

7390/17

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✓ 2071/17



पश्चिम बंगाल WEST BENGAL

A.R.A.
III

Y 678150

24/8/17
9-158m
MR-13,92,500
Q-12,484/17

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

Additional Registrar
of Assurances-III, Kolkata

(Additional Registrar of
Assurances III Kolkata)

29 AUG 2017

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE ("Deed") made on this the 24TH day of August, 2017

BY AND BETWEEN

SANGEETA JAISWAL, PAN ACVPJ99450, wife of Pradip Kumar Jaiswal, residing at 74, Kailash Bose Street, Police Station Amherst Street, Post Office Beadon Street, Kolkata-700006, hereinafter collectively 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 her legal representatives, heirs, successor and/or assigns) of the **ONE PART**

70250
701260
450

13021

Sl 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.....

Bengal Dcl Housing Development
Co., Ltd.
24, Park Street.
KOL - 16.

21 AUG 2017



Additional Registrar
Assurances, Kolkata
24 AUG 2017

Identified by me
Soumya Banerjee,
Advocate, High Court
Calcutta
Enrolment No. WB/325/2005

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 its one of the 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. Joydeb Santra, Basudeb Santra, Byasdeb Santra, Sudeb Santra alias Sahadeb Santra were the recorded owners of land admeasuring 29 (twenty nine) decimal out of total 36 (thirty six) decimal, comprised in L.R. Plot No.1689 and recorded in L.R. Khatian Nos.485kri, 850kri, 985kri and 1463kri, in Mouza Ramnagar, J.L. No.34, within the jurisdiction of Gram Panchayat BaruiparaPaltagarh, Police Station Singur, District Hooghly (**"First Mother Land Parcel"**).
- B. The said Joydeb Santra, Basudeb Santra, Byasdeb Santra, Sudeb Santra alias Sahadeb Santra, jointly sold, transferred and conveyed the First Mother Land Parcel in favour of Jibon Krishna Das by way of a deed of sale dated June 30, 1992, registered in the



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

GRN: 19-201718-006274866-1

Payment Mode Online Payment

GRN Date: 24/08/2017 10:22:09

Bank : AXIS Bank

BRN : 4886629

BRN Date: 24/08/2017 11:00:51

DEPOSITOR'S DETAILS

Id No. : 19030001204841/1/2017

[Query No./Query Year]

Name : BENGAL DCL HOUSING DEVELOPMENT CO
Contact No. : LTD 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

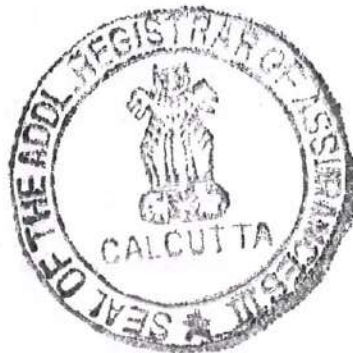
PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount[₹] |
|---------|-----------------------|--|--------------------|------------|
| 1 | 19030001204841/1/2017 | Property Registration- Stamp duty | 0030-02-103-003-02 | 69645 |
| 2 | 19030001204841/1/2017 | Property Registration- Registration Fees | 0030-03-104-001-16 | 14023 |
| 3 | 19030001204841/1/2017 | Mutation/Conversion -Receipt | 0029-00-800-028-27 | 200 |

Total

83868

In Words : Rupees Eighty Three Thousand Eight Hundred Sixty Eight only



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office of the Additional District Sub-Registrar Singur, in Book No.1, Volume No.21, Pages 201 to 204 having Deed No.2804, for the year 1992.

