

16703/2022

165/2/2022

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 438951



1559

22/08/2022

26/9/2022

Additional Registrar of
Assurances-IV, Kolkata

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

Additional Registrar of
Assurances-IV, Kolkata

DEED OF CONVEYANCE

30 SEP 2022

1. Date: 30/09/2022
2. Place: Kolkata

SL. No. **54436** Date.....
Rs.....
Name.....
Address.....

16 SEP 2022

JOY MONDAL
(Advocate)
Alipore Judges' Court
Kolkata-700027


SMRITI BIKASH DAS
Govt. Licence Stamp Vender
Alipore Police Court
Kol-27



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
30 SEP 2022



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192022230132182301
GRN Date: 30/09/2022 18:45:14
BRN : 325145224
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: AXIS Bank
BRN Date: 30/09/2022 18:46:51
Payment Ref. No: 2002948813/15/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Joy Mondal
Address: Alipore Judges Court Kolkata 700027
Mobile: 7003574517
Depositor Status: Advocate
Query No: 2002948813
Applicant's Name: Miss Taniya Dey
Address: A.R.A. - IV KOLKATA
Office Name: A.R.A. - IV KOLKATA
Identification No: 2002948813/15/2022
Remarks: Sale, Sale Document Payment No 15

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002948813/15/2022	Property Registration- Stamp duty	0030-02-103-003-02	2565
2	2002948813/15/2022	Property Registration- Registration Fees	0030-03-104-001-16	939
Total				3504

IN WORDS: THREE THOUSAND FIVE HUNDRED FOUR ONLY.



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN:	192022230132131648	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	30/09/2022 15:17:03	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	9254274514220	BRN Date:	30/09/2022 15:18:47
Gateway Ref ID:	IGAOJXDRV1	Method:	State Bank of India NB
Payment Status:	Successful	Payment Ref. No:	2002948813/5/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr JOY MONDAL
Address: ALIPORE JUDGES COURT
Mobile: 7003574517
E-Mail: mondaljoy85@gmail.com
Period From (dd/mm/yyyy): 30/09/2022
Period To (dd/mm/yyyy): 30/09/2022
Payment ID: 2002948813/5/2022
Dept Ref ID/DRN: 2002948813/5/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002948813/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	29301
2	2002948813/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	18858
Total				48159

IN WORDS: FORTY EIGHT THOUSAND ONE HUNDRED FIFTY NINE ONLY.

3. Parties:

- 3.1 **SANKAR MONDAL (having PAN - AWLPM5388G) (AADHAR No.697641746715)**, son of Late Nandalal Mondal, by faith -Hindu, by Occupation -Business, by Nationality - Indian, residing at Noapara, Roy Para, Hatiara, P.O.-Hatiara, P.S.-Newtown, Kolkata-700157, District - North 24 Parganas,

(Hereinafter referred to as **Vendor** which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, administrators, legal representatives and assigns) of the **FIRST PART**.

And

- 3.2 **JAWED AMJAD (having PAN - ACXPA1334Q) (AADHAR No. 247699952929)**, son of Amjad Ali, by faith -Muslim, by Occupation - Business, by Nationality - Indian, residing at 11 Harshi Street, Raja Ram Mohan Sarani Amherst, Kolkata-700009, West Bengal.

(Hereinafter referred to as **Purchaser**, which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, administrators, legal representatives and assigns) of the **SECOND PART**.

And

- 3.3 **DHARITRI INFRAVENTURE PVT. LTD.**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at Premises No. DN-51, Merlin Infinite, Unit- 606, Sector- V, Salt Lake City, Kolkata-700091. (**PAN AAFCD3234P**) represented by one of its Directors namely **SRI VICKY SINGH** son of Late Ranjit Singh, by faith - Hindu, by nationality - Indian, by occupation - Service, residing at 5/H/1, Bagmari Road Maniktala, P.O. Kankurgachi, P.S. Maniktala, Kolkata - 700054, West Bengal (**PAN - CIEPS6214G**) (**AADHAR NO. 6579 1324 6457**) (**Mobile No. 7003972647**)

(Hereinafter referred to as **Confirming Party**, which expression shall mean and include, wherever the context so requires or admits, its assigns, nominees, successors-in-interest and administrators) of the **THIRD PART**.

