

2949/18.

I

758/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 570399



Additional Registrar of
Assurances, III Kolkata
- 3 APR 2018

DEED OF CONVEYANCETHIS DEED OF CONVEYANCE ("Deed") made on this the 29th day of March, 2018BY 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, Gurupada Sinha, having PAN AJWPS8483L, by faith Hindu, son of late Prafulla 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 faith Hindu, son of late Sailen Kumar Ghosh, residing at 3/1/1A, Mukherjee

162303

Sl. No. Sold to.....

Address.....

A. K. Maity

Licensed Stamp Vendor

10, Old Post Office Street

Kolkata - 700001

Rs. 100/- (Rupees One Hundred) only

Issue Date:....., Sign.....



28 MAR 2018



Additional Registrar of
Assurances III Kolkata

29 MAR 2018

identified by me

Soumya Banerjee

Advocate, High Court, Calcutta,

S/o S.P. Banerjee

WB/375/2009

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. Amulya Charan Patra and Gostho Behari Patra were the original owners of land admeasuring 234 (two hundred thirty four) decimals comprised in Plot No. 1700, recorded in R.S. Khatian No. 136, L.R. Khatian No. 366 (Kri), in Mouza Ramnagar, within the jurisdiction of Police Station Singur, District Hooghly (**"Mother Land Parcel"**).
- B. By a Bengali Kobala dated 18 February, 1944, registered in Office of the Sub-Registrar, Serampore, in Book No. I, Volume No. 12, Pages 93 to 96, being Deed No. 490, for the year 1944, the said Amulya Charan Patra and Gostho Behari Patra sold, transferred and conveyed the Mother Land Parcel, in favour of Haradhan Ghosh, Dinanath Ghosh, Sudhangshu Ghosh alias Sudhangshu Kumar Ghosh and Gopal Chandra Ghosh.



Additional Registrar of
Assurances III Kolkata

29 MAR 2018

- C. In the abovementioned manner, the said Haradhan Ghosh, Dinanath Ghosh, Sudhangshu Ghosh alias Sudhangshu Kumar Ghosh and Gopal Chandra Ghosh jointly became the owners of the Mother Land Parcel with each having ownership right in respect of undivided 1/4th share in the Mother Land Parcel.
- D. By a Bengali Kobala dated 14 September 1998, registered in the Office of the District Registrar, Hooghly, having Deed No. 858 for the year 1998, the said Sudhangshu Kumar Ghosh sold, transferred and conveyed in favour of Krishna Nanda Shukla his undivided 1/4th share in the Mother Land Parcel amounting to approximately 59 (fifty nine) decimals of land comprised in and being part of the Mother Land Parcel.
- E. Subsequently, by a Bengali Kobala dated 25 August 1999, registered in the Office of the District Registrar, Hooghly, having Deed No. 692 for the year 2000, Krishna Nanda Shukla sold, transferred and conveyed in favour of Sitadevi Remeka, Manjudevi Remeka, Jayanti Remeka, Aruna Remeka and Dipak Kumar Remeka, land admeasuring 5.53 (five point five three) decimals out of the aforesaid larger land parcel of 59 (fifty nine) decimals comprised in L.R. Plot No. 1700, in Mouza Ramnagar, J.L. No.84, within the jurisdiction of Police Station Singur, District Hooghly ("**First Land Parcel**"). The names of the said Sitadevi Remeka, Manjudevi Remeka, Jayanti Remeka, Aruna Remeka and Dipak Kumar Remeka were subsequently recorded as raiyat in L.R. Khatian Nos. 1686, 1645, 1647, 1648 and 1644 in respect of the First Land Parcel.
- F. Thereafter, by a Bengali Kobala dated 16 December 2010, registered in the Office of the Additional District Sub Registrar at Singur, in Book No.1, Volume No. 12, Pages 3745 to 3760, having Deed No. 4575 for the year 2010, the said Sitadevi Remeka, Manjudevi Remeka, Jayanti Remeka, Aruna Remeka and Dipak Kumar Remeka jointly sold transferred and conveyed the First Land Parcel in favour of The Greater Kolkata Fruit, Potato, Onion, Vegetables and Lemon Merchants Association, the Vendor herein.
- 