- C. Subsequently, by a deed of sale dated February 13, 1998, registered in the office of the District Sub-Registrar Hooghly, at Chinsurah, in Book No.1, Volume No.10, Pages 213 to 220, having Deed No.493 for the year 1998, the said Jibon Krishna Das sold, conveyed and transferred the First Mother Land Parcel in favour of Kaushal Kumar Gupta and Sanjay Kumar Gupta.
- D. Subsequently, by a deed of sale dated August 25, 1999, registered in the office of the District Sub-Registrar Hooghly at Chinsurah, in Book No.1, Volume No.49, Pages 349 to 358, having Deed No.2216 for the year 1999, the said Kaushal Kumar Gupta and Sanjay Kumar Gupta sold, transferred and conveyed land admeasuring 2.47 (two point four seven) decimal, being a part of the First Mother Land Parcel, comprised in L.R. Plot No.1689, old L.R. Khatian Nos.486 kri, 850 kri, 985 kri, 1463 kri and new L.R. Khatian Nos.1624 and 1625, in Mouza Ramnagar, J.L. No. 84, within the jurisdiction of Gram Panchayat BaruiparaPaltagarh, Police Station Singur, District Hooghly ("**First Land Parcel**") and morefully described in **Part A of the Schedule** herein after written, in favour of Sangeeta Jaiswal.
- E. Siburam Jar was the recorded owner in respect of land admeasuring 38 (thirty eight) decimal, comprised in L.R. Plot No.1690, recorded in L.R. Khatian No.746 kri, in Mouza Ramnagar, J.L. No.84, within the jurisdiction of Gram Panchayat BaruiparaPaltagarh, Police Station Singur, Hooghly ("**Second Mother Land Parcel**").
- F. By a Kobala dated August 7, 1969, registered in the office of the Additional District Sub-Registrar, in Book No.1, having Deed No. 3686, for the year 1969, the said



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Siburam Jar sold, transferred and conveyed the abovementioned Second Mother Land Parcel in favour of Paresh Chandra Santra.

- G. By a Kobala dated December 20, 1996, registered in the office of the Additional District Sub-Registrar Singur, in Book No.1, having Deed No.3258 for the year 1996, the said Paresh Chandra Santra sold, transferred and conveyed the entire Second Mother Land Parcel in favour of Krishna Chandra Bhandari.
- H. By a Kobala dated March 13, 1997, registered in the office of the Joint Sub-Registrar of Srirampur at Singur, in Book No.1, Volume No. 10, Pages 313 to 3016, having Deed No.785, for the year 1997, the said Krishna Chandra Bhandari sold, transferred and conveyed the entire Second Mother Land Parcel in favour of Tapan Das.
- I. Subsequently, by a deed of sale dated February 13, 1998, registered in the office of the District Sub-Registrar Hooghly at Chinsurah, in Book No.1, Volume No. 11, Pages 37 to 42, having Deed No.524 for the year 1998, the said Tapan Das alias Tapan Kumar Das sold, transferred and conveyed the entire Second Mother Land Parcel in favour of Saket Gupta.
- J. Thereafter, by a deed of sale dated August 25, 1999, registered in the office of the District Sub-Registrar at Hooghly, Chinsuran, in Book No.1, Volume No.49, Pages 349 to 358, having Deed No.2216 for the year 1999, the said Saket Gupta sold, transferred and conveyed land admeasuring 2.75 (two point seven five) decimal, being a part of the Second Mother Land Parcel and comprised in L.R. Plot No.1690, recorded in old L.R. Khatian No.746 kri and new L.R. Khatian No.1623, in Mouza Ramnagar, J.L. No.84, within the jurisdiction of Gram Panchyat BaruiparaPaltagarh,



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Police Station Singur, District Hooghly ("**Second Land Parcel**") and morefully described in **Part B** of the **Schedule** herein after written, in favour of Sangeeta Jaiswal.

- K. In the aforesaid manner, Sangeeta Jaiswal, the Vendor herein became the absolute owner of the First Land Parcel and the Second Land Parcel and the said First Land Parcel and the Second Land Parcel are hereinafter collectively referred to as the "**Demised Land**".
- L. From the records of the Block Land & Land Reforms Officer, Singur, Hooghly, it appears that (i) around 2 (two) decimal of land comprised in L.R. Plot No. 1689, and (ii) around 3 decimal of land comprised in L.R. Plot No. 1690, both comprised in Mouza Ramnagar, J.L. No.84, within the jurisdiction of Gram Panchyat BaruiparaPaltagarh, Police Station Singur, District Hooghly, is recorded in L.R. Khatian No. 1622 in the name of one "Geeta Jaiswal" and the Vendor has represented to the Purchaser that the said "Geeta Jaiswal" and Sangeeta Jaiswal (i.e. the Vendor) is the same and identical person and that her name was wrongly/inadvertently recorded as "Geeta Jaiswal" instead of Sangeeta Jaiswal in the records of the Block Land & Land Reforms Officer, Singur, Hooghly. In this regard, the Vendor has affirmed the above fact in an Affidavit bearing No. 1372 dated May 8, 2017, before the Court of the Ld. Judicial Magistrate (1st Class) at Alipore.
- M. 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, lispends, demands, claims, hindrances, attachments, debts, dues, acquaintances and



