar





ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
KCT0677542



নির্বাচকের নাম : ভজন সর্দার

Elector's Name : Bhajan Sardar

পিতার নাম : লালমোহন সর্দার

Father's Name : Lalmohan Sardar

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ : XX / XX / 1968  
Date of Birth

KCT0677542

ঠিকানা:  
দক্ষিণ বারুলী, সর্দারপাড়া পোঃ-দক্ষিণ গোবিন্দপুর  
লালমোহন সর্দার সোনারপুর দক্ষিণ 24 পরগণা 700145

Address:  
Dakshin Baruli, Sardarpara P.O. Dakshin  
Gobindapur Langalberia Sonarpur South  
24 Parganas 700145

Date: 31/07/2007  
110-বিশ্বপুত্র পূর্ব (তপসিনী জাতি) নির্বাচন কেন্দ্রের  
নির্বাচক নিবন্ধন আধিকারিকের স্বাক্ষরের অনুকৃতি  
Facsimile Signature of the Electoral  
Registration Officer for  
110-Bishnupur East (SC) Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানাতে ভোটার লিষ্টে নাম  
তোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার  
জন্য নিশ্চিত করবে এই পরিচয়পত্রের নকলটি উঠেবে 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.

107/1260

Bhajan Sardar

Bhajan Sardar



## Major Information of the Deed

Deed No :	I-1901-05350/2020	Date of Registration	30/12/2020
Query No / Year	1901-2001696027/2020	Office where deed is registered	
Query Date	15/12/2020 4:12:45 PM	1901-2001696027/2020	
Applicant Name, Address & Other Details	Saha And Ray 7C, K.S. Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003630583, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 25,45,410/-]		
Set Forth value	Market Value		
Rs. 25,45,410/-	Rs. 25,45,410/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,27,301/- (Article:23)	Rs. 51,006/- (Article:A(1), E,)		
Remarks			

### Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Khash Mallikpur, JI No: 35, Pin Code : 700144

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-16	RS-2486	Bastu	Shali	4 Dec	25,45,410/-	25,45,410/-	Property is on Road Adjacent to Metal Road,
<b>Grand Total :</b>					<b>4Dec</b>	<b>25,45,410 /-</b>	<b>25,45,410 /-</b>	

### Seller Details :




SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Bhajan Sardar</b> Son of Late Lalmohan Sardar Baruli, Dakshin Gobindapur, P.O:- Dakshin Gobindapur, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: GLxxxxxx0E, Aadhaar No: 57xxxxxxxx9353, Status :Individual, Executed by: Self, Date of Execution: 16/12/2020 , Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/12/2020 , Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Pvt. Residence</p>
2	<p><b>Jayanta Kumar Mondal, (Alias: Jayanta Mandal) (Presentant )</b> Son of Late Krishna Pada Mondal Village Baruli, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx4L, Aadhaar No: 70xxxxxxxx5395, Status :Confirming Party, Executed by: Self, Date of Execution: 16/12/2020 , Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/12/2020 , Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Pvt. Residence</p>





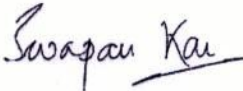
**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Recoup Tracom Private Limited</b> 101 Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.:: AAxxxxx4Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	<b>Darpad Promoters Private Limited</b> 1st Floor 14 Netaji Subhash Road, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Subhrangshu Nath Sarkar</b> Son of Late Bhupatish Nath Sarkar Date of Execution - 16/12/2020, , Admitted by: Self, Date of Admission: 30/12/2020, Place of Admission of Execution: Office			
		Dec 30 2020 3:35PM	LTI 30/12/2020	30/12/2020
99A Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AXxxxxxx9K, Aadhaar No: 63xxxxxxx6841 Status : Representative, Representative of : Recoup Tracom Private Limited (as Authorised signatory), Darpad Promoters Private Limited (as Authorised signatory)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Sukumar Mondal</b> Son of Rupchand Mondal Domdamakismat,Domdama,South 24 Parganas, P.O:- Domdama, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743503			
Identifier Of Bhajan Sardar, Jayanta Kumar Mondal, Subhrangshu Nath Sarkar			
<b>Mr SWAPAN KAR</b> Son of Mr R N KAR 96/1, RAJDANGA SCHOOL ROAD, P.O:- EKTP, P.S:- Kasba, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700107			
	30/12/2020	30/12/2020	30/12/2020
Identifier Of Subhrangshu Nath Sarkar			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Bhajan Sardar	Recoup Tracom Private Limited-2 Dec,Darpad Promoters Private Limited-2 Dec









