পশ্চিমবঞ্জা पश्चिम बंगाल WEST BENGAL

A.R.A.

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Care no 1991/17

entitled that the Document is admined as registration. The signature shall and the and of the agreement are the parts of this deciment.

Additional Registration Additional Registration Assurances. \$21. Kotkate

DEED OF CONVEYANCE

Addition a flaggistrar of lassurances the Kolkata

THIS DEED OF CONVEYANCE ("Deed") made on this the 4th day of November, 2017

BY AND BETWEEN

THE GREATER KOLKATA FRUIT, POTATO, ONION, VEGETABLES AND LEMON MERCHANTS ASSOCIATION, PAN AACAT4978K, having its place of business at 231, Maharshi Devendra Road, Kolkata-700007, Police Station Posta, Post Office Burrabazar, represented by (i) its President, Gurapada Sinha, having PAN AJWPS8483L, by faith Hindu, son of late Prafullya Kumar Sinha, residing at 55, Bhupendra Bose Avenue, Kolkata – 700 004, Police Station Shyampukur and Post Office Shyambazar, and (ii) its General Secretary, Mrinal Kanti Ghosh, having PAN ADRPG8349L, by

wind of to Both

33677

SI No Sold to

Address...

A. K. Maity

(Govt.) Licensed Stamp Vendor 10, Old Post Office Street

Kolkata - 700001

License No.: 1/2017-2018

Issue Date : Sign.



SEP 2017



Additional Registrar of Assurances III Kolkata

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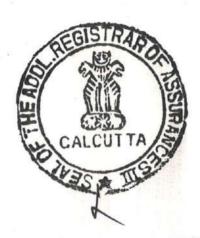
faith Hindu, son of late Sailen Kumar Ghosh, residing at 3/1/1A, Mukherjee Para Lane, Kolkata – 700 026, Police Station and Post Office Kalighat, hereinafter referred to as "the Vendor", (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors and/or assigns) of the ONE PART

AND

BENGAL DCL HOUSING DEVELOPMENT COMPANY LIMITED, a company incorporated under the provisions of the Companies Act, 1956 and having its Registered Office at 24, Park Street, Police Station Shakespeare Sarani, Post Office Park Street, Kolkata 700 016 having PAN AABCB9839N, represented by one of its Directors, Mr. Indranil Majumdar, son of Mr. P.K. Majumdar, having PAN AHXPM8920F, by faith Hindu, working for gain at Bengal DCL Housing Development Company Limited, residing at 65, Avenue South, Santoshpur, Post Office Santoshpur, Police Station Jadavpur, Kolkata – 700075, District South 24 Parganas, hereinafter referred to as "the Purchaser", (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-interest, nominees and assigns) of the OTHER PART.

WHEREAS:

- A. One Probodh Chandra Kolay was the original owner in respect of land admeasuring 10 (ten) decimals comprised in L.R. Plot No.1441/2555, recorded in L.R. Khatian No.784/1 in Mouza Ramnagar, J.L. No.84, within the jurisdiction of Police Station Singur, District Hooghly ("First Land Parcel").
- B. The said Probodh Chandra Kolay died intestate leaving behind him his wife Ambuja Kolay and 4 (four) sons being Shakti Pada Kolay, Krishna Gopal Kolay, Tapan Kumar Kolay and Bimal Kumar Kolay as his legal heirs and successors under the Hindu Succession Act, 1956. Subsequently, the wife of said Probodh Chandra Kolay also died intestate leaving behind her 4 (four) sons, being Shakti Pada Kolay, Krishna Gopal Kolay, Tapan Kumar Kolay and Bimal



Additional Registrar of Assurances III Reflats

- Kumar Kolay as her legal heirs and successors under the Hindu Succession Act, 1956, who duly inherited the abovementioned First Land Parcel.
- C. In the abovementioned manner, the said Shakti Pada Kolay, Krishna Gopal Kolay, Tapan Kumar Kolay and Bimal Kumar Kolay jointly became the absolute owners of the First Land Parcel.
- D. By a Bengali Kobala dated December 4, 1976, registered in the Office of the Additional District Sub-Registrar, at Serampore, in Book No. I, Volume No. 56, Pages 1 to 2, for the year 1976, one Balai Charan Koley sold, transferred and conveyed in favour of Chandi Charan Malik and Sanatan Malik land admeasuring 15 (fifteen) decimals comprised in L.R. Plot No.1441/2555, recorded in Proja Khatian 985 and R.S. Khatian No. 1438 in Mouza Ramnagar, J.L. No.84, within the jurisdiction of Police Station Singur, District Hooghly. By another Bengali Kobala dated March 24, 1979, registered in the Office of the Additional District Sub-Registrar at Singur, in Book No. I, Volume No. 18, Pages 4 to 6, for the year 1979, Tara Pada Koley, Shankar Lal Koley, Renuka Das, Malati Bag, Jayabati Das and Pratima Das jointly sold transferred and conveyed in favour of the said Chandi Charan Malik and Sanatan Malik land admeasuring 11 (eleven) decimals comprised in L.R. Plot No.1441/2555, recorded in Praja Khatian No. 1442, in Mouza Ramnagar, J.L. No.84, within the jurisdiction of Police Station Singur, District Hooghly.
- E. In the abovementioned manner Chandi Charan Malik and Sanatan Malik jointly became owners of 26 (twenty six) decimals of land comprised in L.R. Plot No.1441/2555, in Mouza Ramnagar, J.L. No.84, within the jurisdiction of Police Station Singur, District Hooghly. It has been represented by the Vendor herein that subsequently land admeasuring 6 (six) decimals out of the aforesaid 26 (twenty six) decimals was acquired /requisitioned for construction of "Durgapur Expressway" and accordingly, the said Chandi Charan Malik and Sanatan Malik remained the owners in respect of the balance 20 (twenty) decimals of land comprised in L.R. Plot No.1441/2555, in Mouza Ramnagar, J.L. No.84, within the jurisdiction of Police Station Singur, District Hooghly.