Additional Registrar of
Assurances III Kolkata

29 MAR 2018

- G. Also, by a Bengali Kobala dated 2 September 1998, registered in the Office of the Additional District Sub Registrar at Singur, having Deed No. 1832 for the year 1998, the said Gopal Chanda Ghosh sold transferred and conveyed his undivided 1/4th share in the Mother Land Parcel being land admeasuring 59 (fifty nine) decimals in favour of one Kaushal Kumar Gupta. By another Bengali Kobala dated 25 August 1999, registered in the Office of the Additional District Sub Registrar at Singur, having Deed No. 2217 for the year 1999, the said Krishna Nanda Shukla sold, transferred and conveyed land admeasuring 11.47 (eleven point four seven) decimals out of his undivided 1/4th share in the Mother Land Parcel, in favour of the said Kaushal Kumar Gupta.
- H. In the abovementioned manner, the said Kaushal Kumar Gupta became the absolute owner in respect of land admeasuring 59 (fifty nine) decimals and 11.47 (eleven point four seven) decimals, collectively 70.47 (seventy point four seven) decimals, comprised in L.R. Plot No. 1700, in Mouza Ramnagar, J.L. No.84, within the jurisdiction of Police Station Singur, District Hooghly ("**Second Land Parcel**") and recorded his name as raiyat in L.R. Khatian No. 1624 in respect of the Second Land Parcel.
- I. The said Kaushal Kumar Gupta died intestate leaving behind him his wife Lata Gupta, his son Vijay Gupta and 3 (three) daughters being Rinku Gupta, Rashmi Gupta and Rami Gupta as his legal heirs and successors under the Hindu Succession Act, 1956, who jointly inherited the abovementioned Second Land Parcel.
- J. In the abovementioned manner, the said Lata Gupta, Vijay Gupta, Rinku Gupta, Rashmi Gupta and Rami Gupta jointly became the absolute owners of the Second Land Parcel.
- K. Subsequently, by a Bengali Kobala dated 18 February 2013, registered in the Office of the Additional District Sub Registrar at Singur in Book No.1, Volume No. 3, Pages 5568 to 5582, having Deed No. 1110 for the year 2013, the said Lata Gupta, Vijay Gupta, Rinku Gupta, Rashmi Gupta and Rami Gupta jointly sold transferred and conveyed the Second



Additional Registrar of
Assurances III Kolkata

29 MAR 2018

Land Parcel in favour of The Greater Kolkata Fruit, Potato, Onion, Vegetables and Lemon Merchants Association, the vendor herein.

- L. By another Bengali Kobala dated 26 August, 1999, registered in the Office of the Additional District Sub Registrar at Singur, having Deed No. 701 for the year 1999, the said Krishna Nanda Shukla sold, transferred and conveyed land admeasuring 41.34 (forty one point three four) decimals, comprised in L.R. Plot No. 1700, in Mouza Ramnagar, J.L. No.84, within the jurisdiction of Police Station Singur, District Hooghly ("**Third Land Parcel**"), being the balance portion of his undivided $1/4^{\text{th}}$ share in the Mother Land Parcel, in favour of Sajjan Tibrewal, Sunita Tibrewal and Siddharth Tibrewal. Thus the said Sajjan Tibrewal, Sunita Tibrewal and Siddharth Tibrewal became joint owners of the Third Land Parcel with each being owners of undivided $1/3^{\text{rd}}$ (one-third) share of the Third Land Parcel.
- M. The said Sajjan Tibrewal died intestate leaving behind him his wife Sunita Tibrewal and 2 (two) sons being Siddharth Tibrewal and Girdhar Tibrewal as his legal heirs and successors under the Hindu Succession Act, 1956, who jointly inherited his abovementioned $1/3^{\text{rd}}$ share in the Third Land Parcel.
- N. In the abovementioned manner, the said Sunita Tibrewal, Siddharth Tibrewal and Girdhar Tibrewal jointly became the absolute owners of the Third Land Parcel, with Sunita Tibrewal and Siddharth Tibrewal being owners of undivided $4/9^{\text{th}}$ (four-ninth) share in the Third Land Parcel and Girdhar Tibrewal being owner of undivided $1/9^{\text{th}}$ (one-ninth) share in the Third Land Parcel.
- O. Subsequently, by a Bengali Kobala dated 18 February, 2013, registered in the Office of the Additional District Sub Registrar at Singur in Book No.1, Volume No. 2, pages 4032 to 4045, having Deed No. 692 for the year 2013, the said Sunita Tibrewal, Siddharth Tibrewal and Girdhar Tibrewal jointly sold transferred and conveyed the Third Land



Additional Registrar of
Assurances III Kolkata

29 MAR 2018

Parcel in favour of The Greater Kolkata Fruit, Potato, Onion, Vegetables and Lemon Merchants Association, the Vendor herein.