Vendor, Purchaser and Confirming Parties collectively **Parties** and individually **Party**.



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10 SEP 2022

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 Said Property:** ALL THAT the piece and parcel of vacant "Danga" land admeasuring more or less **03 (Three) Decimal** more or less (**equivalent to having land share 318.61 out of total land measuring 59 decimal within the said plot**) more or less comprised in **R.S/L.R Dag No.2675/2690, R.S/L.R Khatian No.3004, 1119**, situated in **Mouza-Hudarite, J.L.No. 54, P.S. Rajarhat now Newtown, Dist. North 24 Parganas**, within the limit of Patharghata Gram Panchayet, District North 24 Parganas and the same is described in the **Schedule** below **together with** all easement rights and all other rights, appurtenances and inheritances for access and user thereof, free from all encumbrances (**Said Property**).

5. Background, Representations, Warranties and Covenants

- 5.1 Representations and Warranties Regarding Title:** The Vendor has made the following representations and given the following warranties to the Purchaser regarding title:

5.1.1 The "Grantors/Vendors/Principal" states:

WHEREAS One Hrishikesh Mondal @ Hrishibar Mondal was recorded owner of land measuring about 5 Decimal in R.S. Dag No. 2675 and land measuring about 3 Decimal in R.S. Dag No. 2675/2690 in L.R. Khatian No. 1119, lying and situated at Mouza Dist. North 24 Parganas Hudarite, J.L.No. 54, P.S. Rajarhat now Newtown.

AND WHEREAS while peaceful possession said Hrishikesh Mondal @ Hrishibar Mondal died on 17/4/1975 and deceased wife namely Asta Mondal died on 19.02.1990, demise of intestate leaving behind seven sons namely deceased Nandalal Mondal, (died on 3/12/1990), Deceased Haran Mondal, deceased Kartick Mondal, Sarala Das, Paribala Mandal, deceased Sakhi bala Mondal and deceased Pramila bala Sharma (Mondal) as his legal heirs and successors.

AND WHEREAS by way of inheritance said the Nandalal Mondal, (died on 3/12/1990), Deceased Haran Mondal, deceased Kartick Mondal, Sarala Das, Paribala Mondal, deceased Sakhi bala Mondal @ Swamibala Mondal and deceased Pramila bala Sharma(Mondal) became absolute Joint each 1/7th share of total land.



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AND WHEREAS now said Nandal Mondal died on 3/12/1990 leaving behind him his wife Rani Bala Mondal, Sannyasi Mondal, Nemai Mondal, Kanai Mondal, Sankar Mondal, Dinanath Mondal and Rekha Naskar as his legal heirs, successors and representatives and they became absolute joint of 1/7th share equivalent to 499 Sq.ft. of land and all the legal heirs of Nandalal Mondal each have got 72 Sq.ft. of land being R.S. Dag Nos. 2675 & 2675/2690.

AND WHEREAS by way of inheritance namely Smt. Paribala Mondal became the sole owner of undivided land measuring about 312 Sq.ft. land out of 5 decimals in R.S. Dag No. 2675 and land measuring about 187 Sq.ft. of land out of 3 decimals in R.S. Dag No. 2675/2690 and Rani Bala Mondal, Sannyasi Mondal, Nemai Mondal, Kanai Mondal became the joint owners of land measuring about 180 Sq.ft. of land out of 5 decimals in R.S. Dag No. 2675 and land measuring about 108 Sq.ft. of land out of 3 decimals in Dag No. 2675/2690.