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requisitions, trust, vesting whatsoever without any interference, disturbance, obstruction whatsoever from any person.

- N. The Vendor is 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.13,63,500/- (Rupees Thirteen Lakhs Sixty Three Thousand Five Hundred only) paid by the Purchaser to the Vendor (the receipt whereof the Vendor does hereby as well as also by the Memo hereunder written admits and acknowledges 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 as the absolute owner, hereby 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 alongwith all appurtenances and appendages thereto **TOGETHERWITH** all rights and vertical and lateral supports easements, quasi easements, privileges,



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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 DECLARES

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, lispendens, 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 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



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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 lispensens 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 covenants 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



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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 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 givesher 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 and each of their respective heirs, legal representatives successors in-interest, executors, administrators and/ or assigns.



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

- (i) that the Vendor is the absolute owner in respect of the Demised Land and she 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 she 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



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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;

- (iii) AND THAT the Vendor hold 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;
- (iv) 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 party to;
- (v) 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;



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- (vi) 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;
- (vii) 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;
- (viii) 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;
- (ix) 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;



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- (x) 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;
- (xi) AND THAT the Vendor hasnot 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 her legal heirs or representatives or 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;
- (xii) 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 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 her legal heirs or representatives or 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;



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- (xiii) 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;
- (xiv) 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 she does not have any other document of title and should she come in possession of any evidence or document of or relating to title, she 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 she shall not use any such documents of title for creating any encumbrances over the Vendor's rights in the Demised Land;
- (xv) 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



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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;

- (xvi) AND THAT neither the Vendor nor any one on her behalf has committed or omitted any act, deed, matter or thing whereby her 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;
- (xvii) 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;
- (xviii) 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



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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;

(xix) 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.

(xx) 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;

(xxi) 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.



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SCHEDULE ABOVE REFERRED TO:
(DESCRIPTION OF THE DEMISED LAND)

PART A

[First Land Parcel sold by Vendor, Sangeeta Jaiswal]

All That piece of parcel of Sali land admeasuring 2.47 (two point four seven) decimal, comprised in L.R. Plot No.1689, L.R. Khatian No.1622 (recorded land area is 2 decimal) 25, in Mouza Ramnagar, J.L. No. 84, within the jurisdiction of Gram Panchayat BaruiparaPaltagarh, Police Station Singur, District Hooghly and butted and bounded by the following:

On the North: L.R. Plot No. 1690

On the East: L.R. Plot No. 1689 (Part)

On the South: L.R. Plot No. 1686/2764

On the West: L.R. Plot No. 1441/2555

PART B

[Second Land Parcel sold by Vendor, Sangeeta Jaiswal]

All That piece of parcel of Sali land admeasuring 2.75 (two point seven five) decimal, comprised in L.R. Plot No.1690, L.R. Khatian No.1622 (recorded land area is 3 decimal), in Mouza Ramnagar, J.L. No. 84, within the jurisdiction of Gram Panchayat BaruiparaPaltagarh, Police Station Singur, District Hooghly and butted and bounded by the following:

On the North: L.R. Plot No. 1691

On the East: L.R. Plot No. 1690 (Part)

On the South: L.R. Plot No. 1689

On the West: L.R. Plot No. 1441/2555

The Demised Land is 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 they were expressly set out in the body of this Deed.

The total area of sali land sold under this Deed, as specified in Part A and Part B the Schedule above, is 5.22 (five point two two) decimal.