- P. In the abovementioned manner the Vendor herein has become the absolute owner of (i) First Land Parcel, i.e. 5.53 (five point five three) decimals of land, (ii) Second Land Parcel, i.e. 70.47 (seventy point four seven) decimals of land, and (iii) Third Land Parcel, i.e. 41.34 (forty one point three four) decimals of land, collectively admeasuring 117.34 decimals (as per actual physical measurement 118 decimals), all comprised in L.R. Plot No.1700, in 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 113 decimals of land out of the entire Demised Land.
- Q. 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.
- R. 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:

1. In the premises herein contained and consideration of the sum of Rs. 85,00,000/- (Rupees Eighty Five Lakhs only) paid by the Purchaser to the Vendor (the receipt whereof the



Additional Registrar of
Assurances III Kolkata

29 MAR 2018

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

+



Additional Registrar of
Assurances III Kolkata

29 MAR 2016

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



Additional Registrar of
Assurances III Kolkata

29 MAR 2018

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 extent 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 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:**

4



Additional Registrar of
Assurances III Kailash

29 MAR 70

- (i) 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 thereof to the Purchaser in terms hereof or due to any defect, violation or non-compliance of any of the declarations and/or representations and/or warranties and/or covenants specified herein;
- 



Additional Registrar of
Assurances III Kolkata

29 MAR 2018

- (iii) AND THAT the Vendor holds good and marketable title in respect of the Demised 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 & Regulation) Act, 1976 and that no part or portion of the Demised Land ever vested under Urban Land (Ceiling & Regulation) Act, 1976;



Additional Registrar of
Assurances III Kolkata

29 MAR 2018

- (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



Additional Registrar of
Assurances III Kolkata

29 MAR 2018

Demised Land and 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 Vendor's rights in the Demised Land;

4



Additional Registrar of
Assurances III Kolkata

29 MAR 2018


- (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 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
- 4



Additional Registrar of
Assurances III Kolkata

29 MAR 2018

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.
- 



Additional Registrar of
Assurances III Kolkata

29 MAR 2018

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:

1) Rabintra Nath Guy,
49, Goshpara Lane (Kolkata)
P.O. - Hind Motor
D.T. - Hooghly,

2. Subhas Kumar
vill:- Kalyanahi
Post:- Bhanderhati,
Dist:- Hooghly
P.S:- Mahiakhali,
Pin- 712301

SIGNED and DELIVERED by the Purchaser

at Kolkata in the presence of:

1. Souvik Bose
24 Park Street
Kolkata-16

2. Litanishu Sengupta
9, old post office street
Kolkata-700001

Drafted by
Soumya Banerjee
Advocate, High Court, Calcutta
WB/375/2005

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

President

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

General Secretary

Bengal DCL Housing Development Co. Ltd.

Director



Secretary
Ministry of
External Affairs
New Delhi

29 MAR 2010

SCHEDULE ABOVE REFERRED TO:

(DESCRIPTION OF THE DEMISED LAND)

[Demised Land sold by the Vendor]

All That piece or parcel of Sali land measuring 118 decimals, more or less, comprised in L.R. Plot No. 1700, 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: Dag No. 1441

On the East: Dag No. 1701 to 1706

On the South: Dag No. 1699

On the West: Dag No. 1441



Additional Registrar of
Assurances III Kolkata

29 MAR 2018

Received from the Purchaser the sum of Rs. 85,00,000/- (Rupees Eighty Five Lakhs 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.)
29 March 2018	By account payee Demand Draft No. 148584 dated 28 March 2018, issued by the Axis Bank, Kolkata Main Branch, West Bengal, for and on behalf of Bengal DCL Housing Development Company Limited, drawn in favour of The Greater Kolkata Fruit, Potato, Onion, Vegetables And Lemon Merchants Association	84,15,000/-
29 March 2018	As and by way of Tax Deducted at Source under Section 194-IA of the income Tax Act, 1961	85000/-
	TOTAL	85,00,000/-