- F. The Vendor herein has further represented that the said Chandi Charan Malik thereafter mutated his name in the records of the Office of the Block Land and Land Reforms Officer, Singur, in L.R. Khatian No. 452, in respect of 10 (ten) decimals of land, being his undivided half share out of the aforesaid 20 (twenty) decimals of land comprised in L.R. Plot No.1441/2555, in Mouza Ramnagar, J.L. No.84, within the jurisdiction of Police Station Singur, District Hooghly ("Second Land Parcel"); and Sanatan Malik mutated his name in the records of the Office of the Block Land and Land Reforms Officer, Singur, in L.R. Khatian No. 1399, in respect of the balance 10 (ten) decimals of land, comprised in L.R. Plot No.1441/2555, in Mouza Ramnagar, J.L. No.84, within the jurisdiction of Police Station Singur, District Hooghly.
- G. Subsequently, by a Bengali Kobala dated July 23, 2007, registered in the Office of the Additional District Sub Registrar at Singur in Book No.1, Volume No.3, pages 9772 to 9787, having Deed No.2301 for the year 2007, the said (i) Shakti Pada Kolay, Krishna Gopal Kolay, Tapan Kumar Kolay, and Bimal Kumar Kolay jointly sold transferred and conveyed the First Land Parcel and (ii) Chandi Charan Malik sold, transferred and conveyed the said Second Land Parcel in favour of the Greater Kolkata Root, Potato, Onion, Vegetables and Lemon Merchants Association, the Vendor herein.
- H. In the abovementioned manner the Vendor herein has become the absolute owner of the First Land Parcel and the Second Land Parcel, i.e. 20 decimal of land, comprised in L.R. Plot No.1441/2555, Mouza Ramnagar, within the jurisdiction of Police Station Singur, District Hooghly (collectively the "Demised Land") and the name of the Vendor is recorded in the records of the Office of the Block Land & Land Reforms Officer, Singur, Hooghly in L.R. Khatian No.1847 in respect of the Demised Land.
- Thus, the Vendor is now entitled to the right, title and interest in the Demised Land and enjoying the same free from all sorts of encumbrances, charges, liens, lis pendens, demands, claims, hindrances, attachments, debts, dues, acquaintances and requisitions, trust, vesting whatsoever without any interference, disturbance, obstruction whatsoever from any person.



The Vendor is now desirous of selling the Demised Land to the Purchaser and accordingly approached the Purchaser. The Purchaser relying upon the representations of the Vendor and believing the same to be true and correct, hereby agrees to purchase and acquire the Demised Land for the consideration mentioned herein below and the Vendor has agreed to execute this Deed of Conveyance in favour of the Purchaser in the manner hereinafter contained and subject to the terms and conditions hereinafter appearing.

NOW THIS DEED OF CONVEYANCE HEREBY WITNESSETH AS FOLLOWS:

In the premises herein contained and consideration of the sum of Rs. 54,00,000/- (Rupees 1. Fifty Four Lacs only) paid by the Purchaser to the Vendor (the receipt whereof the Vendor does hereby as well as also by the Memo hereunder written admit and acknowledge and of and from the payment of the same and every part thereof do hereby forever release, discharge, acquit and exonerate the Purchaser and the Demised Land hereby sold, transferred, conveyed, released and relinquished), the Vendor does hereby as the absolute owner, grant, convey, assign, sell, transfer and assure free from all encumbrances, lispendens, attachments and disputes UNTO AND IN FAVOUR of the Purchaser absolutely the Demised Land along with all appurtenances and appendages thereto TOGETHER WITH all rights and vertical and lateral supports easements, quasi easements, privileges, advantages whatsoever thereto or to any part(s) thereof respectively belonging or appertaining thereto or therewith usually held occupied or enjoyed or reputed or known as part (s) hereof TO HAVE AND TO HOLD the same and all other benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured and every part or parts thereof respectively absolutely and forever in favour of the Purchaser.

AND THE VENDOR DOES HEREBY COVENANT WITH THE PURCHASER AND DECLARE that notwithstanding any act, deed, matter or thing by the Vendor done or executed or suffered to

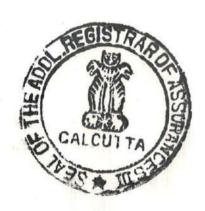


the contrary, the Vendor is now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to an absolute estate of inheritance in fee simple in possession of the Demised Land and every part thereof and that the Demised Land has not been affected by any attachment, charge, trusts, vesting, lis pendens, notice or declaration or notices for acquisition or requisitions or any scheme of the Government of India or the Government of West Bengal or any Metropolitan Development Authority or any Office of the Land Acquisition Collector nor does the Vendor has received any notice in relation thereto and that there is no previous agreement for sale executed by the Vendor in respect of the Demised Land with any person or persons and that there is no order passed by any court or any statutory authority restraining the Vendor from selling, transferring and/ or alienating the Demised Land in any manner and that notwithstanding as aforesaid, the Vendor now has good right, full power, absolute authority and indefeasible title to grant, convey, transfer and assign the Demised Land hereby granted, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser and in the manner aforesaid according to the true intent and meaning of these presents and that the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into hold, possess and enjoy the Demised Land hereby granted sold and conveyed and receive rents, issues and profits thereof and every part thereof without any lawful eviction, interruption, disturbances, obligations, restrictions, claim and demand whatsoever from or by the Vendor and all persons claiming from under or in trust of the Vendor and that free and clear and freely and clearly and absolutely acquitted exonerated discharged and released or otherwise well and sufficiently saved and kept indemnified of from and against all manner of charges mortgages claims demands liens lispendens debts attachments and encumbrances whatsoever made or suffered by the Vendor or any of the ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid and that the Vendor and all persons claiming any estate right title and interest whatsoever in the Demised Land or any part thereof both at law