In total land measuring about 492 Sq.ft. of land out of 5 Decimals in R.S. Dag No. 2675

And land measuring about 295 Sq.ft. of land out of 3 Decimal in R.S. Dag No. 2675/2690 in L.R. Khatian No. 1119, lying and situated at Mouza - Hudarite, J.L.No. 54, P.S. Rajarhat now Newtown, Dist. North 24 Parganas, within the limit of Patharghata Gram Panchayet, A.D.S.R. Rajarhat Newtown, Dist. North 24 Parganas.

AND WHEREAS thereafter the legal heirs of said Nandalal Mondal since deceased namely Rani Bala Mondal, Sannyasi Mondal, Nemai Mondal, Kanai Mondal and Smt. Paribala Mondal due to want of fund by virtue of a registered Deed of Conveyance dated 17/04/2019 sold, conveyed and transferred ALL THAT piece or parcel of undivided Sali land measuring about 492 Sq.ft. of land out of 5 Decimals in R.S. Dag No. 2675 and land measuring about 295 Sq.ft. of land out of 3 Decimal in R.S. Dag No. 2675/2690 under L.R. Khatian No. 1119, lying and situated at Mouza Hudarite, J.L.No. 54, P.S. Rajarhat now Newtown, Dist. North 24 Parganas, within the limit of Patharghata Gram Panchayet, A.D.S.R. Rajarhat Newtown, Dist. North 24 Parganas in favour of the Vendor herein and the said Deed of Conveyance was duly registered at A.D.S.R.-Rajarhat, North 24 Parganas and recorded in Book No.1, Volume No.1523-2019, pages from 182023 to 182050 being no.152304765 for the year 2019.



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AND WHEREAS thereafter the legal heirs of said Haran Mondal since deceased namely Bhanu Mondal & Uma Mondal and the legal heirs of said Kartik Mondal since deceased namely Arati Mondal, Jhuma Mondal & Krishna Acharya and the legal heirs of said Hrisikesh Mondal since deceased namely Sarala Mondal due to want of fund by virtue of a registered Deed of Conveyance dated 04/11/2020 sold, conveyed and transferred ALL THAT piece or parcel of undivided Sali land measuring about 1 Katha 4 Chatak 34 Sq.ft in R.S. Dag No. 2675 and land measuring about 12 Chatak 21 Sq.ft in R.S. Dang No. 2675/2690 under L.R. Khatian No. 1119, lying and situated at Mouza Hudarite, J.L.No. 54, P.S. Rajarhat now Newtown, Dist. North 24 Parganas, within the limit of Patharghata Gram Panchayet, A.D.S.R. Rajarhat Newtown, Dist. North 24 Parganas in favour of the Vendor herein and the said Deed of Conveyance was duly registered at A.D.S.R.-Rajarhat, North 24 Parganas and recorded in Book No.1, Volume No.1523-2020, pages from 299750 to 299779 being no.152307423 for the year 2020.

AND WHEREAS by virtue of aforesaid purchase the vendor herein became the absolute owner of 296 share of land equivalent to 2 decimals more or less out of total land measuring 59 decimal within the said plot comprised in R.S. Dang No. 2675/2690 under L.R. Khatian No. 3004, lying and situated at Mouza Hudarite, J.L.No. 54, P.S. Rajarhat now Newtown, Dist. North 24 Parganas, within the limit of Patharghata Gram Panchayet.

AND WHEREAS by virtue of inheritance the vendor herein also became the absolute owner of 22.61 share of land equivalent to 1 decimals more or less out of total land measuring 59 decimal within the said plot comprised in R.S. Dag No. 2675/2690 under L.R. Khatian No. 1119, lying and situated at Mouza Hudarite, J.L.No. 54, P.S. Rajarhat now Newtown, Dist. North 24 Parganas, within the limit of Patharghata Gram Panchayet.