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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

Sangeeta Jaiswal

Kolkata in the presence of:

1 *A.K. Sunil*
24 Park St.
Kot-16

2 *Subir Sinha Roy*
24 Park Street
Kot-700016

SIGNED and DELIVERED by the Purchaser

Bengal DCL Housing Development Co. Ltd.

at Kolkata in the presence of:

1 *A.K. Sunil*

2 *Subir Sinha Roy*

Imajumf
Director

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



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Received from the Purchaser the sum of Rs.13,63,500/- (Rupees Thirteen Lakhs Sixty Three Thousand Five Hundred 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.) |
|-----------------|---|--------------|
| August 24, 2017 | By account payee Cheque No. 810557 dated August 22, 2017, 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 Sangeeta Jaiswal | 13,63,500/- |

Sangeeta Jaiswal

Vendor

1 *A.K. Sunita*

2 *Surbin Sinha Roy*



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24 AUG 2011

SITE PLAN OF R.S. & L.R. DAG NO 1690 & 1689 (PART) AT MOUZA-RAMNAGAR,
J.L. NO.- 84, P.S.- SINGUR, DIST- HOOGHLY — RED BORDER LINE SHOWN
AREA - 5.0 DECIMAL

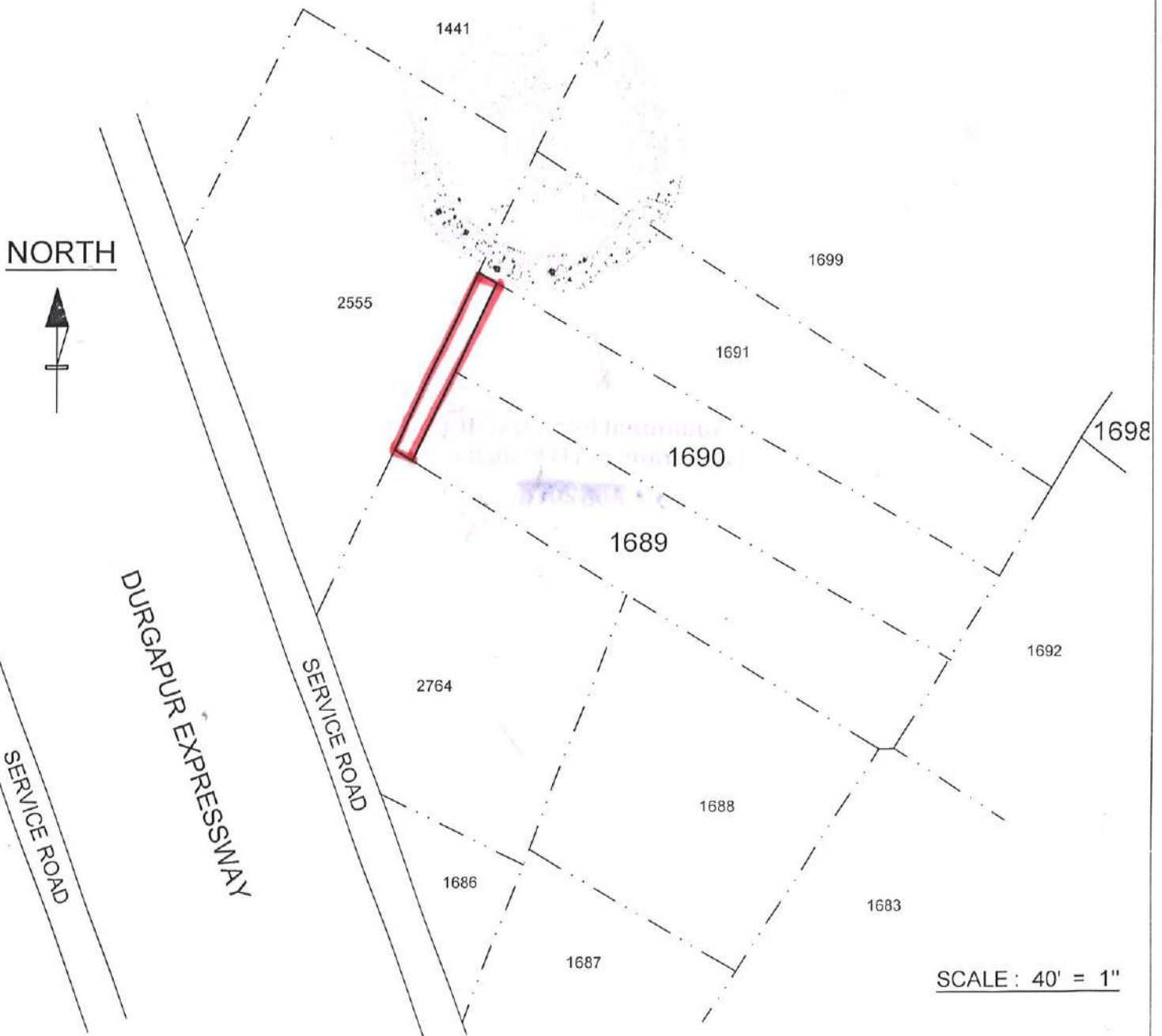
VENDOR'S SIGNATURE

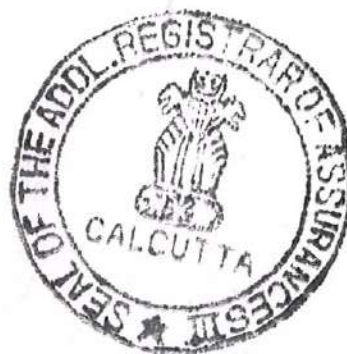
Sangeeta Jaiswal

PURCHASER SIGNATURE

Bengal DCL Housing Development Co. Ltd.

Imajun
Director





Additional Registrar of
Assurances III Kolkata

24 AUG 2011







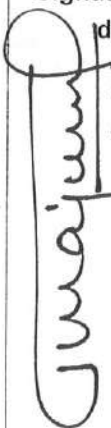
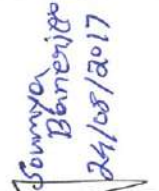
Government of West Bengal

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 19030001204841/2017