1. Souvik Bose
24 Bank Street
Kolkata - 16

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

[Signature]
President

2. Litamphur Senanayak
9, Old Post Office Street
Kolkata - 700001

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

[Signature]
General Secretary

Vendor



Additional Registrar of
Assurances III Kolkata

29 MAR 2018

DATED THIS 29th, DAY OF MARCH, 2018

THE GREATER KOLKATA FRUIT, POTATO,

ONION, VEGETABLES AND LEMON

MERCHANTS ASSOCIATION

TO

BENGAL DCL HOUSING DEVELOPMENT

COMPANY LIMITED

DEED OF CONVEYANCE

AQUILAW
9, OLD POST OFFICE STREET,
8TH FLOOR,
KOLKATA - 700001

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

GRN: 19-201718-020799614-1

Payment Mode Online Payment

GRN Date: 28/03/2018 16:44:03

Bank : AXIS Bank

BRN : 7065863

BRN Date: 28/03/2018 17:20:34

DEPOSITOR'S DETAILS

Id No. : 19030000456588/7/2018

[Query No./Query Year]

Name : BENGAL DCL HOUSING DEVELOPMENT CO

Contact No. : LTD 40003311

Mobile No. : +91 9748326506

E-mail : sanjay.nandi@in.dclgroup.com

Address : 24 PARK STREET KOLKATA 700016

Applicant Name : Mr Saroj Kumar Das

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 7

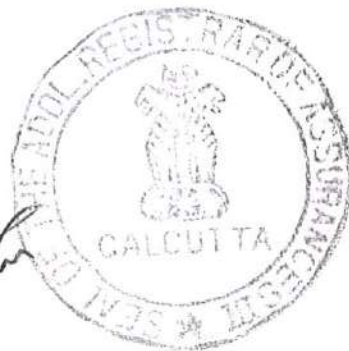
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19030000456588/7/2018	Property Registration- Stamp duty	0030-02-103-003-02	1011639
2	19030000456588/7/2018	Property Registration- Registration Fees	0030-03-104-001-16	168701
3	19030000456588/7/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	4720

Total

1185060

In Words : Rupees Eleven Lakh Eighty Five Thousand Sixty only



Additional Registrar of
Assurances III Kolkata

29 MAR 2018

SITE PLAN OF R.S. & L.R. DAG NO 1700 (PART) AT MOUZA - RAMNAGAR,
J.L. NO.- 84, P.S.- SINGUR, DIST- HOOGHLY ■ RED BORDER LINE SHOWN
AREA - 118.0 DECIMAL