AND WHEREAS thus by virtue of aforesaid purchase and inheritance the vendor herein also became the absolute owner of 318.61 share of land equivalent to 3 decimals more or less out of total land measuring 59 decimal within the R.S. Dag No. 2675/2690 lying and situated at Mouza Hudarite, J.L.No. 54, P.S. Rajarhat now Newtown, Dist. North 24 Parganas, within the limit of Patharghata Gram Panchayet.



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5.1.2 Record of Right: The said Sankar Mondal recorded his name in respect of the said property before concerned authority, vide L.R. Khatian No.3004.

5.1.3 Intention to sale the land by Sankar Mondal, the Vendor herein: Now in dire need of money the Vendor herein with an intention to sale few land out of their respective share, started seeking for intending Purchaser, approached the Confirming Party herein, to purchase the said land.

Since the payment has been cleared by the Confirming Party to the Vendor so the ownership shall be handed over from Vendor along with the Confirming Party to the Purchaser to avoid any cause of actions. Furthermore, the confirming party will develop the property as mutually agreed with the Purchaser. The total consideration amount break-up has been mentioned in point no. 7.2 of these present.

5.1.4 Sale unto and in favour of the Purchaser above named: The said Vendor was approached by the Purchaser through the Confirming Party, above named for purchasing the Scheduled Property, and the parties to this deed after mutually agreeing to the terms and conditions mentioned herein, decided to carry on with the purchase of the said land at TOTAL CONSIDERATION to the tune of Rs. 9,06,666/- (Rupees Nine Lakh Six Thousand Six Hundred and Sixty Six only) for the Scheduled Property, mentioned herein below.

5.2. Representations, Warranties and Covenants by Vendor: The Vendor has represents, warrants and covenants as follows:

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

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

5.2.3 No Encumbrance by Act of Vendors: The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.



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

6. Basic Understanding

- 6.1 Approach by the Vendor:** The vendor being in urgent need of money, approached the Party No. 3.3 hereto, to purchase the said property and also requested the Party No. 3.3 hereto, to make payment of the consideration amount for the Said Property in favour of the Party no. 3.1. Such proposal was accepted by the Party No. 3.3, with an option to receive the conveyance either in the name of the Party No. 3.2, hereto or in the name of their nominee Company.
- 6.2 Nomination by the Party No. 3.3:** In furtherance of above, the Party No. 3.3 hereby nominates and appoint the purchaser to receive the



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conveyance from the vendor, instead of Party Nos. 3.3 hereto, and in the said nomination, the vendor has no objection.

6.3 No objection by the Party No. 3.3: The Party No. 3.3 shall not have any objection in the event the instant conveyance is made and drawn up in favour of the Purchaser/s herein.

6.4 Sale of Said Property: The basic understanding between the Parties is that the Vendor will sell the Said Property to the Purchaser free from all encumbrances of any and every nature whatsoever **and with good, bankable and marketable title** and together with *khas*, vacant, peaceful and physical possession thereof and the Purchaser will purchase the same based and relying on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.1.10 and their sub-clauses above (collectively **Representations**).

7. Transfer

7.1 Hereby Made: The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property described in the **Schedule** below **together with** all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property, free from all encumbrances.

7.2 Total Consideration: The aforesaid transfer is being made at the consideration of a sum of Rs. 906,666/- (Rupees Nine Lakh Six Thousand Six Hundred and Sixty Six) the amount of which has been paid by the Party No. 3.2 hereto, in favour of the Party No. 3.3, as it was agreed upon and the receipt of which the confirming party hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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

8.1.2 Absolute: absolute, irreversible and perpetual.

8.1.3 Free from Encumbrances: free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *DEBUTTERS*, trusts, prohibitions, Income Tax attachments,



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financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

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

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

8.2.1 Indemnification: Indemnification by the Vendor about the correctness of the Vendor's title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor about the correctness of the Vendor's title, which if found defective or untrue at any time, the Vendors shall, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify.