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




| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|--|---|--|--|
| 1 | Smt Sangeeta Jaiswal 74, Kailash Bose Street, P.O:- Beadon Street, P.S:- Amherst Street, District:-Kolkata, West Bengal, India, PIN - 700006 | Seller |  |  C-3448 | Sangeeta Jaiswal 24-8-2017 |
| 2 | 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 DEVELOP MENT COMPAN Y LTD] |  |  C-3439 |  24/8/17 Presentam |
| SI No. | Name and Address of identifier | Identifier of | | Signature with date | |
| 1 | Mr Soumya Banerjee Son of Sakti Pada Banerjee High Court, Calcutta, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 | Smt Sangeeta Jaiswal, Mr Indranil Majumdar | |  Soumya Banerjee 24/08/2017 | |

(Malay Kanti Das)

ADDITIONAL REGISTRAR
OF ASSURANCE

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

Kolkata, West Bengal

| | | |
|---|--|---|
| स्थायी लेखा संख्या | /PERMANENT ACCOUNT NUMBER |  |
| | ACVPJ9945Q | |
|  | नाम /NAME | |
| | SANGEETA JAISWAL | |
| | पिता का नाम /FATHER'S NAME | |
| | VIJAY PRASAD JAISWAL | |
| | जन्म तिथि /DATE OF BIRTH | |
| | 15-10-1967 | |
| हस्ताक्षर /SIGNATURE |  | |
| Sangeeta Jaiswal | 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,
चौरंगी चौक,
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.

Sangeeta Jaiswal

| | |
|--|---|
| स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER |  |
| AABCB9839N | |
| नाम / NAME | |
| BENGAL DCL HOUSING DEVELOPMENT COMPANY LTD | |
| निर्माण/स्थापना तिथि / DATE OF INCORPORATION/FORMATION | |
| 30-03-1999 | |
|  अधिकारी (आयकर प्रणाली), कोलकाता COMMISSIONER OF INCOME-TAX (C.O.), KOLKATA | |

Bengal DCL Housing Development Co. Ltd.