VENDOR'S SIGNATURE

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

Gurusada Sankar
President

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

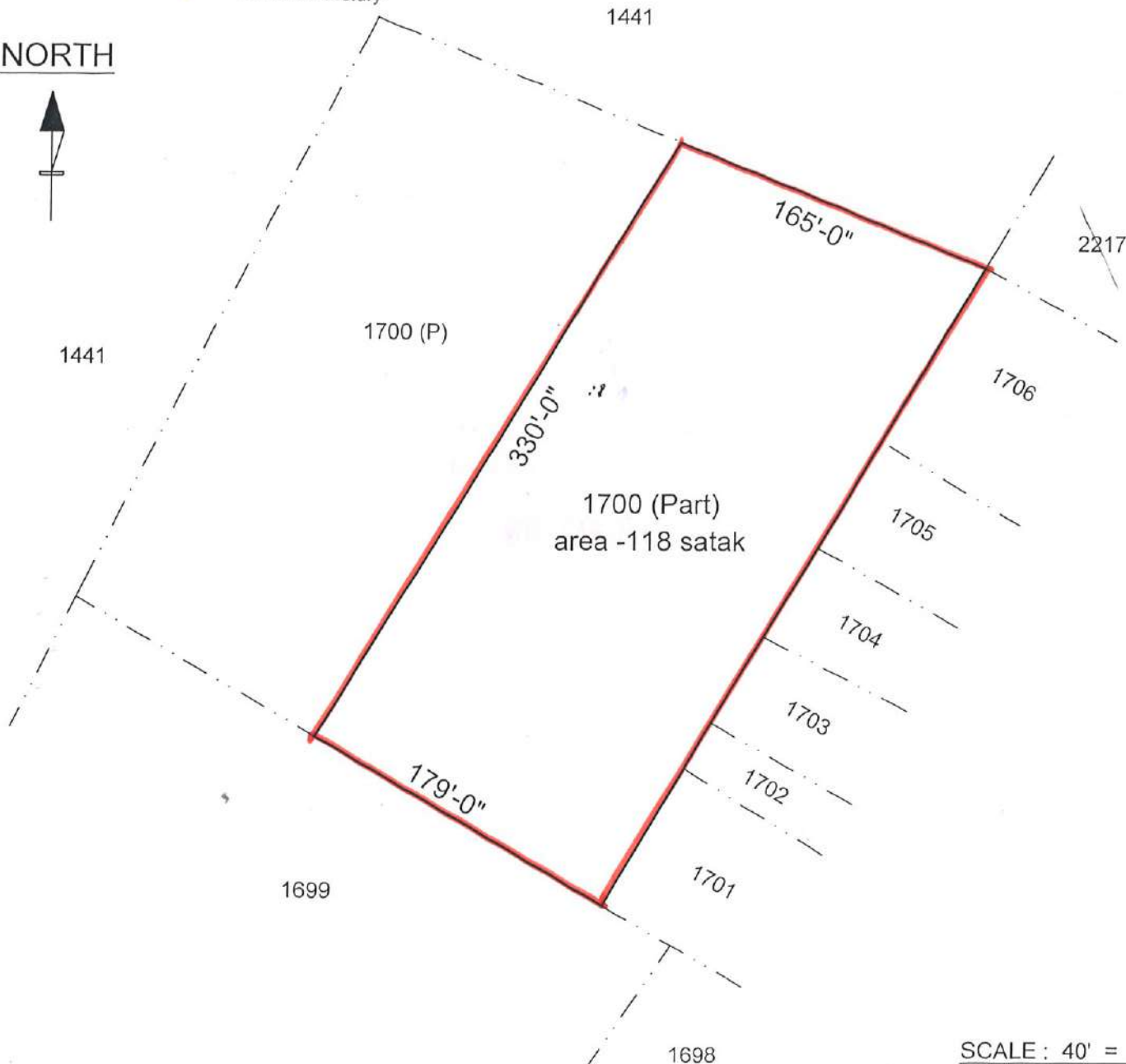
Shrinivas Chatterjee
General Secretary

PURCHASER SIGNATURE

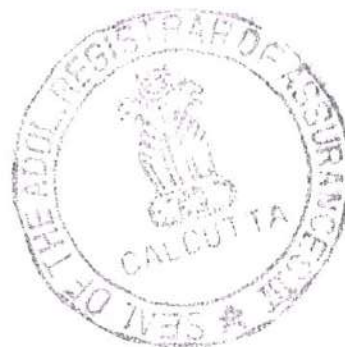
Bengal DCL Housing Development Co. Ltd.

Imajun
Director

NORTH



SCALE : 40' = 1"



Additional Registrar of
Insurance III Kolkata

29 MAR 2018

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

22072011

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारें:

आयकर पैन सेवा इकाई, एनएसडीएल
तीसरी मंजील, सफायर चेंबर्स,
बानेर टेलिफोन एक्स्चेंज के नजदीक,
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, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

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

President

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

Ujjwal Kanti Chakraborty
General Secretary

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



AJWPS8483L

नाम /NAME

GURUPADA SINHA

पिता का नाम /FATHER'S NAME

PRAFULLYA KUMAR SINHA

जन्म तिथि /DATE OF BIRTH

01-03-1933

CB Has

आयकर आयुक्त, प.ब. - II

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

हस्ताक्षर /SIGNATURE

[Signature]

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
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.

[Signature]

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADRPG8349L



नाम /NAME

MRINAL KANTI GHOSH

पिता का नाम /FATHER'S NAME

SAILEN KUMAR GHOSH

जन्म तिथि /DATE OF BIRTH

22-06-1960

हस्ताक्षर /SIGNATURE

Mrinal Kant Ghosh

आयकर आयुक्त, प.ब. - XI

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

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

In case this card is lost/found, kindly inform/return to
the issuing authority :

Joint Commissioner of Income-tax (Systems & Technical),
P-7,

Chowringhee Square,
Calcutta - 700 069.