8.2.2 Transfer of Property Act: all obligations and duties of vendors and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 Delivery of Possession: The Vendor has handed over *khas*, vacant, peaceful and physical possession of the Said Property to the Purchaser, which the Purchaser admits, acknowledge and accept.

8.4 Outgoings: All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.5 Holding Possession: The Vendor hereby covenants that the Purchaser and its assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby



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granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from, under or in trust from the Vendor.

8.6 **Indemnity:** The Vendor hereby covenants that the Vendors or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser' successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser' successors-in-interest by reason of any encumbrance on the Said Property.

8.7 **No Objection to Mutation:** The Vendors declares that the Purchaser shall be fully entitled to mutate the Purchaser' names in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchaser as the constituted attorney of the Vendors and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the names of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.

8.8 **Title Documents:** Simultaneously herewith, the Vendors has handed over all photocopies of title papers and documents in respect of the Said Property to the Purchaser.

8.9 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under him, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or their successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

THE VENDOR and/ or CONFIRMING PARTY DOTH HEREBY COVENANTS WITH THE PURCHASER as follows:

a) That notwithstanding any act deed matter or thing done or committed by the Vendors or any of its predecessors-in-title, the Vendors has good right full



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power and absolute authority to grant convey transfer by way of sale assign and assure the said Land hereby conveyed or intended so to be unto and to the use of the Purchaser in the manner aforesaid.

b) AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly enter upon occupy or possess and enjoy the same and receive the rents issues and profits thereof and every part thereof without any suit lawful eviction or interruption claim and demand whatsoever from or by the Vendors and/ or Confirming Party or any person or persons having or lawfully claiming or to claim from under or in trust from the Vendors or any of its predecessors-in-title.

c) AND THAT the Purchaser shall hold the said Land free and clear and freely and clearly and absolutely exonerated and forever released and discharged or otherwise by the Vendors and/ or Confirming Party and well and sufficiently saved and defended kept harmless and indemnified of from and against all former and other estates title charges and encumbrances whatsoever and made executed occasioned and suffered by the Vendors or any of its predecessors-in-title or any person or persons having or lawfully claiming as aforesaid.

d) AND THAT the Vendors doth hereby covenants and assures the Purchaser that it has not encumbered the said Land in anyway and has full power and absolute authority to sell the same in the manner aforesaid.

e) AND FURTHER THAT the Vendors and/ or Confirming Party and all persons having or lawfully claiming any estate right title or interest in the said Land or any part thereof from under or in trust for the Vendors of any of its predecessors-in-title shall and will at all times hereafter at the request and at the cost of the Purchaser do and execute and cause to be done and/or executed all such further and other acts deeds matters and things, conveyances and assurances whatsoever for further better and more perfectly and absolutely granting the said Land and every part thereof unto and to the use of the Purchaser as may be reasonably required.

f) AND FURTHER THAT the Vendors and/ or Confirming Party shall and will unless prevented by fire or other inevitable accident from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser or any person or persons lawfully or equitably claiming through the Purchaser any estate or interest in the said Land or any part thereof produce or cause to be produced to the Purchaser or its Attorneys or agents or before any court tribunal authority or firm for inspection or otherwise as the occasion shall require the title deeds in connection with the said entire premises and also shall at the like request and costs of the Purchaser deliver to the Purchaser such attested or other copies of or extracts there from as the Purchaser may require



ಇದರಲ್ಲಿ ಉಲ್ಲೇಖಿಸಿದ ವಿಷಯವು ಸರಿಯಾದದ್ದಾಗಿರುತ್ತದೆ ಎಂದು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

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7.9. SEP 2022

and will in the meantime unless prevented as aforesaid keep the said deeds and documents safe whole un obliterated and un cancelled.

AND THE PURCHASER DOTH HEREBY COVENANTS WITH THE VENDORS AND THE CONFIRMING PARTY as follows:

The Purchaser so as to bind the Owner for the time being of the said Land and so that this covenant be for the benefit of the said building and other lands therein and every part thereof hereby covenants with the Vendors and/ or Confirming party lands comprised in Schedule that the Purchaser and all other persons deriving title hereafter observe the restrictions set forth hereto.