Director

इस कार्ड के खो / गिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
 संयुक्त आयकर आयुक्त (प्रणाली 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

AHXP8920F



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

Stalin

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

Indranil Majumdar



भारत सरकार
GOVERNMENT OF INDIA



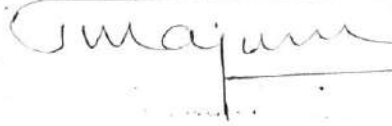
ইন্দ্রনীল মজুমদার
Indranil Majumdar
পিতা : পীযুষ কান্তি মজুমদার
Father : PIJUSH KANTI MAJUMDAR
জন্ম সাল / Year of Birth : 1972
পুরুষ / Male



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

Imajunf

Imajunf



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

ডলিকাতাক্তির আই ডি / Enrollment No. : 1040/19999/33617

12/02/2013
To
Sangeeta Jaiswal
সঙ্গীতা জয়সওয়াল
74
KAILASH BOSE STREET
Beadon Street S.O
Beadon Street, Kolkata
West Bengal - 700006



KL 182397853DF

18239785



আপনার আধার সংখ্যা/ Your Aadhaar No. :

9061 8332 9097

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



সঙ্গীতা জয়সওয়াল
Sangeeta Jaiswal
পিতা : বিজয় প্রসাদ জয়সওয়াল
Father : BIJAY PRASAD JAISWAL

জন্ম সাল/Year of Birth: 1967
সংস্কার / Female

9061 8332 9097



আধার - সাধারণ মানুষের অধিকার

Sangeeta Jaiswal

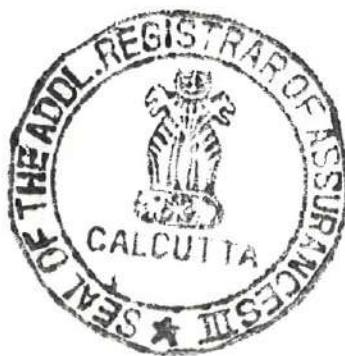
SPECIMEN FORM TEN FINGER PRINTS



| | | | | | | |
|--|---|---------------|-------------|---------------|-------------|---------------|
| Signature of the Executants and/or Presentants | L E F T H A N D | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB |
| | | | | | | |
| Sangeeta Jaiswal | R I G H T H A N D | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| | | | | | | |



| | | | | | | |
|--|---|---------------|-------------|---------------|-------------|---------------|
| Signature of the Executants and/or Presentants | L E F T H A N D | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB |
| | | | | | | |
| Umajanti | R I G H T H A N D | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| | | | | | | |



Additional Registrar of
Assurances III Kolkata
21 AUG 2011

Major Information of the Deed

| | | | |
|---|---|---|------------|
| Deed No : | I-1903-02071/2017 | Date of Registration | 29/08/2017 |
| Query No / Year | 1903-0001204841/2017 | Office where deed is registered | |
| Query Date | 22/08/2017 9:39:59 PM | 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. 13,63,500/- | Rs. 13,92,500/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 69,745/- (Article:23) | Rs. 14,023/- (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-1689 | LR-1622 | Bastu | Shali | 2 Dec | 6,63,500/- | 6,63,500/- | Width of Approach Road: 24 Ft., Adjacent to Metal Road, |
| L2 | LR-1690 | LR-1622 | Bastu | Shali | 3 Dec | 7,00,000/- | 7,29,000/- | Width of Approach Road: 24 Ft., Adjacent to Metal Road, |
| | | TOTAL : | | | 5Dec | 13,63,500 /- | 13,92,500 /- | |
| | Grand Total : | | | | 5Dec | 13,63,500 /- | 13,92,500 /- | |

Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Smt Sangeeta Jaiswal Wife of Pradip Kumar Jaiswal 74, Kailash Bose Street, P.O:- Beadon Street, P.S:- Amherst Street, District:- Kolkata, West Bengal, India, PIN - 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ACVPJ9945Q, Status :Individual, Executed by: Self, Date of Execution: 24/08/2017 , Admitted by: Self, Date of Admission: 24/08/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/08/2017 , Admitted by: Self, Date of Admission: 24/08/2017 ,Place : Pvt. Residence |

Buyer Details :

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

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Mr Indranil Majumdar (Presentant) 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 LTD (as Director) |