and in equity from through under or in trust of the Vendor or any other person or persons as aforesaid shall and will from time to time and at all times hereafter at the request and cost of the Purchaser execute and cause to be done and executed all such other and further assurances acts, deeds, matters and things for further better and more perfectly granting and transferring the Demised Land and every part thereof unto and to the use of the Purchaser according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHER the Vendor does hereby covenant with the Purchaser that if it transpires that the Demised Land hereby conveyed, sold and transferred by the Vendor is not free from all encumbrances, the Vendor will be liable to the Purchaser to make good any loss sustained by them and furthermore, the Vendor hereby indemnifies and shall keep saved, harmless and indemnified the fullest extend from and against any and all actions, suits, proceedings, losses, damages, costs, compensations, charges, expenses, claims, duties, penalties, interests, demands, etc. and consequences if any claimed against or suffered by the Purchaser or its successors-in-interest and assigns for any reasons including for the reason of (a) any defect in the title of the Vendor to the Demised Land or any claim/s to the Demised Land and/or any claim/s to the benefits, advantages and/or rights agreed to be granted, sold, conveyed and transferred in favour of the Purchaser and/or (b) any non-disclosure and/or improper disclosure and/or misrepresentation made by the Vendor herein, and/or (c) any representation, declaration, undertaking and assurances made by the Vendor in this Deed is breached or is being found to be untrue, incorrect, false or misleading and/or (d) from any sums, duties, taxes, levies, interests, penalties, etc. payable to the government, statutory authorities and/or on account of Vendor not having obtained AND the Vendor hereby gives its consent to mutate the Demised Land in the name of the Purchaser in the records of the concerned Office of the Block Land and Land Reforms Officer and other concerned offices AND FURTHER it is agreed by and between the Vendor and the Purchaser that whenever and wherever any interpretation would be necessary in order to give the fullest scope and effect



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legally possible to any covenant or contract herein contained the expressions 'the Vendor' and 'the Purchaser' shall mean and include their respective heirs, legal representatives, successors in-interest, executors, administrators and/ or assigns (as applicable).

2. THE VENDOR DOES HEREBY FURTHER COVENANT AND REPRESENTS AND WARRANTS TO THE PURCHASER AS FOLLOWS:

- that the Vendor is the absolute owner in respect of the Demised Land and it has the right, power and authority to enter into this Deed and the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any deed, matter or thing, whereby the Demised Land or any part thereof can or may be impeached, encumbered or affected in title and the Vendor hereby agrees that it shall after the execution hereof, not do any act of commission or omission or allow any person or party to do any act of commission or omission whereby the rights of the Purchaser under this Deed may be prejudicially or otherwise affected;
- (ii) AND THAT notwithstanding any act, deed, matter or thing the Vendor or any of the Vendor's predecessors-in-title may have done, committed, executed or knowingly suffered to the contrary, the Vendor now has good right, full power, absolute authority, indefeasible title or otherwise well and sufficiently entitled to grant, sell, convey, transfer, assign and assure the Demised Land and rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents and the Vendor doth hereby fully indemnifies and agrees to keep the Purchaser or its successors-in-title saved, harmless and indemnified against all claims, losses, liabilities, costs, actions, proceedings and damages it may suffer or may put to at any time in future owing to any defect in Vendor's right title and interest in the Demised Land or for want of clear and marketable right, title and interest in respect of the Demised Land or the transfer



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thereof to the Purchaser in terms hereof or due to any defect, violation or noncompliance of any of the declarations and/or representations and/or warranties and/or covenants specified herein;

- Land free from all claims, demands, charges, mortgages, liens, attachment, acquisitions, requisitions, restrictions, covenants, lispendens, uses, debuttars, vesting, requisition, alignment, trusts and / or any other encumbrances made or suffered by the Vendor or any person or persons arising or lawfully, rightfully or equitably claiming any estate or interest therein from, under or in trust for the Vendor;
- (i) AND THAT there is no subsisting agreement for sale, transfer, lease, tenancy, license, mortgage deed or any other document or instrument in respect of the Demised Land to which the Vendor herein is a party to;
- (iv) AND THAT any and all rates, taxes, assessment dues, duties, and other outgoings, in respect of the Demised Land, whether assessed, imposed or levied before or after the date of execution of this Deed, and/or even if known or claimed subsequent thereto by the relevant authorities, for the period upto the date of execution of this Deed shall solely be borne and paid by the Vendor;
- (v) AND THAT there is no impediment in holding and/or transferring the Demised Land in favour of the Purchaser under the applicable laws including but not limited to West Bengal Land Reforms Act, 1955 and/or the West Bengal Estate Acquisition Act, 1953 and that no part or portion of the Demised Land ever vested under the any of the applicable laws applicable laws including but not limited to West Bengal Land Reforms Act, 1955 and/or the West Bengal Estate Acquisition Act, 1953;
- (vi) AND THAT there is no impediment in holding and/or transferring the Demised Land in favour of the Purchaser under the provisions of the Urban Land (Ceiling &