IT IS HEREBY FURTHER AGREED BETWEEN THE VENDORS, CONFIRMING PARTY AND THE PURCHASER as follows:

That the Vendors, Confirming party and the Purchaser do hereby agree and covenant with each other to observe perform and abide by the terms conditions and obligations as recorded in the said Deed of Conveyance, except those which have been observed fulfilled and performed.



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Schedule
Said Property
[Subject Matter of Sale]

ALL THAT the piece and parcel of vacant "Danga" land admeasuring more or less **03 (Three) Decimal** more or less (**equivalent to having land share 318.61 out of total land measuring 59 decimal within the said plot**) more or less comprised in **R.S/L.R Dag No.2675/2690, in R.S/L.R Khatian No.3004, 1119**, situated in **Mouza- Hudaite, J.L.No. 54, P.S. Rajarhat** now Newtown, Dist. North 24 Parganas, within the limit of Patharghata Gram Panchayet, District North 24 Parganas and butted and bounded as follows:

ON THE NORTH : By another plot of L.R. Dag No.2675/2690 & 2672;

ON THE SOUTH : By 30" Wide Road and L.R. Dag No.2685;

ON THE EAST : By 30" Wide Road and L.R. Dag No.2673 & 2676;

ON THE WEST : By L.R. Dag No.2673;

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

Together with all easement rights and all other rights, appurtenances and inheritances for access and user thereof, free from all encumbrances.

[Handwritten signature]

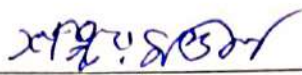


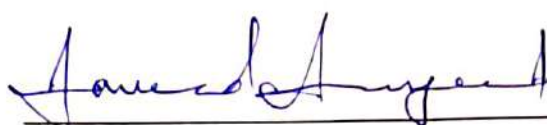
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

30 SEP 2022

9. Execution and Delivery

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

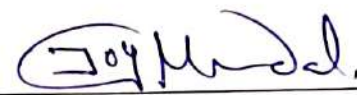

[Vendor]


[Purchaser]
Dharitri Infraventure Pvt. Ltd.

 Director
[CONFIRMING PARTY]

Witnesses:

Signature Taniya DEY

Signature 

Name TANIYA DEY

Name JOY MONDAL

Father's Name D.K. DEY

Father's Name S. Mondal

Address DN-51, malin

Address Alipore Judges Court

Dr. Anirudh, Kolkata-700091

Kol-22

Drawn by me

 Joy Mondal. (Asst)

Alipore Judges Court

Kol-22

Sul. No. F/1338/2009

Dhanraj Insurance Pvt. Ltd.

Director



✓
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

30 SEP 2022

Receipt and Memo of Consideration

The total consideration of land property is
 Rs. 9,06,666/- (Nine Lakh Six Thousand Six Hundred and Sixty Six) out of which-

1. Confirming Party has received
 Rs. 2,80,067/- (Two Lakh Eighty Thousand and Sixty Seven only) and;

2. Confirming Party made a payment to the Vendor is
 Rs. 6,26,599/- (Six Lakh Twenty Six Thousand Five Hundred and Ninety Nine only) towards
 full and final payment of the Total Consideration for sale.



Vendors/ Owners

Dharitri Infraventure Pvt. Ltd.