**On 16-12-2020**

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

Presented for registration at 18:37 hrs on 16-12-2020, at the Private residence by Jayanta Kumar Mondal Alias Jayanta Mandal, one of the Executants.

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

Execution is admitted on 16/12/2020 by 1. Bhajan Sardar, Son of Late Lalmohan Sardar, Baruli, Dakshin Gobindapur, P.O: Dakshin Gobindapur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession Business, 2. Jayanta Kumar Mondal, Alias Jayanta Mandal, Son of Late Krishna Pada Mondal, Village Baruli, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession Business

Indetified by Sukumar Mondal, , Son of Rupchand Mondal, Domdamakismat,Domdama,South 24 Parganas, P.O: Domdama, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by profession Cultivation



**Debasis Patra**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
**Kolkata, West Bengal**

**On 29-12-2020**

**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 25,45,410/-



**Debasis Patra**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
**Kolkata, West Bengal**

**On 30-12-2020**

**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.

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

Execution is admitted on 30-12-2020 by Subhrangshu Nath Sarkar, Authorised signatory, Recoup Tracom Private Limited (Private Limited Company), 101 Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016; Authorised signatory, Darpad Promoters Private Limited (Private Limited Company), 1st Floor 14 Netaji Subhash Road, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr SWAPAN KAR, , Son of Mr R N KAR, 96/1, RAJDANGA SCHOOL ROAD, P.O: EKTP, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Service



### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 51,006/- ( A(1) = Rs 25,454/- ,B = Rs 25,454/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 84/-, by online = Rs 50,922/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/12/2020 12:30PM with Govt. Ref. No: 192020210169824431 on 16-12-2020, Amount Rs: 50,922/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKO7436224 on 16-12-2020, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,27,291/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 1,27,291/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 71124, Amount: Rs.10/-, Date of Purchase: 11/12/2020, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/12/2020 12:30PM with Govt. Ref. No: 192020210169824431 on 16-12-2020, Amount Rs: 1,27,291/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKO7436224 on 16-12-2020, Head of Account 0030-02-103-003-02



**Debasis Patra**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
**Kolkata, West Bengal**





**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1901-2021, Page from 15833 to 15872**

**being No 190105350 for the year 2020.**



Digitally signed by ABHIJIT BASU  
Date: 2021.01.14 18:12:59 +05:30  
Reason: Digital Signing of Deed.

**(Abhijit Basu) 2021/01/14 06:12:59 PM**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
**West Bengal.**

**(This document is digitally signed.)**

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Dated 16<sup>th</sup> day of December, 2020

Between

**Bhajan Sardar**  
... Vendor

And

**Jayanta Kumar Mondal *alias* Jayanta Mandal**  
... Confirming Party

And

**Recoup Tracom Private Limited & Anr.**  
... Purchaser

**Conveyance**

Land measuring 4.0000 (four point zero zero zero zero) decimal  
Portion of  
R.S./L.R. *Dag* No. 16  
*Mouza* Khasmallick  
Police Station Baruipur  
District South 24 Parganas

**Saha & Ray**

Advocates  
3A/1, 3<sup>rd</sup> floor  
Hastings Chambers  
7C, Kiran Sankar Roy Road  
Kolkata-700001