Additional Registrar of Assurances III Kolkata

- Regulation) Act, 1976 and that no part or portion of the Demised Land ever vested under Urban Land (Ceiling & Regulation) Act, 1976;
- (vii) AND THAT there is no pending and/or threatened legal proceedings or litigation of any kind with respect to the with respect to the Demised Land which has or is likely to have the effect of encumbering and/or affecting the sale and transfer of the Demised Land by these presents;
- (i) AND THAT there is no recovery proceeding or certificate proceeding or order/notice of attachment by the Income Tax authorities or any other authority under any applicable law for the time being in force which has been filed or pending against the Vendor affecting the Demised Land nor has any notice of acquisition or requisition been received in respect of the Demised Land;
- (ii) AND THAT there is no order from any Court of competent jurisdiction or from the Central Government/State Government and/or any other local body or authority or any other impediment under the applicable laws whereby or by reasons whereof the Vendor is prevented from selling, conveying and transferring the Demised Land to the Purchaser;
- (iii) AND THAT the Vendor has not been party or privy to any act, deed or thing by which the rights of the Vendor to deal with the Demised Land has been affected, abridged or curtailed in any manner and that the Purchaser shall, at all times after the date of execution of this Deed, peacefully and quietly hold, possess, use and enjoy the Demised Land in its own right as the absolute owner of the Demised Land, without any hindrance, restriction, disturbance, claim or demand by the Vendor, or its successors-in-title or any person or persons lawfully or equitably claiming any right or estate therein from, under or in trust for the Vendor;
- (iv) AND THAT the Purchaser shall and may, from time to time and at all times hereafter, peaceably and quietly enter into, hold, possess, use and enjoy the Demised Land and



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every part thereof and receive the rents, issues and profits thereof without any lawful hindrance, eviction, interruption, disturbances, claim or demand whatsoever

from or by the Vendor or its successors-in-title or any person or persons lawfully or

equitably claiming any right or estate therein from, under or in trust for the Vendor;

(v) AND THAT the Demised Land is free and clear and / or is hereby freely, clearly and absolutely acquitted, exonerated, released and forever discharged from and by the Vendor and the Vendor shall keep the Purchaser well and sufficiently saved, defended, kept harmless and indemnified of and from or against all and all manner

of former or other rights, title, interest, liens, charges and encumbrances

whatsoever made, done, occasioned and/or suffered by the Vendor or any person or

persons rightfully claiming through, under or in trust for the Vendor;

(vi) AND THAT simultaneously with the execution of this Deed, the Vendor has handed over to the Purchaser all original documents of title relating to, belonging to or connected with the Demised Land, along with mutation records including Record of Rights (Parcha/Khatian document), latest land revenue receipts and any other papers, documents and writings which are available with the Vendor in respect of the Demised Land and the Vendor declares and confirms that the Vendor does not have any other document of title and should it come in possession of any evidence or document of or relating to title, the Vendor shall and will hand over or cause to be handed over the same to the Purchaser or any person claiming through or on behalf of the Purchaser and the Vendor further declares and confirms that the Vendor shall not use any such documents of title for creating any encumbrances over the

(vii) AND THAT the Vendor and all people having or lawfully, rightfully or equitable claiming any estate or interest in the Demised Land or any part thereof from under or in trust for the Vendor shall without claiming any further consideration therefore

Vendor's rights in the Demised Land;



Additional Registrar of Assurances III Kolkate

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from time to time and at all times hereafter at the request and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further, better or more perfectly assuring the Demised Land and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured to and unto the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser;

- (viii) AND THAT neither the Vendor nor any one on behalf of the Vendor has committed or omitted any act, deed, matter or thing whereby Vendor's incidental rights thereto including the right to peaceful use, occupation, ownership and enjoyment of the Demised Land and other rights and benefits in respect thereof may become or may be prejudicially affected or encumbered in any manner or whereby the right, title and interest therein may become liable to attachment and/or sale whether by a decree or order of Court or otherwise.
- (ix) AND THAT the Vendor has not entered into and nor shall enter into any agreement with any other party with respect to the Demised Land other than the Purchaser and no such arrangement exists as on date;
- (x) AND THAT the Purchaser shall hold the Demised Land freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendor well and sufficiently saved, defended, kept harmless and indemnified, of from and against all former and other estates, title charges, encumbrances, any claims, legal proceedings, rates and taxes whatsoever made, executed, occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for the Vendor;
- (xi) AND THAT the Vendor has on this day delivered over vacant and peaceful possession of the Demised Land to the Purchaser for its exclusive ownership use and enjoyment thereof.



- (xii) AND THAT the Vendor shall whenever reasonably required by the said Purchaser and at the cost of the Purchaser, execute and perform all such acts, deeds and writings as may be required by the Purchaser or its nominees for the purpose of giving full effect to the intents herein expressed for further and better assuring the unencumbered title of the Demised Land hereunder and hereby conveyed to the Purchaser;
- (xiii) AND FURTHER THAT the Purchaser is purchasing the Demised Land relying on the aforesaid representation of the Vendor and believing the same to be true.





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

SIGNED and DELIVERED by the Vendor at

Kolkata in the presence of:

Souvik Bore 24 Park Street Kolkata-16

milan Nayale

10, 0Po ST K

ROL -1

FOR THE GREATER KOLKATA Fruit, Potato, Onion, Vegetable

For THE GREATER KOLKATA Fruit, Potato, Omon, Vegetables & Lemon Merchants Association.

SIGNED and DELIVERED by the Purchaser

at Kolkata in the presence of:

Sounk Bose

24 Park Street Kot-16

Milan Nayak

10, 0,00 St KOL-1

engal DCL Housing Development Co. Ltd.