Director

[Confirming Party]

Witnesses:

Signature Taniya Dey

Signature Joy Mondal

Name TANIYA DEY

Name JOY MONDAL



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
30 SEP 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



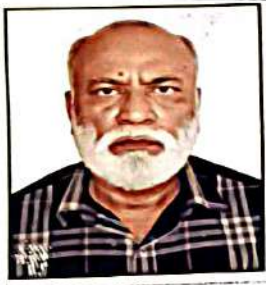
21

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



2028 21/10/20

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



James Jeyaraj

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



✓
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
30 SEP 2022

Major Information of the Deed

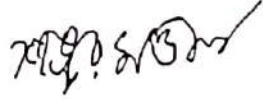
Deed No :	I-1904-16512/2022	Date of Registration	30/09/2022
Query No / Year	1904-2002948813/2022	Office where deed is registered	
Query Date	29/09/2022 9:04:17 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Taniya Dey DN 51 MERLIN INFINITE BUILDING SALT LAKE SECTOR V, Thana : Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700091, Mobile No. : 9674360689, Status : Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 9,06,666/-]		
Set Forth value	Market Value		
Rs. 9,06,666/-	Rs. 10,63,166/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 31,916/- (Article:23)	Rs. 19,797/- (Article:A(1), E,)		
Remarks			

Land Details :

✓ District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Hudarait, JI No: 54, Pin Code : 700157

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-2675/2690 (RS :-)	LR-3004	Bastu	Danga	2 Dec	8,06,666/-	8,06,666/-	Adjacent to Metal Road,
L2	LR-2675/2690 (RS :-)	LR-119	Bastu	Danga	1 Dec	1,00,000/-	2,56,500/-	Adjacent to Metal Road,
		TOTAL :			3Dec	9,06,666 /-	10,63,166 /-	
	Grand Total :				3Dec	9,06,666 /-	10,63,166 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr SANKAR MONDAL Son of Late NANDALAL MONDAL Executed by: Self, Date of Execution: 30/09/2022 , Admitted by: Self, Date of Admission: 30/09/2022 ,Place : Office	 30/09/2022	 LTI 30/09/2022	 30/09/2022
	NOAPARA, ROY PARA, City:- Not Specified, P.O:- HATTARA, P.S:-New Town, District:-North24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWxxxxxx8G, Aadhaar No: 69xxxxxxxx6715, Status :Individual, Executed by: Self, Date of Execution: 30/09/2022 , Admitted by: Self, Date of Admission: 30/09/2022 ,Place : Office			
2	DHARITRI INFRAVENTURE PRIVATE LIMITED DN 51, MERLIN INFINITE, SUITE 805, 8TH FLOOR, SALT LAKE CITY, Block/Sector: SECTOR V, City:- , P.O:- SECH BHAWAN, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, PAN No.:: AAxxxxxx4P, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative			

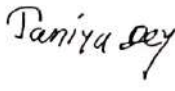
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr JAWED AMJAD Son of Mr AMJAD ALI Executed by: Self, Date of Execution: 30/09/2022 , Admitted by: Self, Date of Admission: 30/09/2022 ,Place : Office	 30/09/2022	 LTI 30/09/2022	 30/09/2022
	Son of Mr AMJAD ALI 11, HARSHI STREET, RAJA RAM MOHAN SARANI AMHERST, City:- Not Specified, P.O:- AMHARST STREET, P.S:-Amharst Street, District:-Kolkata, West Bengal, India, PIN:-700009 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx4Q, Aadhaar No: 24xxxxxxxx2929, Status :Individual, Executed by: Self, Date of Execution: 30/09/2022 , Admitted by: Self, Date of Admission: 30/09/2022 ,Place : Office			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr VICKY SINGH (Presentant) Son of Late RANJIT SINGH Date of Execution - 30/09/2022, , Admitted by: Self, Date of Admission: 30/09/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Sep 30 2022 6:02PM	LTI 30/09/2022	30/09/2022	
5/H/1, BAGMARI ROAD,, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Manicktalla, District:-North 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: Clxxxxxx4G, Aadhaar No: 65xxxxxxxxx6457 Status : Representative, Representative of : DHARITRI INFRAVENTURE PRIVATE LIMITED				

Identifier Details :