Mrinal Kant Ghosh



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
LXQ0311860



নির্বাচকের নাম : মৃনাল কান্তি ঘোষ

Elector's Name : Mrinal Kanti Ghosh

পিতার নাম : সৈলেন ঘোষ

Father's Name : Sallen Ghosh

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : 22/06/1960

LXQ0311860

ঠিকানা:

3/1/11 এ মুখের্জী পাড়া পেন কালীঘাট কলকাতা
700026

Address:

3/1/11A MUKHERJEE PARA LANE
Kalighat Kolkata 700026

Date: 08/08/2007

149-রাসবিহারী এডিনিউ নির্বাচন ক্ষেত্রের নির্বাচক

নিবন্ধন অধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for
149-Rashbehari Avenue Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
তোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্ম এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change of 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.

042/0020

Mrinal Kanti Ghosh



ভারত সরকার
Government of India



গুরুপদ সিনহা
Gurupada Sinha
পিতা : প্রফুল্ল কুমার সিনহা
Father : Prafulla Kumar Sinha
জন্মতারিখ / DOB : 01/03/1933
পুরুষ / Male



5417 3003 6446

আধার - সাধারণ মানুষের অধিকার



ভারতীয়唯一标识权威
Unique Identification Authority of India

ঠিকানা:
55, ভূপেন্দ্র বসু এভিনিউ,
শ্যামবাজার মিল, কোলকাতা,
শ্যামবাজার মেল, পশ্চিম বঙ্গ,
700004

Address:
55, BHUPENDRA BOSE
AVENUE, Shyambazar Mail,
Kolkata, Shyambazar Mail, West
Bengal, 700004

5417 3003 6446



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

[Handwritten signature]



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

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

To
মৃণাল কান্তি ঘোষ
Mrinal Kanti Ghosh
3/1/1A MUKHERJEE PARA LANE
Kalighat
Kalighat
Circus Avenue Kolkata
West Bengal 700026

57800257



MN578002572FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4444 6807 6533

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



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



4444 6807 6533

আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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

- আধার সারা দেশে মান্য।
- 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 পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
3/1/1A, মুখার্জী পাড়া লেন,
কালিঘাট, কোলকাতা, কালিঘাট,
পশ্চিম বঙ্গ, 700026

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

4444 6807 6533

1947
1800 300 1947

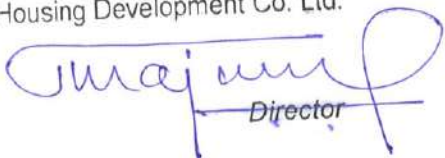
help@uidai.gov.in

www
www.uidai.gov.in

Mrinal Kanti Ghosh

पता / लेखा संख्या / PERMANENT ACCOUNT NUMBER	
AABCB9839N	
नाम / NAME	
BENGAL DCL HOUSING DEVELOPMENT COMPANY LTD	
विद्यमान/बनने का तिथि / DATE OF INCORPORATION/FORMATION	
30-03-1999	
 Shakti Joint Commissioner (Systems & Technical), Commissioner of Income-tax (C.O.), KOLKATA	

Bengal DCL Housing Development Co. Ltd.


 Director

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

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

स्थायी 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

Indranil Majumdar

Spelling

आयकर आयुक्त, (कम्प्यू. अपा.), कोल.

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Bengal DCL Housing Development Co. Ltd.

Indranil Majumdar
Director



भारत सरकार
GOVERNMENT OF INDIA



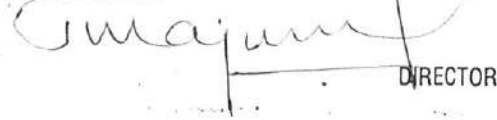
ইন্দ্রনীল মজুমদার
Indranil Majumdar
পিতা : পীযুষ কান্তি মজুমদার
Father : PIJUSH KANTI MAJUMDAR
জন্ম সাল / Year of Birth : 1972
পুরুষ / Male

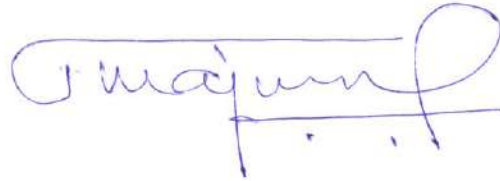


2378 6013 5041

আধার - সাধারণ মানুষের অধিকার

BENGAL DCL HOUSING DEVELOPMENT COMPANY LTD.