Dorofted tyme Soumya Bornerice Advocate
9, old post office st.
kolkedor- 700001 WB 1375/2005



Additional Registrar of Assurances III Kolkate

SCHEDULE ABOVE REFERRED TO:

(DESCRIPTION OF THE DEMISED LAND)

[Demised Land sold by the Vendor]

All That piece of parcel of Sali land admeasuring 20 (twenty) decimals comprised in L.R. Plot No. 1441/2555, recorded in L.R. Khatian No.1847, in Mouza Ramnagar, J.L. No. 84, within the jurisdiction of Baruipara Paltagarh Gram Panchayat, Police Station Singur, Block Singur, District Hooghly, butted and bounded by the following and delineated on the Plan annexed hereto and is bordered in colour Red and the said Plan shall always be deemed to be an integral part of this Deed and will be in full force and effect as though the same was expressly set out in the body of this Deed:

On the North: L.R. Plot No. 1441

On the East:

L.R. Plot No. 1441

On the South: Partly by L.R. Plot No. 1441/2555

On the West:

Durgapur Expressway



Additional Registrar of L Assurances III Rolkab

Received from the Purchaser the sum of Rs. 54,00,000/- (Rupees Fifty Four Lacs only) towards full and final payment of the consideration receivable by the Vendor under this Deed, in the following manner:

MEMO OF CONSIDERATION

| Date | Particulars | Amount (Rs.) | |
|------|--|--------------|--|
| , Ji | By account payee Banker's Cheque No. 143994 dated 13.11.2017 issued by the Axis Bank, Kolkata Main Branch, West Bengal, for and on behalf of Bengal DCL Housing Development | 54,00,000/- | |
| | Company Limited, drawn in favour of The Greater Kolkata Fruit, Potato, Onlon, Vegetables And Lemon Merchants Association | | |

1. Sounk Bose 2. Milan Nayak

For THE GREATER KOLKATA Fruit, Potato, Onion, Vegetables

President

For THE GREATER KOLKATA Fruit, Potato, Onion, Vegetables & Lemon Merchants Association

Seneral Secretary

Vendor



Additional Registrar of Assurances III Kolkab

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

GRN:

19-201718-010972305-1

Payment Mode

Online Payment

GRN Date: 13/11/2017 10:29:37

AXIS Bank

BRN:

5757759

BRN Date: 13/11/2017 11:36:37

DEPOSITOR'S DETAILS

d No.: 19031000364682/5/2017

[Query No./Query Year]

Name:

BENGAL DCL HOUSING DEVELOPMENT CO

Contact No.:

Mobile No.:

+91 9748326506

E-mail:

sanjay.nandi@in.dclgroup.com

Address:

24 PARK STREETKOLKATA 700016

Applicant Name:

Mr Saroj Kr Das

Office Name:

Office Address:

Buyer/Claimants

Status of Depositor:

Sale, Sale Document Payment No 4

PAYMENT DETAILS

Purpose of payment / Remarks:

| | | | (元) (17) | |
|-----|-----------------------|---|--------------------|------------|
| SI. | Identification | Head of A/C | Head of A/C | Amount[₹] |
| No. | No. | Description | | |
| 1 | 19031000364682/5/2017 | Property Registration- Stamp duty | 0030-02-103-003-02 | 324020 |
| 2 | 19031000364682/5/2017 | Property Registration- Registration Fees | 0030-03-104-001-16 | 54098 |
| 3 | 19031000364682/5/2017 | Mutation/Conversion -Receipt | 0029-00-800-028-27 | 800 |

378918

In Words:

Rupees Three Lakh Seventy Eight Thousand Nine Hundred Eighteen only



Additional Registrar of Assurances III Kolkale (14 NOV 2011)



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue OFFICE OF THE A.R.A. - III KOLKATA, District Name: Kolkata Signature / LTI Sheet of Query No/Year 19031000364682/2017

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

| SI No. | Name of the Executant | Category | Photo | Finger Print C-4598 | Signature with date |
|-----------|--|---|-------|------------------------|---------------------|
| 1 | Mr Gurupada Sinha 55 Bhupendra Bose Avenue, P.O:- Shyambazar, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700004 | Represent ative of Seller [The Greater Kolkata Fruit, Potato, Onion, Veg & Lemon** Merchants Associatio n] | | | 8 m Poles - Las |
| SI No. | Name of the Executant | | Photo | Finger Print @-4599 | Signature with date |
| 2 | Mr Mrinal Kanti Ghosh 3/1/1A, Mukherjee Para Lane, P.O:- Kalighat, P.S:- Kalighat, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700026 | Represent ative of Seller [The Greater Kolkata Fruit, Potato, Onion, Veg & Lemon Merchants Associatio n] | | | Muinol Hant- Work |



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

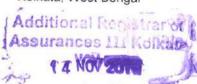
| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|-----------|--|---|--|--|-------------------------|
| 3 | Mr Indranil Majumdar 65 Avenue South, Santoshpur, P.O:- Santoshpur, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700075 | Represent ative of Buyer [BENGAL DCL HOUSING DEVELOP MENT COMPAN Y LTD] | | The extended in the control of the c | (1majum) |
| SI No. | Name and Address of identifier | | Identifier o | f | Signature with date |
| 1 | Mr Soumya Banerjee Son of Mr S P Banerjee High Court Cal, P.O:- G P O, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001 | | Mr Gurupada Sinha, Mr Mrir Mr Indranil Majumdar | nal Kanti Ghosh, | Borneyize 14/11/2017 |