Name	Photo	Finger Print	Signature
Miss TANIYA DEY Daughter of Mr DILIP KUMAR DEY AE 151, RABINDRAPALLY, KESTOPUR, City:- , P.O:- BAGUIATI, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700101			
	30/09/2022	30/09/2022	30/09/2022
Identifier Of Mr SANKAR MONDAL, Mr VICKY SINGH, Mr JAWED AMJAD			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr SANKAR MONDAL	Mr JAWED AMJAD-2 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr SANKAR MONDAL	Mr JAWED AMJAD-1 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Hudarait, JI No: 54, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2675/2690, LR Khatian No:- 3004	Owner:শংকর মন্ডল, Gurdian:মৃত নন্দলাল মন্ডল, Address:নোয়াপাড়া, জেলা:- উত্তর ২৪ পরগনা, Classification:ডাঙ্গা, Area:0.02000000 Acre,	Mr SANKAR MONDAL

L2	LR Plot No:- 2675/2690, LR Khatian No:- 119		Seller is not the recorded Owner as per Applicant.
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Endorsement For Deed Number : I - 190416512 / 2022

On 30-09-2022

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

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

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

Presented for registration at 15:59 hrs on 30-09-2022, at the Office of the A.R.A. - IV KOLKATA by Mr VICKY SINGH

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 10,63,166/-

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

Execution is admitted on 30/09/2022 by 1. Mr SANKAR MONDAL, Son of Late NANDALAL MONDAL, NOAPARA, ROY PARA, P.O: HATIARA, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business, 2. Mr JAWED AMJAD, Son of Mr AMJAD ALI, 11, HARSHI STREET, RAJA RAM MOHAN SARANI AMHERST, P.O: AMHARST STREET, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN 700009, by caste Muslim, by Profession Business

Indetified by Miss TANIYA DEY, , , Daughter of Mr DILIP KUMAR DEY, AE 151, RABINDRAPALLY, KESTOPUR, P.O: BAGUIATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Service

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

Execution is admitted on 30-09-2022 by Mr VICKY SINGH, DIRECTOR, DHARITRI INFRAVENTURE PRIVATE LIMITED (Private Limited Company), DN 51, MERLIN INFINITE, SUITE 805, 8TH FLOOR, SALT LAKE CITY, Block/Sector: SECTOR V, City:- , P.O:- SECH BHAWAN, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091

Indetified by Miss TANIYA DEY, , , Daughter of Mr DILIP KUMAR DEY, AE 151, RABINDRAPALLY, KESTOPUR, P.O: BAGUIATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 19,797.00/- (A(1) = Rs 10,632.00/- ,B = Rs 9,067.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 19,797/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/09/2022 3:18PM with Govt. Ref. No: 192022230132131648 on 30-09-2022, Amount Rs: 18,858/-, Bank: SBI EPay (SBIEPay), Ref. No. 9254274514220 on 30-09-2022, Head of Account 0030-03-104-001-16
Online on 30/09/2022 6:46PM with Govt. Ref. No: 192022230132182301 on 30-09-2022, Amount Rs: 939/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 325145224 on 30-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 31,916/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 31,866/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 54436, Amount: Rs.50.00/-, Date of Purchase: 16/09/2022, Vendor name: S B Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/09/2022 3:18PM with Govt. Ref. No: 192022230132131648 on 30-09-2022, Amount Rs: 29,301/-, Bank: SBI EPay (SBlePay), Ref. No. 9254274514220 on 30-09-2022, Head of Account 0030-02-103-003-02
Online on 30/09/2022 6:46PM with Govt. Ref. No: 192022230132182301 on 30-09-2022, Amount Rs: 2,565/-, Bank: AXIS Bank (UTIB00000005), Ref. No. 325145224 on 30-09-2022, Head of Account 0030-02-103-003-02


Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69,
Registered in Book - I
Volume number 1904-2022, Page from 1076340 to 1076368
being No 190416512 for the year 2022.



mm
Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.11.10 15:49:13 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/11/10 03:49:13 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)