DIRECTOR





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৬৫, এভিনিউ সাউথ, সন্তোষপুর,
কোলকাতা, পশ্চিমবঙ্গ, ৭০০০৭৫

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



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



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

Imajun









Government of West Bengal

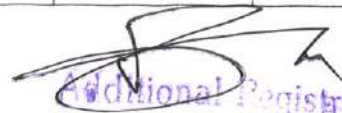
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

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



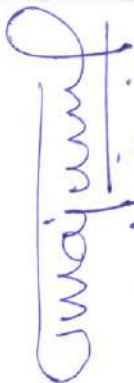
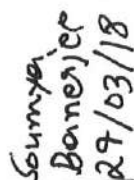
Signature / LTI Sheet of Query No/Year 19030000456588/2018

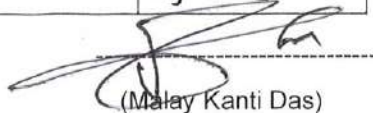
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print 1239	Signature with date
1	Gurupada Sinha 55, Bhupendra Bose Avenue, P.O:- Shyambazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN - 700004	Representative of Seller [The Greater, Kolkata Fruit, Potato, Onion, Vegetables And Lemon Merchants Association]			 29/03/2018
Sl No.	Name of the Executant	Category	Photo	Finger Print 1240	Signature with date
2	Mrinal Kanti Ghosh 3/1/1A, Mukherjee Para Lane, P.O:- Kalighat, P.S:- Kalighat, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Representative of Seller [The Greater, Kolkata Fruit, Potato, Onion, Vegetables And Lemon Merchants Association]			 29/03/2018


Additional Registrar of Assurances III Kolkata

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

Sl 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, District:-South 24-Parganas, West Bengal, India, PIN - 700075	Represent ative of Buyer [Bengal DCL Housing Developm ent Company Limited]		1238 	 29/03/2018
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Soumya Banerjee Son of S P Banerjee High Court, Calcutta, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	Gurupada Sinha, Mrinal Kanti Ghosh, Mr Indranil Majumdar		 29/03/18	


(Malay Kanti Das)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -
Additional Registrar of
Assurances III, Kolkata
Kolkata, West Bengal

29 MAR 2018



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 21 / 140 / 246813

পরিচয় পত্র



Elector's Name

নির্বাচকের নাম

Sinha Gurupada

সিন্হা গুরুপদ

Father/Mother/
Husband's Name

পিতা/মাতা/স্বামীর নাম

Prafulya

প্রফুল্ল

Sex

লিঙ্গ

M

পুং

Age as on 1.1.1995

১.১.১৯৯৫-এ বয়স

65

৬৫

Address

55 Bhupendra Bose Avenue, Calcutta.

ঠিকানা

৫৫ ভূপেন্দ্র বোস আর্ডিনিউ, কলিকাতা।

Facsimile Signature
Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক

For 140 Cossipur

Assembly Constituency

১৪০ কান্দীপুর

বিধানসভা নির্বাচন ক্ষেত্র

Place

Calcutta

স্থান

কলিকাতা












Date










29.11.95












তারিখ

২৯.১১.৯৫

SPECIMEN FORM FOR TEN FINGERPRINTS

 <i>Gurne Jabe Sarda</i> <i>Gurne Jabe Sarda</i>	Left Hand					
		Little	Ring	Middle	Fore	Thumb
	Right Hand					
		Thumb	Fore	Middle	Ring	Little

 <i>Meenal Kant Chosh</i> <i>Meenal Kant Chosh</i>	Left Hand					
		Little	Ring	Middle	Fore	Thumb
	Right Hand					
		Thumb	Fore	Middle	Ring	Little

 <i>Majumdar</i> <i>Majumdar</i>	Left Hand					
		Little	Ring	Middle	Fore	Thumb
	Right Hand					
		Thumb	Fore	Middle	Ring	Little



Additional Registrar of
Assurances III Kolkata

29 MAR 2018

Major Information of the Deed

Deed No :	I-1903-00758/2018	Date of Registration	03/04/2018
Query No / Year	1903-0000456588/2018	Office where deed is registered	
Query Date	20/03/2018 12:02:51 AM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Saroj Kumar Das 10, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830647608, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 85,00,000/-	Rs. 1,68,60,312/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,11,739/- (Article:23)	Rs. 1,68,701/- (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	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1700	LR-1847	Bastu	Shali	118 Dec	85,00,000/-	1,68,60,312/-	
Grand Total :					118Dec	85,00,000 /-	168,60,312 /-	

Seller Details :

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

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Bengal DCL Housing Development Company Limited 24, PARK STREET, P.O:- Shakespeare Sarani, P.S:- Amharst Street, District:-Kolkata, West Bengal, India, PIN - 700016, PAN No.:: AABC9839N, Status :Organization, Executed by: Representative