(Malay Kanti Das)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. -

Kolkata, West Bengal



SITE PLAN OF R.S. & L.R. DAG NO 1441/2555 (PART) AT MOUZA-RAMNAGAR, J.L. NO.- 84, P.S.- SINGUR, DIST- HOOGHLY RED BORDER LINE SHOWN AREA - 20.0 DECIMAL VENDOR'S SIGNATURE **PURCHASER SIGNATURE** For THE GREATER KOLKATA Fruit, Potato, Onion, Vegetables & Lemon Merchants Association. President Bengal DCL Housing Development Co. Ltd. For THE GREATER KOLKATA Fruit, Potato, Onion, Vegetables & Lemon Merchants Association Director. neral Secretary 1441 50'-0" **NORTH** 1699 2555 1698 SERVICE ROAD 1692 2764 1688 1686 1683 1687 SCALE: 40' = 1"



Additional Registrar of Assurances III Kolkata

आयकर विभाग INCOME TAX DEPARTMENT

भारत सरकार GOVT. OF INDIA

THE GREATER KOLKATA FRUIT, POTATO ,ONION, VEG & LEMON MERCHANTS ASSOCIATION

20/04/2005

Permanent Account Number

AACAT4978K



इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं : आयकर पैन सेवा इकाई, एन एस डी एल तीसरी गंजील, सफायर वॅबर्स, बानेर टेलिफोन एक्स्प्रेंज के मज़दीक, बानेर, पुना — 411045

If this card is lost / someone's lost card is found, please inform / return to:
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fext 91-20-2721 8081 e-mail: tininfo@nsdl.co.ln

For THE GREATER KOLKATA
Fruit, Potato, Onion, Vegetables
& Lemon Merchants Association
Llucinal Xauti Chol

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER





Mary de

AJWPS8483L नाम /NAME **GURUPADA SINHA**

पिता का नाम /FATHER'S NAME PRAFULLYA KUMAR SINHA

जन्म तिथि /DATE OF BIRTH

01-03-1933

हस्ताक्षर /SIGNATURE

COMMISSIONER OF INCOME-TAX, W.B. - II

Juder pada zi Na

इस कार्ड के खो / मिल जाने पर कृप्या जारी करने वाले प्राधिकारी को सूचित / यापस कर वें सहायक आयकर आयुक्त, पी-7, चौरंगी स्क्वायर, कलकत्ता - 700 069. In case this card is lost/found,kindly inform/return to the issuing authority: Assistant Commissioner of Income-tax, P-7, Chowringhee Square, Calcutta-700 069.

July world



Government of India



গুরুপদ সিনহা Gurupada Sinha ণিতা : প্রফুর কমার সিনহা Father Prafullya Kumar Sinna জন্মতারিখ / DOB 01/U3/1933 ুক্ৰ / Male



5417 3003 6446

অধিকার আধার - সা**ধারণ মানুষে**র



कार्योप विसाह भविष्य भागतकत्व

Unique Identification Authority of India

ঠিকানা:

55 इ(भन्ड वर्भ अडीनिस्, শ্যামবাজার মিল কোলকাভা, শ্যামবাজার মেল পশ্চিম বঙ্গ,

700004

Address

55, BHUPENDRA BOSE

AVENUE, Shyambazar Mas.

Kolkata, Shyambazar Mail. Wesi

Bengal, 700004

5417 3003 6446



M

help@uidai.gov.in

Gree Pada Einho

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADRPG8349L



MRINAL KANTI GHOSH

पिता का नाम /FATHER'S NAME SAILEN KUMAR GHOSH

जन्म तिथि /DATE OF BIRTH

22-06-1960

हस्ताक्षर /SIGNATURE

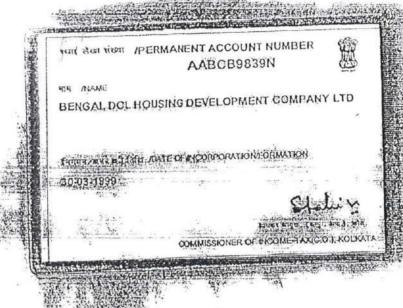
SITUS MUTHAL CHON SITUS SITUS

इस कार्ड के खो / मिल जाने पर कृप्या जारी करने वाले प्राधिकारी को सूचित / वापस कर दें संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी), पी-7, चौरंगी ख्यायर, कलकता - 700 069.

Calcutte 709 069.

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,

Muiral Lanti Charl



Bengal DCL Housing Development Co. Ltd.

Umaj um Director

इस कार्ड के खो / मिल जाने पर कृप्या जारी करने बाले प्राधिकारी को शूचित / बापस कर दें शंयुक्त आयकर आयुक्त(स्ट्रिति एवं सकनीकी). पी-7, धौरंगी स्ववायर,. कलकत्ता - 700 069.

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AHXPM8920F





नाम /NAME INDRANIL MAJUMDAR

पिता का नाम /FATHER'S NAME PIJUSH KANTI MAJUMDAR

जन्म तिथि /DATE OF BIRTH

10-02-1972

हस्ताक्षर /SIGNATURE

Indravil Hajundar

w. .

Staling

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

majum P





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার Unique Identification Authority of India Government of India

তালিকাভক্তির আই ডি / Enrollment No.: 1040/21148/02458

To भूगान कांत्रि (पाय Mrinal Kanti Ghosh 3/1/1A MUKHERJEE PARA LANE Kalighat Kalighat

Circus Avenue Kolkata West Bengal 700026

MN578002572FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4444 6807 6533

আধার – সাধারণ মানুষের অধিকার



ভারত সরকার Government of India



মূণাল কান্তি ঘোষ Mrinal Kanti Ghosh পিতা : শৈলেন ঘোষ Father : Sailen Ghosh জন্মতারিখ / DOB : 26/06/1960 পুরুষ / Male



4444 6807 6533

আধার - সাধারণ মানুষের অধিকার



CENTRAL PROPERTY.