Identifier Details :

| Name & address |
|--|
| Mr Soumya Banerjee Son of Sakti Pada 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 Smt Sangeeta Jaiswal, Mr Indranil Majumdar |
| |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------|--|
| 1 | Smt Sangeeta Jaiswal | BENGAL DCL HOUSING DEVELOPMENT COMPANY LTD-2 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------|--|
| 1 | Smt Sangeeta Jaiswal | BENGAL DCL HOUSING DEVELOPMENT COMPANY LTD-3 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:- 1689(Corresponding RS Plot No:- 1689), LR Khatian No:- 1622 | Owner:গীতা জয়সওয়াল, Gurdian:প্রদীপ, Address:বলাই সিলিলেন, কলি-৯, Classification:শালি, Area:0.02000000 Acre, |
| L2 | LR Plot No:- 1690(Corresponding RS Plot No:- 1690), LR Khatian No:- 1622 | Owner:গীতা জয়সওয়াল, Gurdian:প্রদীপ, Address:বলাই সিলিলেন, কলি-৯, Classification:শালি, Area:0.03000000 Acre, |

Endorsement For Deed Number : I - 190302071 / 2017**On 24-08-2017****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 21:15 hrs on 24-08-2017, at the Private residence by Mr Indranil Majumdar ,.

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 12,92,500/-

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

Execution is admitted on 24/08/2017 by Smt Sangeeta Jaiswal, Wife of Pradip Kumar Jaiswal, 74, Kailash Bose Street, P.O: Beadon Street, Thana: Amherst Street, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife

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

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

Execution is admitted on 24-08-2017 by Mr Indranil Majumdar, Director, BENGAL DCL HOUSING DEVELOPMENT COMPANY LTD (Others), 24, Park Street, P.O:- Park Street, P.S:- Amherst Street, District:-Kolkata, West Bengal, India, PIN - 700016

Indetified by Mr Soumya Banerjee, , Son of Sakti Pada 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

On 29-08-2017

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 Fees

Certified that required Registration Fees payable for this document is Rs 14,023/- (A(1) = Rs 13,925/- ,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 14,023/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/08/2017 11:00AM with Govt. Ref. No: 192017180062748661 on 24-08-2017, Amount Rs: 14,023/-,
Bank: AXIS Bank (UTIB00000005), Ref. No. 4886629 on 24-08-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 69,645/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 69,645/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 13021, Amount: Rs.100/-, Date of Purchase: 21/08/2017, Vendor name: A K Maity

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/08/2017 11:00AM with Govt. Ref. No: 192017180062748661 on 24-08-2017, Amount Rs: 69,645/-,
Bank: AXIS Bank (UTIB00000005), Ref. No. 4886629 on 24-08-2017, Head of Account 0030-02-103-003-02



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

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 12,92,500/-

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

Execution is admitted on 24/08/2017 by Smt Sangeeta Jaiswal, Wife of Pradip Kumar Jaiswal, 74, Kailash Bose Street, P.O: Beadon Street, Thana: Amherst Street, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife

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

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

Execution is admitted on 24-08-2017 by Mr Indranil Majumdar, Director, BENGAL DCL HOUSING DEVELOPMENT COMPANY LTD (Others), 24, Park Street, P.O:- Park Street, P.S:- Amherst Street, District:-Kolkata, West Bengal, India, PIN - 700016

Indetified by Mr Soumya Banerjee, , , Son of Sakti Pada 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

On 29-08-2017

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.

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Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/08/2017 11:00AM with Govt. Ref. No: 192017180062748661 on 24-08-2017, Amount Rs: 14,023/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 4886629 on 24-08-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 69,645/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 69,645/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 13021, Amount: Rs.100/-, Date of Purchase: 21/08/2017, Vendor name: A K Maity

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/08/2017 11:00AM with Govt. Ref. No: 192017180062748661 on 24-08-2017, Amount Rs: 69,645/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 4886629 on 24-08-2017, Head of Account 0030-02-103-003-02



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 68438 to 68475

being No 190302071 for the year 2017.



Digitally signed by MALAY KANTI DAS
Date: 2017.09.05 16:08:38 +05:30
Reason: Digital Signing of Deed.

(Malay Kanti Das) 05-Sep-17 4:08:37 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)