Representative Details :

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

Major Information of the Deed :- I-1903-00758/2018-03/04/2018

2	Mrinal Kanti Ghosh (Presentant) Son of Late Sailen Kumar Ghosh 3/1/1A, Mukherjee Para Lane, P.O:- Kalighat, P.S:- Kalighat, District:- South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADRPG8349L Status : Representative, Representative of : The Greater, Kolkata Fruit, Potato, Onion, Vegetables And Lemon Merchants Association (as general secretary)
3	Mr Indranil Majumdar Son of Mr P K Majumdar 65, Avenue South Santoshpur, P.O:- Santoshpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHXPM8920F Status : Representative, Representative of : Bengal DCL Housing Development Company Limited (as Director)

Identifier Details :

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

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	The Greater, Kolkata Fruit, Potato, Onion, Vegetables And Lemon Merchants Association	Bengal DCL Housing Development Company Limited-118 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1700(Corresponding RS Plot No:- 1700), LR Khatian No:- 1847	Owner:দি গ্রে কো:ফ্রু:পটে: মার্চেন্ট সোসিয়েশন, Gurdian:পক্ষে- গুরুপদ সিনহা,, Address:55,ভূপেন্দ্র বোস এভেনিউ, কোলকাতা-4, Classification:শালি, Area:1.13000000 Acre,

Endorsement For Deed Number : I - 190300758 / 2018

Major Information of the Deed :- I-1903-00758/2018-03/04/2018

On 24-03-2018

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 1,68,60,312/-



Malay Kanti Das
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 29-03-2018

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

Presented for registration at 18:10 hrs on 29-03-2018, at the Private residence by Mrinal Kanti Ghosh ,

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

Execution is admitted on 29-03-2018 by Gurupada Sinha, President, The Greater, Kolkata Fruit, Potato, Onion, Vegetables And Lemon Merchants Association (Others), 231, Maharshi Devendra Road, P.O:- Burrabazar, P.S:- Posta, District:-Kolkata, West Bengal, India, PIN - 700007

Indetified by Soumya Banerjee, , , Son of S P Banerjee, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 29-03-2018 by Mrinal Kanti Ghosh, general secretary, The Greater, Kolkata Fruit, Potato, Onion, Vegetables And Lemon Merchants Association (Others), 231, Maharshi Devendra Road, P.O:- Burrabazar, P.S:- Posta, District:-Kolkata, West Bengal, India, PIN - 700007

Indetified by Soumya Banerjee, , , Son of S P Banerjee, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 29-03-2018 by Mr Indranil Majumdar, Director, Bengal DCL Housing Development Company Limited (Others), 24, PARK STREET, P.O:- Shakespeare Sarani, P.S:- Amharst Street, District:-Kolkata, West Bengal, India, PIN - 700016

Indetified by Soumya Banerjee, , , Son of S P Banerjee, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



Malay Kanti Das
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- I-1903-00758/2018-03/04/2018

On 31-03-2018

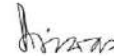
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,68,701/- (A(1) = Rs 1,68,603/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 1,68,701/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/03/2018 5:20PM with Govt. Ref. No: 192017180207996141 on 28-03-2018, Amount Rs: 1,68,701/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 7065863 on 28-03-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,11,639/- and Stamp Duty paid by by online = Rs 10,11,639/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/03/2018 5:20PM with Govt. Ref. No: 192017180207996141 on 28-03-2018, Amount Rs: 10,11,639/-
Bank: AXIS Bank (UTIB0000005), Ref. No. 7065863 on 28-03-2018, Head of Account 0030-02-103-003-02



Ashoke Kumar Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - III KOLKATA

Kolkata, West Bengal

On 03-04-2018

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.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,11,639/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 162303, Amount: Rs.100/-, Date of Purchase: 28/03/2018, Vendor name: A K Maity



Malay Kanti Das

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - III KOLKATA

Kolkata, West Bengal

Major Information of the Deed :- I-1903-00758/2018-03/04/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2018, Page from 35014 to 35058

being No 190300758 for the year 2018.



Digitally signed by MALAY KANTI DAS
Date: 2018.04.05 13:29:18 +05:30
Reason: Digital Signing of Deed.

(Malay Kanti Das) 05-Apr-18 1:27:51 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)