তথ্য

- আধার পরিচয়ের প্রমাণ, লাগরিকত্বের প্রমাণ ল্য়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online .
- আধার সারা (দেশে মাল্য ।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচ্য প্রাধিকরণ Unique Identification Authority of India

ঠিকানা: 3/1/19, মুখাজী পাড়া লেন, কালিঘাট, কোলকাতা, কালিঘাট, পশ্চিম বঙ্গা, 700026

Address: 3/1/1A, MUKHERJEE PARA LANE, Kalighat, Kolkata, Kalighat, West Bengal, 700026

4444 6807 6533

1947 1800 300 1947 M

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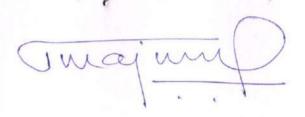
भारत सरकार GOVERNMENT OF INDIA



ইন্দ্ৰনীল মজুমদার Indranil Majumdar পিতা : পীযুষ কান্তি মজুমদার Father : PIJUSH KANTI MAJUMDAR জন্ম সাল / Year of Birth : 1972 পুরুষ / Male

2378 6013 5041

আখার - সাধারণ মানুষের অধিকার





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ UNIQUE IDENTIFICATION AUTHORITY OF INDIA

৬৫, এতিনিউ সাউখ, সভোষপুর. কোলকাতা, পশ্চিমবঙ্গ, 700075

Address: 65, AVENUE SOUTH, Santoshpur S.O, Santoshpur, Kolkata, West Bengal, 700075

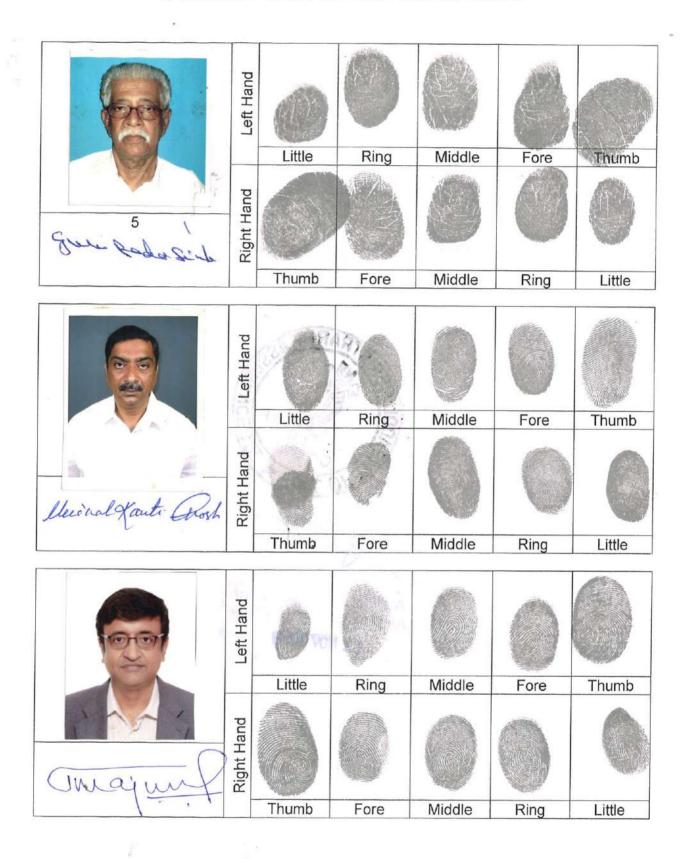
1947 1800 180 1947

help@uidai.gov.in

www

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

SPECIMEN FORM FOR TEN FINGERPRINTS





Additional Registrat of Assurances III Kolkata

Major Information of the Deed

| Deed No: | I-1903-02699/2017 | Date of Registration | 16/11/2017 | |
|--|---|--|---|--|
| Query No / Year | 1903-1000364682/2017 | Office where deed is re | egistered | |
| Query Date 06/11/2017 2:22:03 PM | | A.R.A III KOLKATA, District: Kolkata | | |
| Applicant Name, Address & Other Details | Saroj Kr Das Hare St,Thana : Hare Street, Dis No. : 9830647608, Status :Solicit | trict : Kolkata, WEST BENGAL or firm | ., PIN - 700001, Mobile | |
| Transaction | | Additional Transaction | | |
| [0101] Sale, Sale Documen | t | [4308] Other than Immo Agreement [No of Agree | | |
| Set Forth value | 15 | Market Value | | |
| Rs. 54,00,000/- | 7 | Rs. 54,00,000/- | | |
| Stampduty Paid(SD) | | Registration Fee Paid | | |
| Rs. 3,24,120/- (Article:23) | | Rs. 54,098/- (Article:A(1 | Rs. 54,098/- (Article:A(1), E, M(a), M(b), I) | |
| Remarks | | | | |

Land Details:

District: Hooghly, P.S:- Singur, Gram Panchayat: BARUIPARAPALTAGARH, Mouza: Ramnagar

| Sch No | Plot Number | Khatian Number | Land Proposed | 1 | Area of Land | | Market Value (In Rs.) | Other Details |
|-----------|------------------|-------------------|------------------|-------|--------------|--------------|--------------------------|--|
| | LR- 1441/2555 | LR-1847 | Bastu | Shali | 20 Dec | 54,00,000/- | 54,00,000/- | Width of Approach Road: 80 Ft., Adjacent to Metal Road, |
| | Grand | Total : | | | 20Dec | 54,00,000 /- | 54,00,000 /- | |

Seller Details:

| OCI | ocitor betaile : | | |
|----------|---|--|--|
| SI No | Name,Address,Photo,Finger print and Signature | | |
| 1 | The Greater Kolkata Fruit, Potato, Onion, Veg & Lemon Merchants Association 231, Maharshi Devendra Road, P.O:- Burrabazar, P.S:- Posta, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007, PAN No.:: AACAT4978K, Status:Organization, Executed by: Representative, Executed by: Representative | | |

Buver Details:

| Duy | Ci Dotano i |
|----------|---|
| SI No | Name,Address,Photo,Finger print and Signature |
| - 1 | BENGAL DCL HOUSING DEVELOPMENT COMPANY LTD 24 Park Street, P.O:- Park St, P.S:- Shakespear Sarani, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700016, PAN No.:: AABCB9839N, Status :Organization, Executed by: Representative |

Representative Details:

| | Name,Address,Photo,Finger print and Signature | | |
|--|---|--|--|
| | Mr Gurupada Sinha Son of Late Prafullya Kumar Sinha 55 Bhupendra Bose Avenue, P.O:- Shyambazar, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700004, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AJWPS8483L Status: Representative, Representative of: The Greater Kolkata Fruit, Potato, Onion, Veg & Lemon Merchants Association (as President) | | |

Mr Mrinal Kanti Ghosh
Son of Late Sailen Kumar Ghosh 3/1/1A, Mukherjee Para Lane, P.O:- Kalighat, P.S:- Kalighat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ADRPG8349L Status: Representative, Representative of: The Greater Kolkata Fruit, Potato, Onion, Veg & Lemon Merchants Association (as General Secretary)

Mr Indranil Majumdar (Presentant)
Son of Mr P K Majumdar 65 Avenue South, Santoshpur, P.O:- Santoshpur, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AHXPM8920F Status: Representative, Representative of: BENGAL DCL HOUSING DEVELOPMENT COMPANY LTD (as Director)

Identifier Details:

| Name & address | | | |
|---|--|--|--|
| Mr Soumya Banerjee Son of Mr S P Banerjee High Court Cal, P.O:- G P O, P.S:- Hare Street, K By Caste: Hindu, Occupation: Advocate, Citizen of Indranil Majumdar | Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male of: India, , Identifier Of Mr Gurupada Sinha, Mr Mrinal Kanti Ghosh, Mr | | |
| | | | |

| Trans | fer of property for L1 | | |
|-------|--|---|--|
| SI.No | From | To. with area (Name-Area) | |
| 1 | The Greater Kolkata Fruit, Potato, Onion, Veg & Lemon Merchants Association | BENGAL DCL HOUSING DEVELOPMENT COMPANY LTD-20 Dec | |

Land Details as per Land Record

1

District: Hooghly, P.S:- Singur, Gram Panchayat: BARUIPARAPALTAGARH, Mouza: Ramnagar

| Sch No | Plot & Khatian Number | Details Of Land |
|-----------|---|---|
| L1 | LR Plot No:- 1441/2555(Corresponding RS Plot No:- 1441/2555), LR Khatian No:- 1847 | Owner:দি থ্রে কো:ফু:পটে: মার্চেন্ট সোসিয়েশন, Gurdian:পক্ষে– গুরুপদ সিনহা, Address:55,ভূপেন্দ্র বোস এভেনিউ, কোলকাতা–4, Classification:শালি, Area:0.20000000 Acre, |

Endorsement For Deed Number : I - 190302699 / 2017

On 08-11-2017

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 54,00,000/-



Malay Kanti Das ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A. - III KOLKATA

Kolkata, West Bengal

On 14-11-2017

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

Presented for registration at 14:30 hrs on 14-11-2017, at the Private residence by Mr Indranil Majumdar,..

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

Execution is admitted on 14-11-2017 by Mr Gurupada Sinha, President, The Greater Kolkata Fruit, Potato, Onion, Veg & Lemon Merchants Association, 231, Maharshi Devendra Road, P.O:- Burrabazar, P.S:- Posta, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700007

Indetified by Mr Soumya Banerjee, , , Son of Mr S P Banerjee, High Court Cal, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 14-11-2017 by Mr Mrinal Kanti Ghosh, General Secretary, The Greater Kolkata Fruit, Potato, Onion, Veg & Lemon Merchants Association, 231, Maharshi Devendra Road, P.O:- Burrabazar, P.S:- Posta, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007

Indetified by Mr Soumya Banerjee, , , Son of Mr S P Banerjee, High Court Cal, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 14-11-2017 by Mr Indranil Majumdar, Director, BENGAL DCL HOUSING DEVELOPMENT COMPANY LTD, 24 Park Street, P.O:- Park St, P.S:- Shakespear Sarani, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700016

Indetified by Mr Soumya Banerjee, , , Son of Mr S P Banerjee, High Court Cal, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

850

Malay Kanti Das
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA

Kolkata, West Bengal

On 16-11-2017

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 54,098/- (A(1) = Rs 54,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 54,098/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/11/2017 11:36AM with Govt. Ref. No: 192017180109723051 on 13-11-2017, Amount Rs: 54,098/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 5757759 on 13-11-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,24,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 3,24,020/-

Description of Stamp

1. Stamp. Type: Impressed, Serial no 33677, Amount: Rs.100/-, Date of Purchase: 14/09/2017, Vendor name: A K

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/11/2017 11:36AM with Govt. Ref. No: 192017180109723051 on 13-11-2017, Amount Rs: 3,24,020/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 5757759 on 13-11-2017, Head of Account 0030-02-103-003-02

85 M

Malay Kanti Das
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1903-2017, Page from 90305 to 90340 being No 190302699 for the year 2017.



Digitally signed by MALAY KANTI DAS Date: 2017.11.18 13:11:53 +05:30 Reason: Digital Signing of Deed.



(Malay Kanti Das) 18-Nov-17 1:11:43 PM ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A. - III KOLKATA West Bengal.

(This document is digitally signed.)